

University Heights Restaurant/Retail Space

FOR LEASE



4636 Park Blvd., San Diego, CA 92116 / 2,480 SF + Potential Patio

PRIME

University Heights Location

- ◇ Rare opportunity to be in a ideal University Heights location
- ◇ Major renovations underway, with grease trap, shaft for future hood, new electrical & HVAC
- ◇ Seeking early tenancy prior to delivery for a cost effective & efficient restaurant build out
- ◇ Great open floor plan for a variety of retail/restaurant concepts
- ◇ Prime visibility from Park Blvd., University Heights' main drag
- ◇ Close proximity to upcoming 400-unit University Heights' development on Park Blvd & Normal St.
- ◇ Situated next to long time successful bars and restaurants
- ◇ Recently voted as one of the best places to live in San Diego, with over 230,000 residents in a 3-mile radius
- ◇ Walking distance to the hippest retail shops & restaurants, such as Parkhouse Eatery, Pop Pie, Park & Rec, Lestat's on Park, and more



Renowned Neighbors





BE A PART OF UNIVERSITY HEIGHTS' MAIN DRAG

4636 PARK BLVD., SAN DIEGO, CA 92116



Rendering of renovations underway

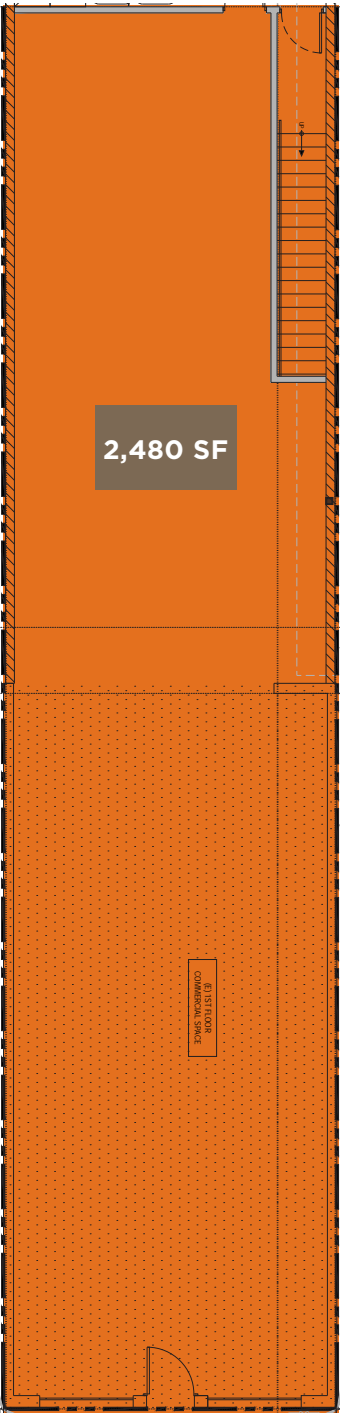


Rendering of potential restaurant layout

Floor Plan



4636 Park Blvd., San Diego, CA 92116



← Park Blvd →

01



02



03



04



05



06



07



08



09



10



11



12



13



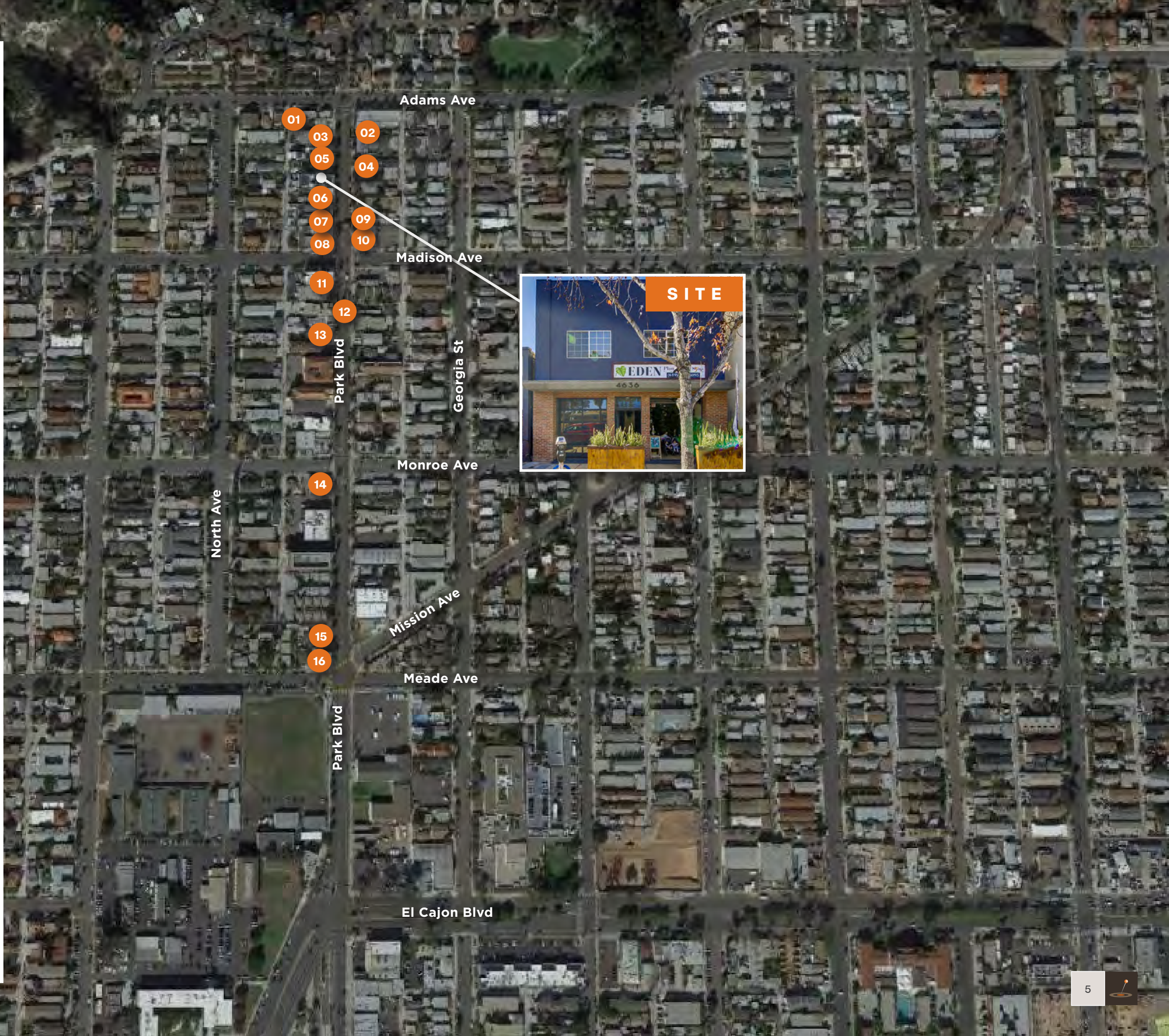
14



15



16



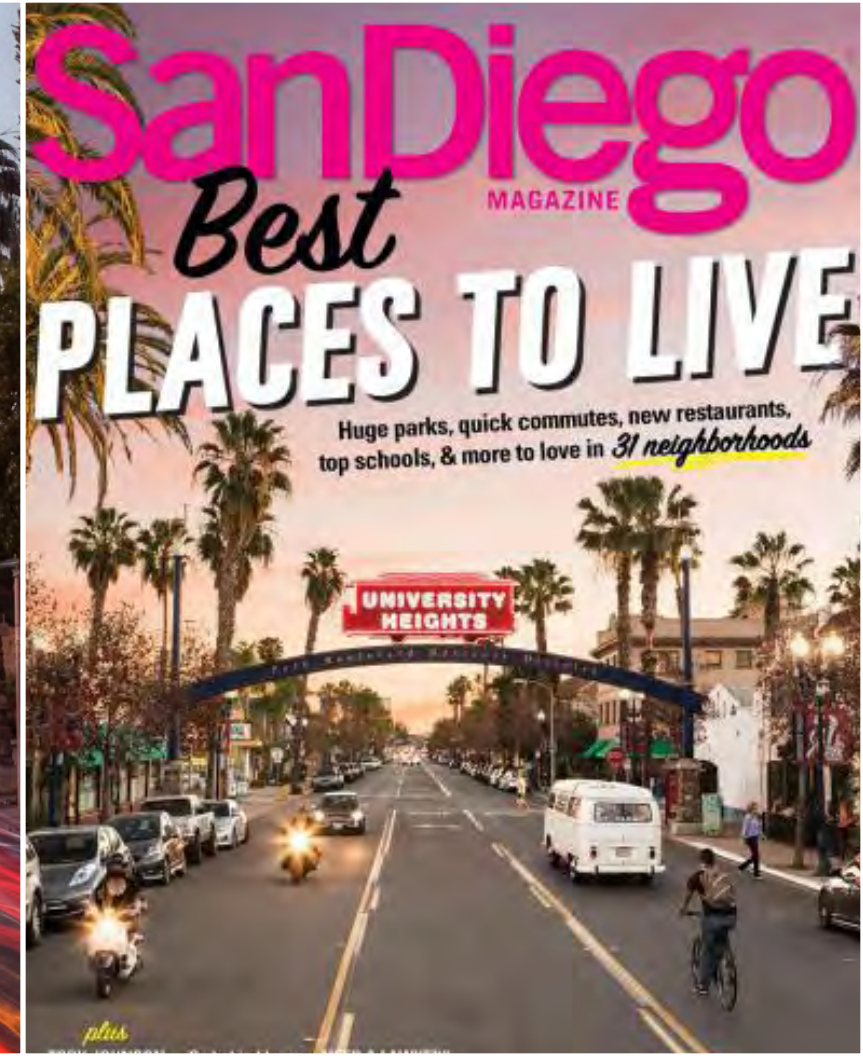
Goings On in University Heights

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

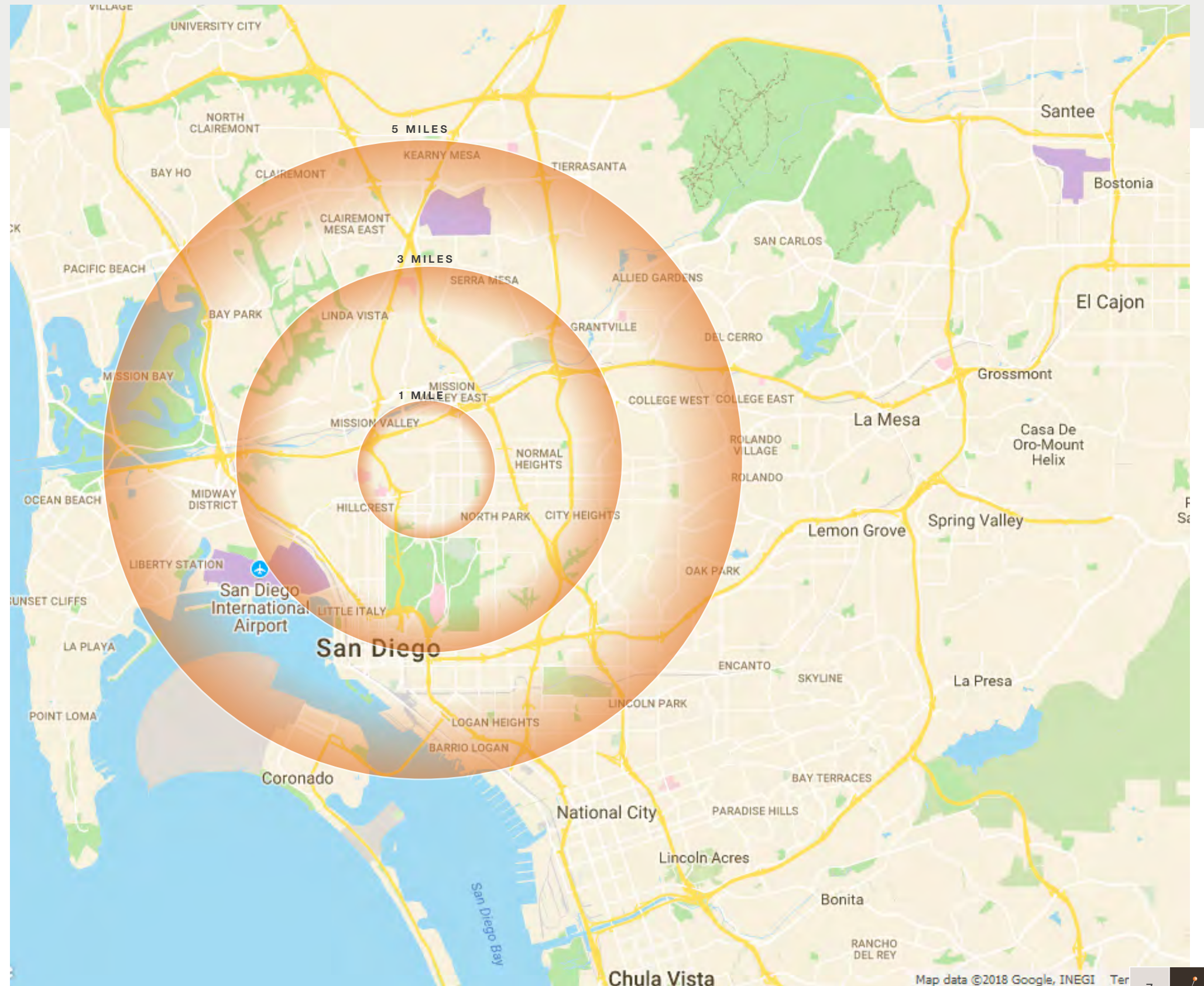
 Daytime Population	28,335
 Population	37,869
 Average HH Income	\$83,237

3 MILES

 Daytime Population	157,215
 Population	228,999
 Average HH Income	\$86,457

5 MILES

 Daytime Population	405,694
 Population	546,377
 Average HH Income	\$83,125





FOR LEASE

4636 Park Blvd., San Diego, CA 92116

Leasing Inquiries



Alexis Dachs
CA LIC #02040500
858-427-2593
alexis@locationmatters.com



Mike Spilky
CA LIC #01469032
858-792-5521
mike@locationmatters.com