



5933-43 EL CAJON BOULEVARD

SAN DIEGO, CA 92115

PROJECT OVERVIEW



PROPERTY HIGHLIGHTS

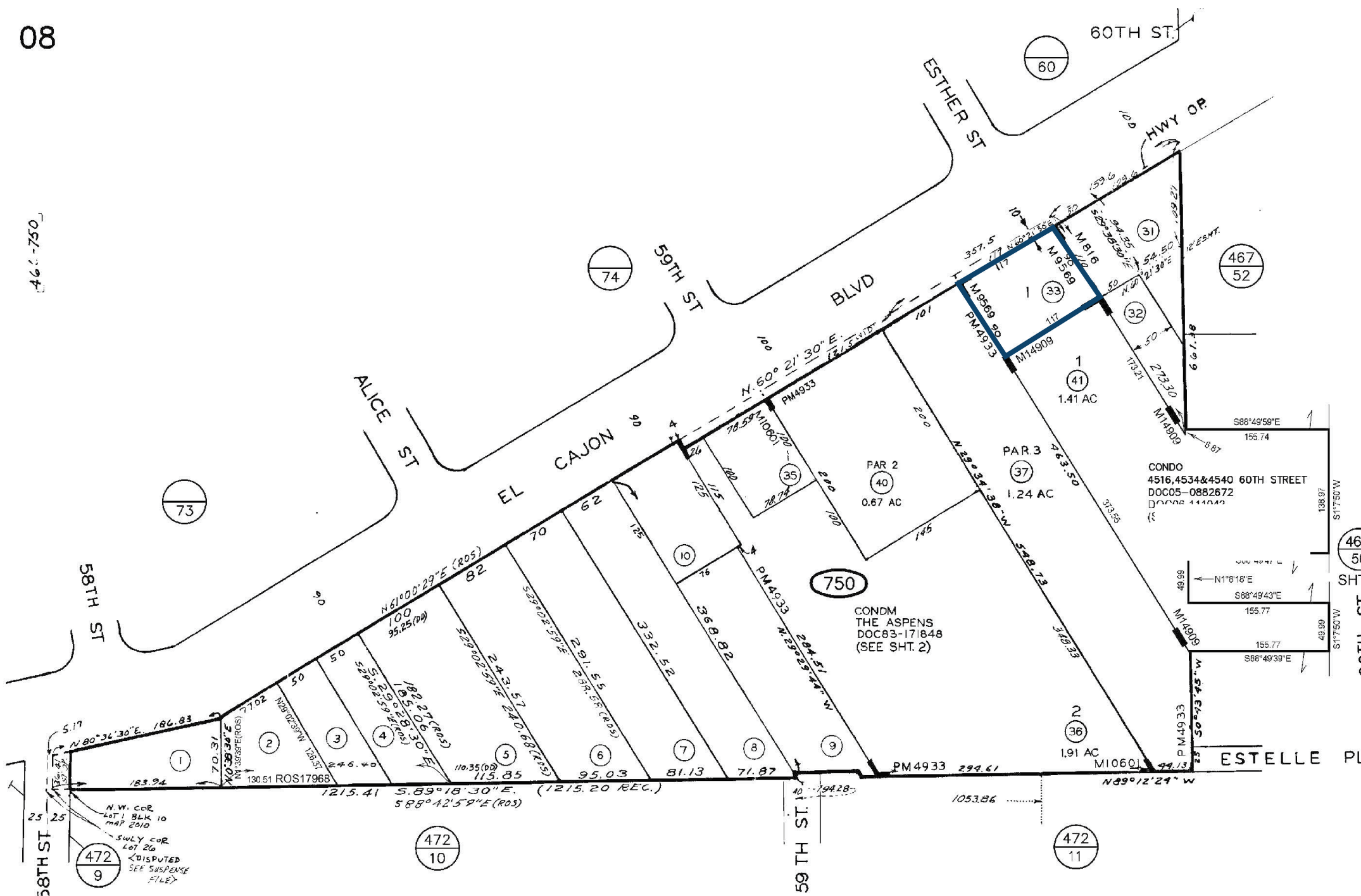
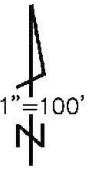
- APN# 466-750-33-00
- Lot Area: ±11,087 Sq. Ft.
- Zoned C-6



PARCEL MAP

08

466-75
SHT 1 OF 3



03/14/06 MGS

CHANGES				
BLK	OLD	NEW	YR	CUT
750	12, 13	23-25	66	277
	20, 22	26, 27	75	1, 2, 35
	1, 2, 25	SAME	77	1, 2, 35
	11, 23	28-30	77	3760
	23-25			
	27	31, 32	79	1, 141
	26, 27	31, 32	79	1, 141
	16, 17, 18, 19, 20, 21, 22, 24, 26, 28, 29, 31, 32, 33, 34	80	163	
	30	35, 36	83	246
	36	COND 4	85	591
	17, 18, 19, 20, 21, 22, 23, 24, 26, 27, 28, 29, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	95	2085	
	29 & 38	39	86	1, 199
	29 & 38	40	02	1, 475
	39 & 40	41	05	179
	41	SAME & CONDO	06	720

467
52
467
56
SHT 1
60TH ST

MAP 14909 - GLENRIDGE
MAP 10601 - THE ASPENS (CONDM)
MAP 9569 - COLLEGE TOWNHOUSE (CONDM)
MAP 916 - EAST REDLANDS
ROS 8237, 8499, 17968

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 466 PAGE 75 SHT 1 OF 3

LOCATION MAP



HOSPITALS

- 1 Alvarado Hospital Medical Center
- 2 Rady Children's Hospital
- 3 Sharp Grossmont Hospital

SCHOOLS

- 4 SDSU
- 5 The Waldorf of San Diego High School
- 6 Central Elementary School

PARKS

- 7 Lake Murray Community Park
- 8 Balboa Park

MAJOR EMPLOYERS

- 4 SDSU
- 9 YMCA of San Diego

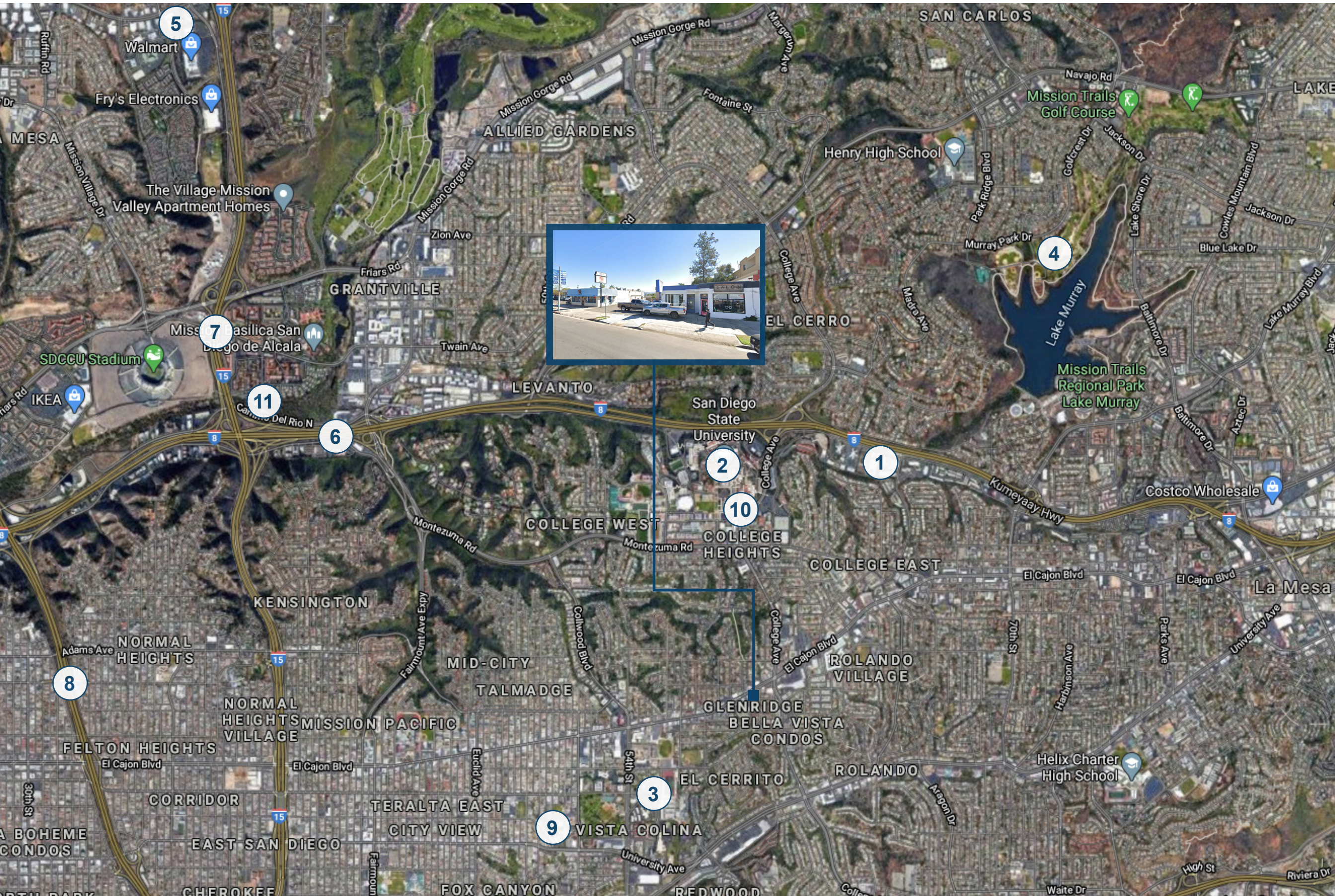
MAJOR FREEWAYS

- 10 Interstate 8
- 11 Interstate 15
- 12 Interstate 805
- 13 Route 163
- 14 Route 94
- 15 Route 125

MAJOR BUS AND TROLLEY LINES

- 16 City College Trolley Station
- 17 Park & Village Stop (7)
- 18 47th St. Trolley Station (955)
- 19 Euclid Ave. Station (916/955)
- 20 62nd St. Trolley Station (917/961)
- 21 Fairmount & Redwood Stop (13)
- 22 University & 50th St. Stop (7)
- 23 SDSU Transit Center
- 24 Mission San Diego Station
- 25 Grossmont Transit Center

AERIAL



HOSPITALS

- ① Alvarado Hospital Medical Center

SCHOOLS

- ② SDSU
- ③ The Waldorf of San Diego High School

PARKS

- ④ Lake Murray Community Park

MAJOR EMPLOYERS

- ② SDSU
- ⑤ YMCA of San Diego

MAJOR FREEWAYS

- ⑥ Interstate 8
- ⑦ Interstate 15
- ⑧ Interstate 805

MAJOR BUS AND TROLLEY LINES

- ⑨ University & 50th St. Stop (7)
- ⑩ SDSU Transit Center
- ⑪ Mission San Diego Station

An aerial photograph of a city waterfront. In the foreground, a marina is filled with numerous sailboats docked at piers. To the left, there are several large industrial buildings and a pier extending into the water. The middle ground shows a dense urban area with various buildings, including a prominent white multi-story building. In the background, a vast cityscape stretches out towards a range of mountains under a clear blue sky.

AREA OVERVIEW

5933-43 El Cajon Boulevard

CITY OF SAN DIEGO DEMOGRAPHICS



Population
1,401,943



Median Income
\$76,355



MSA Ranking
17



Median Age
34



Unemployment Rate
15%



Median Home Price
\$650,000



Labor Force Population Growth in Last Five Years
20%



Comfort Index (Climate)
9.2



BROKERAGE

5933-43 El Cajon Boulevard

ANTHONY VILLASENOR



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Anthony (Tony) Villasenor is a 40-year real estate veteran specializing in landlord and tenant representation as well as shopping center development. Mr. Villasenor has completed over \$3 billion in sales and lease transactions throughout his career. Mr. Villasenor began his career at Merrill Lynch Commercial Real Estate, where he specialized in portfolio sales, financial analysis and due diligence. In 1986, he was founder and shareholder of Business Real Estate Brokerage Company, which affiliated with Grubb & Ellis in 2004. As a landlord representative, Mr. Villasenor represented and managed the largest land holder in Pacific Beach, with over 30 properties and multiple chain tenants. Mr. Villasenor also leased and sold multiple neighborhood and community centers throughout San Diego County. As a tenant representative, Mr. Villasenor has represented and rolled out many national and local concepts throughout San Diego County.

Education

Bachelor of Science, Real Estate Finance – 1982 – San Diego State University – San Deigo, CA

Professional Affiliations

- Commercial Real Estate Association of San Diego (CRA-San Diego), Past Member of Board of Directors
- International Council of Shopping Centers (ICSC), Member for 37 years
- Richstone Home for Abused Children, Active
- San Dieguito Boys and Girls Club, Board Member for more than 20 years
- YMCA, Active
- Rotary Club of Del Mar, Board of Director
- Provisors Real Estate Affinity Group, Downtown 3 Group

Professional Development

- ACRE Panel Leader – “Mixed-Use Centers/Lifestyle Centers”
- CCIM Candidate
- CRA Panel Leader – “Financial Institutions”
- ICSC, Panel Discussion Leader/Participant – “Mixed-Use Centers/Redevelopment”

Redevelopment Projects

- | | | |
|--------------------------|-------------------|--|
| • Del Cerro | | Mixed-use 115 Units |
| • Haceinda | Del Mar, CA | 138 senior units |
| • 5th Avenue | | Plant Power Tower - 360 Units |
| • 4135 Mission Boulevard | Pacific Beach, CA | Mixed-use project requiring extensive remediation |
| • The Annex | Atascadero, CA | 450,000 SF community center anchored by Super Walmart |
| • Chula Vista Gateway | Chula Vista, CA | 350,000 SF ground-up mixed-use development |
| • Clairemont Village | San Diego, CA | Neighborhood center sold for redevelopment |
| • Escondido Gateway | Escondido, CA | Ground-up development leased and sold |
| • Gaslamp City Square | San Diego, CA | Ground-up development to landmark 360,000 SF mixed-use project |
| • Glasshouse Square | San Diego, CA | Neighborhood center sold for redevelopment |
| • Lemon Grove Gateway | Lemon Grove, CA | Neighborhood center sold for redevelopment |

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CLIENT LIST

- 3 Tier Investments
- 6 Development
- B of A
- California Bank & Trust
- Capstone Realty Advisors
- Centex Homes
- Champion Development
- Citimark Development
- Glimcher Trust
- Intracorp
- JKA LLC
- K Hovnanian Homes
- Lennar Communities
- Milan Capitol
- Plant Power LLC
- Reading International
- Rich Development
- The Rottoman Group
- Sovereign Capital
- Taylor Property Trust
- Thomas Enterprises
- Torrey Pines Bank
- Trimark
- Urban + West
- Vineyard Bank
- Wachovia
- Washington Mutual
- Wells Fargo
- Westfield
- Wood Partners
- World Petroleum
- World Premier Investments

TENANTS REPRESENTED

- 7-Eleven
- Big 5 Sporting Goods
- Big Lots
- Blockbuster
- Bread Bites
- Chevron
- Cold Stone Creamery
- Discovery Zone
- The Elephant Bar
- Gunnar Optiks
- The Mormon Church
- O' Brothers
- Office Depot
- Papa John's
- Pinstripes Bowling & Bocce
- Plant Power Fast Food
- Ralph's Grocery
- Rite Aid
- Rubio's
- Sleep Train
- Smart & Final
- Subway
- UltraStar Cinemas
- Vons (Safeway) Grocery
- Walmart

Coldwell Banker Commercial

Worldwide

more than **100** years of history

global presence with more than:

+200
offices

Top 5

*in the international
real estate market*

+2,800

professionals

Coldwell Banker Commercial SC

Southern California team with

+10
Professionals

2 *Southern California*
offices

+100
listings

+1,000
transactions

+\$400 *Million*
in Total Consideration

+9.8 *Million SF*
in Real Estate Transactions



FOR MORE INFORMATION CONTACT:

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