

HILLSIDE VILLAGE

1901-1995 El Cajon Blvd., San Diego, CA 92104



**FLOCKE &
AVOYER**

Commercial Real Estate

**RETAIL SPACE
AVAILABLE**

**2nd Gen
Restaurant
± 1,200 SF**

HILLSIDE VILLAGE

1901-1995 El Cajon Blvd.
San Diego, CA 92104

- ±18,694 SF shopping center located on high-traffic El Cajon Blvd.
- Easily accessible from 163 & I-805 freeways
- In the heart of trendy, highly walkable University Heights
- Offers excellent visibility, convenient parking and easy ingress/egress

TENANTS



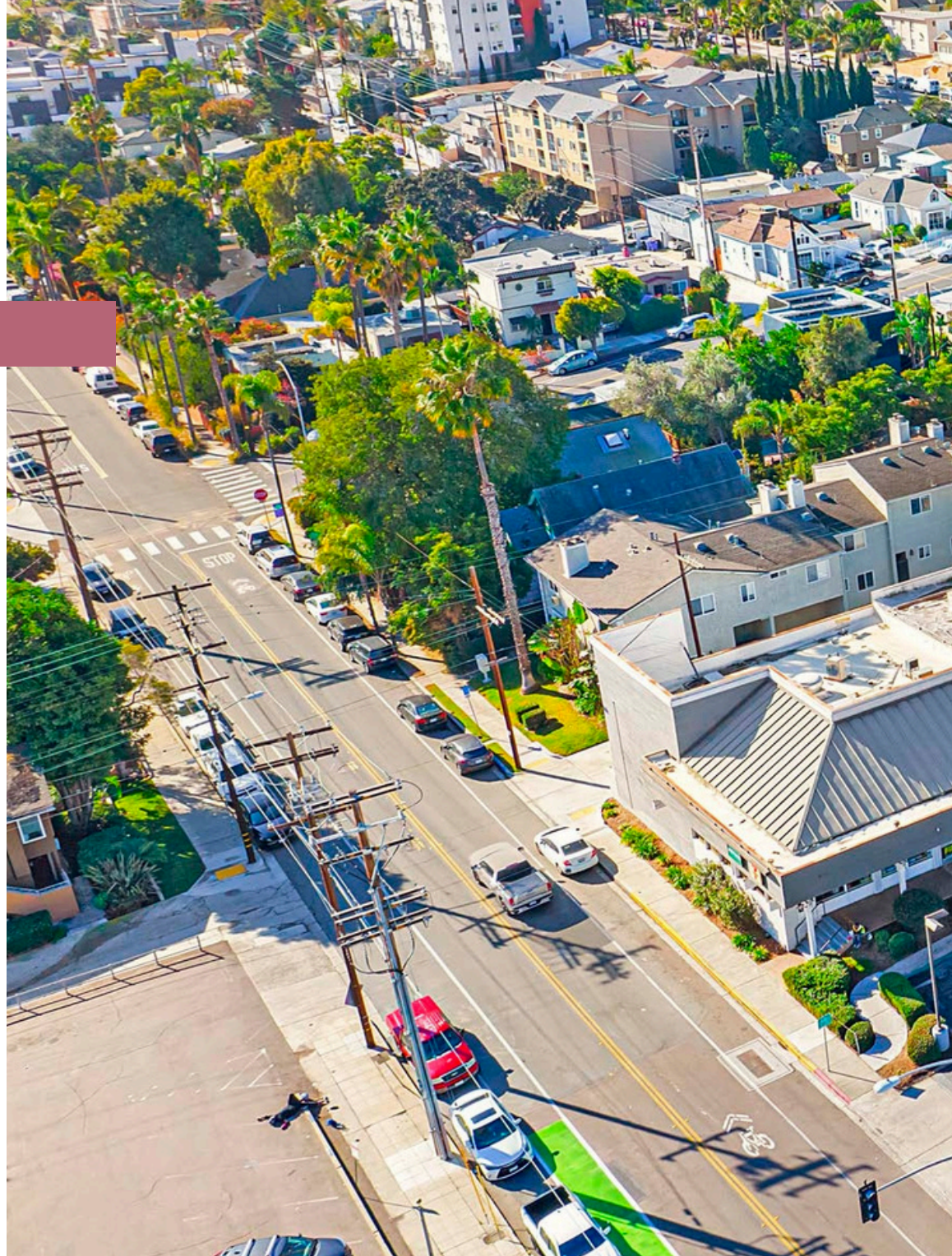
SUBWAY

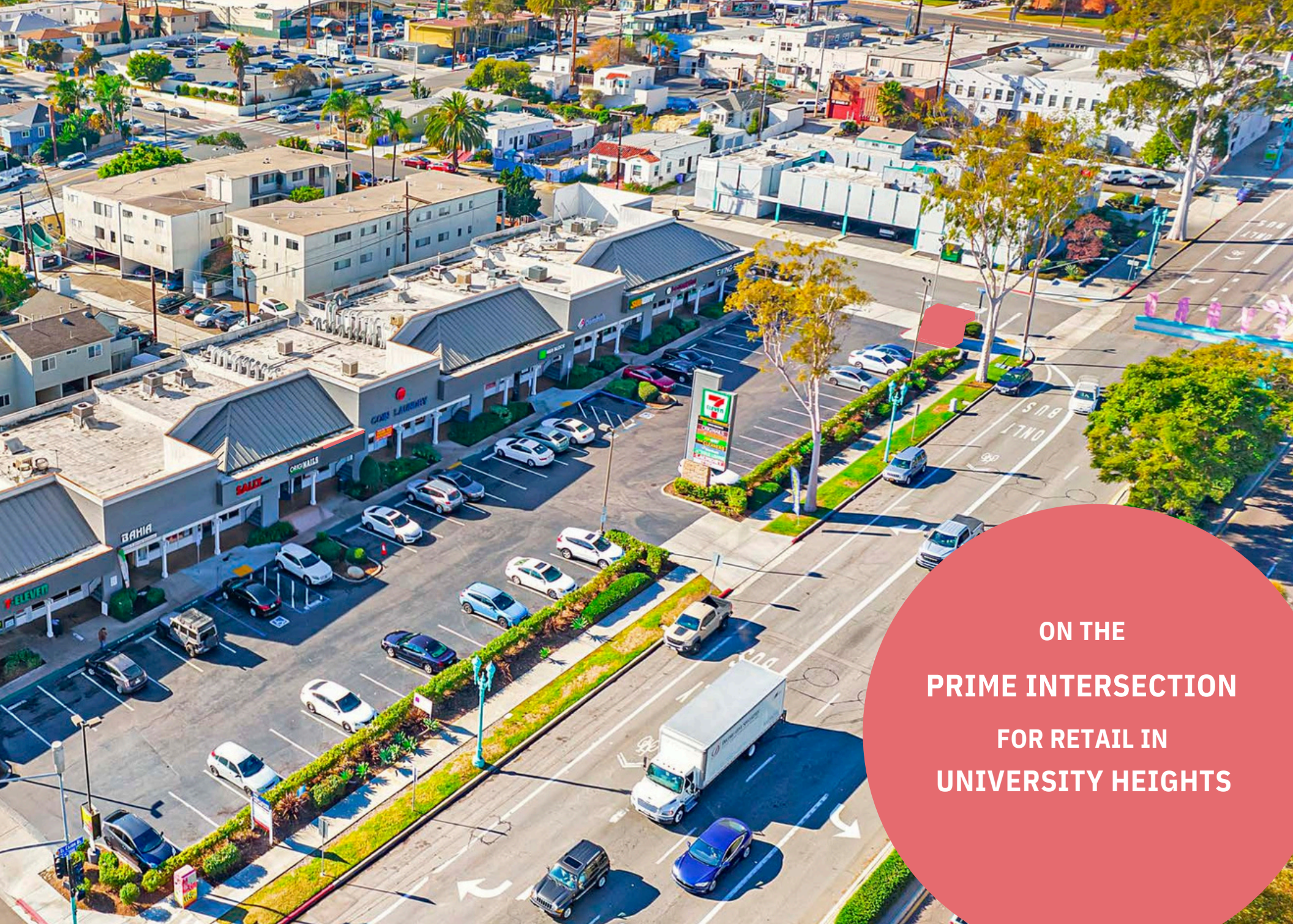


H&R BLOCK



SALLY BEAUTY





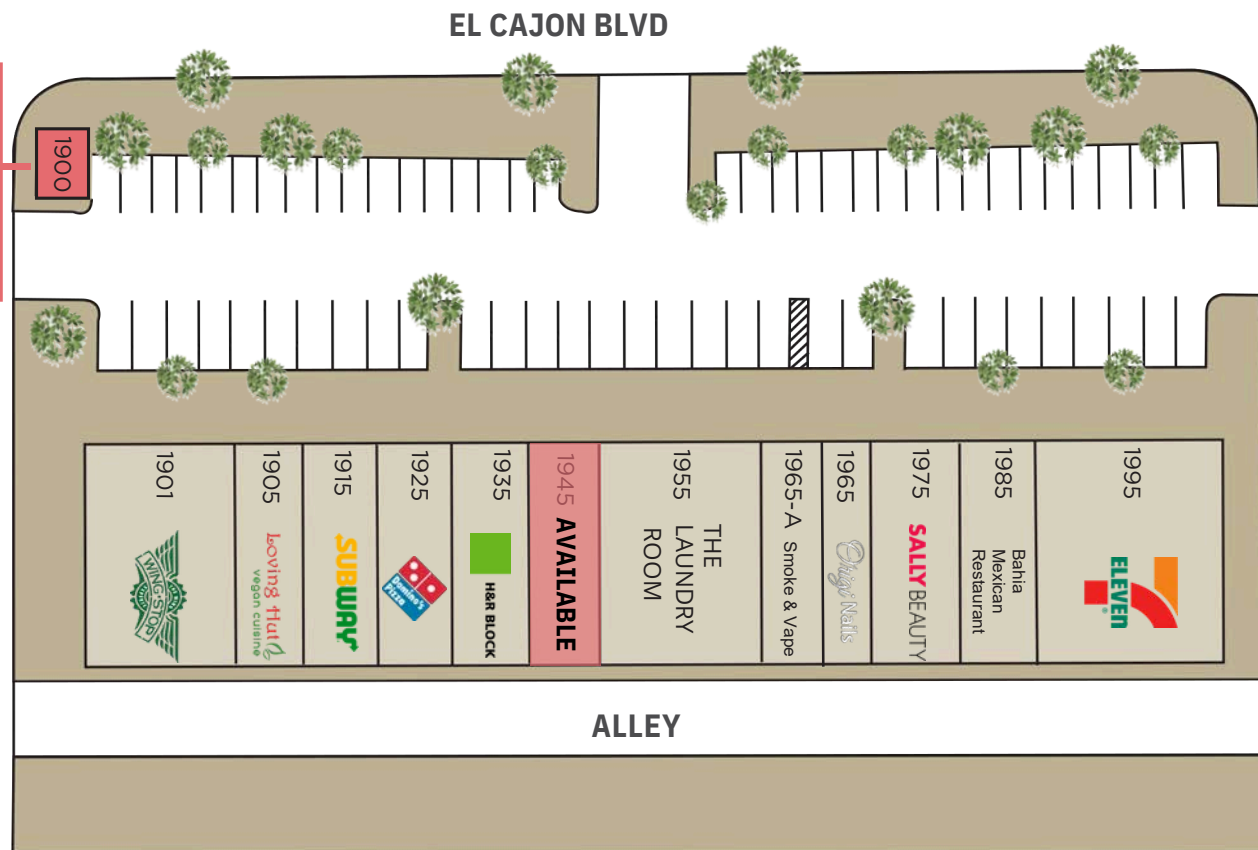
ON THE
PRIME INTERSECTION
FOR RETAIL IN
UNIVERSITY HEIGHTS

SITE PLAN

SUITE	TENANT	SF	SUITE	TENANT	SF
1900	Kiosk Pad (Available)	150	1955	The Laundry Room	2,640
1901	Wingstop	1,854	1965	Origi Nails	800
1905	Loving Hut	1,750	1965-A	Rush Smoke & Vape	1,000
1915	Subway	1,200	1975	Sally Beauty	1,800
1925	Domino's Pizza	1,200	1985	Bahia Mexican Restaurant	900
1935	H&R Block	1,200	1995	7-Eleven	3,000
1945	AVAILABLE 2 nd GEN RESTAURANT	1,200			

KIOSK PAD
OPPORTUNITY
±150 SF

GEORGIA ST



FLORIDA ST

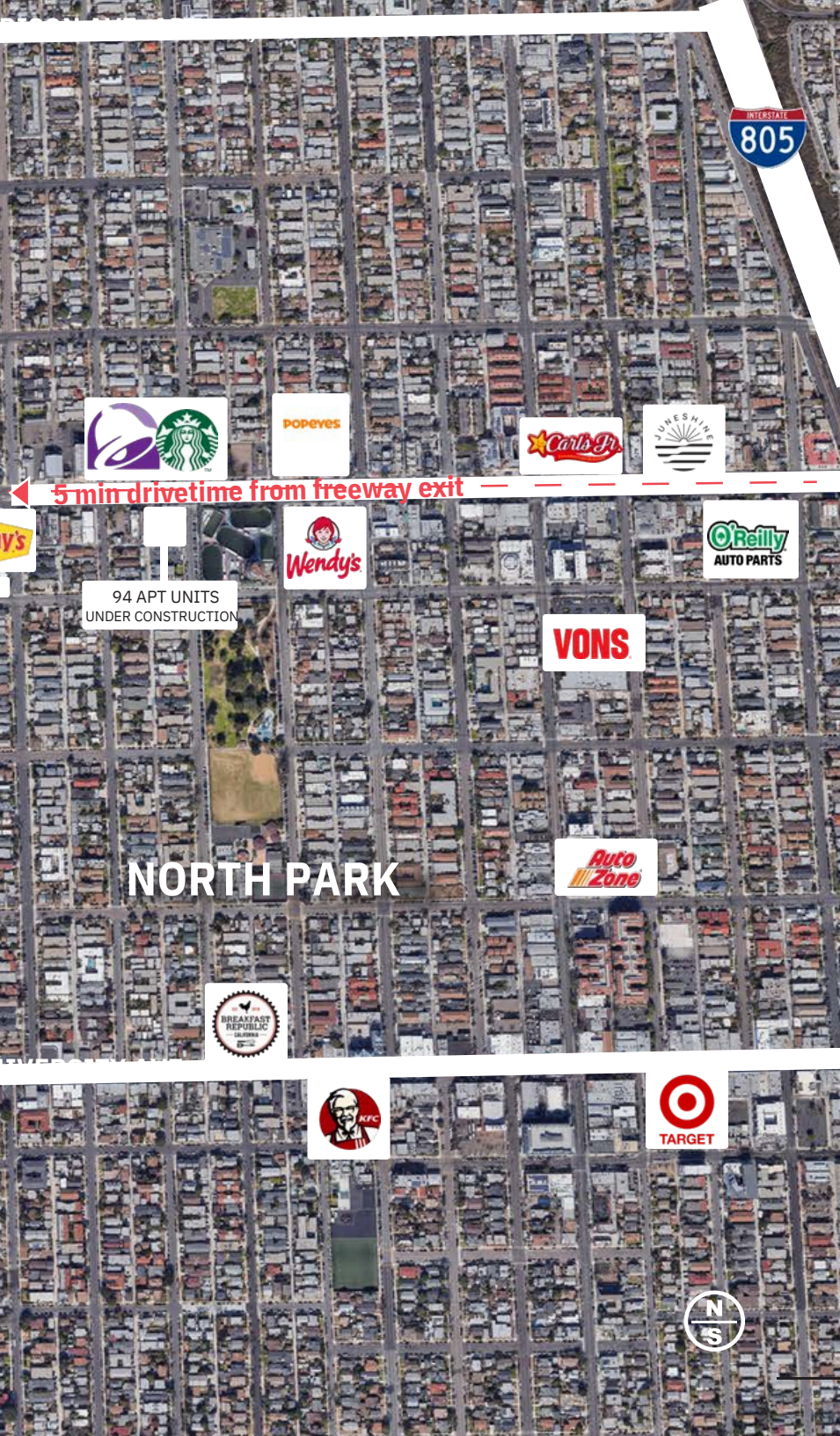
ALLEY





COMPETITION AERIAL





AT THE Gateway to San Diego's Mid-City

WALK
SCORE
89

Very Walkable

Most errands can be accomplished on foot.

TRANSIT
SCORE
56

Good Transit

Many nearby public transportation options.

BIKE
SCORE
74

Very Bikeable

Flat terrain, some bike lanes.

*walkscore.com



POPULATION

1 mile 45,874
3 miles 275,708
5 miles 583,001



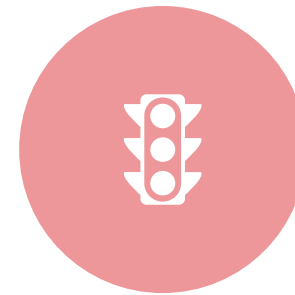
DAYTIME POPULATION

1 mile 20,492
3 miles 233,329
5 miles 462,367



AVERAGE HOUSEHOLD INCOME

1 mile \$126,404
3 miles \$132,971
5 miles \$130,424



TRAFFIC COUNTS

El Cajon Blvd.
21,602 ADT

Florida St.
3,300 ADT



AREA DEMOGRAPHICS



*DISCLAIMER

*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.

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*Any site plans and maps contained herein is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

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