

FOR LEASE

3052

El Cajon Boulevard | San Diego, CA 92104





3052 EL CAJON BOULEVARD

AVAILABLE
SUITE A - 2,423 SF

PROPERTY HIGHLIGHTS

- Located of the El Cajon exit for the 805 freeway and along the Mid City Rapid Transit Line
- Three public transit lines throughout the district allowing for easy access from the surrounding communities
- Brewery Igniter spaces come fully equipped with brewing equipment for a “turn key” brew house or tasting room
- Located in the heart of North Park surrounded by over 1,000 businesses
- Suites come with tanks, chillers, pumps and more!
- Join a synergistic ecosystem designed to draw and keep thirsty customers on site
- Traffic Counts:

El Cajon boulevard // 37,118 cars per day

Ohio Street // 8,554 car per day

805 Freeway // 202,357 cars per day








Item	Description
Brewhouse: 10 BBL / 1200 L Direct Fired - Combi-Tank Design	Includes: 1. Mash / lauter tun vessel 2. Hot liquor tank (below mash/lauter tun) 3. Brew kettle / whirlpool vessel 4. Midco EC 300 Power burner 5. 7.5 KW immersion heater for HLT 6. Stainless brewhouse work platform & stairs 7. Brewhouse tank lights 8. Milled lauter tun floor 9. Complete hard piped SS brewhouse manifold 10. Wort sight glass 11. Cold water blend valve with analog thermometer 12. Sanitary centrifugal wort pump - with 2 HP/1.5 KW SS motor 13. Thermaline SS plate heat exchanger – T8-49 - water/wort 14. SS brewhouse control panel with digital temperature 15. controllers 16. Variable frequency drive for BH pump 17. Wort aeration & sight glass assembly 18. Mash hydrator with 4" valve 19. Mash tun grain out chute 20. Sparge sprayer assembly 21. Mash tun CIP assembly 22. Adjustable tank leveling pads
Water/Glycol 2 Stage Heat Exchanger	Includes: 1. Control valves and piping
Cellar Package	1. 50 ft. 1" & 1 1/2" Brewer's Hose (5 pcs., assorted lengths) 2. 1.5" Butterfly valve 3. 1.5" Tri-clamp 90 deg. elbows 4. 1.5" Tri-clamp tee 5. 1.5" clamps and gaskets 6. 1.5" Tri-clamp end caps
5 X 20 BBL / 2400 L Uni-Tank - 14.7 PSI	Includes: 1. 1.5" butterfly valves 2. 2" pressure vacuum relief valve 3. 1.5" Perlick sample valve 4. Pressure gauge 5. 1.5" end cap 6. Shadowless manway 7. CIP - spray ball 8. CO2 blow off tube 9. Rotating racking assembly 10. 60 degree cone 11. Multiple glycol zones 12. Fully welded cladding 13. Adjustable tank leveling pads
2 X 20 BBL / 2400 L Brite Tank - Single Wall - 14.7 PSI	Includes: 1. 1.5" butterfly valves 2. 2" pressure vacuum relief valve 3. 1.5" Perlick sample valve 4. Pressure gauge 5. 1.5" end cap 6. Sintered SS carb stone assembly 6" - Zahm Nagel 7. Level gauge assembly 8. 3/8" SS ball valve for CO2 inlet 9. Shadowless manway 10. CIP - spray ball 11. Adjustable tank leveling pads
Cellar control Panel (Up to 8 Controllers)	Includes: 1. Nema 4X enclosure prewired with all controls and relays. 2. 24VAC glycol solenoid controller transformer 3. Main power disconnect.
RTD	9.5" Probe
Solenoid Valve - Glycol	3/4"
7.5 HP Chilstar Glycol chiller	C-Chilstar-7.5



Malt Mill Robix 600 (3000/hr)	Robix Roppi 600 Malt Mill Includes: 1. Adjustable grooved rolls 2. 3 HP / 2.2 KW motor 3. Motor starter w/ thermal overload 4. Inlet grain bag hopper, 55 lb / 25 kg capacity
SS Grist Case	44 cu/ft – 1,250 L Gross Capacity, Floor Unit (1 L = approx. 1 lb/0.45 kg) Includes: 1. Mill mounting adapter 2. Adjustable feet 3. Auger boot adapter
Auger75-60HZ-3/4HP-Motor-A \$5V	Model 75 Auger - 3/4 HP 60hz Motor 50' flex auger
Portable Pump - Inoxpa	Sanitary Portable Pump w/SS Cart 2 HP/1.5KW Includes: 1. NEMA 4 VFD motor control 2. Stainless cart with handle 3. 1.5" Butterfly Valve 4. 1.5" Elbow 5. 1.5" Clamps and Gaskets
Item	Description
2-Station, Semi-Auto Keg Washer 230 3 Phase	KW-SA-1V-CS-230-3P
	Stainless Steel Shadowbox
Powerex #STS-0502 Oilless Scroll Compressor	5HP: 15SCFM @100psig (116sig-Max), 60 gal Tank-Mount, 5HP/208v-3ph

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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 2024 Population	50,308	256,177	578,447
 2024 Daytime Population	29,964	266,873	731,924
 2024 Households	26,255	118,676	236,128
 2024 Average Household Income	\$108,097	\$119,778	\$119,336
 2024 Housing Units	29,504	126,672	250,518
 Bachelor's Degree or Higher	22,768	98,248	187,895
 Traffic Count:	El Cajon Boulevard - 37,118 Cars Per Day Ohio Street - 8,554 Cars Per Day		

IN CRAFT WE TRUST



202,357 CARS PER DAY

ADAMS AVENUE



OHIO STREET

8,554 CARS PER DAY

SUBJECT SPACE

EL CAJON BOULEVARD - 37,118 CARS PER DAY

Starbucks Coffee, Rudford's, Car's Jr., Taco Bell, Jack in the box, Sonic Drive-In.

McDonald's, Wendy's, The Lafayette Hotel, Chicken Pie Shop (San Diego, CA EST 1938).

Tiger Tiger, Belching Beaver Brewery, Vons, O'Reilly Auto Parts, 76.

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SITE PLAN



This site plan is not a representation, warranty or guarantee as to size, location or identity of any tenant, and the building, improvements, parking, ingress and egress are subject to such changes, additions and deletions as the architect, Landlord or any governmental agency may direct. Any specified tenant referenced herein is subject to change, deletion, change of location, etc. at any time without prior notice.



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