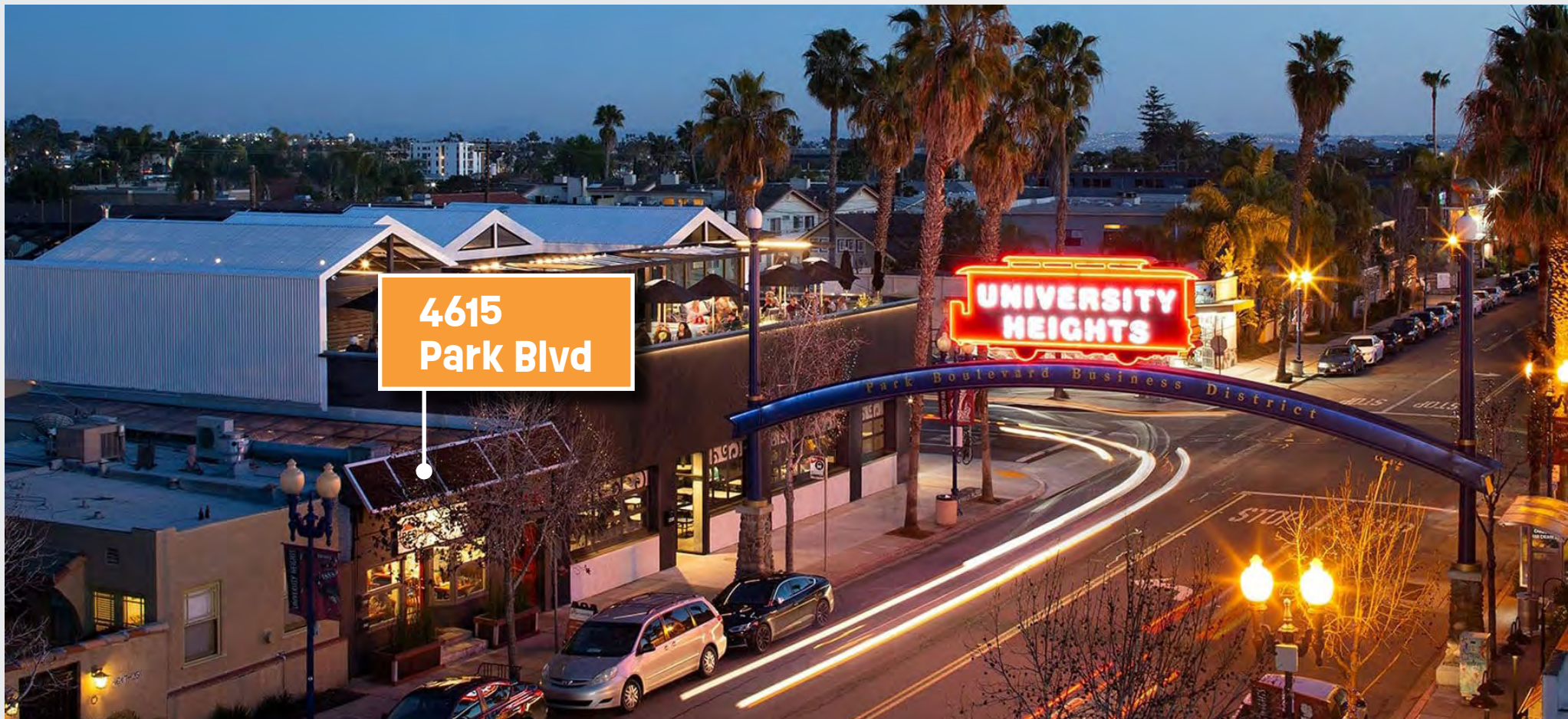


# 4615 Park Blvd

**Turnkey Restaurant For Lease**

± 1,100 SF + ±900 SF Patio





UNIVERISTY HEIGHTS  
TURNKEY RESTAURANT OPPORTUNITY

- Turnkey restaurant space on highly trafficked Park Blvd
- Space features patio space, type 2 hood, grease trap, and kitchen plumbing in place
- All FF&E available
- Excellent visibility with strong street presence in a walkable, destination corridor
- Surrounded by popular cafés, boutiques, and neighborhood services/retailers
- Dense residential population with consistent customer foot traffic throughout the day
- Easy access from Park Blvd with convenient nearby parking options
- Close proximity to Mission Valley, Old Town, Hillcrest, Normal Heights & North Park, drawing from multiple trade areas
- Vibrant neighborhood demographics with strong spending power and steady local activity



4615 PARK BLVD, SAN DIEGO

Address

±1,100 + ±900 SF PATIO

Available Space

TURNKEY RESTAURANT

Space Use

AVAILABLE NOW

Timing

CONTACT BROKER

Lease Rate



THE  
NEIGHBORS

Located in the heart of University Heights, this area is known for its strong local character and vibrant dining scene. The surrounding blocks feature popular restaurants, breweries, and neighborhood bars along Park Boulevard, creating an active street presence throughout the day and evening. Nearby parks and open spaces, including Old Trolley Barn Park and Balboa Park, further enhance the area’s appeal by offering recreation and community gathering spaces. Overall, the location provides a dynamic urban environment with a strong sense of place and consistent foot traffic.



4 MINS  
to CA-163

6 MINS  
to Mission Valley

8 MINS  
to North Park

8 MINS  
to Downtown

10 MINS  
to San Diego International Airport



AN ECLECTIC  
URBAN VILLAGE

University Heights is a diverse and eclectic uptown neighborhood located northeast of Downtown San Diego, bordering Balboa Park, North Park, and Hillcrest. Known for its creative energy and neighborhood appeal, the area offers a mix of cafés, breweries, and local shops that are easily accessible for both residents and visitors.

Exploding with new density, El Cajon Blvd is one of the city’s oldest thoroughfares with continual improvements occurring at a rapid pace, attracting more people to the thriving hip dense urban playground. With rapid transit increase, El Cajon Blvd will turn into a main transportation corridor and developers are being encouraged to build up to 145 units per acre, the highest density outside of Downtown.

UNIVERSITY HEIGHTS, A  
CULTURALLY RICH, SAN DIEGO  
NEIGHBORHOOD



The Lafayette



Tap Room Beer Co.



Great Maple



Parkhouse



Park & Rec



Chance's Coffee



Gnarly Girl



Pomegranate

119,027

Population



93,616

Daytime Employees



61,820

Households



\$106,792

Average Household Income



\$1.9B

Consumer Spending



\*Within 2 mi. of site



Contact us:

858 874 1989  
upgsocal.com

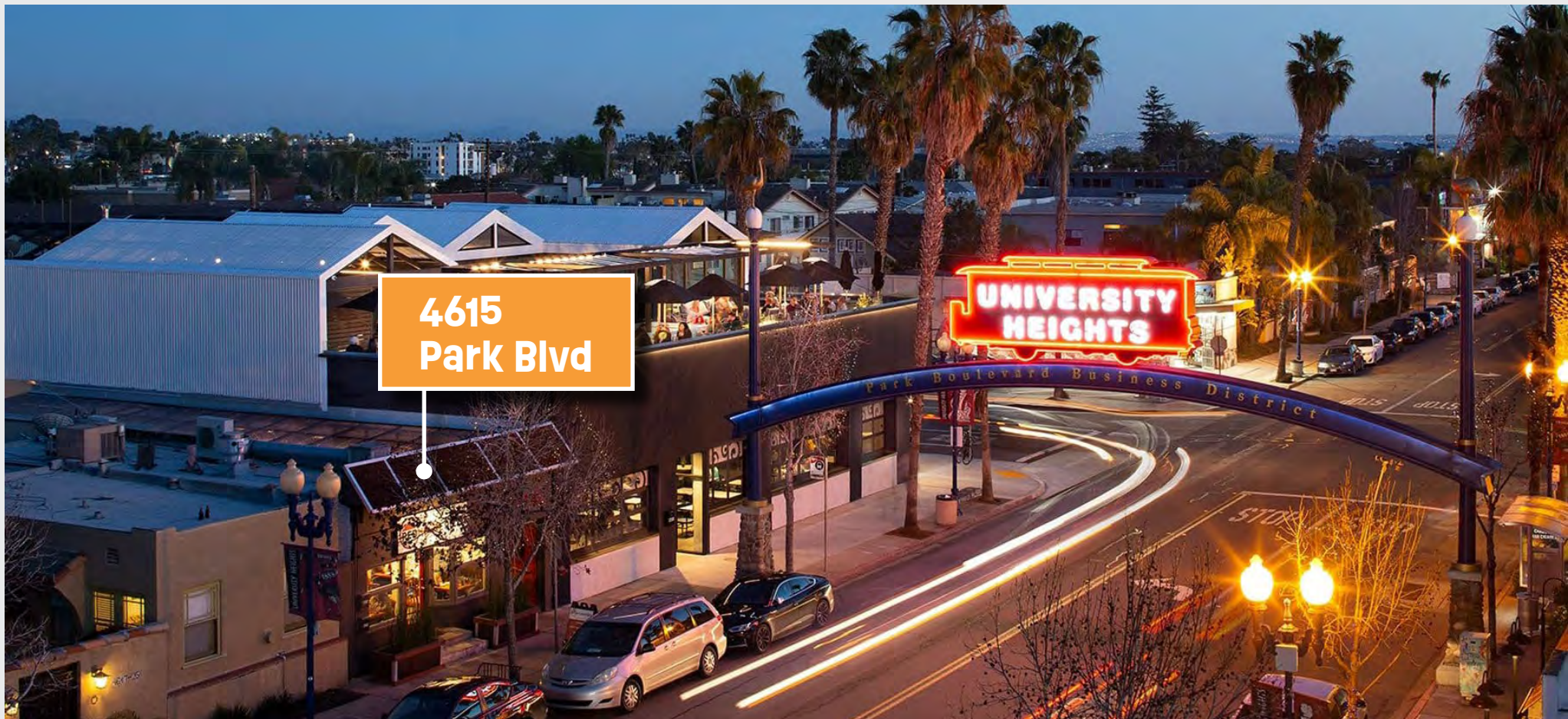


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**Turnkey Restaurant For Lease**

± 1,100 SF + ±900 SF Patio



**4615  
Park Blvd**

**UNIVERSITY  
HEIGHTS**

Park Boulevard Business District