

OFFERING MEMORANDUM

3104

El Cajon Boulevard

SAN DIEGO, CA 92104

"One of America's best hipster neighborhoods....home to Craftsman cottages, cafes and diners, coffee shops, several microbreweries, boutiques and bastions of creativity in the area"

- **Forbes**

"North Park has all the ingredients for the cool school: It's culturally diverse and has art galleries, boutiques, trendy bars with handcrafted cocktails and local brews, and foodie-approved eateries"

- **Los Angeles Times**



**CUSHMAN &
WAKEFIELD**

*Cover Image: Rendering depicts 9-story version



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NORTH PARK



1 PROJECT OVERVIEW

2 PROPERTY RENDERINGS

3 MARKET OVERVIEW

4 MARKET COMPARABLES

5 DEMOGRAPHICS

3104

El Cajon Boulevard

NORTH PARK

SAN DIEGO, CA 92104



ILLINOIS STREET

EL CAJON BLVD

The Opportunity

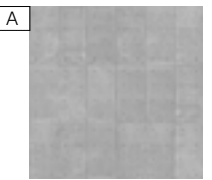
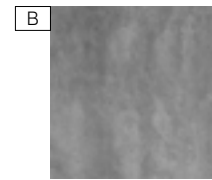
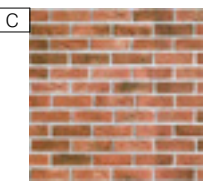
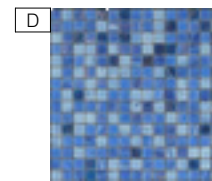


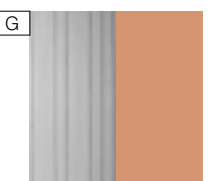
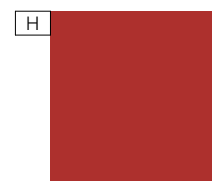


3104 El Cajon Blvd is a 15,747 SF By-Right development opportunity, with 129 or 148 dwelling units. The property is located at the intersection of El Cajon Boulevard and Illinois Street in a Transit Priority Area. Various amenities are within walking distance or a short drive away such as Balboa Park, the Hillcrest Farmer's market, various award-winning restaurants, and breweries, along with Target, Vons, and Sprouts within a five-minute drive. Penetrating this market while there is a housing shortage and strong demand will allow this opportunity to thrive. Additionally, 3104 El Cajon Blvd comes permit ready, has gorgeous views of downtown San Diego, and is located in San Diego's hottest Millennial and Gen Z market.

North Park is home of the best breweries in San Diego including Modern Times Flavordome, Belching Beaver Brewery, Mike Hess Brewing Company, Barn Brewery, North Park Beer Co., Fall Brewing Company, Thorn Street Brewery, Second Chance Beer, Eppig Brewing and Kairoa Brewing Company. If you are a foodie then you can enjoy some of the best San Diego has to offer including The Mission, Underbelly Ramen, One Door North, The Smoking Goat, Alexander's, Porchetta Shack, Louisiana Purchase, Street Side Thai Kitchen and many others.



PROPOSED BUILDING FINISHES



- A**  CONCRETE PATTERNED FORM WORK
- B**  CONCRETE SMOOTH
- C**  BRICK BELDEN - RUNNING BOND 470-479 MEDIUM RANGE SMOOTH
- D**  LOBBY TILE
- E**  CORRUGATED METAL PAC-CLAD - HIGHLINE WALL PANEL DUNN EDWARDS-AVALON DET552
- F**  CORRUGATED METAL PAC-CLAD - HIGHLINE WALL PANEL DUNN EDWARDS-ANCHOR GRAY DE6328
- G**  FIBER CEMENT SIDING JAMES HARDIE DUNN EDWARDS-PECAN VENEER DE5207
- H**  LOBBY DOOR DUNN EDWARDS-HOT JAZZ DEA151
- I**  CABLE RAILING STEEL POST KAYNAR 500
- J**  STOREFRONT DARK BRONZE ANODIZED ALUMINUM



PROPERTY LOCATION	3104-3120 El Cajon Blvd, San Diego, CA 92104
EXISTING SITE CONDITIONS	Gently sloping with frontage along El Cajon Blvd
BUILDING SITE	15,747 SF
APN #	446-181-10-00; 446-181-11-00
WALK SCORE/BIKE SCORE	95/77
CONSTRUCTION TYPE	Option A: Type III - Modified: 8-Story Multi-Family Building or Option B: Type I: 9-Story Multi-Family Building

Option A [CLICK TO VIEW DETAILS](#)

	Type	SF
Residential	Studio	369-437 SF
	1BR /1BA	511-654 SF
	2BR/2BA	784 SF
	Total Square Footage	60,973 SF AVG 473 SF
Shared Spaces	Lobby	1,458 SF
	Club Room	490 SF
	Office	197 SF
	Level 3 Courtyard	1,313 SF
	Parking	Approximately 134 Stalls

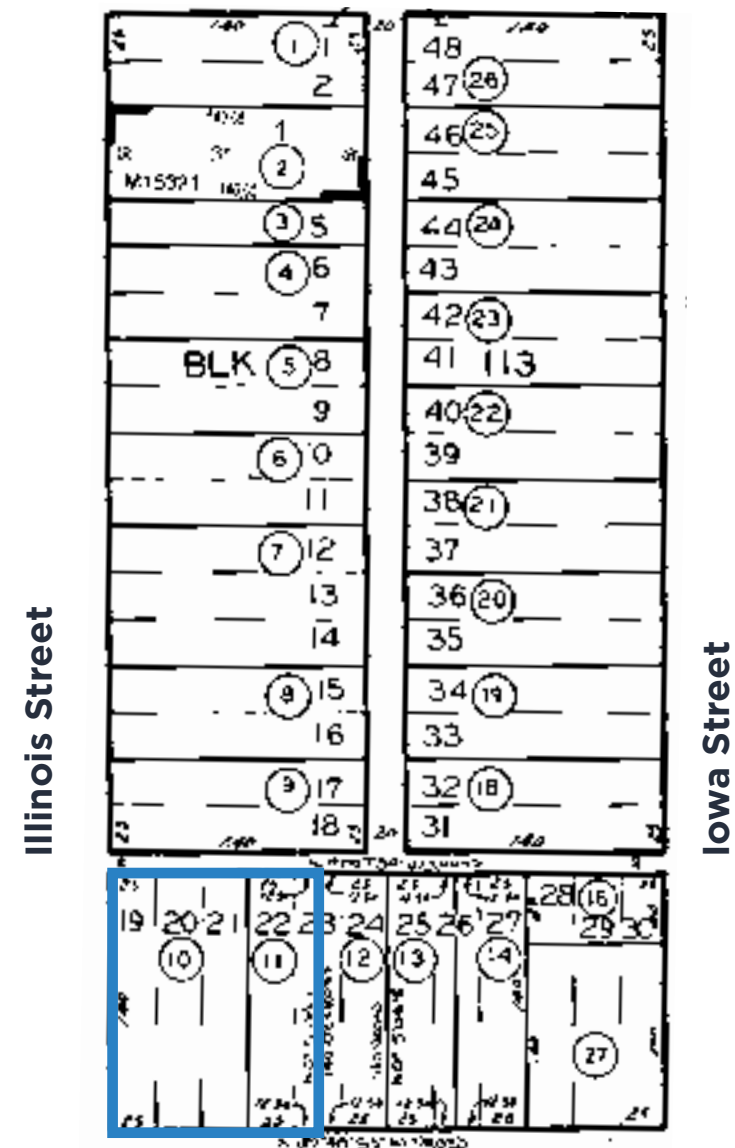
Unit Mix	Units	Type	SF
Residential	56	Studio	26,537 SF
	59	1BR /1BA	34,070 SF
	14	2BR/2BA	11,760 SF
	129	Total Units	60,973 SF

Option B [CLICK TO VIEW DETAILS](#)

	Type	SF
Residential	Studio	369-437 SF
	1BR /1BA	511-654 SF
	2BR/2BA	784 SF
	Total Square Footage	72,367 SF AVG 489 SF
Shared Spaces	Lobby	1,458 SF
	Club Room	490 SF
	Office	197 SF
	Level 3 Courtyard	1,313 SF
	Level 9 Rooftop Deck	697 SF
Parking	Approximately 75 Stalls	

Unit Mix	Units	Type	SF
Residential	65	Studio	26,537 SF
	68	1BR /1BA	34,070 SF
	15	2BR/2BA	11,760 SF
	148	Total Units	72,367 SF

Tax Map



El Cajon Boulevard



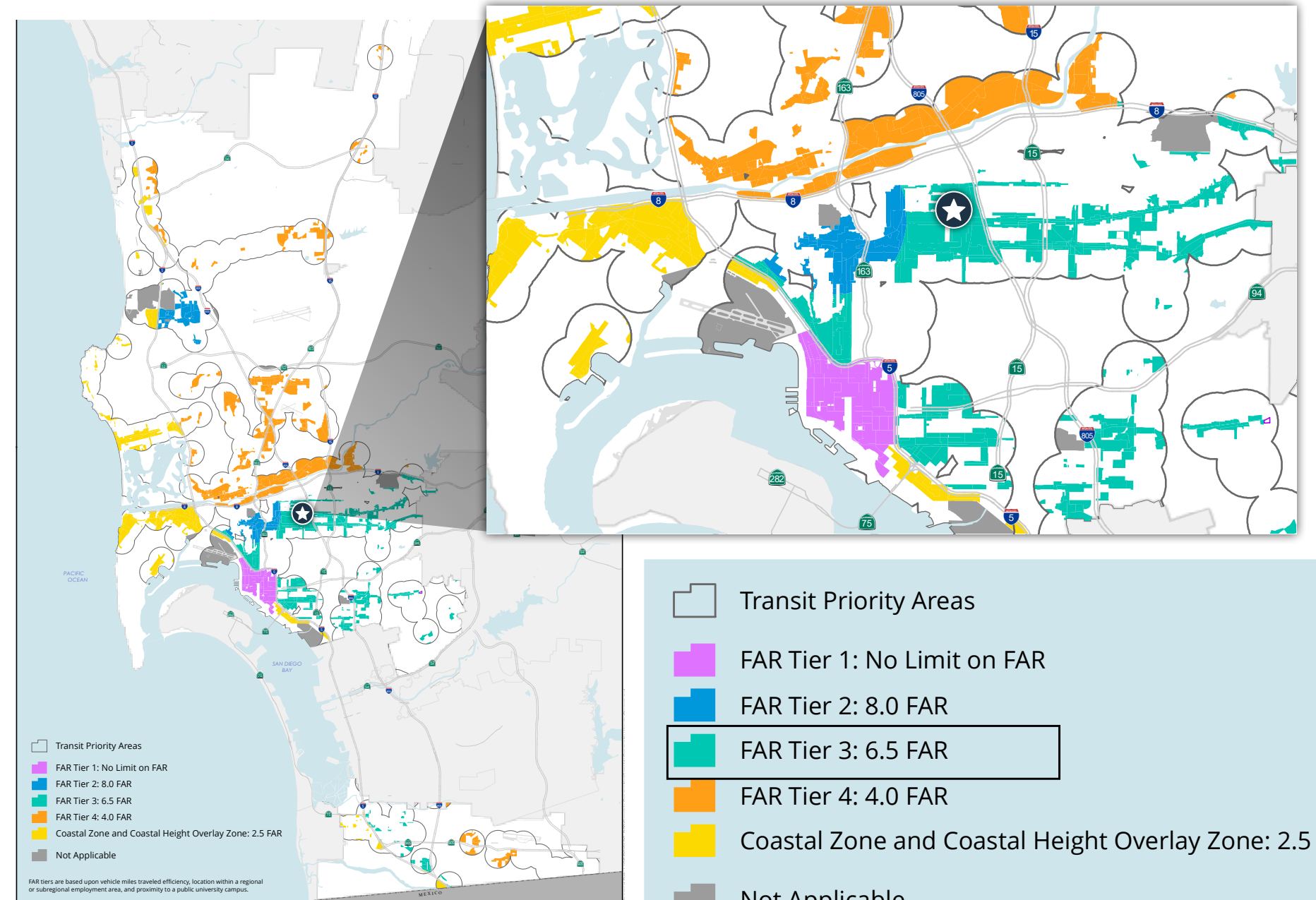
*Buyer to verify all numbers and accuracy

AREA INFORMATION

HOUSING SOLUTIONS

Housing Solutions is an optional affordable housing incentive program that will provide new affordable and market rate housing near transit; preserve existing affordable rents; and establish a new way to fund neighborhood amenities. It will also set aside resources for preserving affordable housing and investing in active transportation and park amenities.

Click here for more info:
[Complete Communities](#)



Transit Priority Areas
 FAR Tier 1: No Limit on FAR
 FAR Tier 2: 8.0 FAR
 FAR Tier 3: 6.5 FAR
 FAR Tier 4: 4.0 FAR
 Coastal Zone and Coastal Height Overlay Zone: 2.5 FAR
 Not Applicable



Complete Communities Housing Solutions
 Floor Area Ratio (FAR) Allowances : October 12, 2020 Draft



- Transit Priority Areas
- FAR Tier 1: No Limit on FAR
- FAR Tier 2: 8.0 FAR
- FAR Tier 3: 6.5 FAR
- FAR Tier 4: 4.0 FAR
- Coastal Zone and Coastal Height Overlay Zone: 2.5 FAR
- Not Applicable

OPTION A: TYPE III- 8 STORIES/ 129 UNITS/134 PARKING STALLS



WEST ELEVATION
*Not to Scale



SOUTH ELEVATION
*Not to Scale

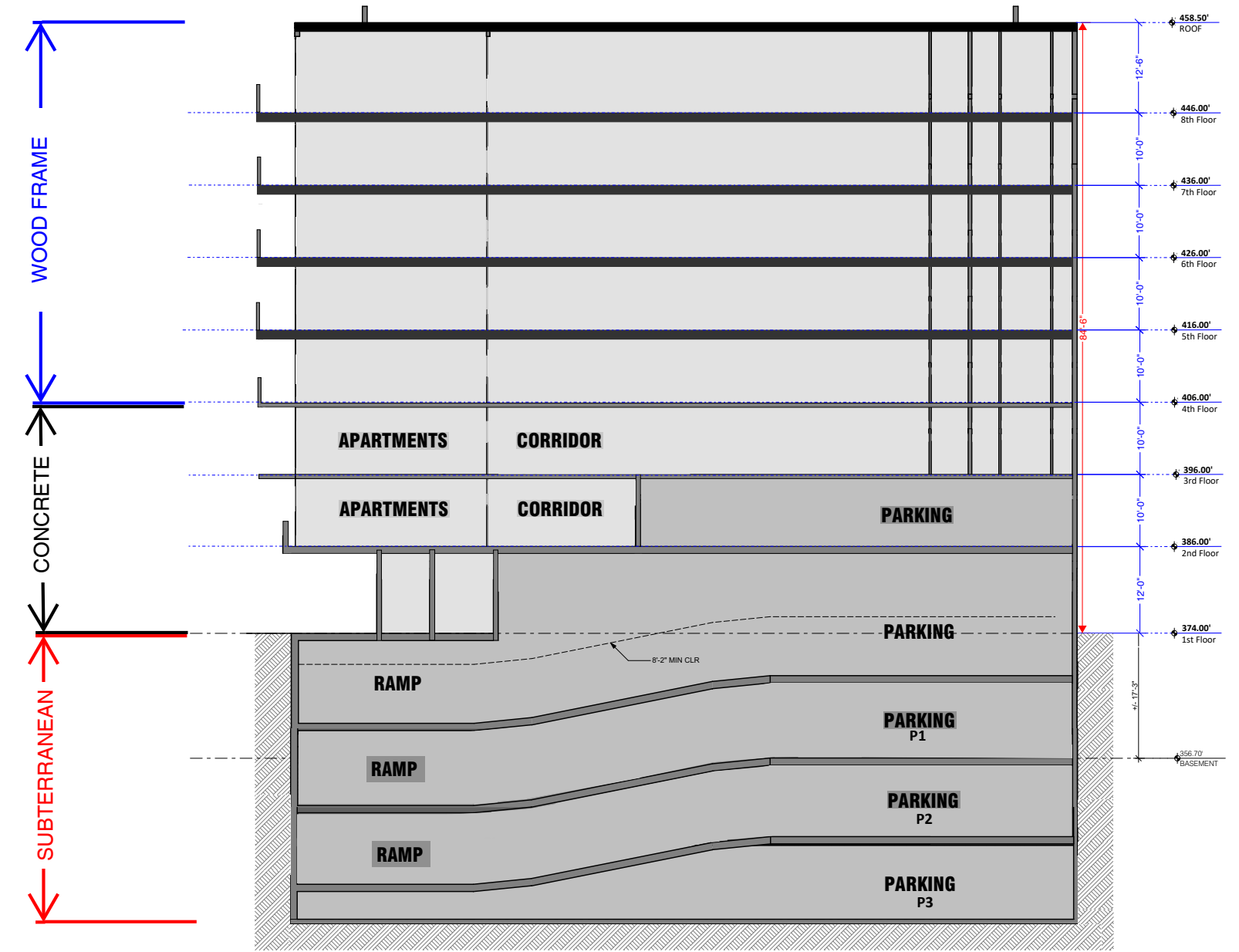


EAST ELEVATION
*Not to Scale



NORTH ELEVATION
*Not to Scale

OPTION A: TYPE III- 8 STORIES/ 129 UNITS/134 PARKING STALLS



1 SECTION
SCALE: 1/8" = 1'-0"

Downtown

Hillcrest

North Park

Mission Valley

Centrally located in San Diego

Close proximity to the 163, and 805 freeways

A walkable Uptown location



FUTURE DEVELOPMENT

Lennar

Address 1353 Park Blvd

Units TBD


FUTURE DEVELOPMENT

Private

Address 4335 Park Blvd

Units 379

RECENTLY COMPLETED




Jonathan Segal

Address 4075 Park Blvd

Units 47

RECENTLY COMPLETED



Alliance

Address 4223 Texas Street

Units 118


FUTURE DEVELOPMENT

Cedar St

Address 4135 Park Blvd

Units 190

RECENTLY COMPLETED



Alliance

Address 4220 Texas Street

Units 76

RECENTLY COMPLETED



Fenton

Address 2030 El Cajon Blvd

Units 165

FUTURE DEVELOPMENT

Private

Address 4350 Oregon St

Units 92

SUBJECT

Address 3104 El Cajon Blvd

Units 129-148

FUTURE DEVELOPMENT

Dan Floit

Address 2145 El Cajon Blvd

Units 56


FUTURE DEVELOPMENT

HP Investors

Address 2232 El Cajon Blvd

Units TBD

RECENTLY COMPLETED



Alliance Development Services

Address 4333 Illinois St

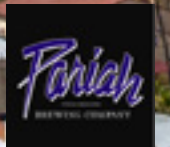
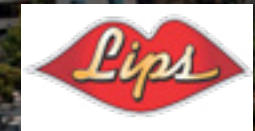
Units 44

EL CAJON BLVD





Awash Ethiopian Restaurant



mimi & red



CVS/pharmacy



EL CAJON BLVD



Downtown
🚗 13 minutes
🚲 38 minutes

Point Loma
🚗 20 minutes
🚲 64 minutes

Ocean Beach
🚗 15 minutes
🚲 58 minutes

Sea World
🚗 14 minutes
🚲 52 minutes

USD
🚗 14 minutes
🚲 41 minutes

Airport
🚗 14 minutes
🚲 46 minutes

UCSD Medical
🚗 11 minutes
🚲 21 minutes

Fashion Valley Mall
🚗 10 minutes
🚲 30 minutes

SD Zoo
🚗 9 minutes
🚲 19 minutes

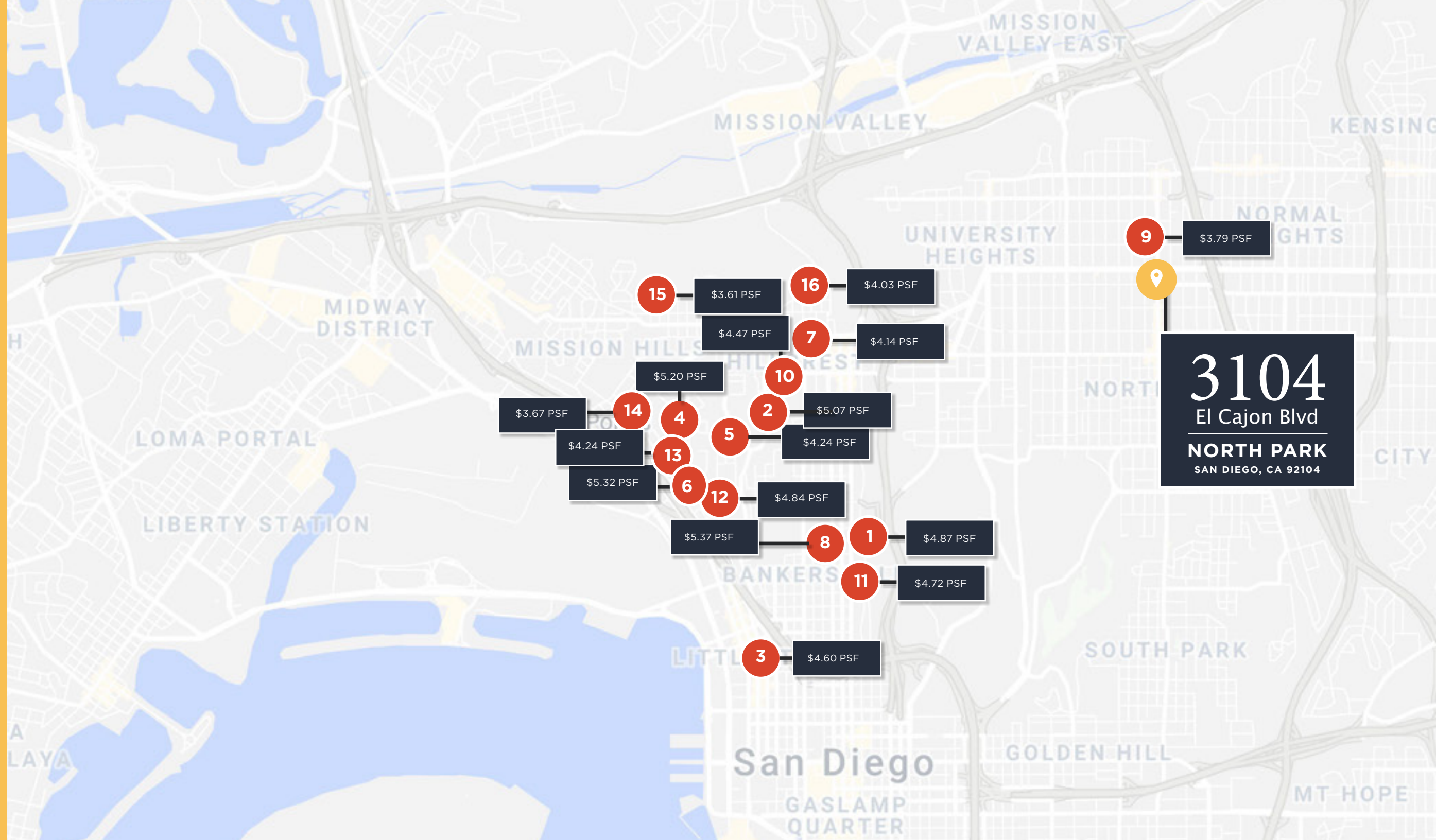
Balboa Park
🚗 6 minutes
🚲 10 minutes

Little Italy
🚗 10 minutes
🚲 36 minutes

NORTH PARK



- | | |
|--|---|
| <p>1. BARCELONA
326 Juniper St
San Diego, CA 92101</p> <p>2. BROADSTONE
3288 5th Ave.
San Diego, CA 92103</p> <p>3. THE CONTINENTAL
320 W Cedar St.
San Diego, CA 92101</p> <p>4. 2730 1st Ave.
San Diego, CA 92103</p> <p>5. MAPLETON
148 W Maple St.
San Diego, CA 92103</p> <p>6. 2355 Curlew St.
San Diego, CA 92103</p> <p>7. STRAUSS ON 5TH
3534 5th Ave.
San Diego, CA 92103</p> <p>8. SECOYA
3067 5th Ave.
San Diego, CA 92103</p> | <p>9. OLLIE NORTH PARK LOFTS
4333 Illinois St.
San Diego, CA 92104</p> <p>10. THE PALOMAR
536 Maple St.
San Diego, CA 92103</p> <p>11. TRU
2001 4th Ave.
San Diego, CA 92104</p> <p>12. JUNIPER HILL
234 Juniper St.
San Diego, CA 92104</p> <p>13. 610 W Laurel
San Diego, CA 92104</p> <p>14. 2943 Reynard Way
San Diego, CA 92101</p> <p>15. THE FORT
1011 Fort Stockton
San Diego, CA 92103</p> <p>16. THE WARWICK
606 Washington St.
San Diego, CA 92103</p> |
|--|---|



1 The Barcelona

90 Units
326 Juniper St
San Diego, CA 92101



Completed Date: 2005
Stories: 4
Vacancy: 0%
Avg Concessions: 0.2%
Studios: 55%
1 Bed: 45%

Common Area Amenities - Controlled Access, Laundry Facilities, Total Parking - 7 Spaces, Parking Type - Grade Level, Rental Office - Stand Alone
Functional Characteristics - Five Story Roof Type - Flat, Elevator Served, Construction Type - Masonry, Private Balcony/Patio In Select Units, Indoor Corridor, Outside Storage

Type	Rent	Rent/SqFt	Size (SqFt)		Market Rent	
			Unit	Total	Total	SqFt
Studio	\$1,489	\$5.56				
1 BD	\$2,082	\$4.20				
	% of Total	Unit Count	Size (SqFt)		Market Rent	
			Unit	Total	Total	SqFt
TOTAL	90	100.00%	322	28,964	\$1,569	\$4.87

3 The Continental

49 Units
320 W Cedar St.
San Diego, CA 92101



Completed Date: 2019
Stories: 8
Vacancy: 0%
Avg Concessions: 0.2%
Studios: 95%
1 Bed: 5%

Common Area Amenities- Elevator, Roof Terrace, Key Fob Entry, Storage Space, Laundry Facilities
Unit Amenities - Air Conditioning, Range, Heating, Refrigerator, Microwave, Tile, Floors, Oven, Views, Patio, Window Coverings

Type	Rent	Rent/SqFt	Size (SqFt)		Market Rent	
			Unit	Total	Total	SqFt
Studio	\$1,843	\$4.60				
1 BD	\$2,267	\$4.59				
	% of Total	Unit Count	Size (SqFt)		Market Rent	
			Unit	Total	Total	SqFt
TOTAL	100%	49	411	18,824	\$1,887	\$4.60

2 Broadstone

100 Units
3288 5th Ave.
San Diego, CA 92103



Completed Date: 2015
Stories: 5
Vacancy: 5%
Avg Concessions: 0.30%
Studios: 24%
1 Bed: 56%
2 Bed: 18%

Common Area Amenities - Controlled Access, Fitness Center, Business Center Clubhouse, Spa, Covered Parking Is Available, Total Parking - 150 Spaces, Parking Type - Subterranean, Rental Office - Stand Alone, Media Room
Apartment Interior Amenities - Washer/Dryer In All Units Above Standard Ceiling Height, Microwave Ovens In All Units, High Speed Internet Access

Type	Rent	Rent/SqFt	Size (SqFt)		Market Rent	
			Unit	Total	Total	SqFt
Studio	\$2,732	\$4.39				
1 BD	\$3,433	\$4.46				
2BD	\$4,471	\$4.02				
	% of Total	Unit Count	Size (SqFt)		Market Rent	
			Unit	Total	Total	SqFt
	100%	100.00%	777	77,695	\$3,952	\$5.07

4 2730 1st Ave.

2730 1st Ave.
San Diego, CA 92103



Completed Date: 2022
Stories: 3

Apartment Amenities - Each suite includes high efficiency air conditioning and heat plus premium appliances including water heater, dishwasher, washer and dryer, oven, range, refrigerator, and microwave. Large windows throughout the property bring in the San Diego sunshine.

Type	Size (SqFt)	Market Rent
	Unit	Total
Studio	433	\$2,250
		\$5.20

5 Mapleton

21 Units
148 W Maple St.
San Diego, CA 92103



Stories: 2

Apartment Amenities - Newly remodeled studios provide a spacious living area along with a bright, modern kitchen with built in microwave and expansive quartz countertops. Abundant storage space in large walk-through closet with built in drawers and office/dressing area. The updated bathroom has a full size tub/shower and wide plank flooring is throughout the unit. Upper level apartments provide beautiful views of the San Diego Bay and lower units offer sunny garden views of the courtyard.

Type	Unit Count	Size (SqFt)	Market Rent
		Unit	Total
Studio	21	400	\$1,695
		19,252	\$4.24

7 Strauss on 5th

141 Units
3534 5th Ave.
San Diego, CA 92103



Completed Date: 2019
Stories: 6
Vacancy: 0.7%
Avg Concessions: 0.30%
Studios: 23%
1 Bed: 39%
2 Bed: 38%

Common Area Amenities - Controlled Access, Fitness Center, Clubhouse, Spa Covered Parking Is Available, Total Parking - 261 Spaces, Parking Type - Subterranean, Rental Office - Stand Alone
Functional Characteristics - Seven Story, Roof Type - Flat, Elevator Served Construction Type - Masonry, Private Balcony/Patio, Indoor Corridor, Fire Sprinklers
Apartment Interior Amenities - Washer/Dryer In All Units, Above Standard Ceiling Height, Ovens In All Units, High Speed Internet Access

Type	% of Total	Unit Count	Size (SqFt)	Market Rent
			Unit	Total
Studio			766	\$3,169
			108,025	\$4.14
TOTAL	141	100.00%		

6 2355 Curlew St.

2355 Curlew St.
San Diego, CA 92103



Type	Size (SqFt)	Market Rent
	Unit	Total
Studio	300	\$1,595
		\$5.32

8 Secoya by the Park

100 Units
3067 5th Ave
San Diego, CA 92103



Completed Date: 2022
Stories: 8
Avg Concessions: 0.0%
Studios: 75%
1 Bed: 17%
2 Bed: 8%

Unit Amenities- Balcony, Range, Kitchen, Refrigerator, Oven, Washer/Dryer
Site Amenities- 24 Hour Access, Public Transportation, Courtyard, Roof Terrace, Grill, Walking/Biking Trails, Picnic Area

Type	% of Total	Unit Count	Size (SqFt)	Market Rent
			Unit	Total
Studio			456	\$2,249
			62,529	\$5.37
TOTAL	100%	100		

9 Ollie North Park Lofts

44 Units
4333 Illinois St
San Diego, CA 92104



Completed Date: 2022
Stories: 5
Vacancy: 68.2%
Avg Concessions: 0.0%
1 Bed: 45%
2 Bed: 55%

Common Area Amenities - Elevator, Multi Use Room, Lounge Area, Conference Area, Open Air Deck, BBQ Picnic Area, Package Service, Media Center, Covered Parking Lot
Other Factor - Major Street Exposure - Walker's Paradise
Apartment Interior Amenities - Balconies on Select Floorplans, Built in Microwave, Central Heat/Air, Dishwasher, Double Door Refrigerator, Gas Range, Large Closets, Large Windows Select Floorplans

Type	Rent	SqFt	Size (SqFt)		Market Rent	
			Unit	Total	Total	SqFt
Studio						
1BD						
	% of Total	Unit Count	Size (SqFt)		Market Rent	
			Unit	Total	Total	SqFt
TOTAL	100%	44	860	44,000	\$3,259	\$3.79

11 TRU

2001 4th Ave
San Diego, CA 92101



Completed Date: 2021
Vacancy: 0%

Apartment Amenities - Heating: Electric, Air Conditioning, Heating Fuel: Electric, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Gated Entry, Barbeque Area, Patio

Type	Size (SqFt)		Market Rent	
	Unit	Total	Total	SqFt
	540		\$2,550	\$4.72

10 The Palomar

24 Units
536 Maple St
San Diego, CA 92103



Completed Date: 2017
Stories: 4

Apartment Amenities - Fireplace, Hardwood Floors, Laundry Facilities, Gated

Type	Unit Count	Type	Size (SqFt)		Market Rent	
			Unit	Total	Total	SqFt
	24	1 BD	603	24,436	\$2,695	\$4.47

12 Juniper Hill

17 Units
234 Juniper St.
San Diego, CA 92104



Completed Date: 1989
Stories: 2

Apartment Amenities - Located in the heart of Banker's Hill Remodeled unit with stainless steel appliances, hard wood flooring, gas fire place and faces the harbor and airport. Just a few blocks from Balboa Park or Little Italy. Centrally located and convenient to wonderful restaurants, shopping and public transportation. Gated building and garage parking. Common area laundry on site and communal patio/ lounge area

Type	Unit Count	Type	Size (SqFt)		Market Rent	
			Unit	Total	Total	SqFt
	17	1 BD/1BA	536		\$2,595	\$4.84

13 610 W Laurel

610 W Laurel
San Diego, CA 92104



Common Area Amenities - Clubhouse, Grill, Controlled Access, Public Transportation, Elevator, Roof Terrace
Functional Characteristics - Private Balcony/Patio, Construction Type- Reinforced Concrete
Other Factor - Major Street Exposure, Very Walkable
Apartment Interior Amenities - Air Conditioning, Heating, Balcony, Microwave, Cable Ready, Oven, Dining Room, Patio, Dishwasher, Range, Disposal, Refrigerator, Washer/Dryer, Stainless Steel Appliances

Type	Size (SqFt)		Market Rent	
	Unit	Total	Total	SqFt
! BD/1BA	400		\$1,695	\$4.24

15 The Fort

1011 Fort Stockton Dr.
San Diego, CA 92101



Completed Date: 2020

Type	Size (SqFt)		Market Rent	
	Unit	Total	Total	SqFt
2 BD/2BA	1,040		\$3,750	\$3.61

14 2943 Reynard Way

2943 Reynard Way
San Diego, CA 92101



Completed Date: 1990

Type	Size (SqFt)		Market Rent	
	Unit	Total	Total	SqFt
2 BD/1BA	750		\$2,750	\$3.67

16 The Warwick

80 Units
606 Washington St.
San Diego, CA 92103



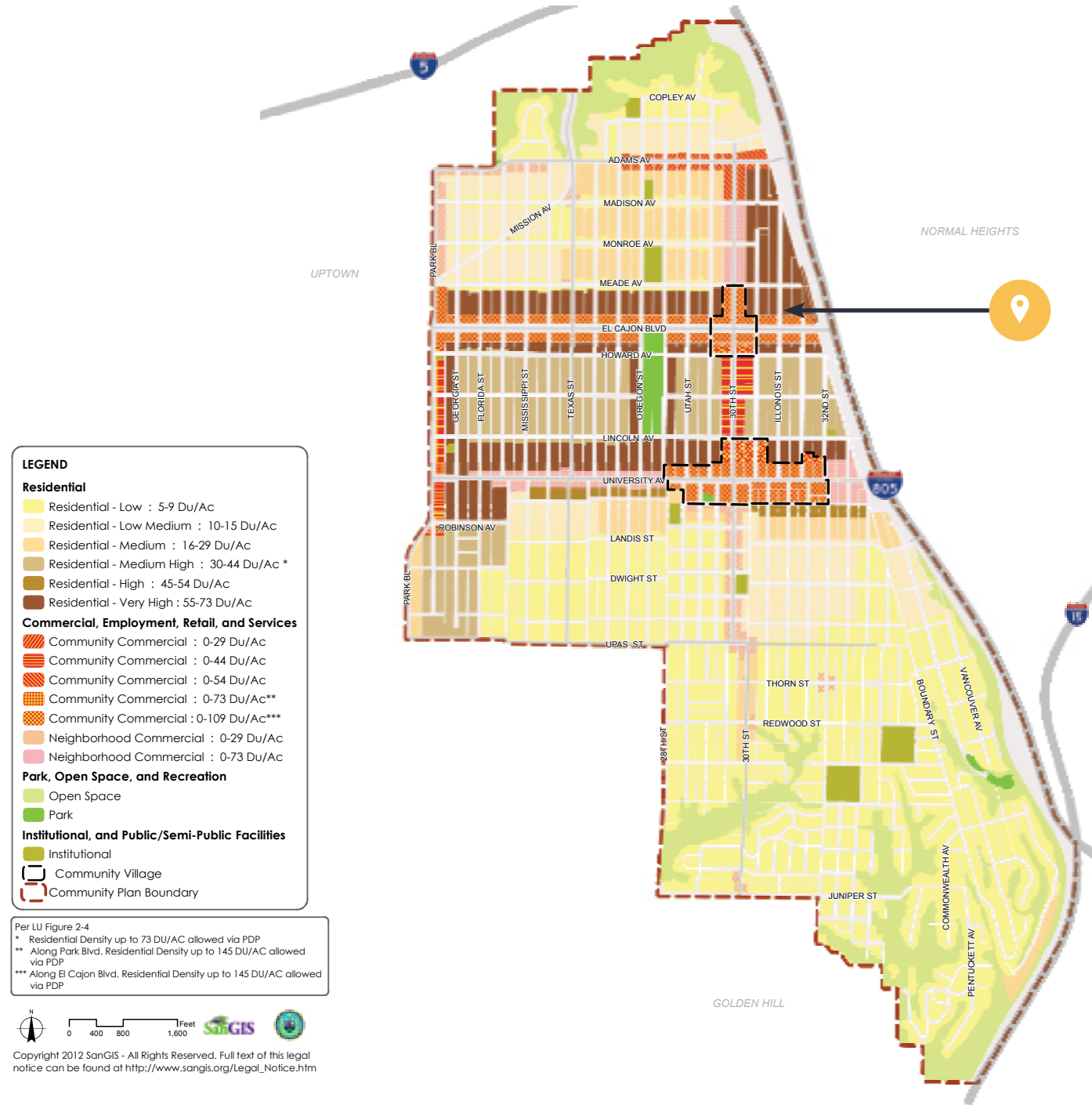
Stories: 5

Completed Date: 2017

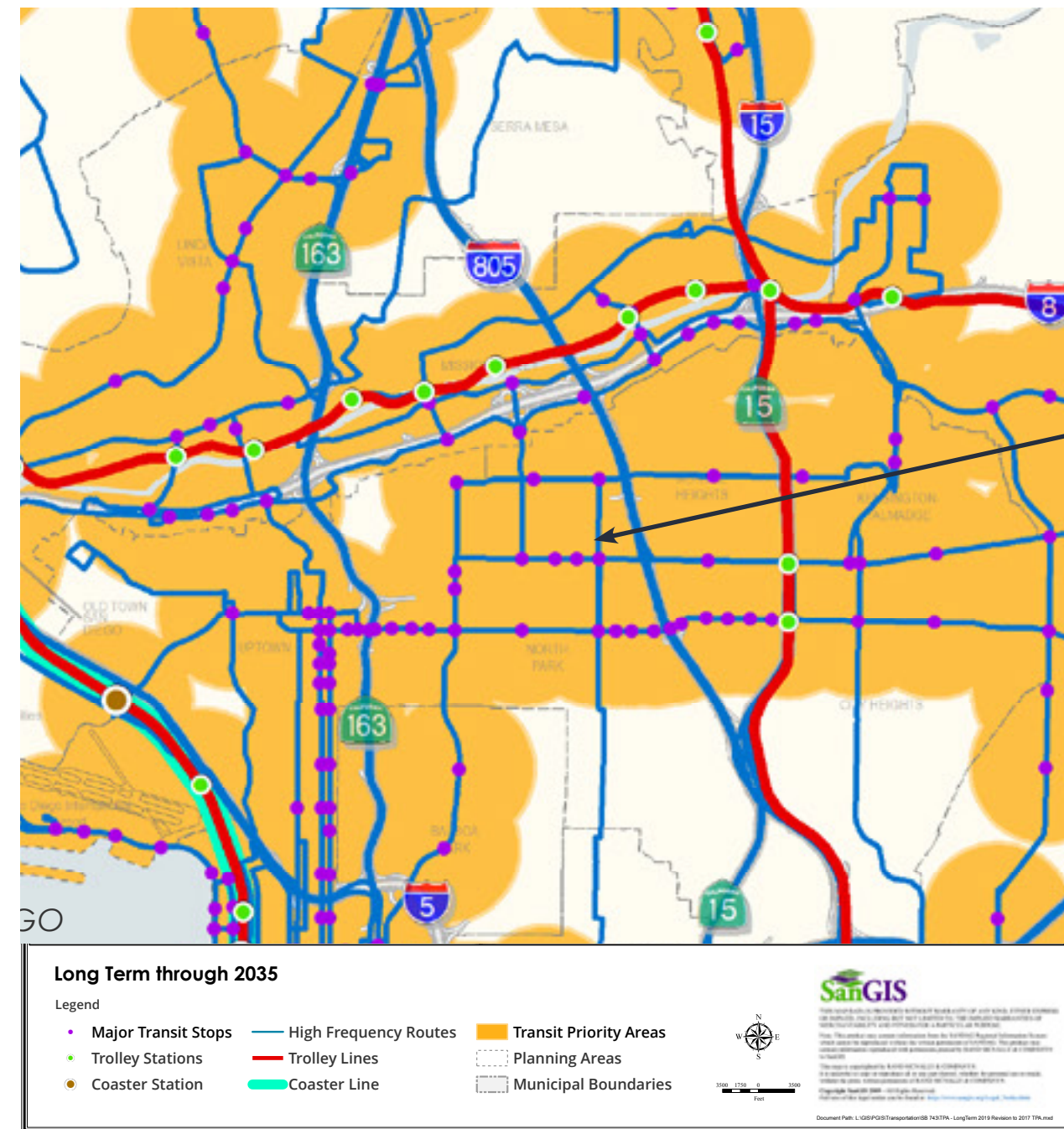
Common Area Amenities - Controlled Access, Fitness Center, Business Center Clubhouse, Swimming Pool, Laundry Facilities, Covered Parking Is Available. Total Parking - 96 Spaces, Parking Type - Grade Level, Rental Office - Stand Alone
Apartment Interior Amenities- Above Standard Ceiling Height, Microwave Ovens In All Units, High Speed Internet Access

Type	Unit Count	Type	Size (SqFt)		Market Rent	
			Unit	Total	Total	SqFt
	80	2 BD/1 BA	844	44,814	\$3,400	\$4.03

Community Plan Land Use Map



Transit Priority Area Map



Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator 1st & 2nd >> 3rd >> 4th >>	Zones				
		CC				
		2-	3-	4-	5-	3-
		3-	3-	3-	3-	3-
Max permitted Residential Density⁽¹⁾		1,500	1,000	800	600	400
Supplemental Residential Regulations [See Section 131.0540]		applies	applies	applies	applies	applies
Lot Area						
Min Lot Area (sq. ft.)		2,500	2,500	2,500	2,500	2,500
Max Lot Area (ac)		--	--	--	--	--
Lot Dimensions						
Min Lot Width (ft)		25	25	25	25	25
Min Street Frontage (ft)		25	25	25	25	25
Min Lot Depth (ft)		--	--	--	--	--
Max Lot Depth (ft)		--	--	--	--	--
Setback Requirements⁽⁶⁾						
Min Front Setback (ft)		--	--	--	--	--
Max Front Setback (ft) [See Section 131.0543(a)]		10 ⁽²⁾	10 ⁽²⁾	10 ⁽²⁾	10 ⁽²⁾	10 ⁽²⁾
Min Side Setback (ft)		10	10	10	10	10
Optional Side Setback (ft) [See Section 131.0543(b)]		0	0	0	0	0
Side Setback Abutting Residential [See Section 131.0543(c)]		applies	applies	applies	applies	applies
Min Street Side Setback (ft)		--	--	--	--	--
Max Street Side-Setback (ft) [See Section 131.0543(a)]		10 ⁽²⁾	10 ⁽²⁾	10 ⁽²⁾	10 ⁽²⁾	10 ⁽²⁾
Min Rear Setback (ft)		10	10	10	10	10
Optional Rear Setback (ft)		0	0	0	0	0

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator 1st & 2nd >> 3rd >> 4th >>	Zones				
		CC				
		2-	3-	4-	5-	3-
		3-	3-	3-	3-	3-
[See Section 131.0543(b)]						
Rear Setback Abutting Residential [See Section 131.0543(c)]		applies	applies	applies	applies	applies
Max Structure Height (ft)		100	65	65	100	-
Min Lot Coverage (%)⁽⁶⁾		35	35	35	35	35
Max Floor Area Ratio		2.0 ^(4,5)	2.0 ^(4,5)	2.0 ^(4,5)	2.0 ^(4,5)	2.0 ^(4,5)
Floor Area Ratio Bonus for Residential Mixed Use [See Section 131.0546(a)]		2.0	2.0	2.5	2.5	3.0
Minimum Floor Area Ratio for Residential Use		1.0	1.0	1.5	1.5	2.0
Ground-floor Height [See Section 131.0548]		applies	applies	applies	applies	applies
Pedestrian Paths [See Section 131.0550]		applies	applies	applies	applies	applies
Transparency [See Section 131.0552]		applies	applies	applies	applies	applies
Building Articulation [See Section 131.0554]		applies	applies	applies	applies	applies
Parking Lot Orientation [See Section 131.0556]		-	-	-	-	-
Refuse and Recyclable Material Storage [See Section 142.0805]		applies	applies	applies	applies	applies
Loading Dock and Overhead Door Screening Regulations [See Section 142.1030]		applies	applies	applies	applies	applies
Visibility Area [See Section 113.0273]		applies	applies	applies	applies	applies





CONNECTIVITY

relationships
expanding neighborhoods
social productivity



HOUSING

existing shortage
young professionals
growing community



OPPORTUNITY

multi family
Hillcrest
development



WORKABILITY

restaurants and shops
neighbors
health & wellbeing

North Park

North Park is the home to over 54,000 residents and a primarily young population: around 40% are Millennials and Gen X. The population is projected to grow to 54,637 by 2026.

North Park serves as the Uptown gateway to San Diego, a central district for arts and culture attracting high-tech startups with the increasing availability of creative workspace in the market.

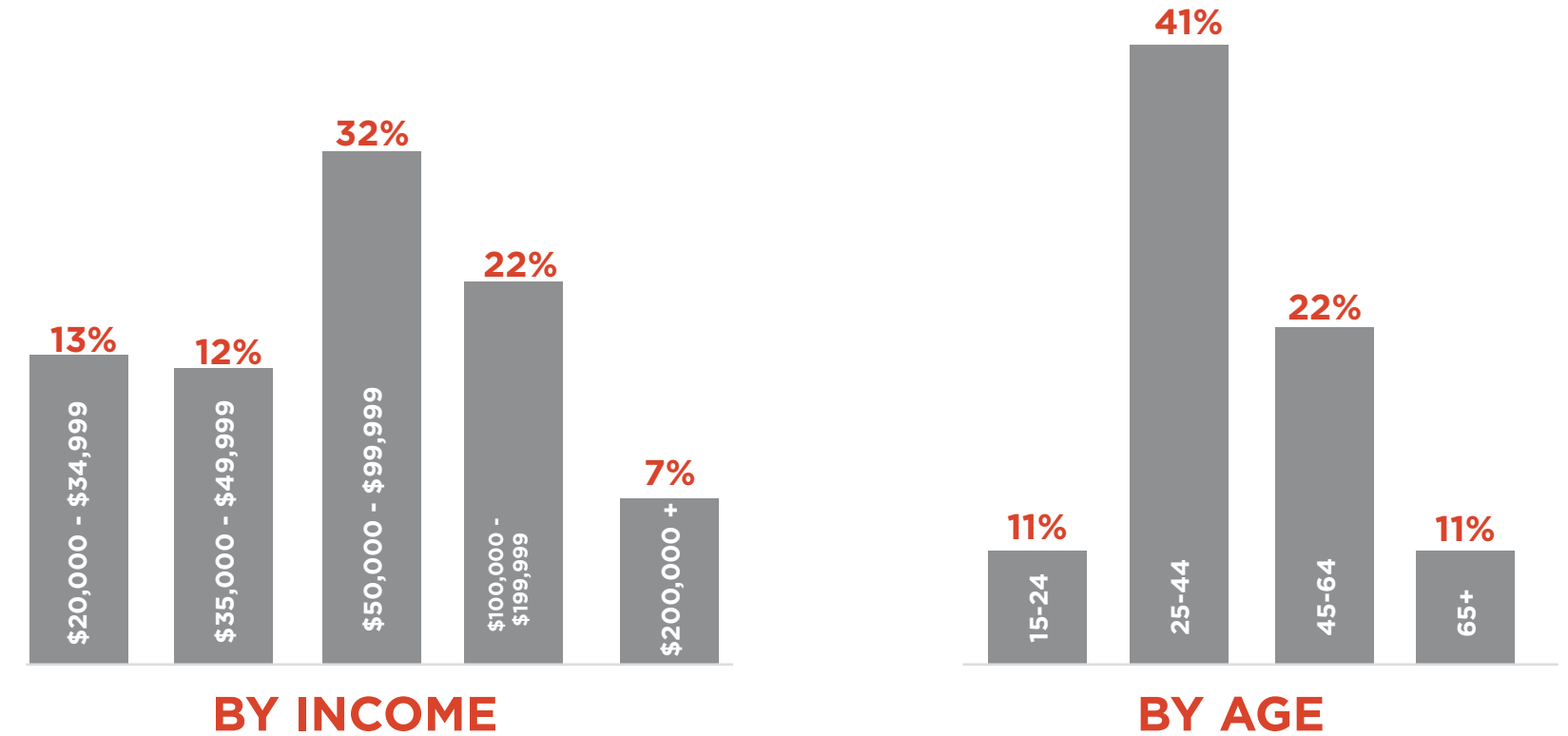
±54,079
RESIDENTS



±12,282
EMPLOYEES



±2,498
BUSINESSES



OPTION B: TYPE I-9 STORY/ 149 UNITS/ 75 PARKING STALLS



SOUTH GROUND FLOOR



SOUTHWEST ELEVATION

OPTION B: TYPE I-9 STORY/ 149 UNITS/ 75 PARKING STALLS



NORTHWEST ELEVATION



SOUTHEAST ELEVATION

OFFERING MEMORANDUM

3104

El Cajon Boulevard

SAN DIEGO, CA 92104

"One of America's best hipster neighborhoods....home to Craftsman cottages, cafes and diners, coffee shops, several microbreweries, boutiques and bastions of creativity in the area"

- **Forbes**

"North Park has all the ingredients for the cool school: It's culturally diverse and has art galleries, boutiques, trendy bars with handcrafted cocktails and local brews, and foodie-approved eateries"

- **Los Angeles Times**



**CUSHMAN &
WAKEFIELD**

*Cover Image: Rendering depicts 9-story version