

2935-2947  
el cajon blvd



## EXCELLENT RETAIL OPPORTUNITY FOR LEASE IN NORTH PARK

### KIPP GSTETTENBAUER, CCIM

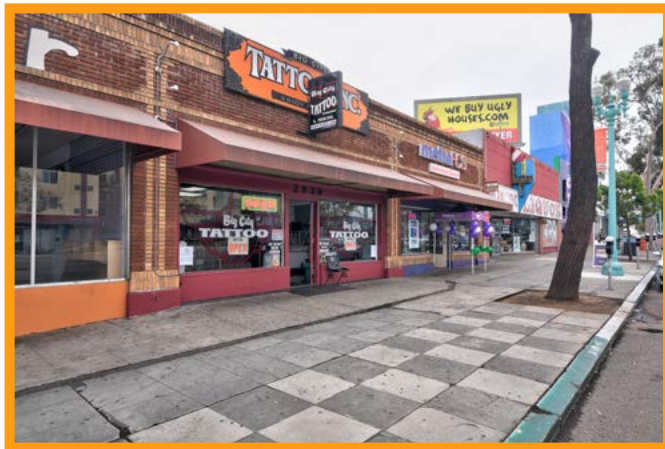
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**Voit**

REAL ESTATE SERVICES



## 2935-2947 el cajon blvd

- » Excellent retail opportunity in North Park
- » **Historic building coming soon in 2019. NOTHING LIKE THIS ON THE MARKET!**
- » Approximately 2,500 - 10,150 SF available
- » Close proximity to multiple retailers in the area
- » Call broker for pricing





**HISTORIC BUILDING COMING SOON IN 2019.  
NOTHING LIKE THIS ON THE MARKET!**



# PROPERTY overview



EAST ELEVATION

building size	10,200 SF
lot area	0.26 AC (11,338 SF)
no. of units	three (3)
availability	2,500 SF - 10,150 SF

parcel no.	446-232-02-00
year built	1929
parking	Four (4) surface spaces
basement	yes



NORTH ELEVATION



## FROM POST OFFICE TO PIZZA.

**TRIBUTE PIZZA**  
(3077 North Park Way)

The historic North Park post office was converted into an apartment project on North Park Way where Tribute Pizza recently opened carrying out as the city's general land-use plan called for in 2008 for a live-work-play goal of creating a "city of villages".



# North Park promises higher density, smarter design.



## THE NORTH PARKER (30th Street & Upas Street)

A mixed housing with ground-floor retail designed to intentionally make it easy for residents to meet each other through the design of the common spaces in a large interior courtyard.



## BROADSTONE NORTH PARK (Texas Street & Howard Avenue)

The five-story structure will contain 118 rental units, ranging from studio to two-bedroom.

## THE EARNEST (4201 30th Street)

The latest example of a new development rising in North Park is an Apartment project whose key feature is the inclusion of a large amount of common space where residents can interact on a daily basis. The idea is to create community spirit and friendship among the tenants.







**94**  
**WALKER'S PARADISE**  
Walk Score®



**592,906**  
population within a 5  
mile radius



**AREA**  
**demographics**



**56**  
**GOOD TRANSIT**  
Transit Score®



**42.6%**  
of population with  
bachelor degree or higher  
within a 1 mile radius



**225,446**  
Average Household  
within 5 miles



**66**  
**BIKEABLE**  
Bike Score®



**\$75,475**  
Average Household  
Income within 5 miles



**35.4**  
is the Median Age  
within a 1 mile radius

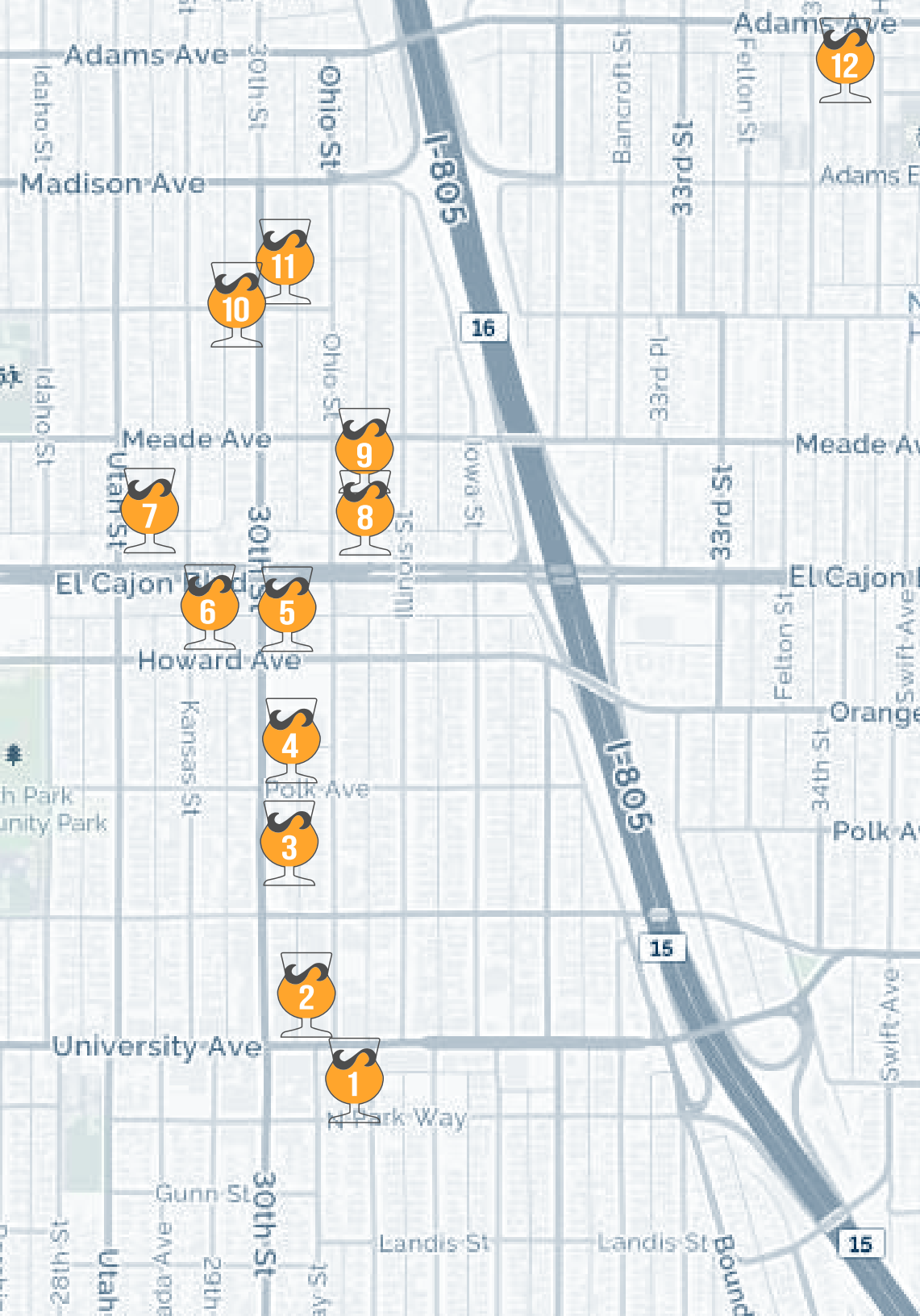


## TRAFFIC COUNT

**34,651**  
El Cajon Blvd & Ohio Street

**34,962**  
30th Street & El Cajon Blvd

**192,900**  
El Cajon Blvd & I-805



# NORTH PARK craft breweries

WITHIN MINUTES

## LEGEND



**MIKE HESS BREWING**  
3812 GRIM AVENUE



**NORTH PARK BEER COMPANY**  
3038 UNIVERSITY AVENUE



**SECOND CHANCE BEER COMPANY**  
4045 30TH STREET, SUITE A



**RIP CURRENT**  
4101 30TH STREET



**BELCHING BEAVER BREWERY**  
4223 30TH STREET



**HOME BREWING COMPANY**  
2903 EL CAJON BLVD



**BARN BREWERY**  
2850 EL CAJON BLVD #3



**EPPIG BREWING**  
3052 EL CAJON BLVD #C



**PARIAH BREWING COMPANY**  
3052 EL CAJON BLVD #B



**POOR HOUSE BREWING COMPANY**  
4494 30TH STREET

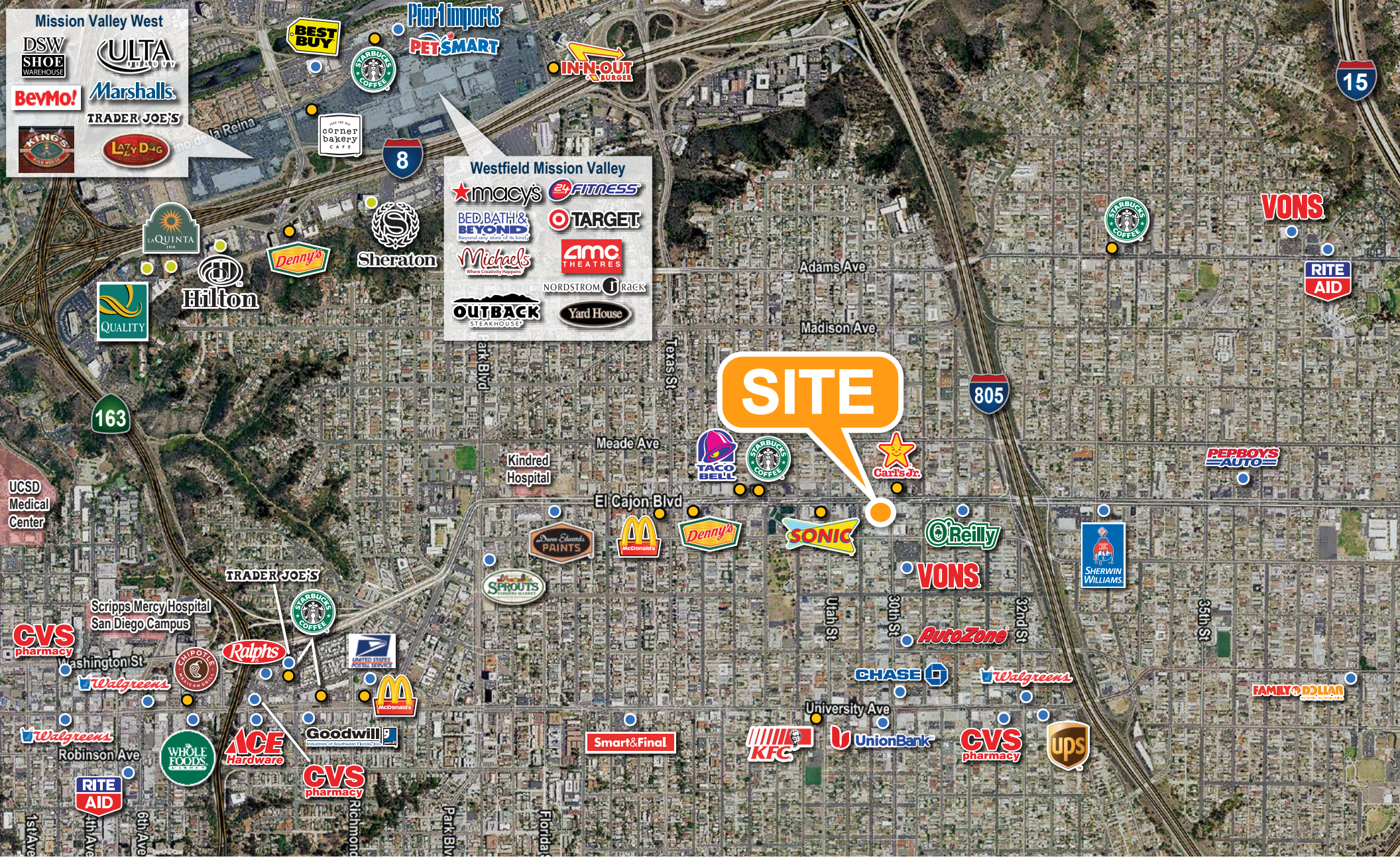


**FALL BREWING COMPANY**  
4542 30TH STREET



**AUTOMATIC BREWING COMPANY**  
3416 ADAMS AVENUE





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