

FOR LEASE

# Charming Coffee Shop Space for Lease in Vibrant Mixed-Use Development!

3450 EL CAJON BLVD.  
SAN DIEGO, CA 92104

500 SF

LOCATION  
MATTERS 



\*Conceptual Rendering



# The Space

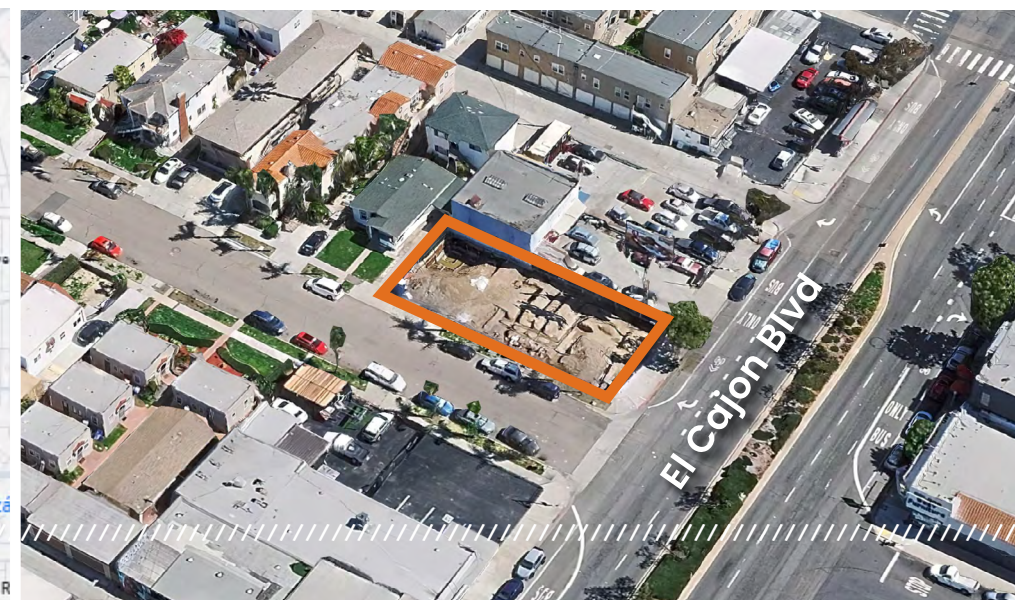
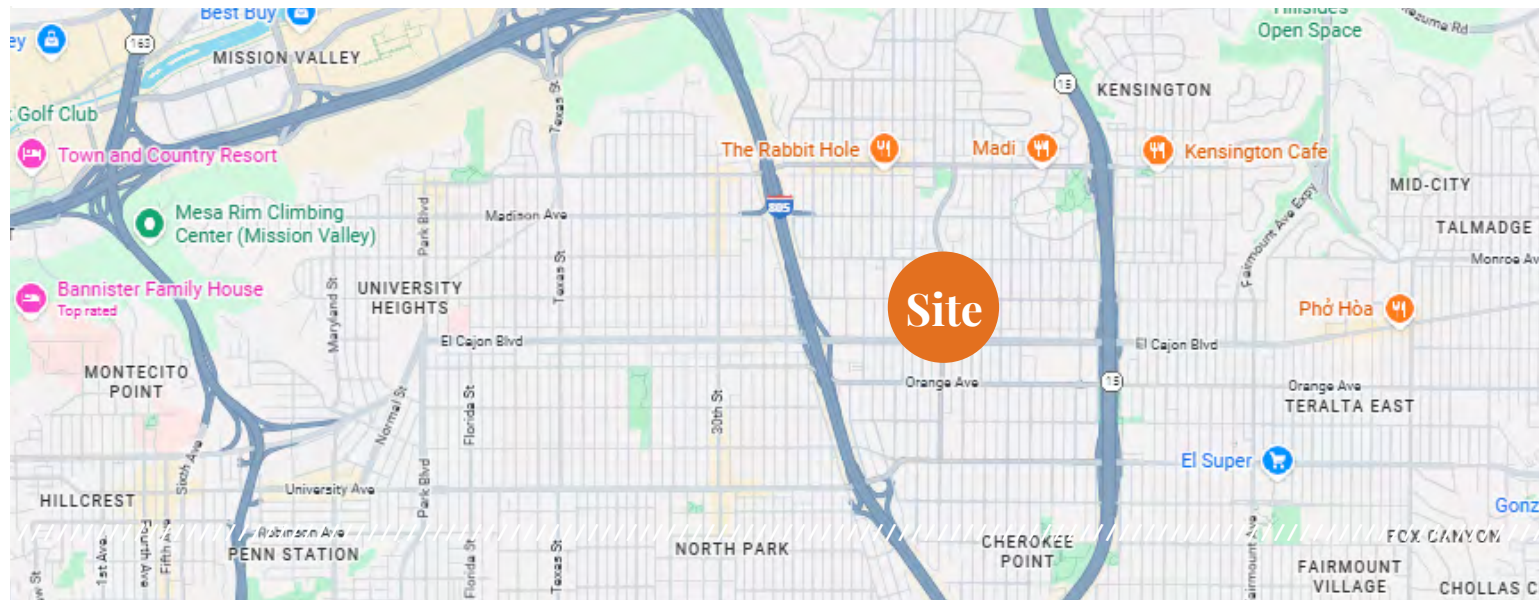
/ New 5 Story, 29 Unit Mixed Use Development.

/ Open 500 SF with floor to ceiling glass and one restroom.

/ Exceedingly Dense Location with a population of over 247,000 within a 3-mile radius and rapidly growing.

/ Centrally located in San Diego surrounded by major freeways and attractions within a 1-mile radius with I-15 to the East, I-805 at the West, I-8 to the North.

 Watch Drone Video



## FOR *LEASE*

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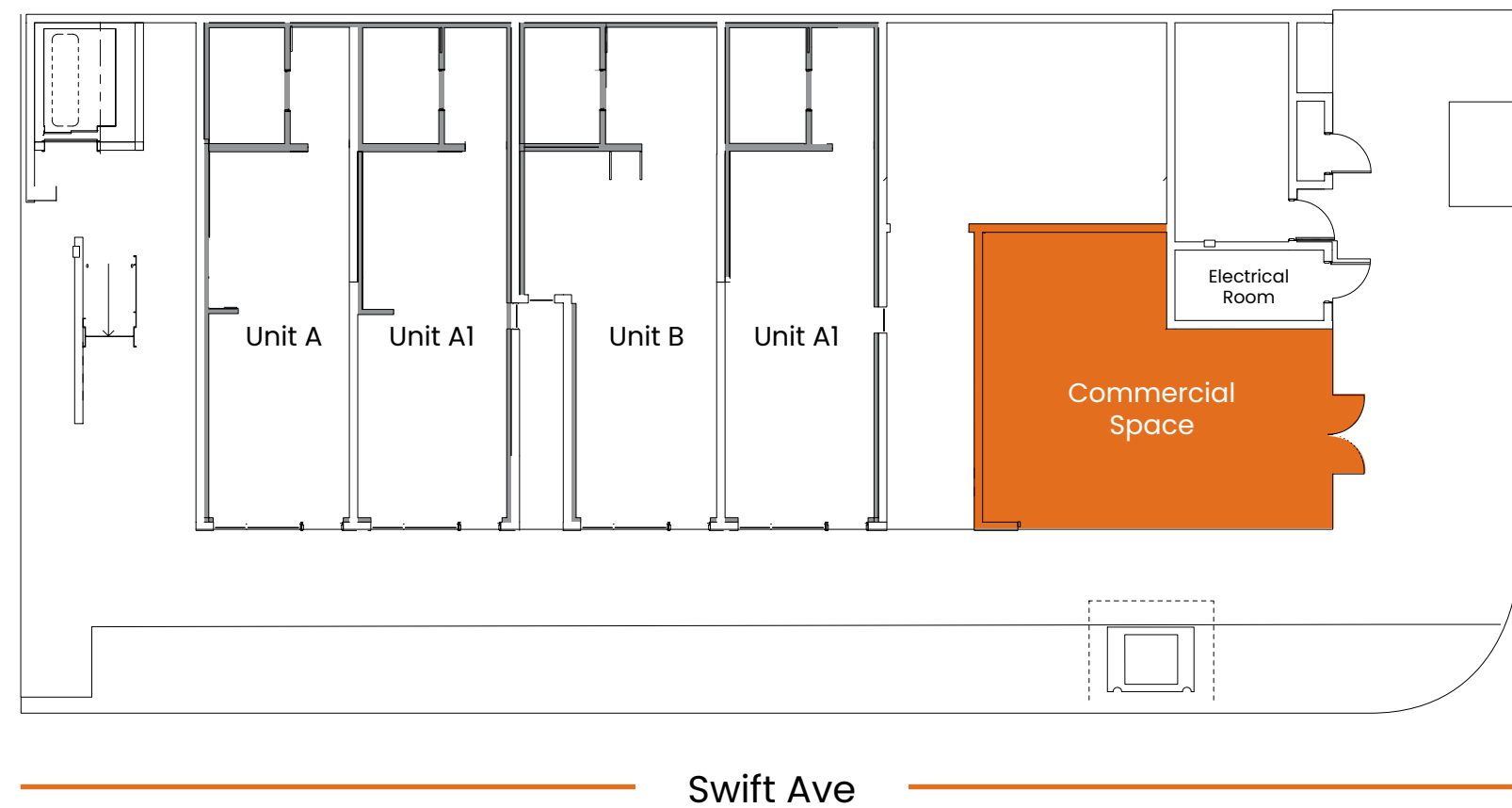




**New development.  
1st generation space  
with floor-to-ceiling  
windows. Excellent  
natural light.**



# Floor Plan



El Cajon Blvd



# The Neighborhood



1 **SPROUTS**  
FARMERS MARKET

6 **WEST COAST**  
TAVERN  
San Diego, CA

2 **RENEGADE**

7 **THE SEVENTH HOUSE**

3 **NP**  
NORTH PARK CREAMERY

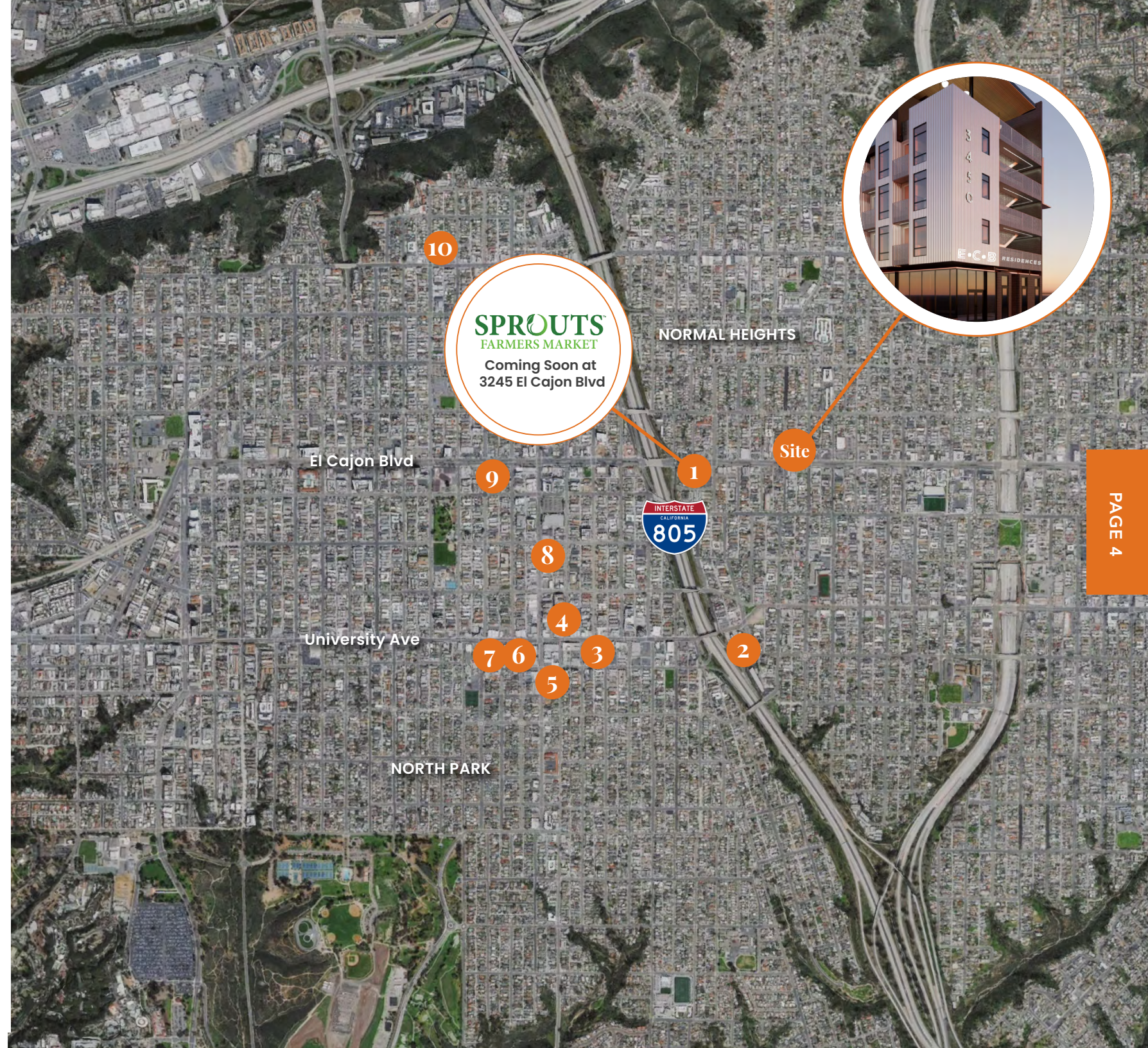
8 **WORKING CLASS**  
EST. 817  
NORTH PARK

4 **NORTH PARK BEER CO**  
SAN DIEGO, CA

9 **THE WISE OX**  
BUTCHER & EATERY

5 **VERBATIM**  
BOOKS  
SINCE 2015

10 **HANGOUT**  
RESTAURANT & BEACH BAR





# The Demographics

## 1 MILE

Daytime Population	30,563
Population	48,158
Average HH Income	\$96,968

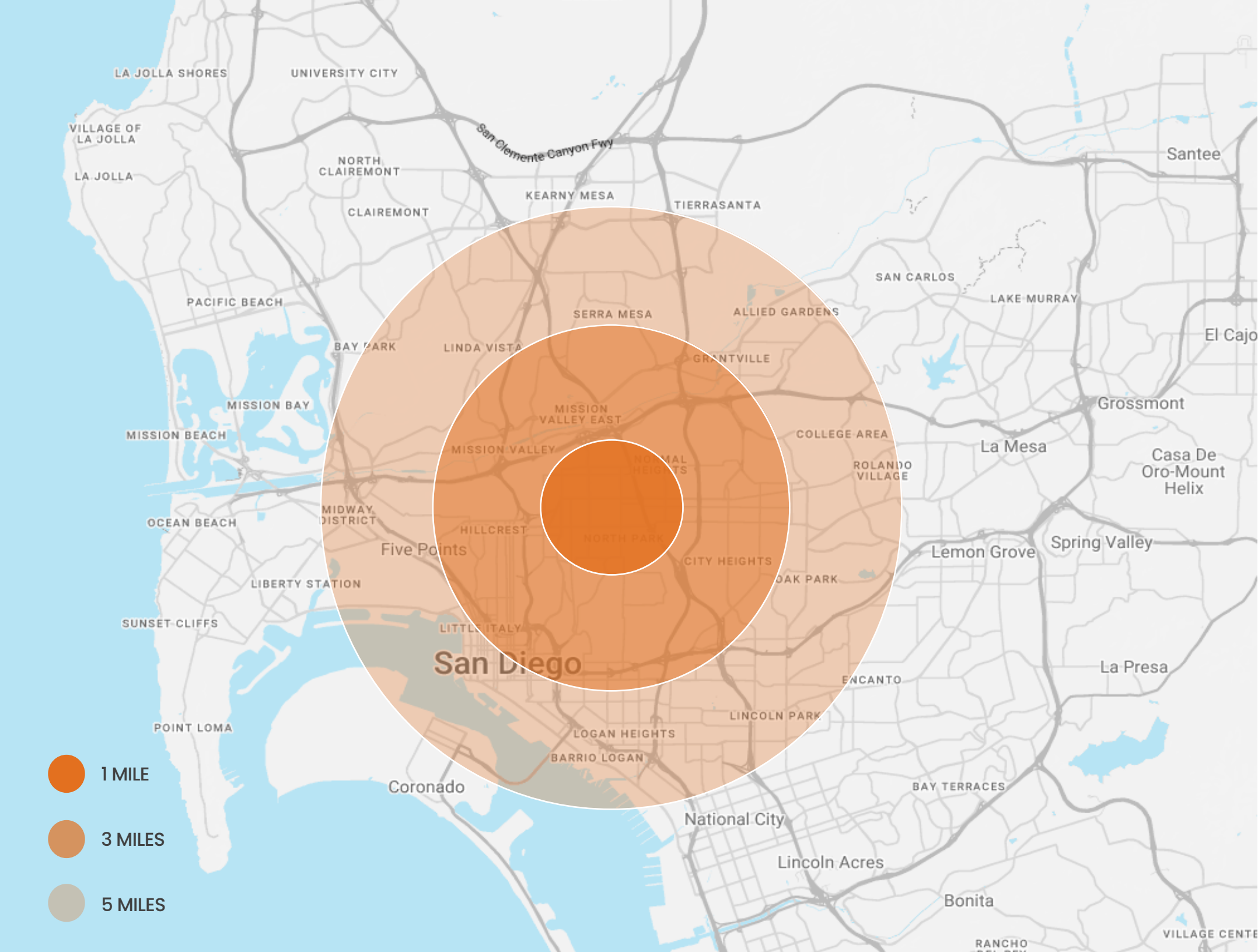
## 3 MILES

Daytime Population	207,480
Population	247,101
Average HH Income	\$106,356

## 5 MILES

Daytime Population	611,395
Population	625,283
Average HH Income	\$106,268

- 1 MILE
- 3 MILES
- 5 MILES



***Normal Heights*** is a centrally located, charming urban mesa neighborhood known for its laid-back, funky, and artistic vibe. Its main artery, Adams Avenue, is a bustling commercial district filled with independent, walkable businesses. It features an eclectic mix of cozy coffee shops, trendy eateries, vintage boutiques, and Antique Row. This area offers a strong sense of community, hosting large events like the Adams Avenue Street Fair. Favored by young professionals, it offers a small-town feel with easy access to the city.





# Leasing Inquiries:



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