

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

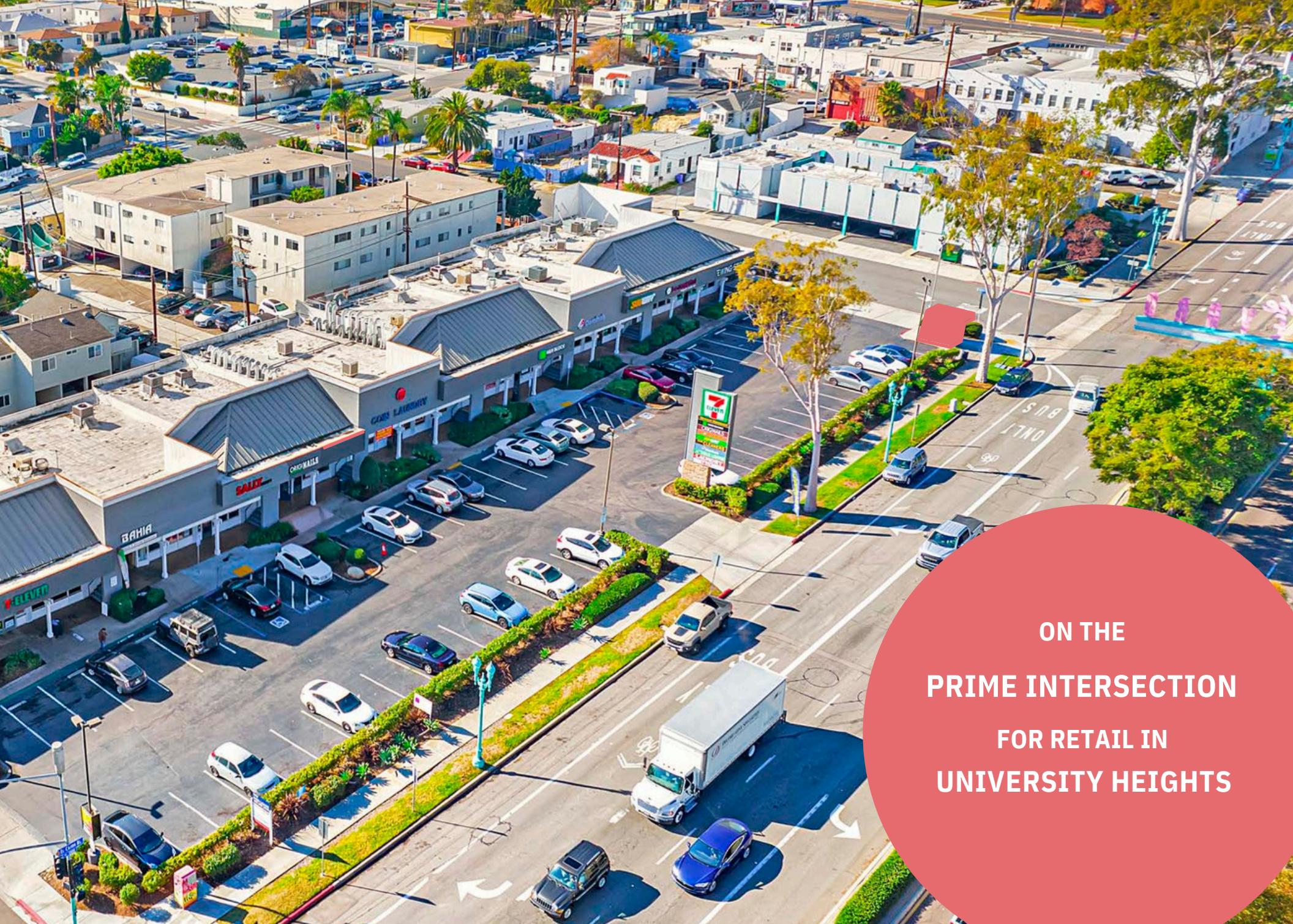


H&R BLOCK



SALLY BEAUTY

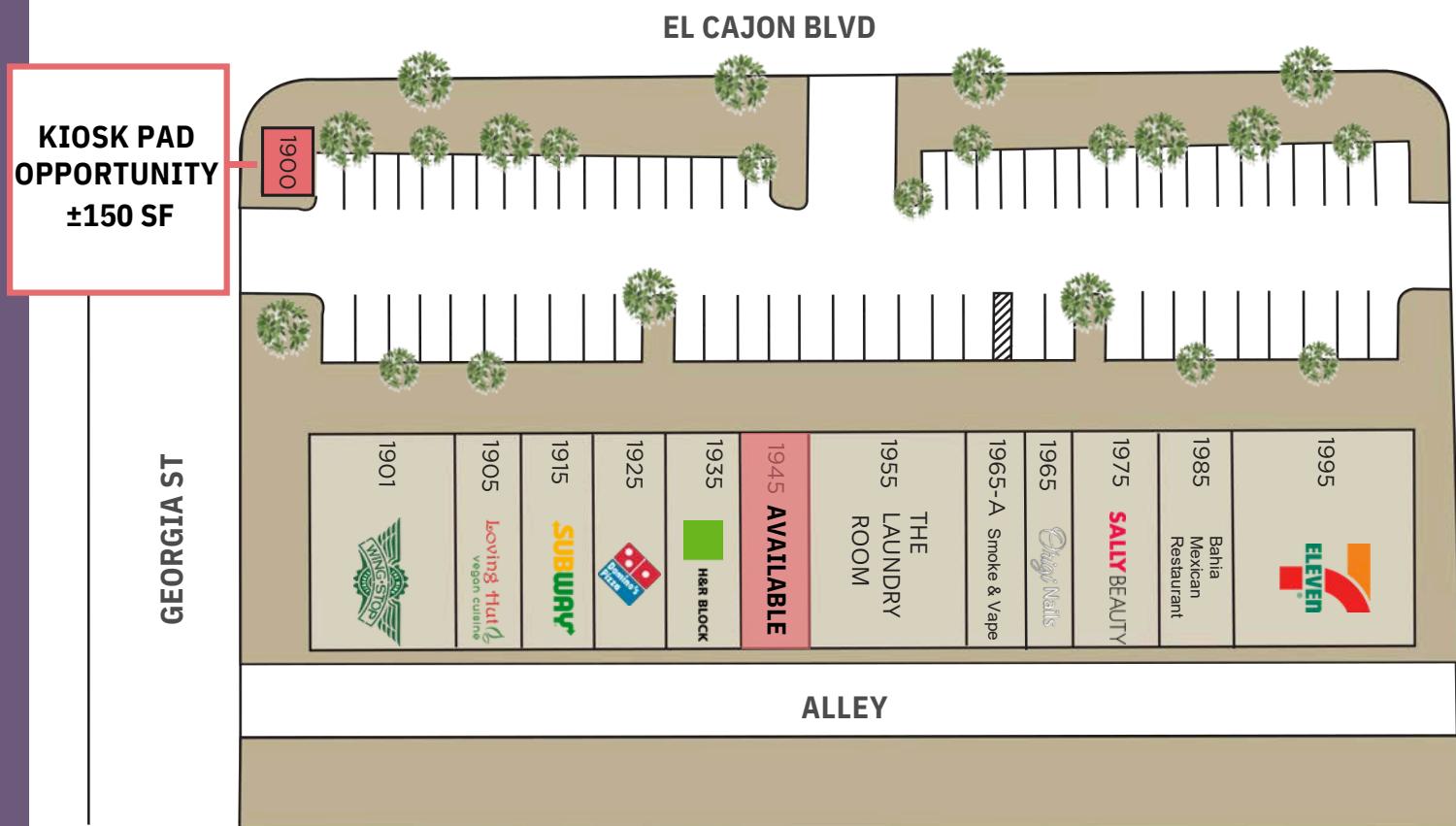




ON THE
PRIME INTERSECTION
FOR RETAIL IN
UNIVERSITY HEIGHTS

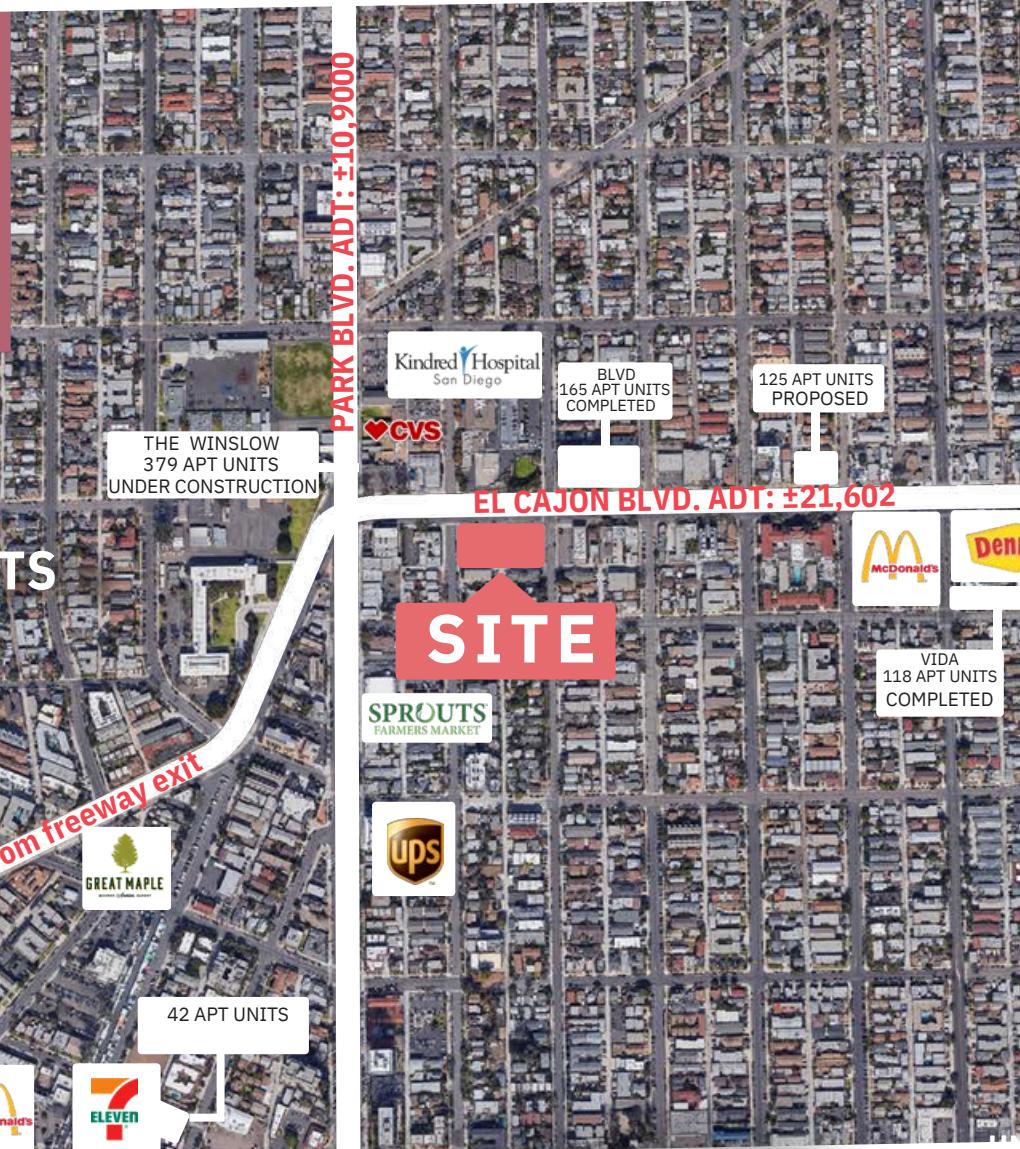
SITE PLAN

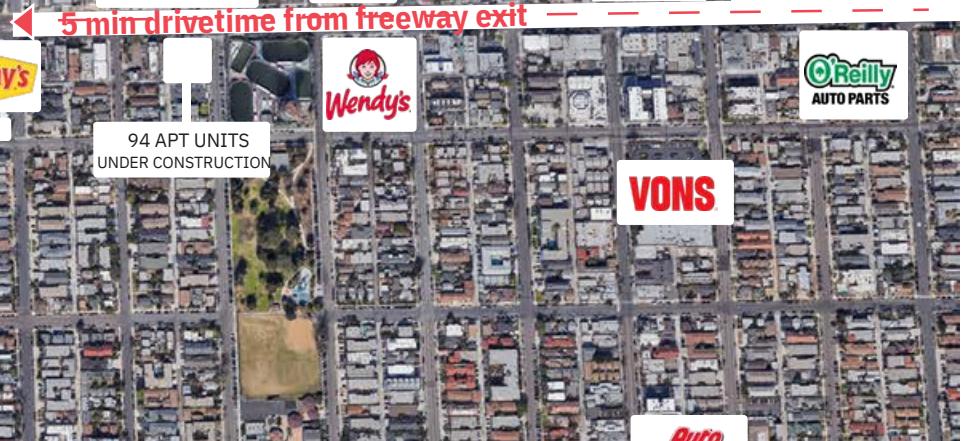
SUITE TENANT		SF	SUITE TENANT	SF	
1900	Kiosk Pad (Available)	150	1955	The Laundry Room	2,640
1901	Wingstop	1,854	1965	Origi Nails	800
1905	Loving Hut	1,750	1965-A	Rush Smoke & Vape	1,000
1915	Subway	1,200	1975	Sally Beauty	1,800
1925	Domino's Pizza	1,200	1985	Bahia Mexican Restaurant	900
1935	H&R Block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





COMPETITION AERIAL





NORTH PARK



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

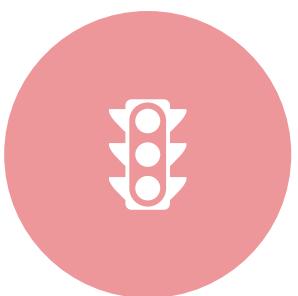


AVERAGE HOUSEHOLD INCOME

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.

*Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.

*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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