

# Rare University Heights Retail Space

FOR LEASE



4636 Park Blvd., San Diego, CA 92116 / 1,300 SF + Potential Back Patio





PRIME

# University Heights Location

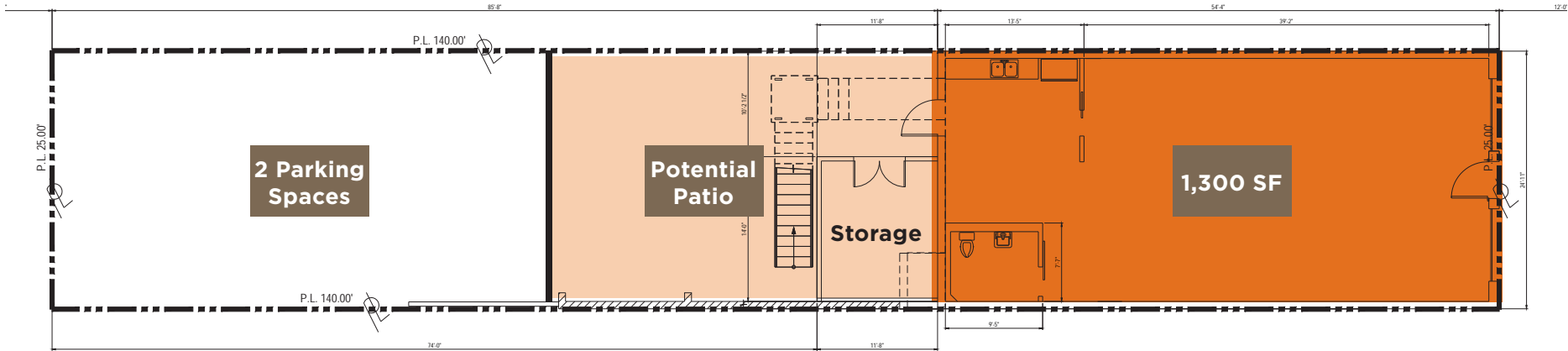
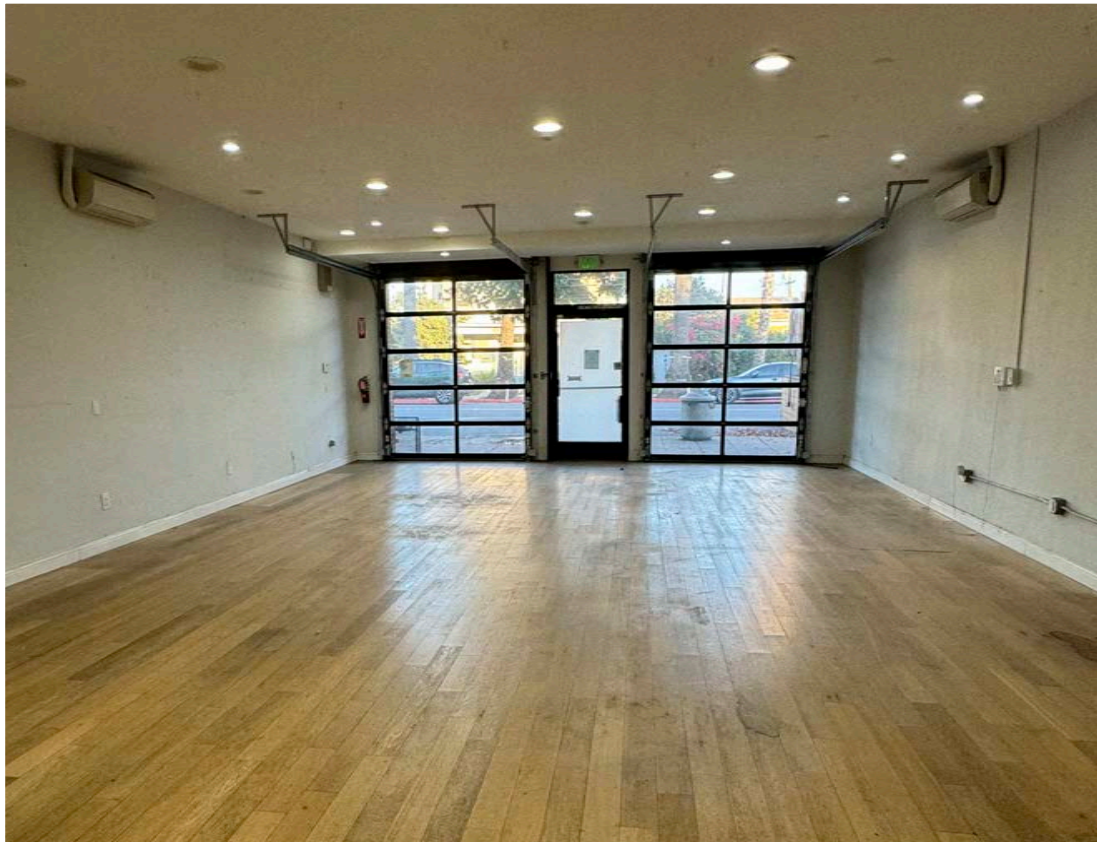
- ◊ Rare opportunity to be in a ideal University Heights location with prime visibility on the main drag
- ◊ Open floorplan with natural wood floors, well suited for a variety of retail concepts
- ◊ Abundant natural light provided by two large garage doors which blend the indoor and outdoor spaces together effortlessly
- ◊ Two parking spaces included, additional storage space and potential outdoor patio space available to be customized
- ◊ Close proximity to a plethora of density, with new apartments and upcoming developments
- ◊ 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



# Floor Plan



4636 Park Blvd., San Diego, CA 92116

← Park Blvd →



01



02



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04



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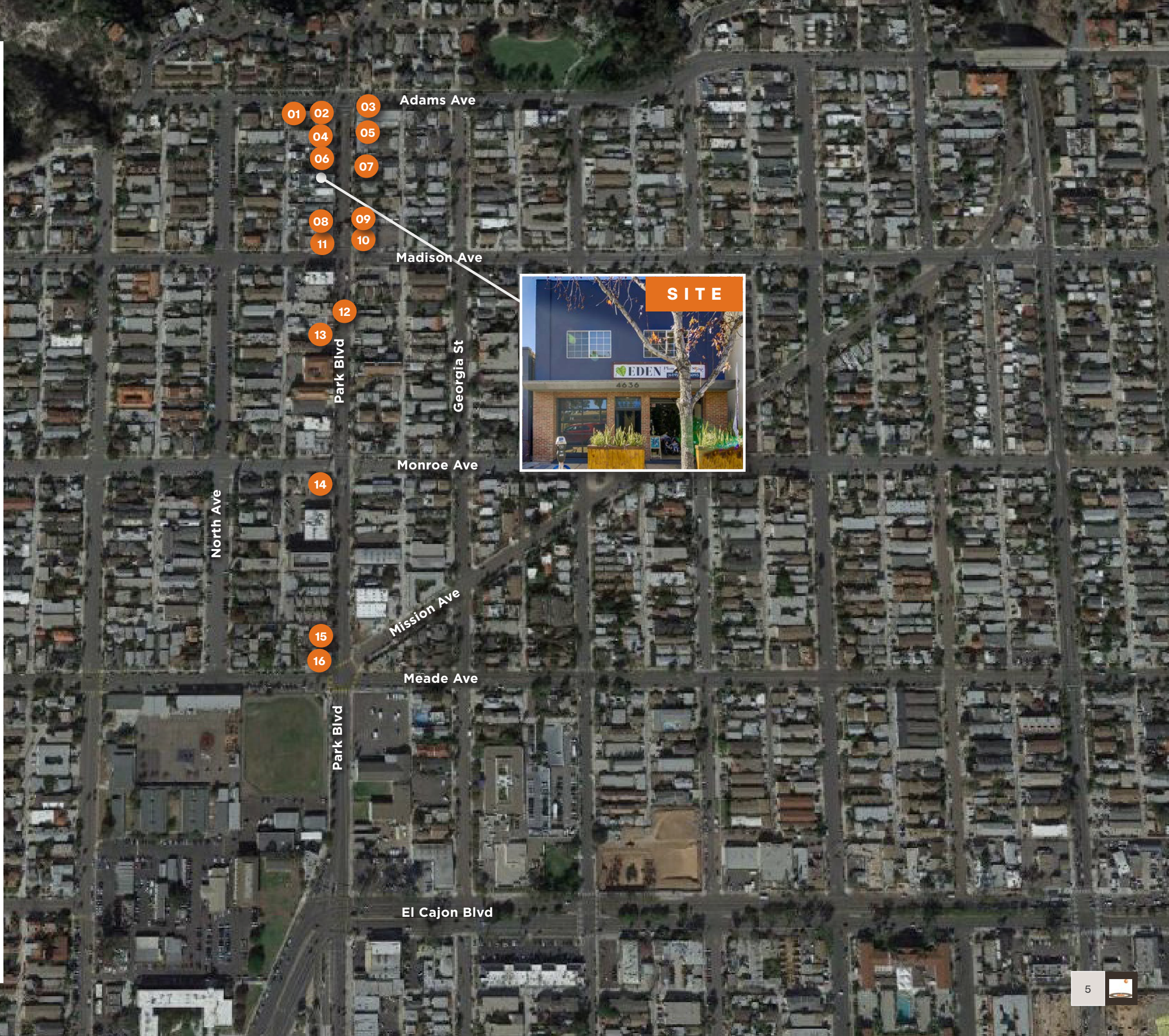
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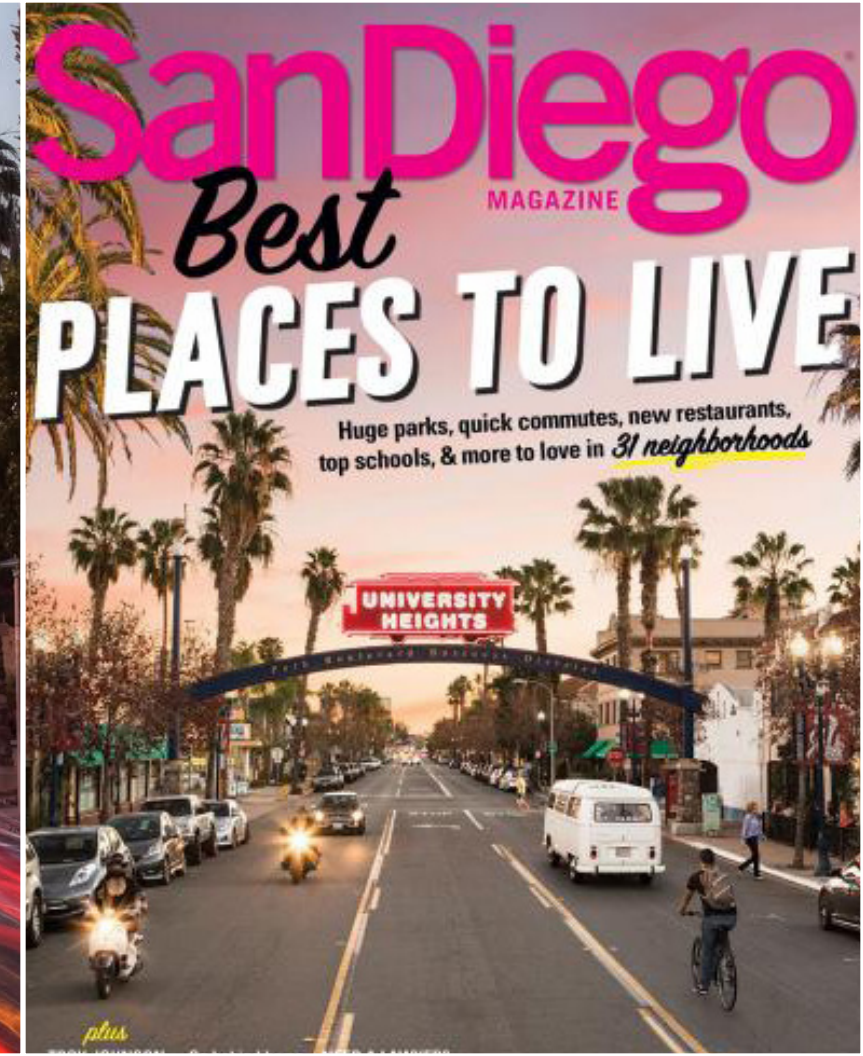
# Goings On in University Heights

## 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!

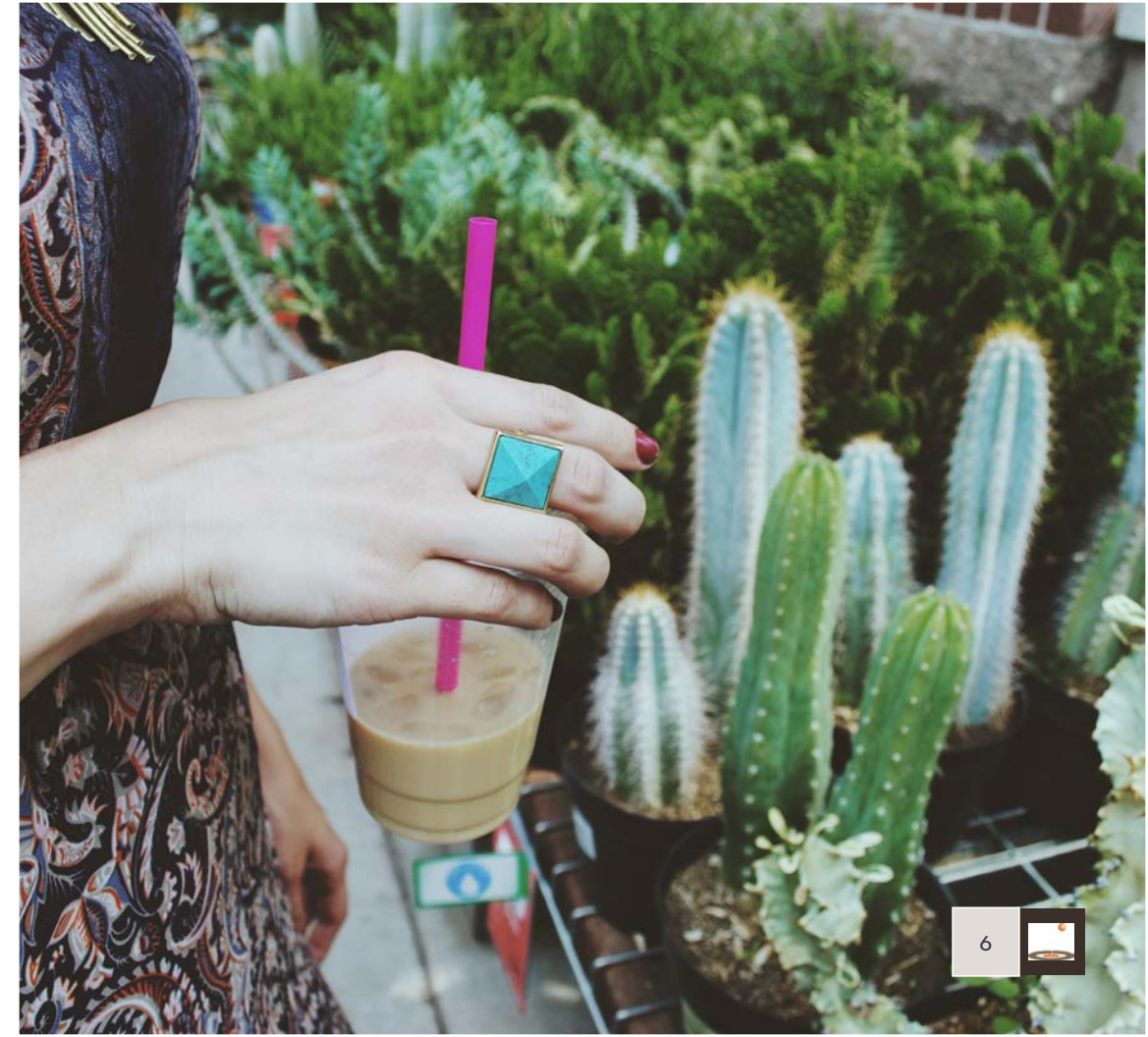


## SUMMER IN THE PARK CONCERT SERIES

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

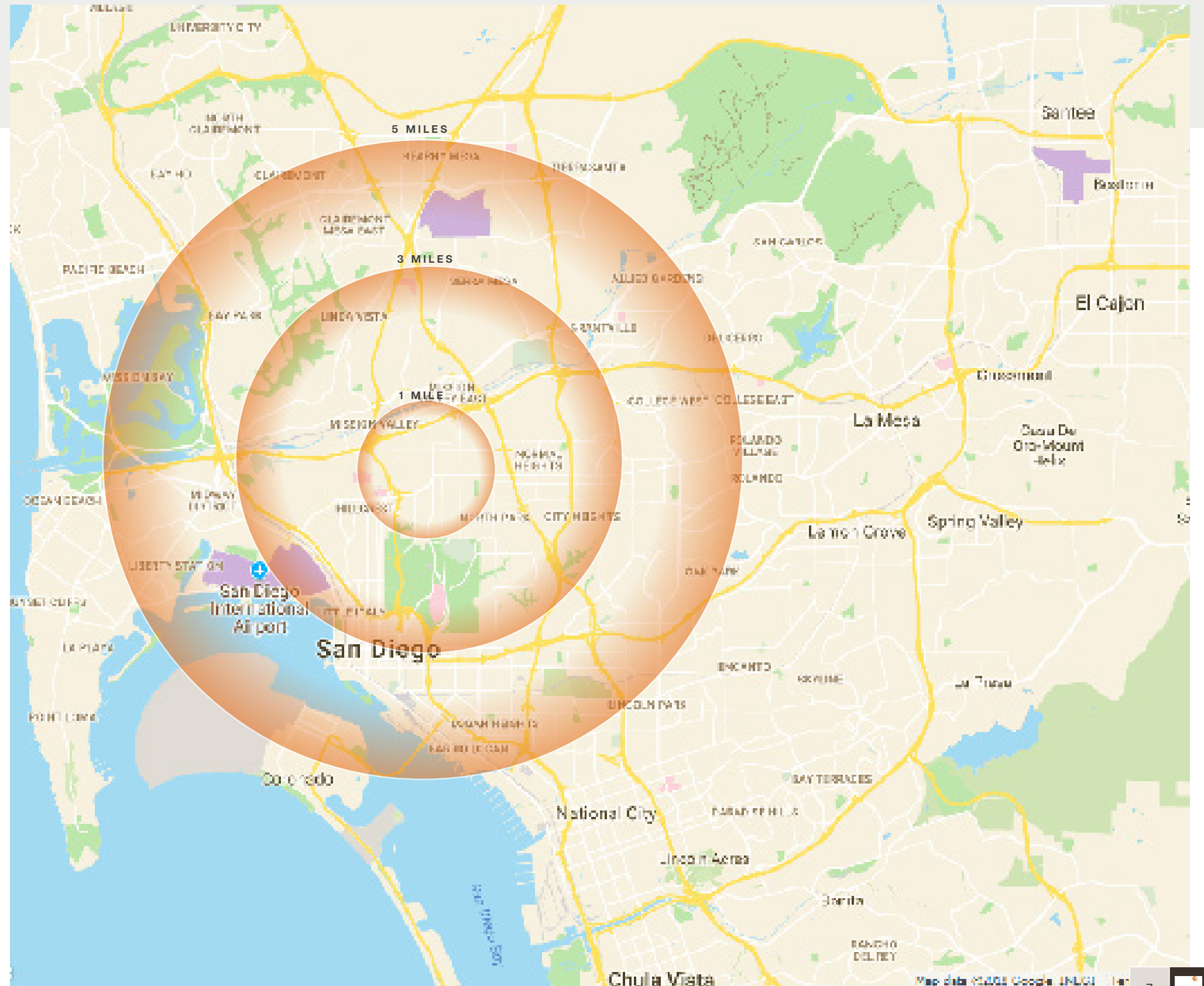
 Daytime Population	25,241
 Population	35,489
 Average HH Income	\$97,688

## 3 MILES

 Daytime Population	158,647
 Population	234,174
 Average HH Income	\$99,950

## 5 MILES

 Daytime Population	420,439
 Population	548,044
 Average HH Income	\$98,463







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# Leasing Inquiries



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