

# Park BLVD El Cajon BLVD



RETAIL/OFFICE FOR LEASE  
UNIVERSITY HEIGHTS

PRIME CORNER  
±2,350 SF

**UPG** URBAN  
PROPERTY  
GROUP est. 1989

# The Property



Take advantage of this prime retail opportunity in the heart of **University Heights**, San Diego's most unique neighborhood.

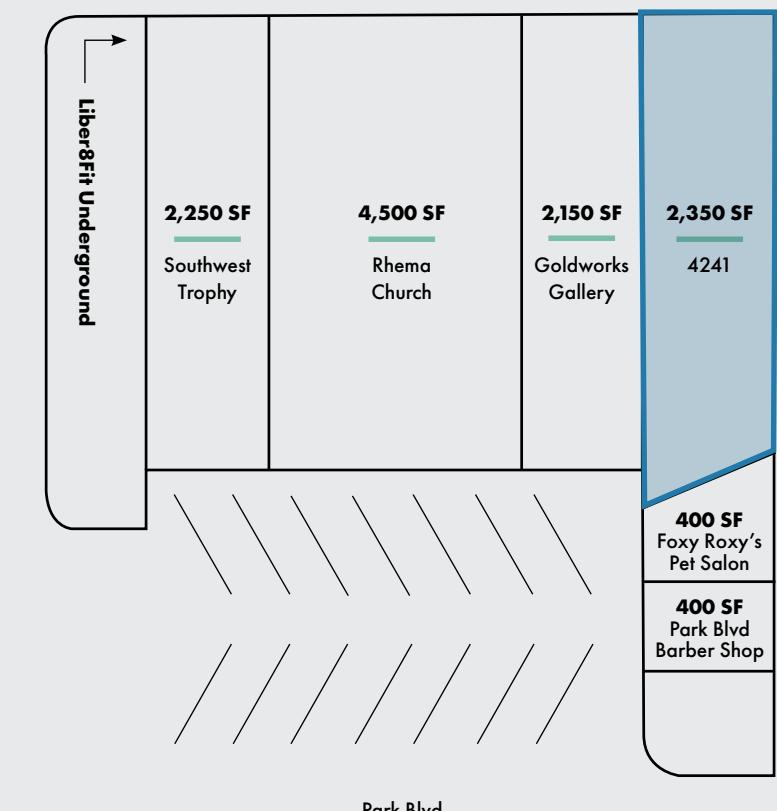
4241 Park Blvd  
San Diego, CA 92105

±2,350 SF  
Retail/Office

address

available space

- Prime retail space on the corner of Park and El Cajon Blvd in the heart of University Heights
- Phenomenal monument signage opportunity on signalized corner
- On-site parking
- Directly across from newly constructed Winslow Apartments - 379 units
- Easily accessible via Hwy 163 and I-805
- Rapid transit increase on El Cajon Blvd - a main transportation corridor
- Positioned at the intersection of four thriving neighborhoods: University Heights, North Park, Hillcrest, and Balboa Park
- Blocks from the Lafayette Hotel, recent \$31M transformation





Kairoa

# Dining

An eclectic urban village

Convenient location, strong community, and a unique combination of history, architecture, and art.

Northeast of downtown and bordering Balboa Park, North Park, and Hillcrest you'll find the diverse and eclectic uptown neighborhood of University Heights. The neighborhood features cafes, breweries, shops, and more, most within walking distance for locals and tourists.

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.



Parkhouse Eatery

# Unique



Great Maple



Madison



Pop Pie Co.



Lafayette Hotel

# Nightlife

# The Location



FACING NORTH EAST



# Park El Cajon

BLVD



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