

# FOR LEASE: 2,000 - 5,000 SF OFFICE SPACE AVAILABLE IN NORTH PARK

3451-65 EL CAJON BOULEVARD, SAN DIEGO, CALIFORNIA 92104



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## Property Highlights

### NORTH PARK LOCATION

Located on El Cajon Boulevard, one of San Diego's most desirable retail/office corridors.

### INCREDIBLE SECOND FLOOR SPACE

Very unique 20' ceilings, must see it. Good for a variety of uses including bar/restaurant, office, or event space.

## Property Features



3451 EL CAJON BLVD: 7,300 SF  
3457-65 EL CAJON BLVD: 11,666 SF  
TOTAL BUILDING SIZE



CU-2-3  
ZONING

SF AVAILABLE: 3451 - 2,000 SF  
3465 - 5,000 SF

LEASE RATE: \$1.50 - \$1.75 FSG





35TH STREET

SMITH AVENUE

EL CAJON BOULEVARD



Robert West FURNITURE 923-5224

MAGS TO GO EAGON MOTORCYCLES



## Traffic Counts

**5,554** El Cajon Boulevard + 35th Street

**6,985** Orange Avenue + Alley

**13,455** El Cajon Boulevard + Wilson Avenue

**32,899** El Cajon Boulevard + Alley

## DEMOGRAPHICS



**594,161**  
Population



**\$60,036**  
Median Household Income



**228,218**  
Total Households



**\$482,456**  
Median Home Value



**86**  
Walkscore



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