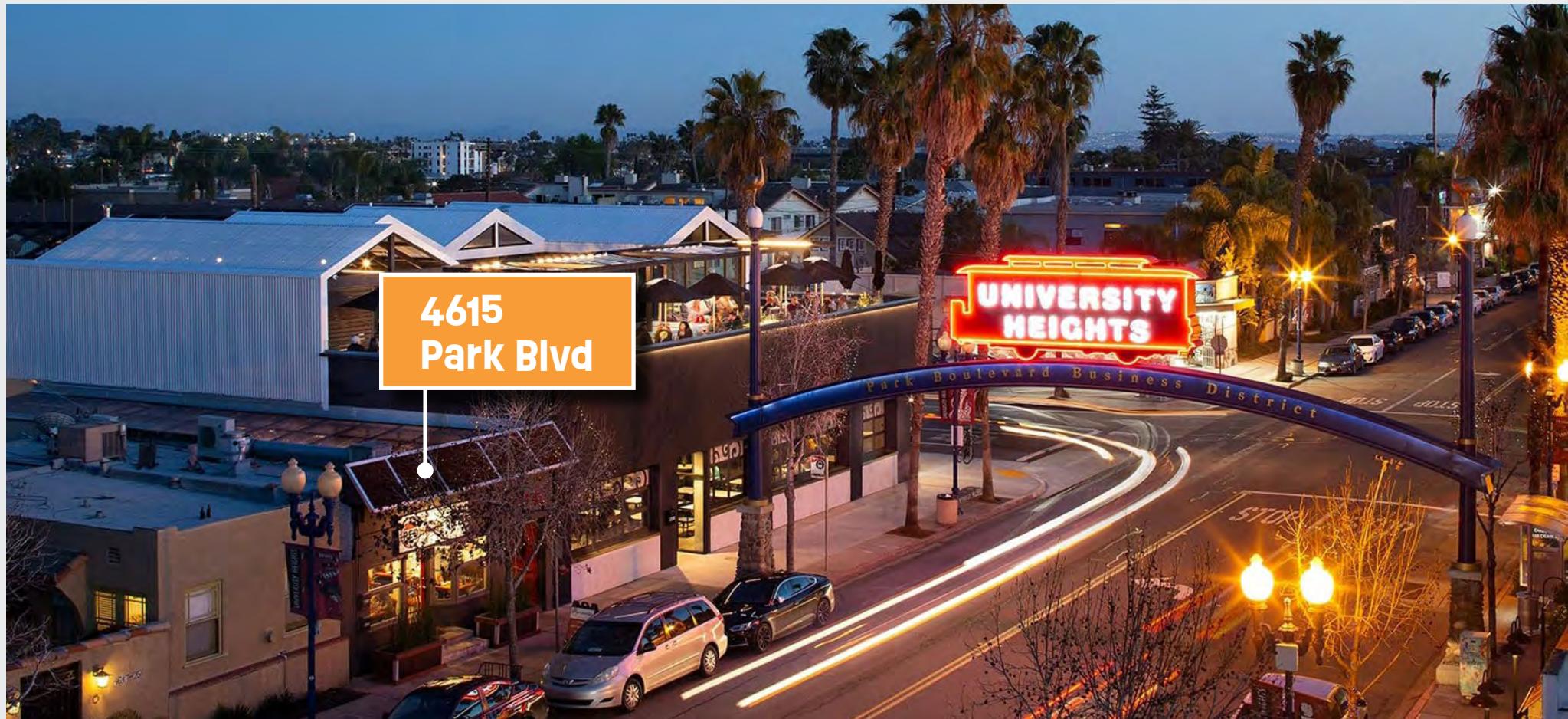


# 4615 Park Blvd

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

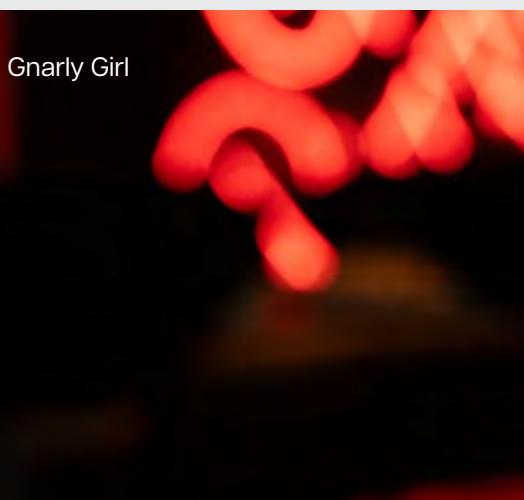
**10 MINS**  
to San Diego International Airport

## 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



**119,027**

Population



**93,616**

Daytime Employees



**61,820**

Households



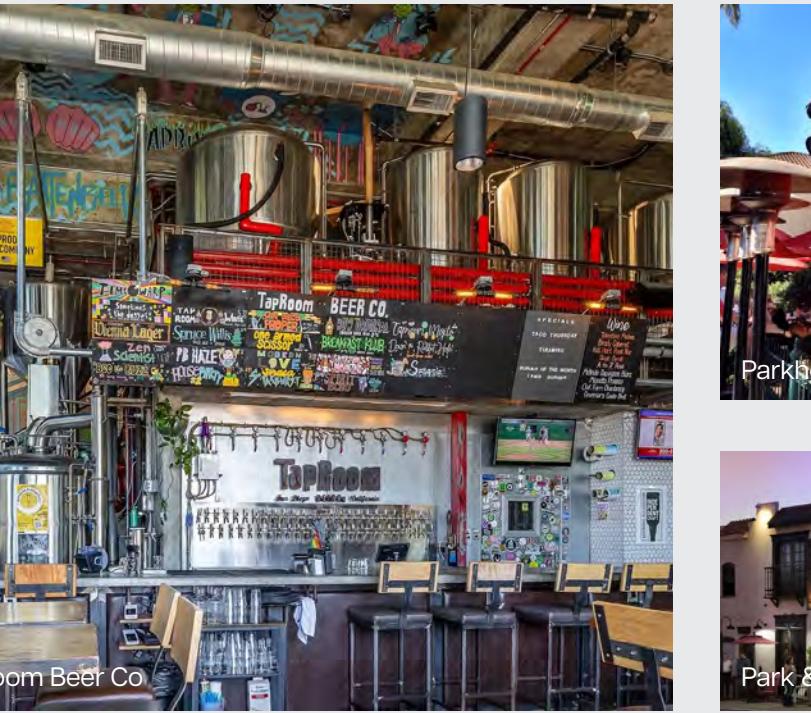
**\$106,792**

Average Household Income



**\$1.9B**

Consumer Spending



\*Within 2 mi. of site

Contact us:

**Cam Lacey**

cam@upgsocal.com  
619 736 4014  
Lic No 01955796

858 874 1989  
upgsocal.com

**UPG** URBAN  
PROPERTY  
GROUP est.  
1989

**Turnkey Restaurant For Lease**

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