

FOR LEASE/SALE

1844 El Cajon Blvd

SAN DIEGO, CA 92103



BLVD BY HG FENTON | 165 UNITS UNDER CONSTRUCTION

NORTH PARK

Kindred Hospital

SITE

Meade Ave

Proposed Residential - 370 units

El Cajon Blvd

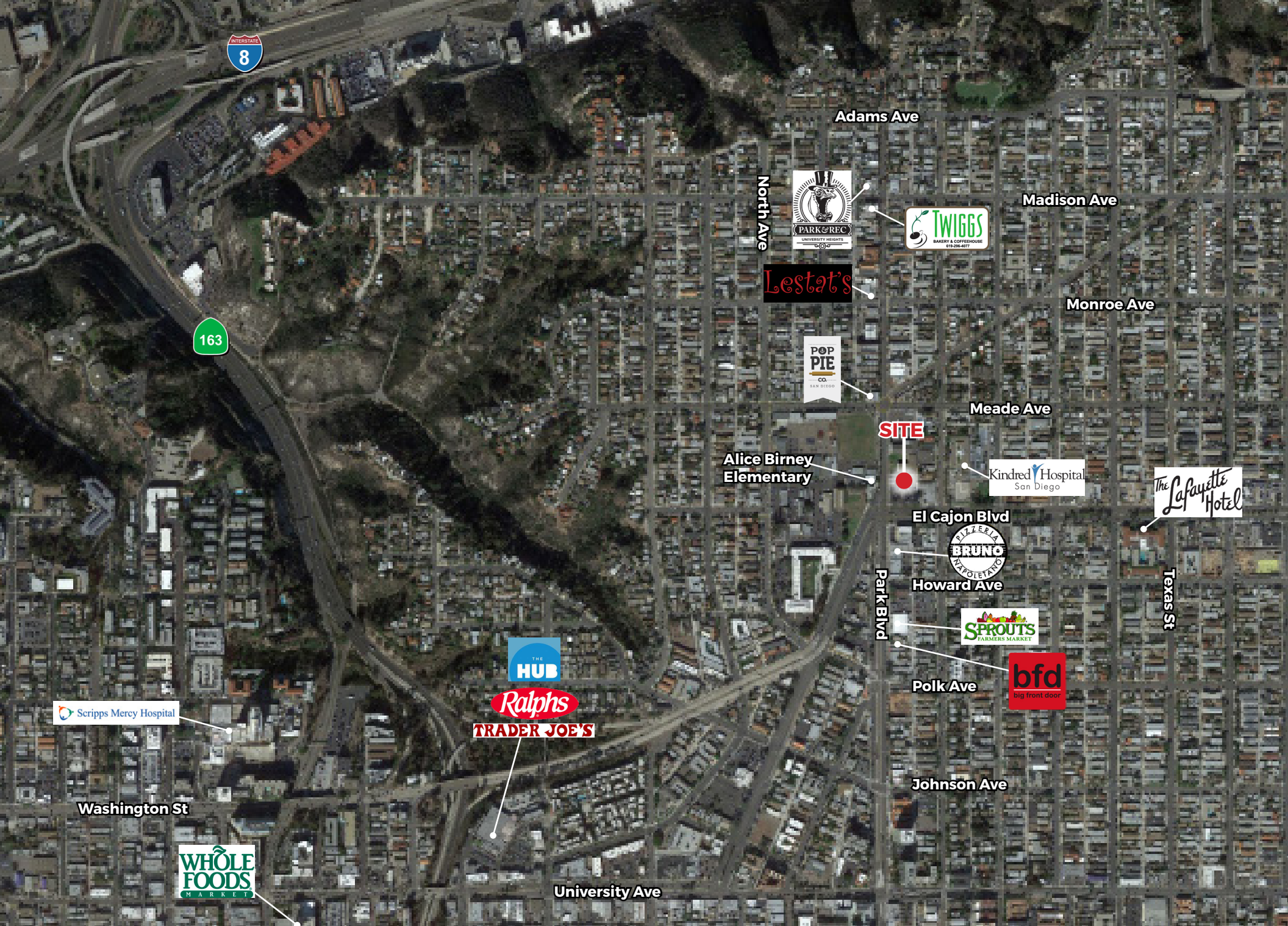
Park Blvd

### Site Information

1844 El Cajon Blvd  
445-510-04  
Building Size: 13,920 SF  
Lot Size: 16,793 SF  
Zoning: CC-3-9

### Property Highlights

- Existing Lusti Motor building
- A+ location for a multi-unit residential development
- Highly desired communities of North Park and Hillcrest
- Outstanding trade area amenities including grocery operators - Sprouts, Trader Joe's, and Whole Foods in close proximity to site. Numerous restaurants and shops within walking distance to the site.
- Central San Diego location with access to freeways I-805, I-8, and Highway 163



INTERSTATE  
8

163

Adams Ave

North Ave

Madison Ave



Lestat's

Monroe Ave



Meade Ave

SITE

Alice Birney Elementary



The Lafayette Hotel

El Cajon Blvd



Texas St

Howard Ave



Park Blvd

Polk Ave



Johnson Ave



Ralphs  
TRADER JOE'S

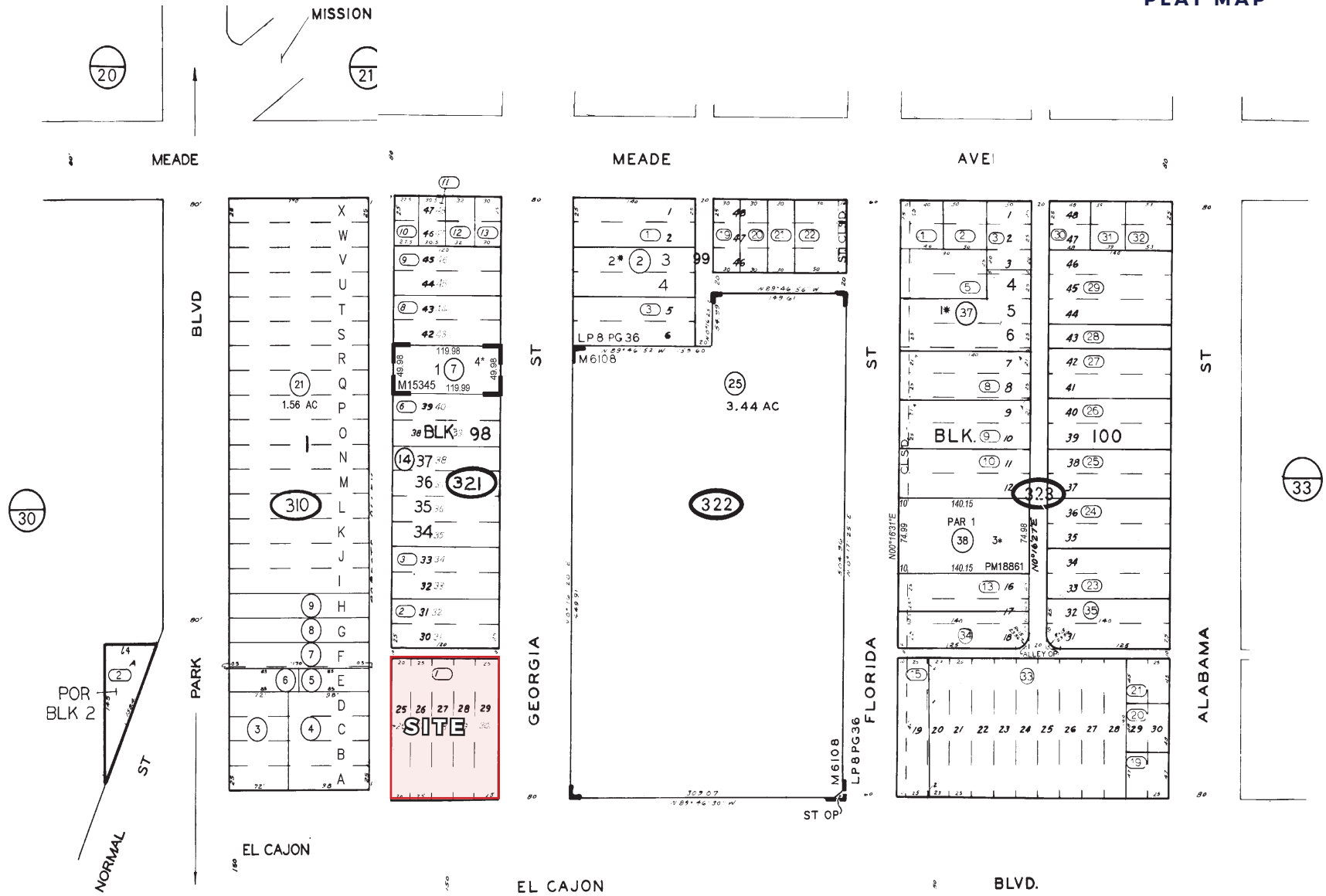
Scripps Mercy Hospital

Washington St



University Ave

PLAT MAP



This site plan 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.



DOWNTOWN

POINT LOMA

BANKERS HILL

HILLCREST

El Cajon Blvd

Alice Birney  
Elementary School

AVAILABLE  
±13,920 SF  
BUILDING

SITE

Willie Serrano Field

Proposed Residential - 370 units

Park Blvd

Meade Ave

# Expanded Demographic Profile

ESTIMATED 2017 · CALCULATED USING PROPORTIONAL BLOCK GROUPS

1844 EL CAJON BLVD | SAN DIEGO, CA

## POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	47,774	269,032	583,396
Forecasted Population (2021)	52,033	290,353	622,713

## HOUSEHOLDS

Households	26,324	121,273	227,698
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## AVG HHD INCOME

Estimated Avg Household Income	\$75,885	\$82,940	\$82,908
Avg Family Income	\$84,742	\$84,886	\$81,946

## MEDIAN HH INCOME

Estimated Median Household Income	\$53,157	\$59,735	\$60,056
Median Family Income	\$66,866	\$67,604	\$66,012

## PER CAPITA INCOME

Est. Proj. Per Capita Income	\$42,262	\$39,248	\$34,934
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## OTHER INCOME

Est. Proj. Median Disposable Income	\$44,538	\$49,210	\$49,336
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## DAYTIME DEMOS

Total Number of Businesses	1,966	13,718	25,957
Total Number of Employees	14,873	167,672	362,289

## RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	25,280 68.4%	149,375 61.0%	310,631 757.6%
Black or African American	3,428 8.2%	18,200 7.4%	49,771 9.2%
American Indian & Alaskan Native	347 0.8%	2,011 0.8%	4,289 0.8%
Asian	2,613 6.3%	24,154 9.9%	52,944 9.8%
Hawaiian & Pacific Islander	180 0.4%	988 0.4%	2,411 0.4%
Other Race	4,327 10.4%	36,853 15.1%	88,785 16.5%
Two or More Races	2,316 5.5%	13,276 5.4%	39,656 5.7%

## AGE DISTRIBUTION

Median Age	37.19 yrs	36.00 yrs	35.27 yrs
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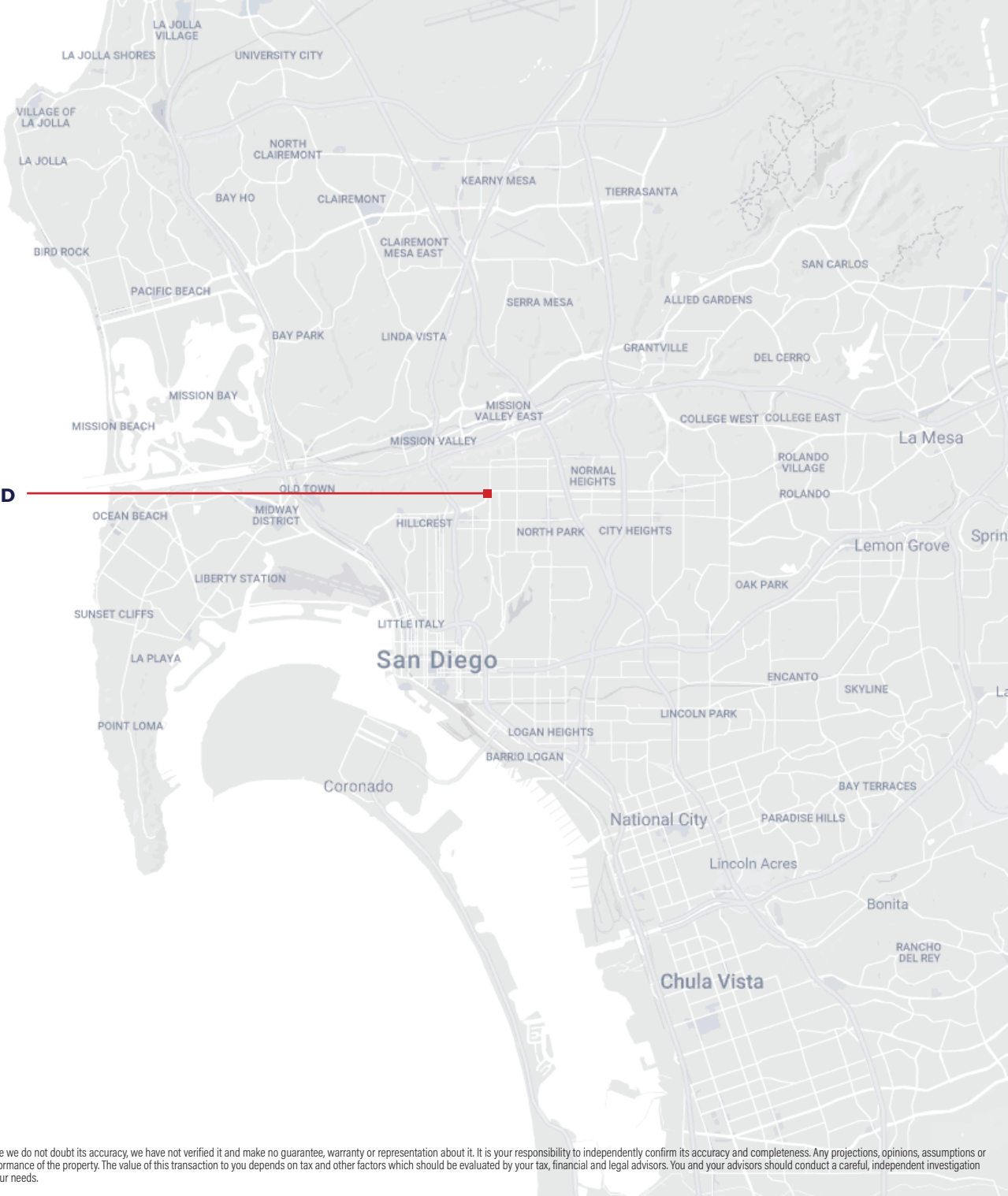
## HOUSING

Total Housing Units	24,703	120,785	229,108
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The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



**1844 EL CAJON BLVD**



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