

Second Floor Commercial Unit on Park Blvd.

FOR LEASE



4205 Park Blvd., San Diego, CA 92103 / 1,250 SF

PRIME

University Heights Location

- ◆ Upstairs commercial unit situated on University Heights' busiest intersection, Park Blvd. and Normal St.
- ◆ Ideal corner location with visibility from Park Blvd.
- ◆ Second level former residential apartment - built out kitchen, bathroom, living room & den
- ◆ Great opportunity for a health and wellness use, retail, office, or live/work opportunity
- ◆ Directly next to the long standing, family-owned Pizzeria Bruno, across from the public library and the always busy neighborhood Sprouts
- ◆ New café tenant bringing traffic activation to the courtyard behind the property
- ◆ Property renovations underway, including new eye-catching mural
- ◆ Opportunity to take advantage of the tsunami of new & upcoming development on West El Cajon Blvd.
- ◆ Exceedingly dense location with over 250,000 residents in a 3-mile radius and a plethora of new units going in one street over on El Cajon Blvd.
- ◆ The legendary Lafayette Hotel nearby underwent a much-anticipated \$6M historical restoration in 2011 bringing it back to its former glory & more restorations are underway



Renowned Neighbors

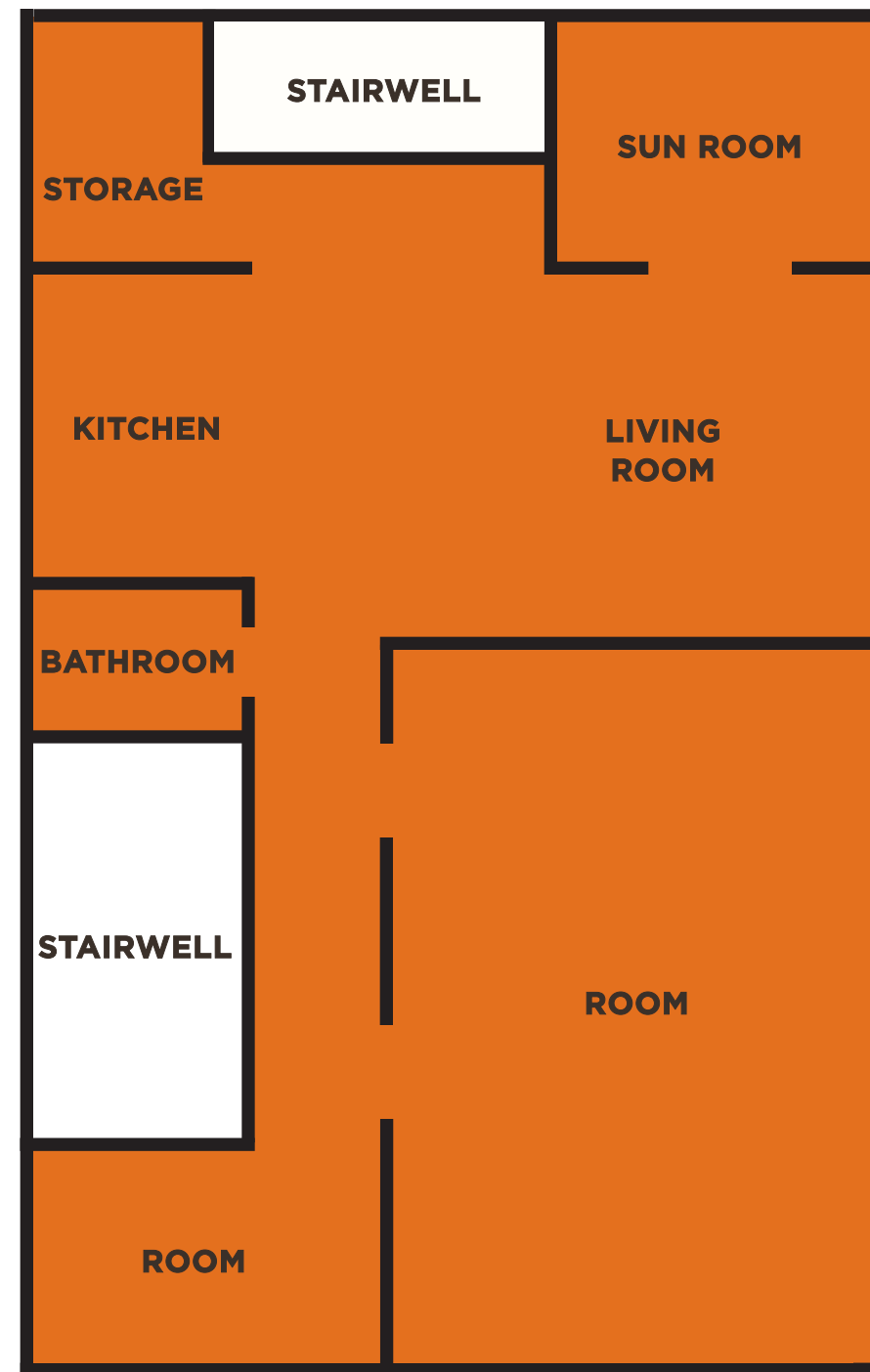


Floor Plan



4205 Park Blvd., San Diego, CA 92103

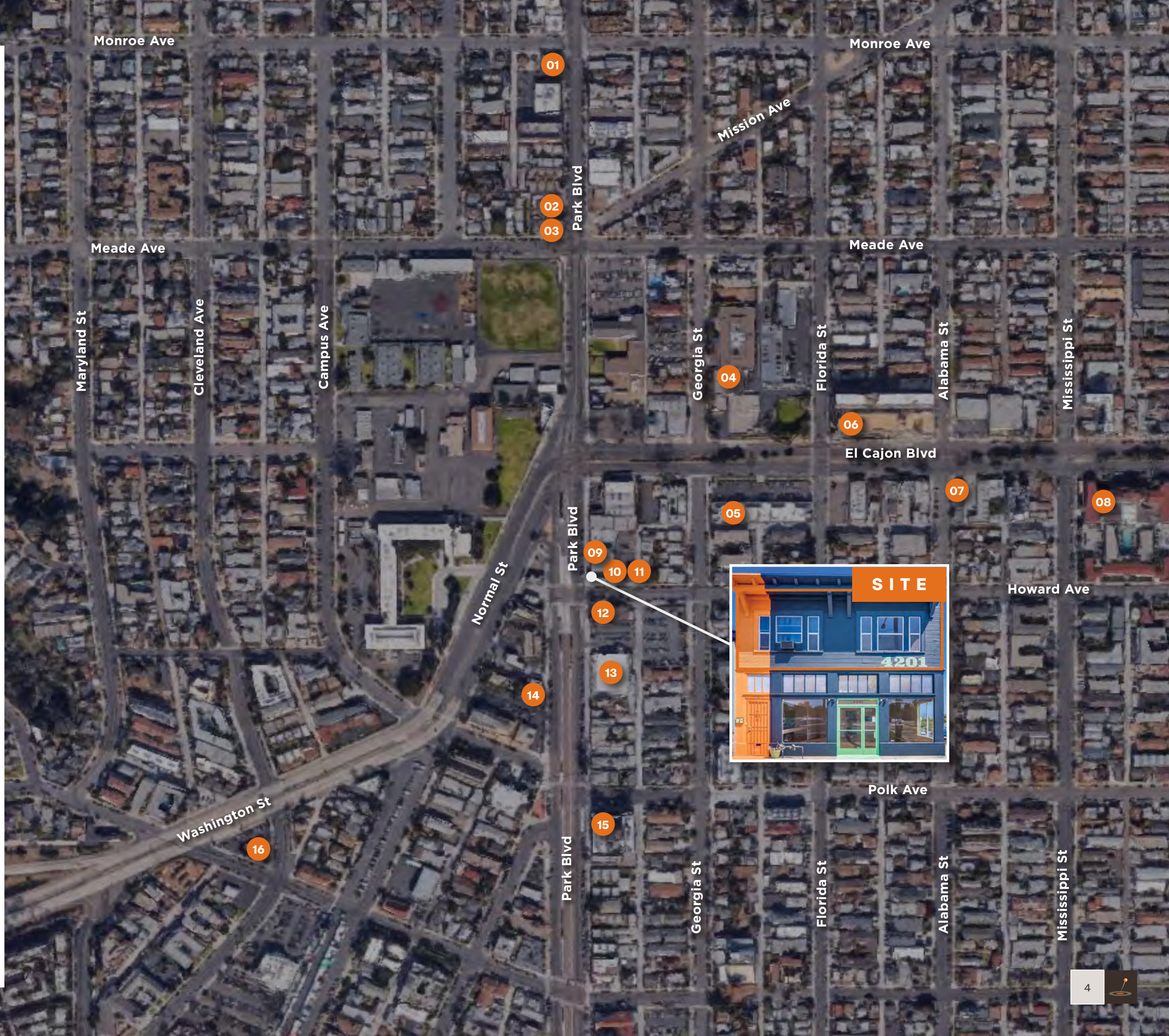
**AVAILABLE
1,250 SF**



← Park Blvd. →

↑ Howard Ave. ↓

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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.



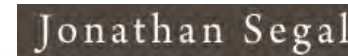
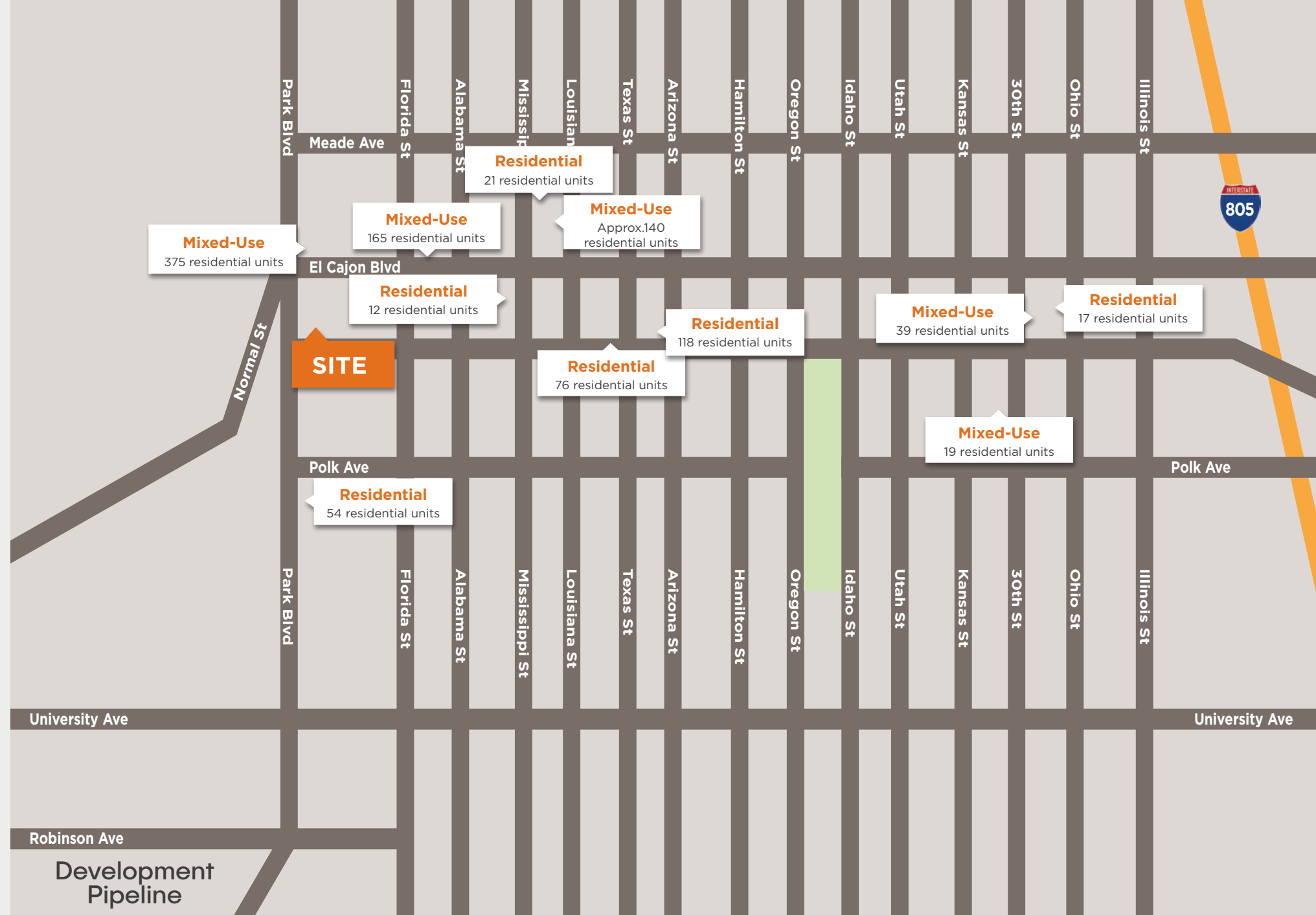
EL CAJON BOULEVARD

Exploding with New Density

San Diego's City of Villages has grown over the years with El Cajon Boulevard, aka The Boulevard, as its heart, pulsing through existing villages, such as, Hillcrest, Normal Heights, North Park, and University Heights. The Boulevard is not only San Diego's favorite Boulevard, it is one of the city's oldest thoroughfares with continual improvements occurring at a rapid pace, attracting more people to this thriving hip dense urban playground.




The old days of El Cajon Boulevard signified drive-thrus, cruising, and drag-racing. Fast forward to 2015, where it is better known for its unrivaled blend of ethnic food and culinary delights, artistic acumen and eclectic urbanity. The Boulevard's evolution has populated it with a myriad of hip bars and restaurants, trendy boutiques and art galleries, making it a favorite San Diego stomping ground today.

Become part of the action at The Boulevard in North Park. The quick gentrification of the area add an extra advantage to this rare and unique restaurant opportunity.






Demographics




1 MILE

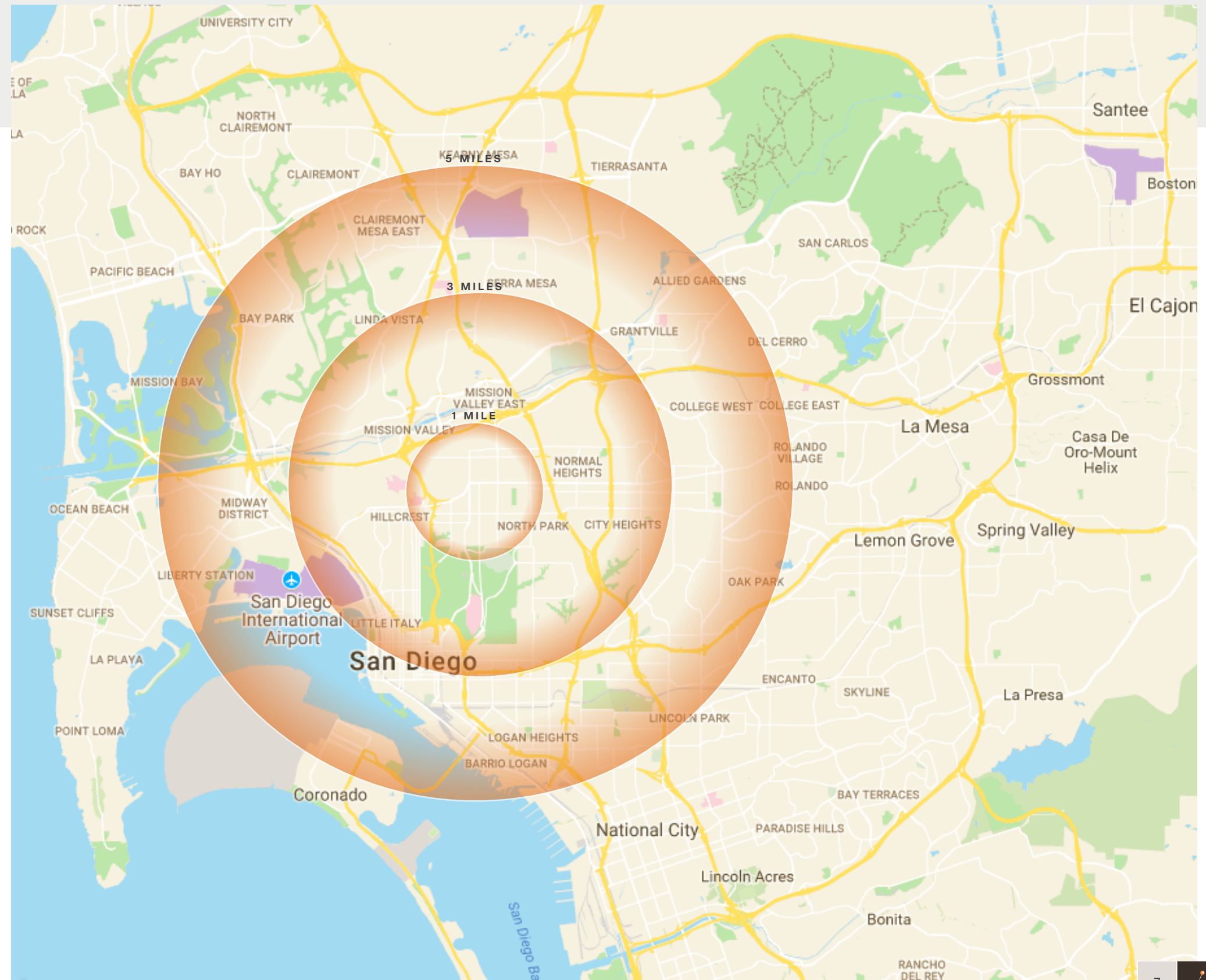
 Daytime Population	23,289
 Population	40,168
 Average HH Income	\$90,063

3 MILES

 Daytime Population	193,433
 Population	257,757
 Average HH Income	\$91,571

5 MILES

 Daytime Population	393,487
 Population	569,042
 Average HH Income	\$89,838





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Leasing Inquiries



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



Hannah Sierpina, Client Services
CA LIC #02113476
858-764-1828
hannah@locationmatters.com