

TENNEY

2260 EL CAJON BLVD

NORTH PARK/UNIVERSITY HEIGHTS, SAN DIEGO



FOR LEASE:
CAFÉ OPPORTUNITY AVAILABLE

Just Signed:



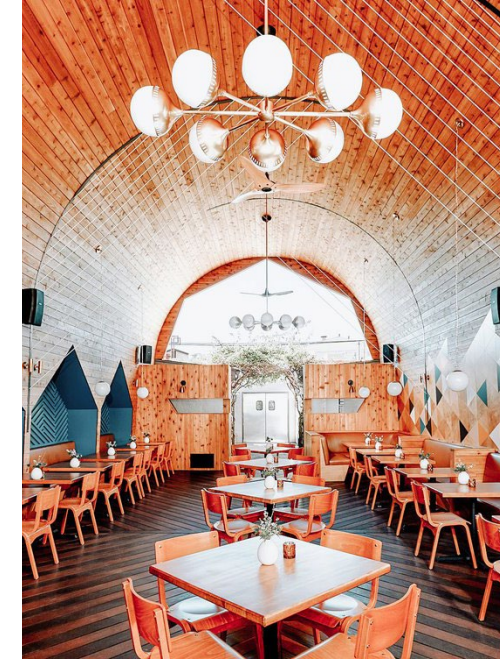
The Neighborhood.

Located near the intersection of El Cajon Blvd and Texas St, this stretch of San Diego connects the energy of North Park with the character of University Heights. The area is known for its walkability, eclectic retail, and evolving food scene, attracting a mix of students, professionals, and longtime locals. With ongoing development and a strong sense of community, this corridor continues to emerge as a hub for progressive brands and neighborhood-driven concepts.

TRIBUTE PIZZA



MADISON ON PARK



PURE BREWING



WISE OX



SEVEN GRAND



LAFAYETTE HOTEL

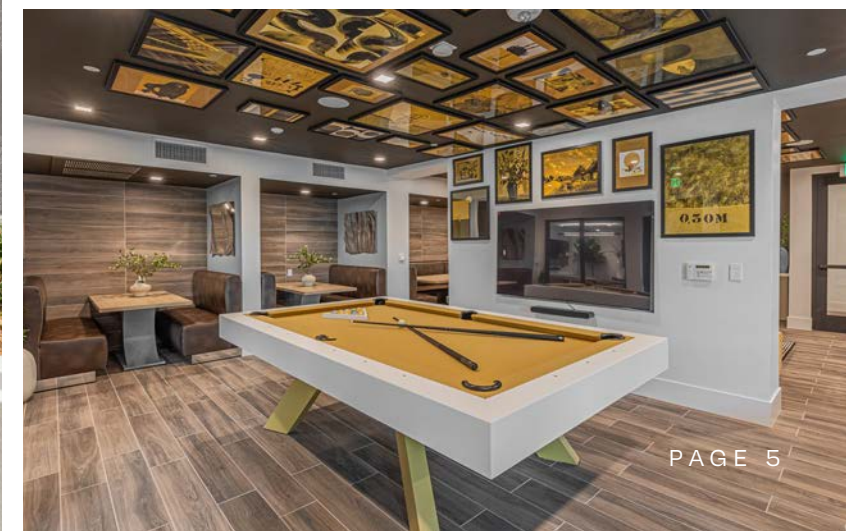


PIGMENT



The Vision.

This brand-new development in the heart of University Heights provides a dynamic environment for the surrounding community and onsite residents. The project includes 124 apartments with ample underground parking. The project is amenitized with a pool deck, co-working spaces, fitness center and café/retail opportunities. The retail/restaurant opportunity for the project is located on the ground floor, adjacent to the lobby, with direct frontage to El Cajon Blvd, directly across the street from the new Lafayette Hotel. This is a unique opportunity to serve a built-in customer base and land in one of the top retail and culinary destinations of San Diego's vibrant community.



The Opportunity.

- Available Space:
~1,285 SF café opportunity
- Signage to El Cajon Blvd
- Onsite parking
- Lafayette Hotel directly across the street

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



The Demographics.

	1 mile	3 miles	5 miles
Daytime Population	34,551	264,324	674,755
# of Workers	20,794	154,593	401,852
Average Age	36.2	35.4	34.4
Average Income	\$94,760	\$108,747	\$108,433



TENNEY

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