

2311-13  
EL CAJON BLVD



## GROUND FLOOR RETAIL/OFFICE | **NORTH PARK**

SERENA PATTERSON  
+1 858 677 5307  
[serena.patterson@colliers.com](mailto:serena.patterson@colliers.com)

DAVID MAXWELL  
+1 858 677 5343  
[david.maxwell@colliers.com](mailto:david.maxwell@colliers.com)

JOE BRADY  
+1 858 677 5359  
[joe.brady@colliers.com](mailto:joe.brady@colliers.com)

**UPT**  
SAN DIEGO

**Colliers**  
INTERNATIONAL



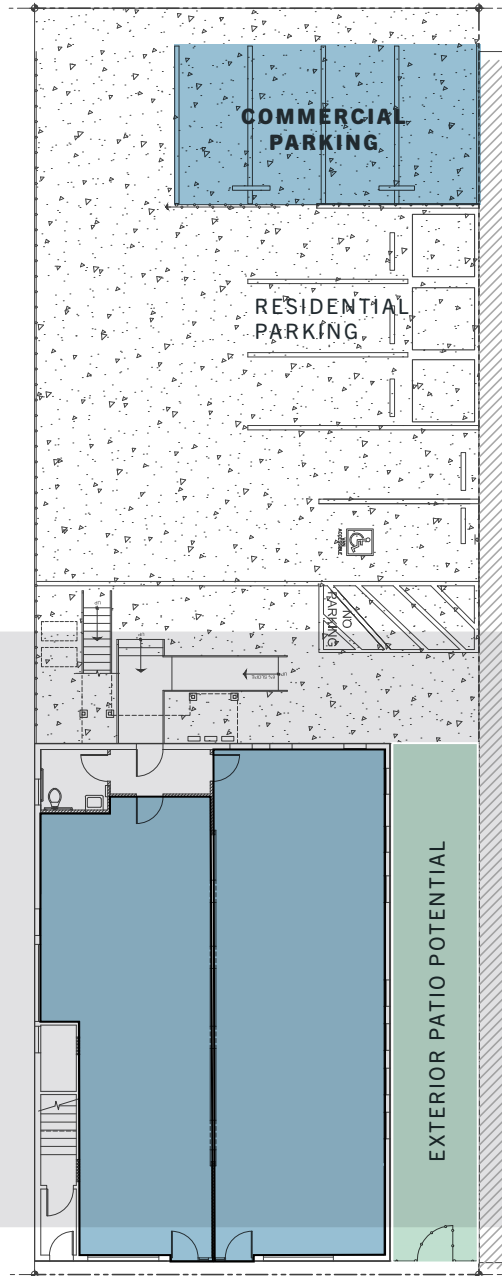
## Details

ADDRESS	2311-2313 El Cajon Blvd, San Diego, CA
PROPERTY TYPE	Ground Floor Retail/Office
SIZE	905 - 1,150 SF
PARKING	Off street & street parking
CONDITION	Vanilla Shell
RATE	\$3.25 psf, MG + utilities

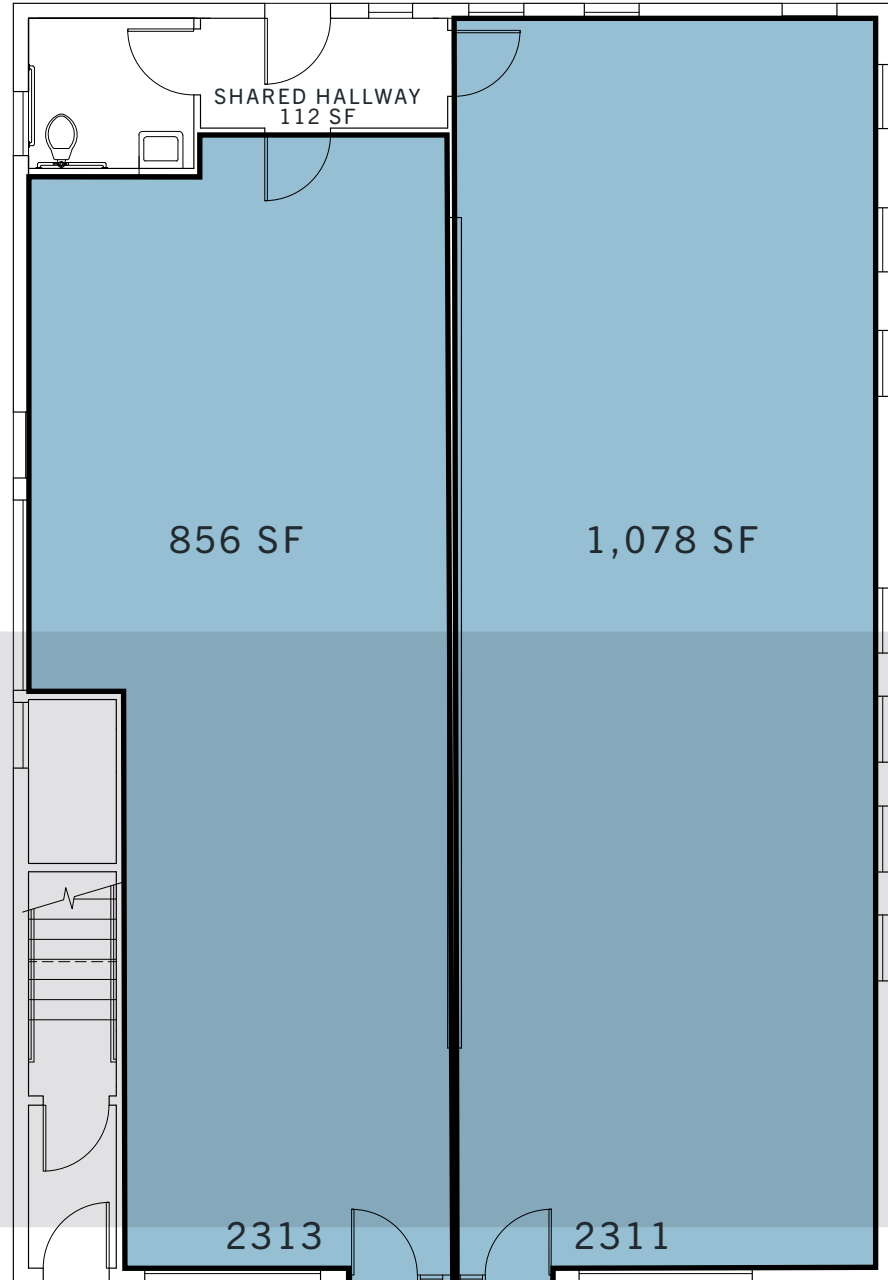
## Highlights

- Prime uptown location filled with coffee shops, boutiques, and diverse restaurants
- Rapid transit increase with El Cajon Blvd turning into a main transportation corridor
- One of San Diego's earliest suburbs for the city's burgeoning population and now the epicenter of another development trend
- With a walk score of 84, this location is proximate to neighborhood amenities
- North Park has an evolving mix of restaurants and retailers inspired by the recent development that has taken place
- Opportunity zone will see tremendous growth over the next few years

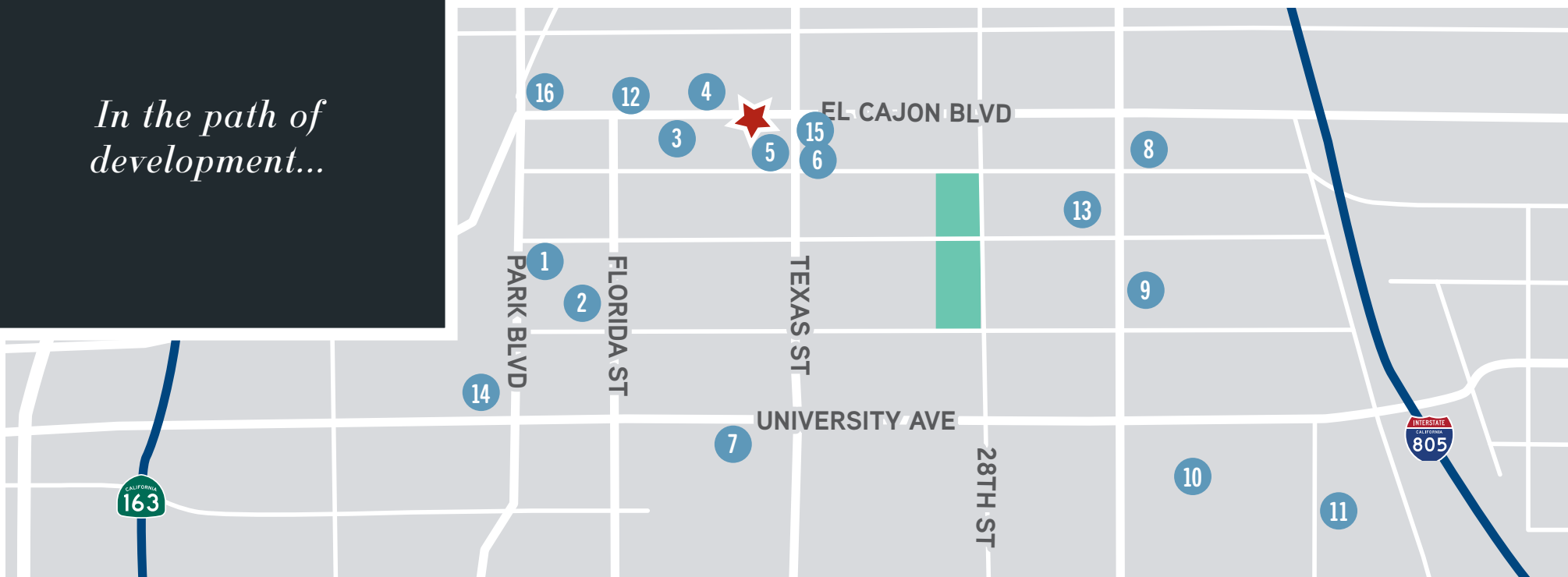
*Property*



*Spaces*



*In the path of  
development...*



## *Existing*



1 4075 Park Blvd  
56 units



2 4017-21 Georgia St  
14 units



3 2129 El Cajon Blvd  
12 units



4 4319 Mississippi St  
21 units



5 4200 Arizona St  
76 units



6 4223 Texas St  
118 units



7 2305-11 University Ave  
15 units



8 4201 30th St  
39 units



9 4045 30th St  
10 units



10 3810 31st St  
32 units



11 3767 Bancroft St  
10 units

## *Under Construction*



12 2030 El Cajon Blvd  
165 units



13 4126-44 30th St  
34 units

## *Proposed*

14 3922-32 Park Blvd  
58 units

15 2417 El Cajon Blvd  
48 units

16 El Cajon & Park  
+400 units







# NORTH PARK

A San Diego Urban Village.

Northeast of downtown and bordering Hillcrest, University Heights, and Normal Heights, you'll find the diverse and eclectic uptown neighborhood of North Park. Catering to a loyal local crowd, streets here are lined with coffee shops, boutiques, art galleries, diverse restaurants and craft beer pubs, that draw people from the region.

Exploding with new density, El Cajon Blvd is one of the city's oldest thoroughfares with continual improvements occurring at a rapid pace, attracting more people to this thriving hip dense urban playground. With rapid transit increase, EL Cajon Blvd will turn into a main transportation corridor and developers are being encouraged to build up to 145 units per acre, the highest density outside downtown.



*San Diego is becoming Southern California's most creative city.*

TRAVEL+  
LEISURE





THE LAFAYETTE HOTEL



TIGER!  TIGER!



PIZZERIA LUIGI



JUNE SHINE



TIGER TIGER



## SERENA PATTERSON

Associate

+1 858 677 5307

[serena.patterson@colliers.com](mailto:serena.patterson@colliers.com)

Lic No 01721040

## DAVID MAXWELL

Vice President

+1 858 677 5343

[david.maxwell@colliers.com](mailto:david.maxwell@colliers.com)

Lic No 01465828

## JOE BRADY

Senior Associate

+1 858 677 5359

[joe.brady@colliers.com](mailto:joe.brady@colliers.com)

Lic No 01465828



©2019 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.