

HILLSIDE VILLAGE

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



**FLOCKE &
AVOYER**

Commercial Real Estate

**RESTAURANT-
RETAIL SPACE
AVAILABLE**

**2nd Gen
Restaurants
± 1,200 SF
± 1,750 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



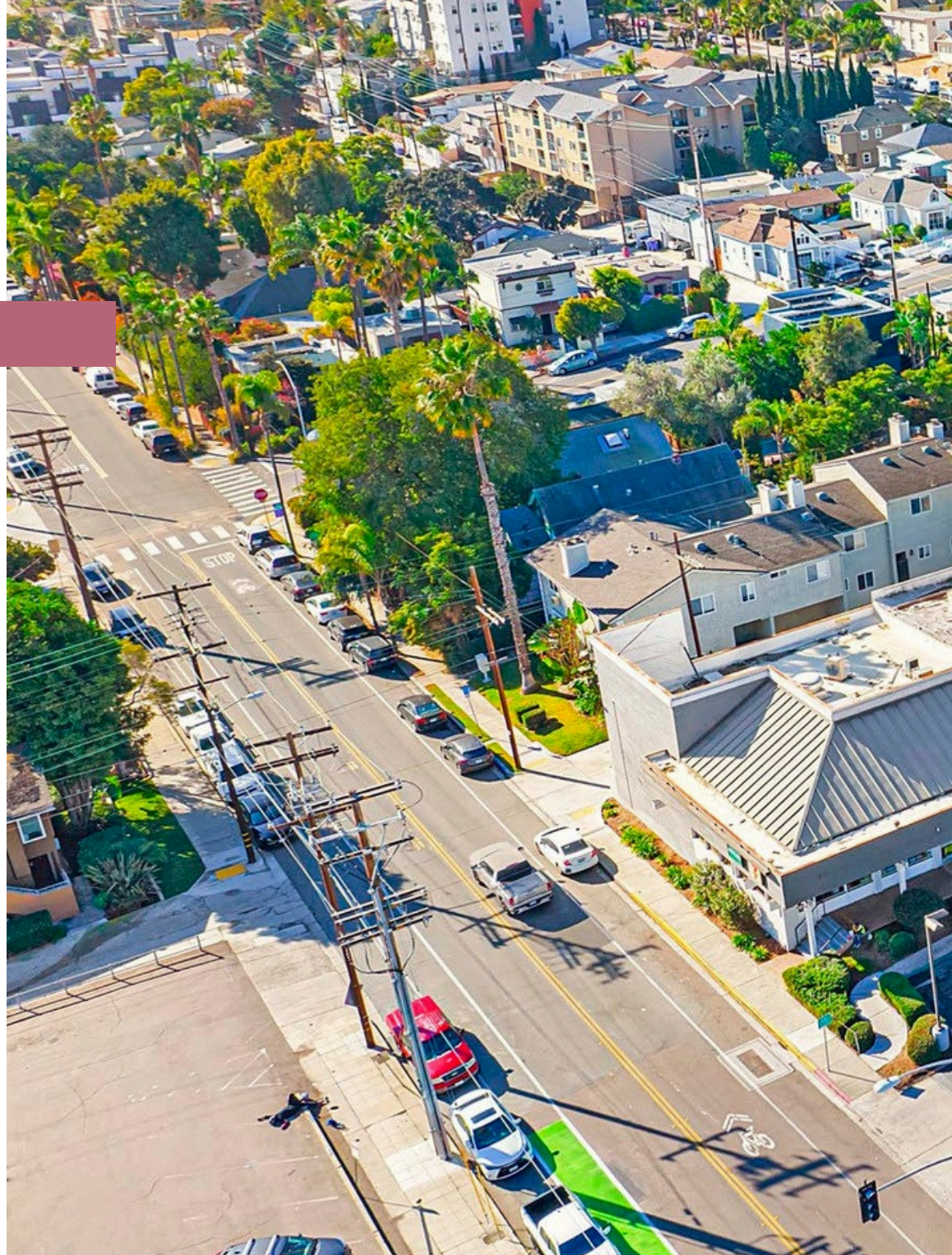
SUBWAY



H&R BLOCK



SALLY BEAUTY





**ON THE
PRIME INTERSECTION
FOR RETAIL IN
UNIVERSITY HEIGHTS**

SITE PLAN

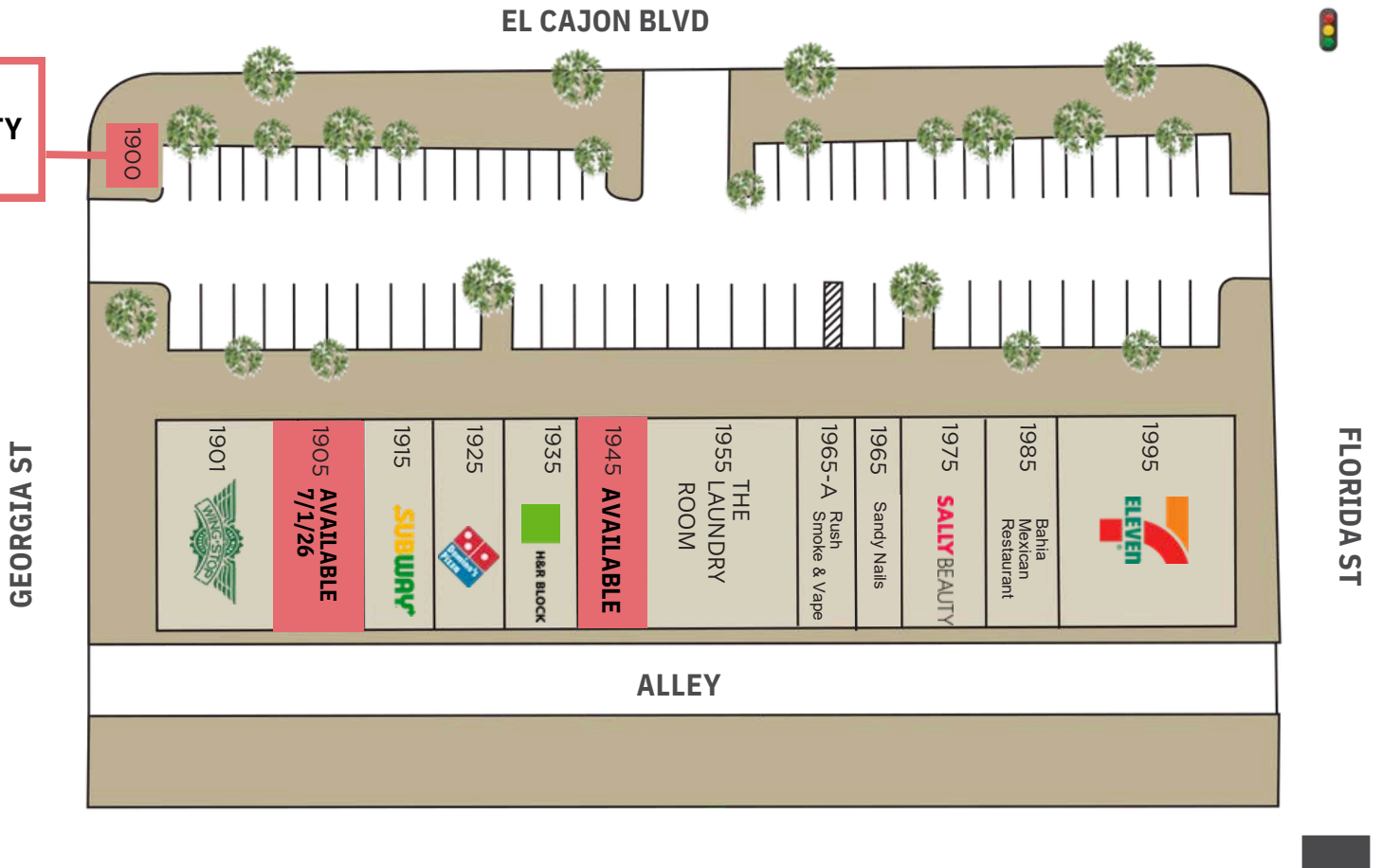
SUITE TENANT

1900	Kiosk Pad (Available)	150
1901	Wingstop	1,854
1905	Loving Hut (Available 7/1/26)	1,750
1915	Subway	1,200
1925	Domino's Pizza	1,200
1935	H&R Block	1,200
1945	AVAILABLE 2 nd GEN RESTAURANT	1,200

SF SUITE TENANT

1955	The Laundry Room	2,640
1965	Sandy Nails	800
1965-A	Rush Smoke & Vape	1,000
1975	Sally Beauty	1,800
1985	Bahia Mexican Restaurant	900
1995	7-Eleven	3,000

**KIOSK PAD OPPORTUNITY
±150 SF**





UNIVERSITY HEIGHTS

THE WINSLOW
379 APT UNITS

±1,500
Apartments
(Proposed)

Kindred Hospital
San Diego

CVS

BLVD
165 APT UNITS

125 APT UNITS

EL CAJON BLVD. ADT: ±21,602

SITE

McDonald's

Denny's

VIDA
118 APT UNITS

SPROUTS
FARMERS MARKET

UPS

3 MIN DRIVE TIME FROM FREEWAY EXIT

WASHINGTON ST

Ralphs
TRADER JOE'S

Jack
in the box

McDonald's

7
ELEVEN

42 APT UNITS

UNIVERSITY AVE

HIGHLY POPULATED AREA
102K
WITHIN 5 MINUTE
DRIVETIME

WHOLE
FOODS
MARKET

BETTER
BUZZ

ACE

goodwill

TAJIMA



AT THE Gateway to San Diego's Mid-City

WALK
SCORE
89

Very Walkable

Most errands can be accomplished on foot.

TRANSIT
SCORE
56

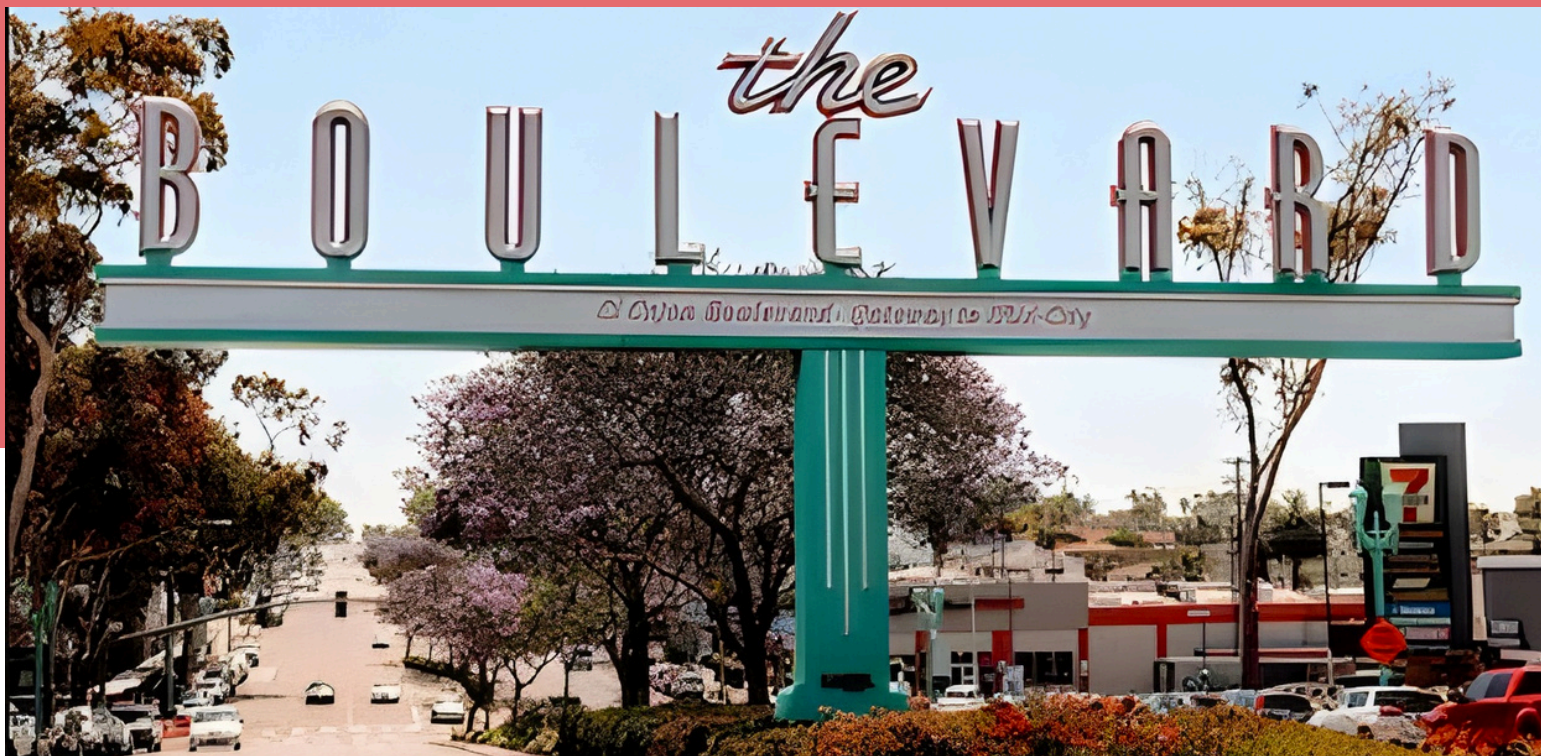
Good Transit

Many nearby public transportation options.

BIKE
SCORE
74

Very Bikeable

Flat terrain, some bike lanes.



DAYTIME POPULATION

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



TRAFFIC COUNTS

El Cajon Blvd.
 21,602 ADT
 Florida St.
 3,300 ADT



AVERAGE HOUSEHOLD INCOME

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



POPULATION

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

*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.

*Demographics contained herein are produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

*Any geofencing data herein is provided by Placer Labs, Inc. (www.placer.ai) and is provided without representation or warranty.

*Photos contained herein are property of their respective owners. Use of these photos without the express written consent of the owner is prohibited. Photos do not guarantee the current condition of the property.



HILLSIDE VILLAGE

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

FOR LEASING INFORMATION

STEWART K EITH

858.875.4669

skeith@flockeavoyer.com

CA DRE No.: 01106365

**FLOCKE &
AVOYER**
Commercial Real Estate