# FOR LEASE: 2,000 - 5,000 SF OFFICE SPACE AVAILABLE IN NORTH PARK 3451-65 EL CAJON BOULEVARD, SAN DIEGO, CALIFORNIA 92104

SOUND SELENOS

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ARE DESCRIPTION

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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









## 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



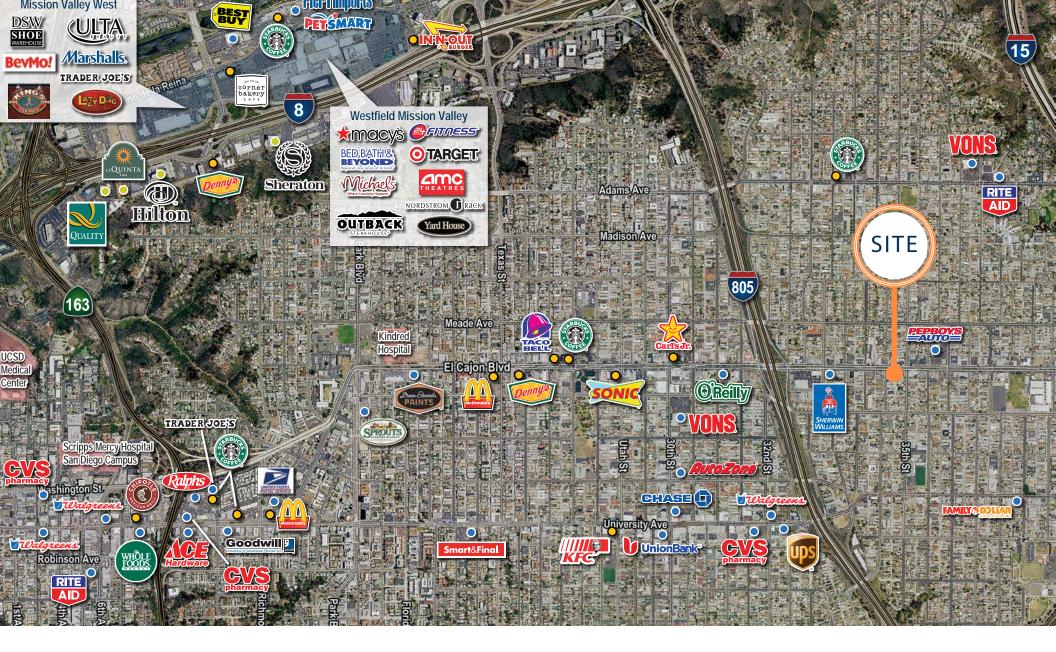
228,218 Total Households



\$482,456 Median Home Value



86 Walkscore



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