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

- **Population**: 594,161
- **Median Household Income**: $60,036
- **Total Households**: 228,218
- **Median Home Value**: $482,456
- **Walkscore**: 86

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