

HILLSIDE VILLAGE

1901-1995 El Cajon Blvd., San Diego, CA 92104



LEASE SIGNED



THE UPS STORE

**FLOCKE &
AVOYER**

Commercial Real Estate

**2ND GEN
RESTAURANT
± 1,750 SF**

HILLSIDE VILLAGE

1901-1995 El Cajon Blvd.
San Diego, CA 92104

- ±18,694 SF shopping center located on high-traffic El Cajon Blvd.
- Easily accessible from 163 & I-805 freeways
- In the heart of trendy, highly walkable University Heights
- Offers excellent visibility, convenient parking and easy ingress/egress

TENANTS



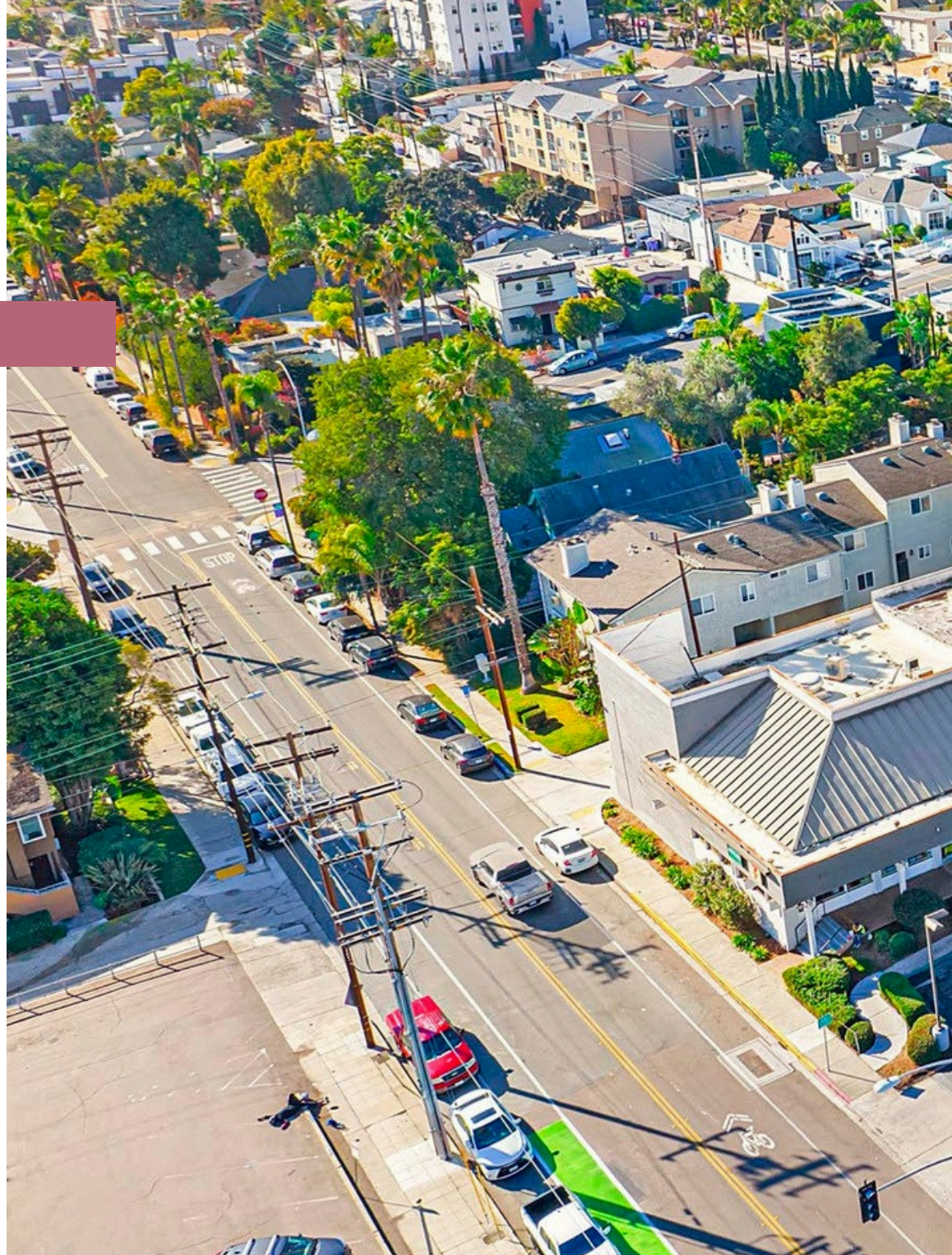
SUBWAY



H&R BLOCK



SALLY BEAUTY





**ON THE
PRIME INTERSECTION
FOR RETAIL IN
UNIVERSITY HEIGHTS**

SITE PLAN

SUITE TENANT

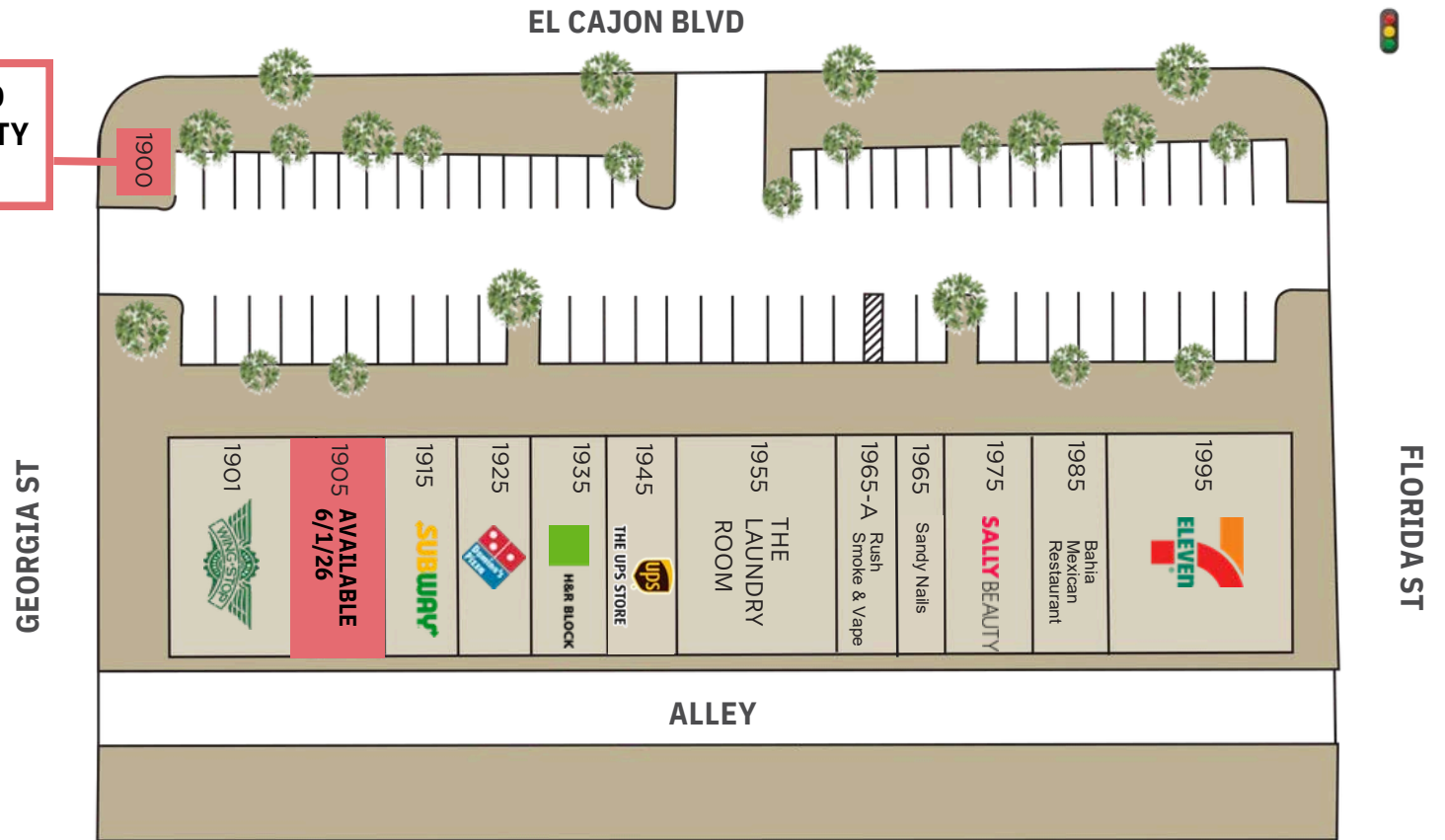
SF

SUITE TENANT

SF

1900	Kiosk Pad (Available)	150	1955	The Laundry Room	2,640
1901	Wingstop	1,854	1965	Sandy Nails	800
1905	Loving Hut (Available 6/1/26)	1,750	1965-A	Rush Smoke & Vape	1,000
1915	Subway	1,200	1975	Sally Beauty	1,800
1925	Domino's Pizza	1,200	1985	Bahia Mexican Restaurant	900
1935	H&R Block	1,200	1995	7-Eleven	3,000
1945	UPS Stores (Proposed)	1,200			

**KIOSK PAD OPPORTUNITY
±150 SF**





UNIVERSITY HEIGHTS

THE WINSLOW
379 APT UNITS

±1,500
Apartments
(Proposed)

Kindred Hospital
San Diego

CVS

BLVD
165 APT
UNITS

125 APT
UNITS

EL CAJON BLVD. ADT: ±21,602

SITE



VIDA
118 APT UNITS

SPROUTS
FARMERS MARKET

3 MIN DRIVE TIME FROM FREEWAY EXIT

WASHINGTON ST



42 APT UNITS

UNIVERSITY AVE

HIGHLY POPULATED AREA

102K

WITHIN 5 MINUTE

DRIVETIME





AT THE Gateway to San Diego's Mid-City

WALK
SCORE
89

Very Walkable

Most errands can be accomplished on foot.

TRANSIT
SCORE
56

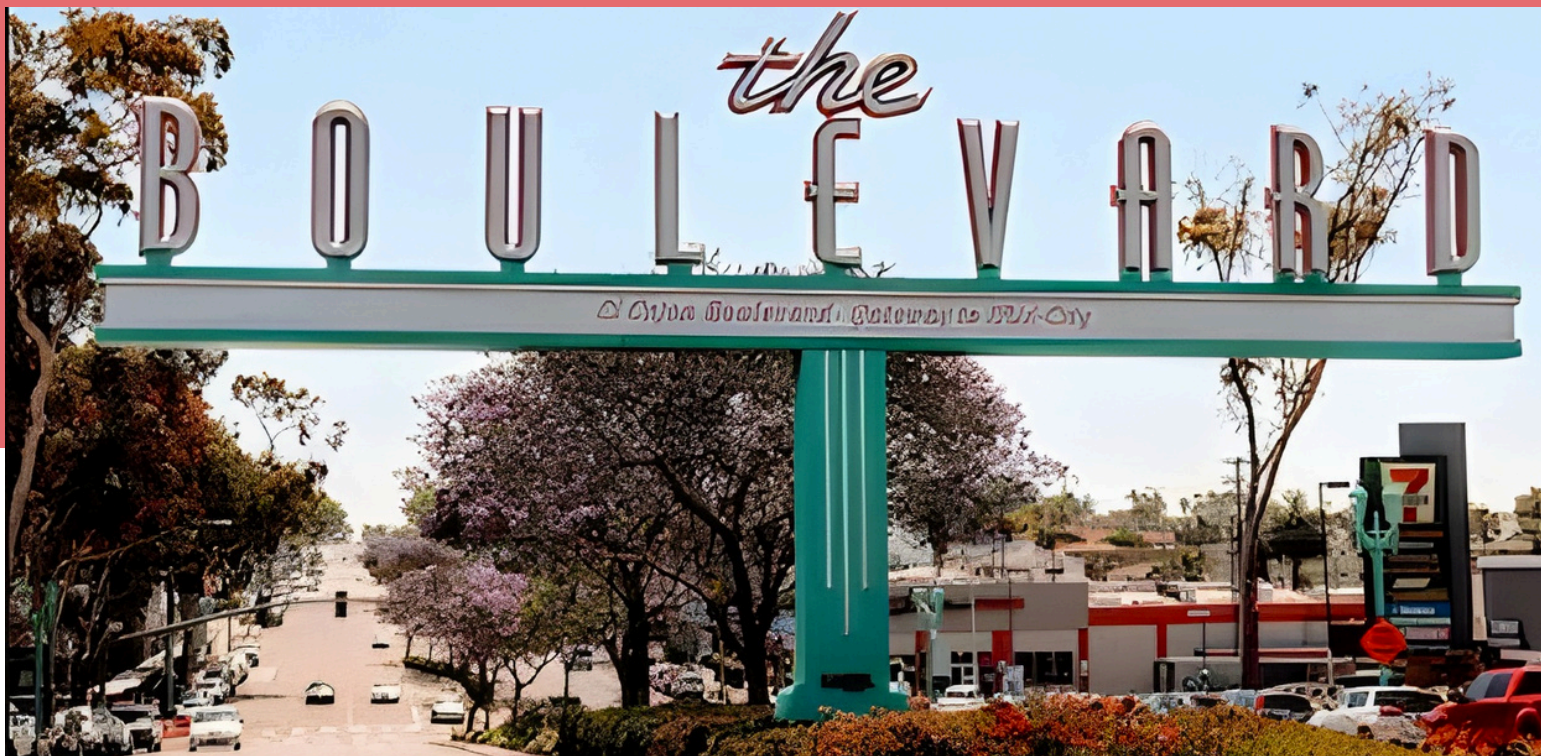
Good Transit

Many nearby public transportation options.

BIKE
SCORE
74

Very Bikeable

Flat terrain, some bike lanes.



DAYTIME POPULATION

1 mile 20,492
3 miles 233,329
5 miles 462,367



TRAFFIC COUNTS

El Cajon Blvd.
21,602 ADT
Florida St.
3,300 ADT



AVERAGE HOUSEHOLD INCOME

1 mile \$126,404
3 miles \$132,971
5 miles \$130,424



POPULATION

1 mile 45,874
3 miles 275,708
5 miles 583,001

*DISCLAIMER

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FOR LEASING
INFORMATION

STEWART KEITH
858.875.4669
skeith@flockeavoyer.com
CA DRE No.: 01106365

SULLY ROCHE
858.546.5478
sully.roche@cushwake.com
CA DRE No.: 02087932

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AVOYER**
Commercial Real Estate