6,948 Square Feet
Transit Oriented Development Site

Prepared by:
COLDWELL BANKER COMMERCIAL NRT

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TRANSIT ORIENTED DEVELOPMENT OPPORTUNITY

OFFERING

Asking Price: Call Agent
Brokerage: Co-op at 3%
APNs: 469-050-08-00
Zoning: Central Urbanized Planned District (CUPD-CU-2-3)

LOCATION INFORMATION

Frontage: El Cajon Blvd
Neighborhood: College East
Freeway: I-8
Trolley Station: 70th St Green Line
Bus Lines: Route #1 – Fashion Valley
Route #14 – Baltimore & Lake Murray Blvd - Grantville
Trolley to 70th Street Trolley
Transit Information

Route #1 – Fashion Valley
Route #14 – Baltimore & Lake Murray Blvd - Grantville Trolley to 70th Street Trolley

Green line Trolley – Santee Towne Center to 12th & Imperial

Transit Priority Site: 7059 El Cajon Blvd, San Diego CA
TROLLEY NETWORK

Orange, Green & Blue Lines

A short walk to the 70th St station connects commuters to San Diego’s major attractions, universities, colleges, medical facilities and employment centers. The Orange, Green and Blue Lines operate 365 days a year from 4:00 am to 1:00 am.

The trolley lines share stations with the Coaster and AMTRAK in downtown Santa Fe and Old Town stations and with the MTS rapid transit bus system.

The Midcoast Line (Opens 2021)

In 2021, MTS will open the Midcoast Line extending to the northern coastal areas, UCSD and the large tech employment centers adjacent to the campus,
WHO LIVES IN THE COLLEGE EAST NEIGHBORHOOD?

Metro Fusion is a hard-working market with residents that are dedicated to climbing the ladders of their professional and social lives.

Nearly half of all households are single-parent and single-person.

They spend money readily on what’s hot unless saving for something specific.

Social status is very important; they look to impress with fashion and electronics.

Emerald City’s denizens live in lower-density neighborhoods of urban areas throughout the country. They are young and mobile and more likely to rent. Well educated and well employed, half have a college degree and a professional occupation.

Very conscious of nutrition, they regularly buy and eat organic foods.

Single-person and nonfamily types make up over half of all households.

Bright Young Professionals are located in urban outskirts of the large metropolitan areas. Consisting of young, educated, working professionals, with one out of three under age 35.

Unemployment rate is lower at 4.7%, and labor force participation rate of 72% is higher than the US rate.

Slightly more diverse couples dominate this market, with more renters than homeowners.
Resources & References

METROPOLITAN TRANSIT SYSTEM (MTS)

MTS Transit Map:
https://www.google.com/maps/d/viewer?mid=1NxEU2yEggjYURFn06WhQI0iahcA&ll=32.69848277248259%2C-117.05031062112045&z=12

MTS Trolley Timetable:

CITY OF SAN DIEGO

San Diego Housing Commission
https://www.sdhc.org/

San Diego City Council
https://www.sandiego.gov/citycouncil

San Diego  Opportunity Zone Region State Agency Contacts
https://opzones.ca.gov/state-agency-contacts/

San Diego Transit Priority Map
For more information, please contact:

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