

University Heights Retail/Restaurant Space

FOR LEASE



Please DO NOT Disturb Tenants

1730 Monroe Avenue,
San Diego, CA 92116

Ground Floor: 2,715 SF Retail/Restaurant
2nd Floor: 3,075 SF Retail/Office

Can Be Demised



PRIME

University Heights Location

- ◆ Phenomenal opportunity to be in a central University Heights location
- ◆ Highly visible from Park Blvd., University Heights' main drag
- ◆ Ideal open floor plan for a variety of retail/restaurant concepts
- ◆ Ability to easily demise space for a smaller retail/restaurant concept
- ◆ Rare onsite parking available
- ◆ Recently voted as one of the best places to live in San Diego, with over 230,000 residents in a 3-mile radius
- ◆ An abundance of foot traffic with the University Heights Sign one block away
- ◆ Walking distance to the hippest retail shops & restaurants, such as Parkhouse Eatery, Pop Pie, Park & Rec, Lestat's on Park, and more
- ◆ Become a part University Heights' rapid development!



TAKE VIRTUAL TOUR →

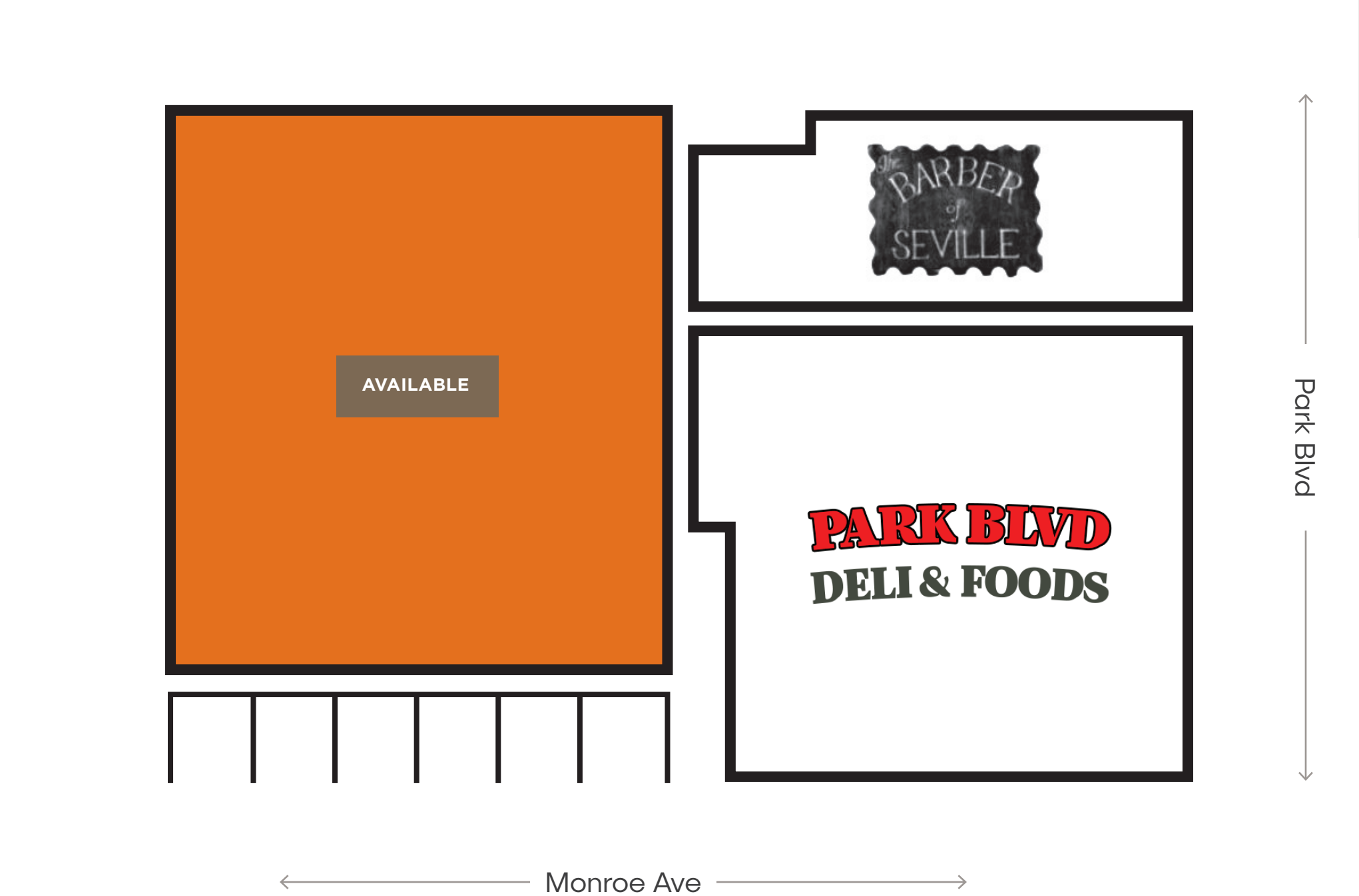
Renowned Neighbors



Site Plan



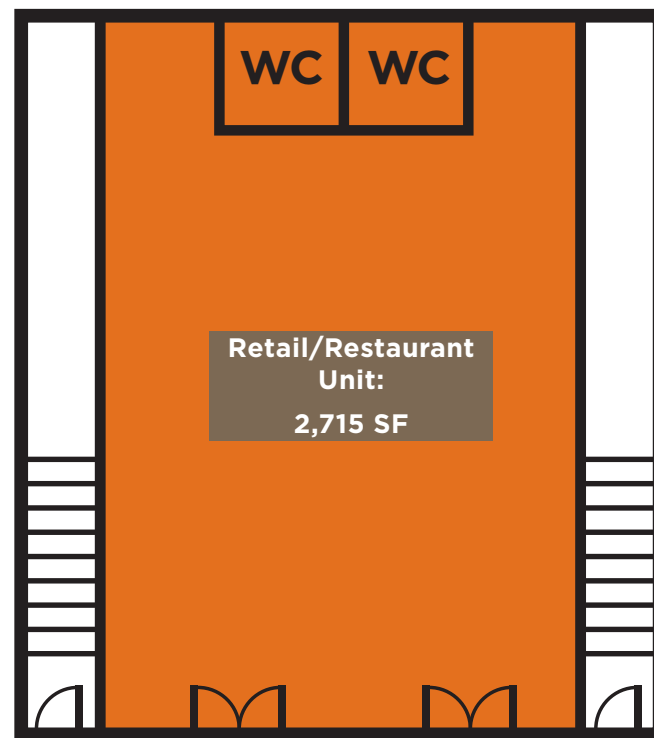
1730 Monroe Ave., San Diego, CA 92116



Floor Plan



Ground Floor



2nd Floor



← Monroe Ave →

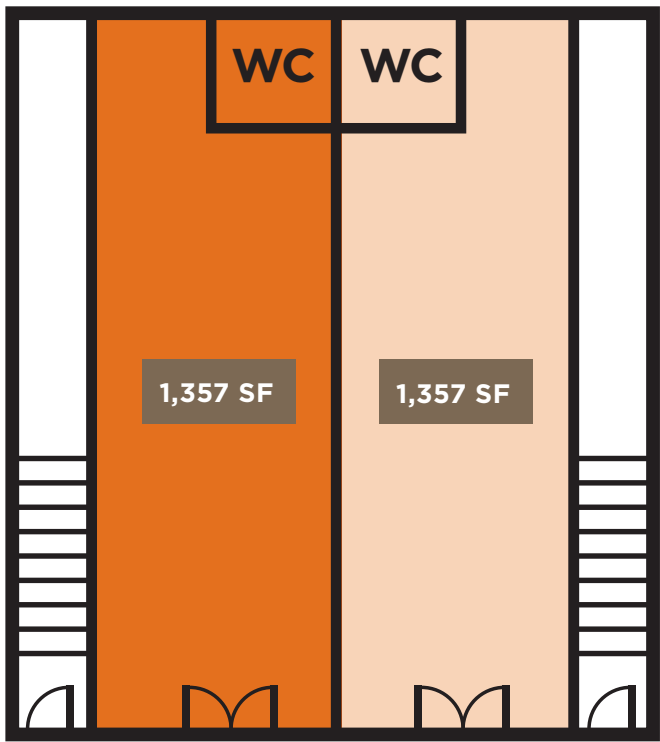
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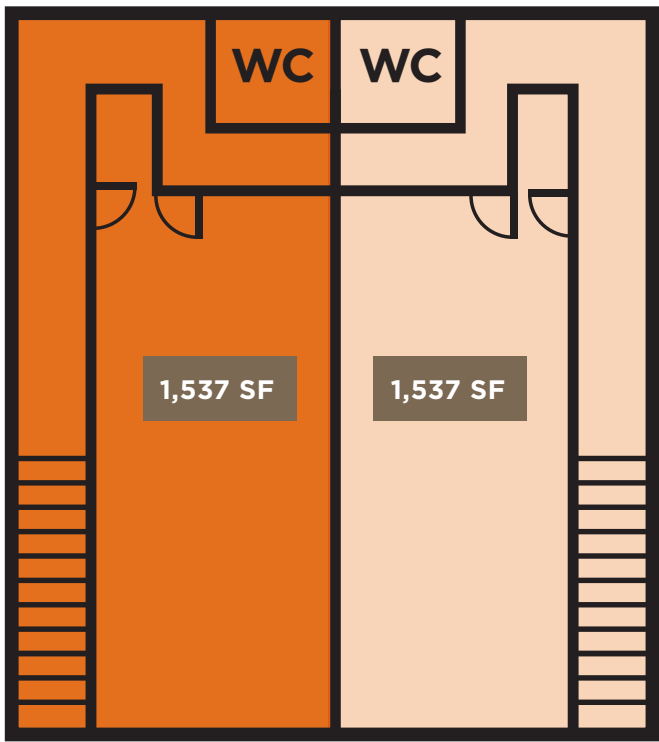
Demised Floor Plan



Ground Floor



2nd Floor



← Monroe Ave →

1730 Monroe Ave., San Diego, CA 92116

01



02



03



04



05



06



07



08



09



10



11



12



13



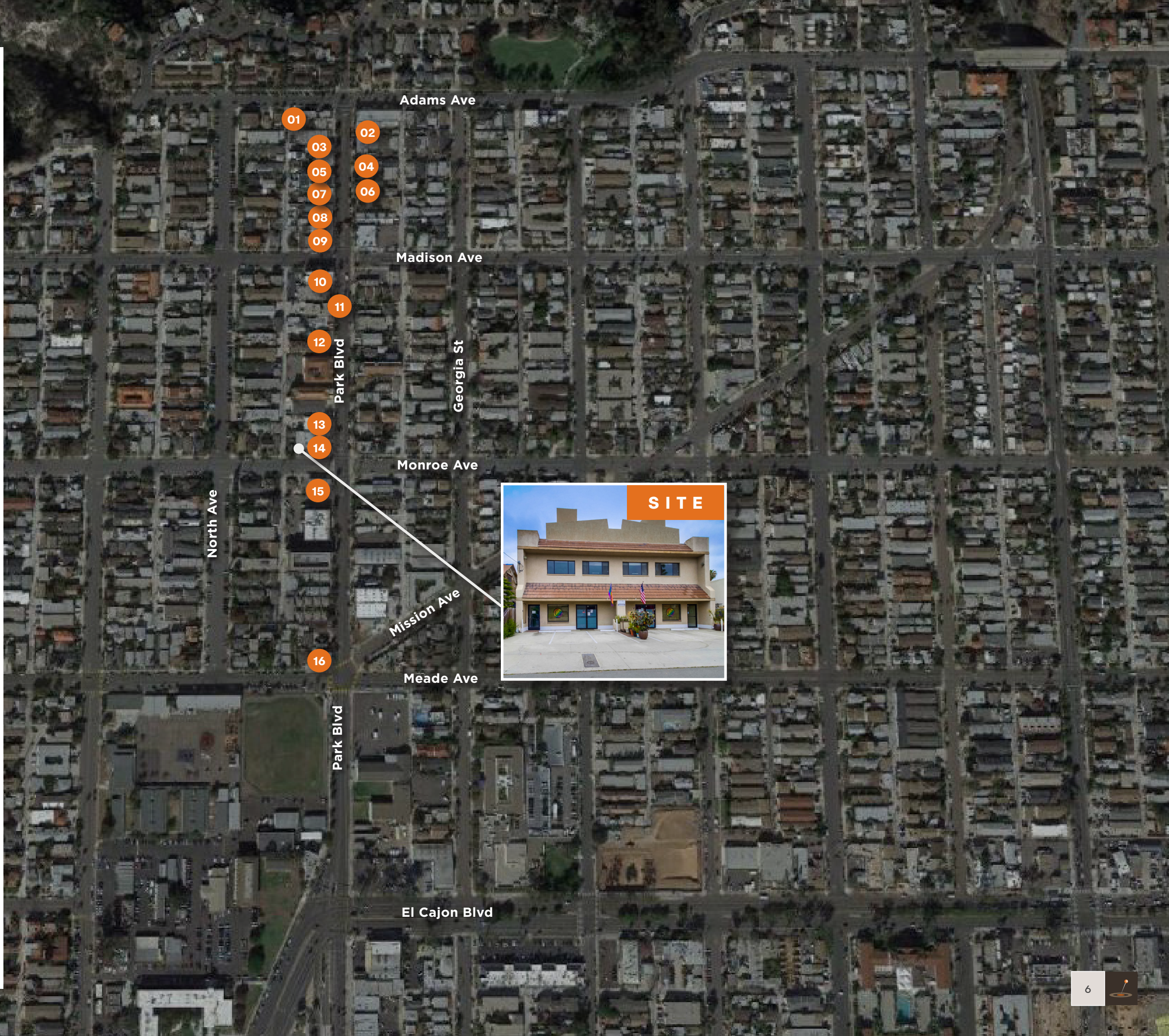
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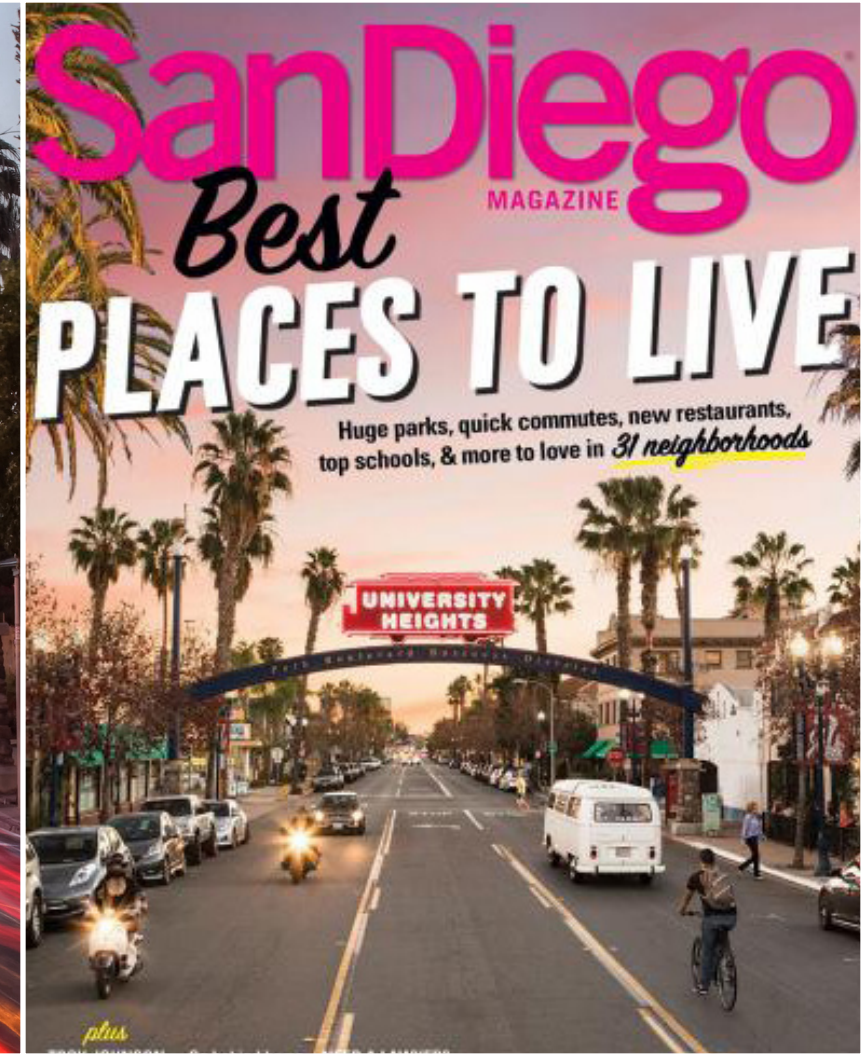
Goings On in University Heights

HISTORY

Originally bringing visitors to University Heights were the new cable cars leading to the beloved Mission Cliff Park, an amusement park filled with rides, a shooting gallery, and vaudeville performances. However, the main catalyst for the community's spike in growth was the San Diego Electrical Railway, which made its way to Adams Ave. in 1907, as well as an abundant supply of water coming to San Diego around the same time, and stimulating a \$6 million increase in new construction.

UNIVERSITY HEIGHTS ARTS OPEN

This celebrated event encourages the San Diego community to stroll through the charming neighborhood of University Heights and tour the various artist studios and venues. The day is filled with raffles, performances, food, and of course, ART!



SUMMER IN THE PARK CONCERT SERIES

Every summer over the months of July and August, University Heights puts on the Summer in the Park Concert Series at the Trolley Barn Park. Hundreds of residents from the community come out every Friday to listen to live music alongside their neighbors. This free event is widely cherished and is especially popular among families having a picnic dinner on the grass while enjoying fun entertainment at their local park.




TASTE OF UNIVERSITY HEIGHTS

A much-anticipated annual event, where 15 restaurants and bars on Park Blvd. welcome guests to come in and sample their most popular menu items. This family friendly event allows the entire community to get a taste of what their home has to offer. Taste of University Heights is often held on the same day as the University Heights Arts Open, bringing both foodies and art lovers together.






Demographics




1 MILE

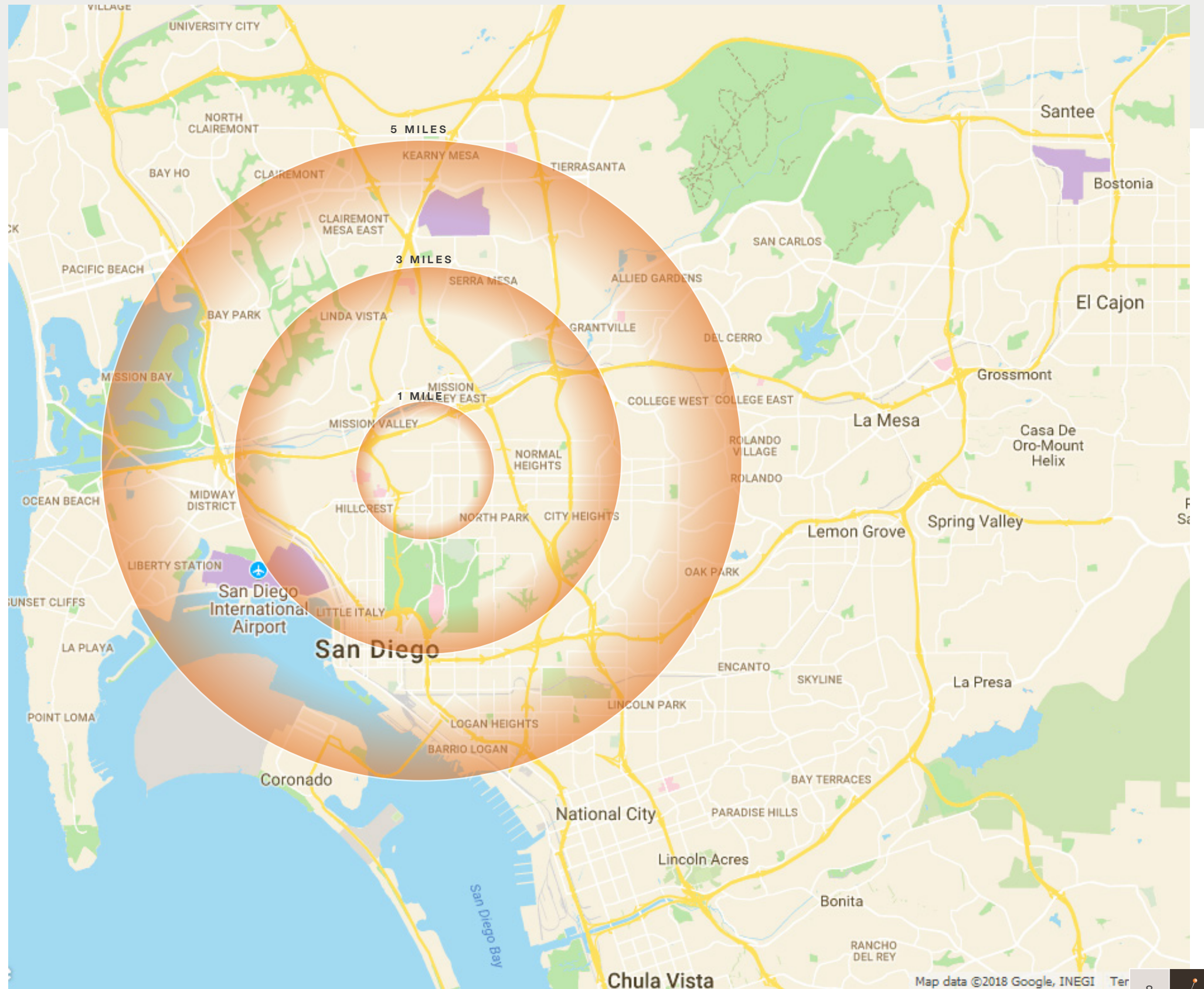
 Daytime Population	22,106
 Population	37,978
 Average HH Income	\$73,433

3 MILES

 Daytime Population	165,833
 Population	239,276
 Average HH Income	\$80,127

5 MILES

 Daytime Population	389,932
 Population	557,971
 Average HH Income	\$77,500





Leasing Inquiries



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