

# 2313 El Cajon Blvd



**Retail/Office for Lease**  
North Park | ±905 SF



# The Property

Prime retail/office space on the main North Park thoroughfare.

## The Space

Highly desired Uptown location filled with coffee shops, boutiques, and diverse restaurants .

## Prime Location

Located on El Cajon Blvd, a major transit corridor, this property offers unparalleled efficiency and accessibility, benefiting from a significant increase in rapid transit services.

## Corridor Convenience

Neighbors include - Pomegranate, Gnarly Girl Pizza, Luigi's Pizza, and just steps away from the newly renovated Lafayette Hotel.

## Retail Synergy

One of San Diego's earliest suburbs for the city's burgeoning population and now the epicenter of another development trend.

## The Neighborhood

With a walk score of 93, this property is a walker's paradise offering easy access to numerous amenities.

## Walk Score



±905 SF

size

\$4.95 psf, MG

pricing

Retail/Office

space type

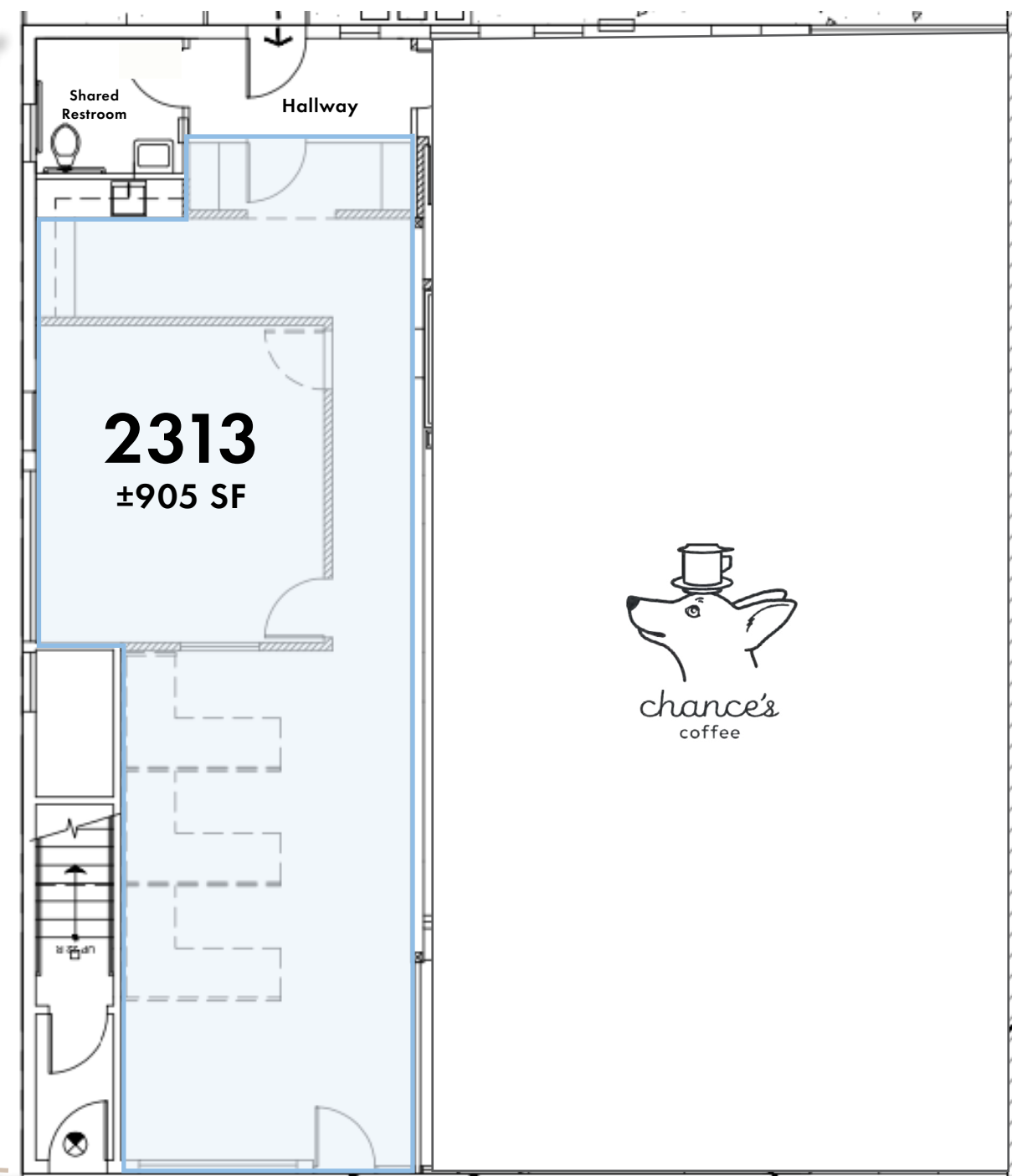
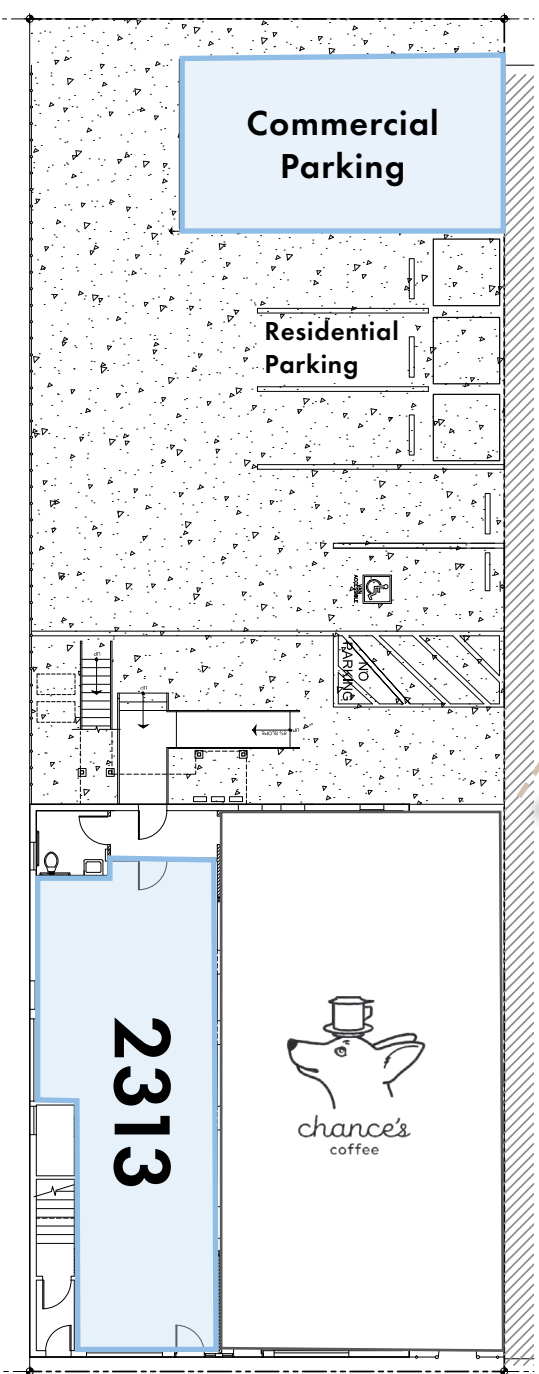


# The Plans

## Available Space

±905 SF

The Property



El Cajon Blvd



# The Neighbors

Downtown San Diego  
(home to over 37,000 residents)



TRUST.

Cathedral Arms  
(207 Units)

Onyx on Park  
(61 Units Under Constr.)

The Park  
(55 Units)

The Nash  
(190 Units)

SPROUTS  
FARMERS MARKET

J.A. Cooley Museum

The Boulevard Sign

Hillcrest

City Scene  
(31 Units)

Georgia Modern  
(31 Units)

Winslow Apartments  
(379 Units)

Sunnyvale  
BISCUIT CO.

RUSTICUCINA

Balboa  
Perk

ESTD 1900  
Mama's Bakery  
MEDITERRANEAN KITCHEN

PIZZERIA  
LUIGI

THE FINEST QUALITY  
TapRoom  
ALL-DAZE BEERS, CIDER

Fora  
(34 Units)

One Mississippi  
(60 Units)

The BLVD North Park  
(169 Units)

4130 Louisiana St  
(14 Units)

Louisiana Condos  
(33 Units)

Boulevard Fitness

Louisiana St

Howard Ave

The Lafayette Hotel  
(131 Rooms)

Quixote

2313  
El Cajon  
Blvd

Tenney North Park  
(124 Units Under Constr.)

Howard Terrace  
(30 Units)

4200 Arizona St  
(76 Units)

POMEGRANATE  
RESTAURANT

HOUSE OF COCKTAILS  
GILLY'S  
EST. 2005  
ENDLESS GOOD TIMES

Gnarly Girl  
Pizza

Vida North Park  
(118 Units)



# North Park

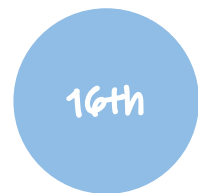


North Park is one of San Diego's best up-and-coming neighborhoods, known for its strong sense of community, dynamic growth, and vibrant spirit. This diverse and eclectic uptown neighborhood, located east of downtown and bordering Balboa Park, attracts new residents and businesses, solidifying its reputation as one of the most desirable areas in the city. North Park's numerous festivals and events celebrate local arts, culture, and diversity, creating a lively atmosphere. The streets are lined with coffee shops, boutiques, art galleries, diverse restaurants, and craft beer pubs, catering to a local crowd and adding to the neighborhood's unique charm.



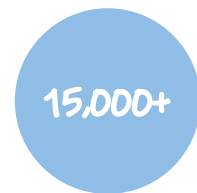
39,940

North Park Residents



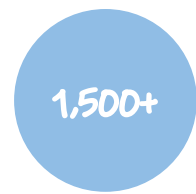
16th

America's Best Hipster Neighborhoods



15,000+

North Park Music Fest Annual Attendees



1,500+

Taste of North Park Annual Attendees



133,125

Population (2 mi radius)



\$104,220

Average Household Income

## The LaFayette Hotel Reopens Following \$31M Renovation

The Lafayette Hotel in San Diego has undergone a \$31 million renovation, earning significant media attention for its blend of historic preservation and modern enhancements. Originally opened in 1946, the hotel now features 139 upgraded guest rooms, eight new bars and restaurants, and an iconic pool area accessible to both guests and locals. The renovation has been celebrated as a revitalization of a beloved North Park landmark, with the hotel expected to become a prime staycation destination for San Diegans and a cultural hub in the community.



The media has praised the transformation for maintaining the hotel's historic charm while introducing new experiences, including a vintage-style diner, a moody Oaxacan restaurant, and a bar with a two-lane bowling alley. The Lafayette's revitalization is seen as a significant investment in North Park, further enhancing the neighborhood's reputation as a cultural and culinary destination.



# Development

North Park is one of San Diego's most walkable neighborhoods with a dense population.

Numerous new developments have emerged in North Park and surrounding neighborhoods, resulting in an abundance of fresh residential units, retail spaces, restaurants, and artisan galleries.

## FLATS BANCROFT | 218 Units



FLATS Bancroft will include 220 residential units, offering modern amenities and features like a fitness center, pool, coworking lounge, and retail space. With 10% of the units designated as affordable housing, the project is scheduled to break ground in Q2 2024 and be completed by May 2026. This development is part of CEDARst's larger initiative to deliver 2,675 units in San Diego over the next three years.

\*1.5 mi. from site

## AMP 30 | 202 Units

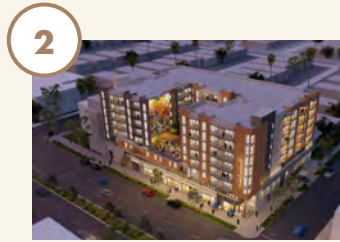
AMP30 on 30th Street at Madison Avenue is a mixed-use development in North Park, San Diego, featuring 202 apartment units along with street-level restaurant and retail space. Designed with community input, it celebrates the neighborhood's rich history and vibrant future. Residents enjoy proximity to the area's top dining, entertainment, and easy access to I-8 and 805 for broader SoCal travel. The in-home and community features are crafted to reflect SoCal's spirit, fostering collaboration, creativity, and relaxation



\*2 mi. from site



**Vadara West - U/C**  
50 units



**Tenny North Park - U/C**  
124 units



**Niima - U/C**  
55 units



**AMP30 - U/C**  
202 units



**3917-19 Louisiana St - U/C**  
23 units



**Urbana North Park**  
379 units



**Onyx on Park - U/C**  
61 units



**2828 Howard Ave - U/C**  
12 units



**Greenhouse - Proposed**  
88 units



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