

NORTH PARK, SAN DIEGO

NEW RESTAURANT BUILDING FOR SALE



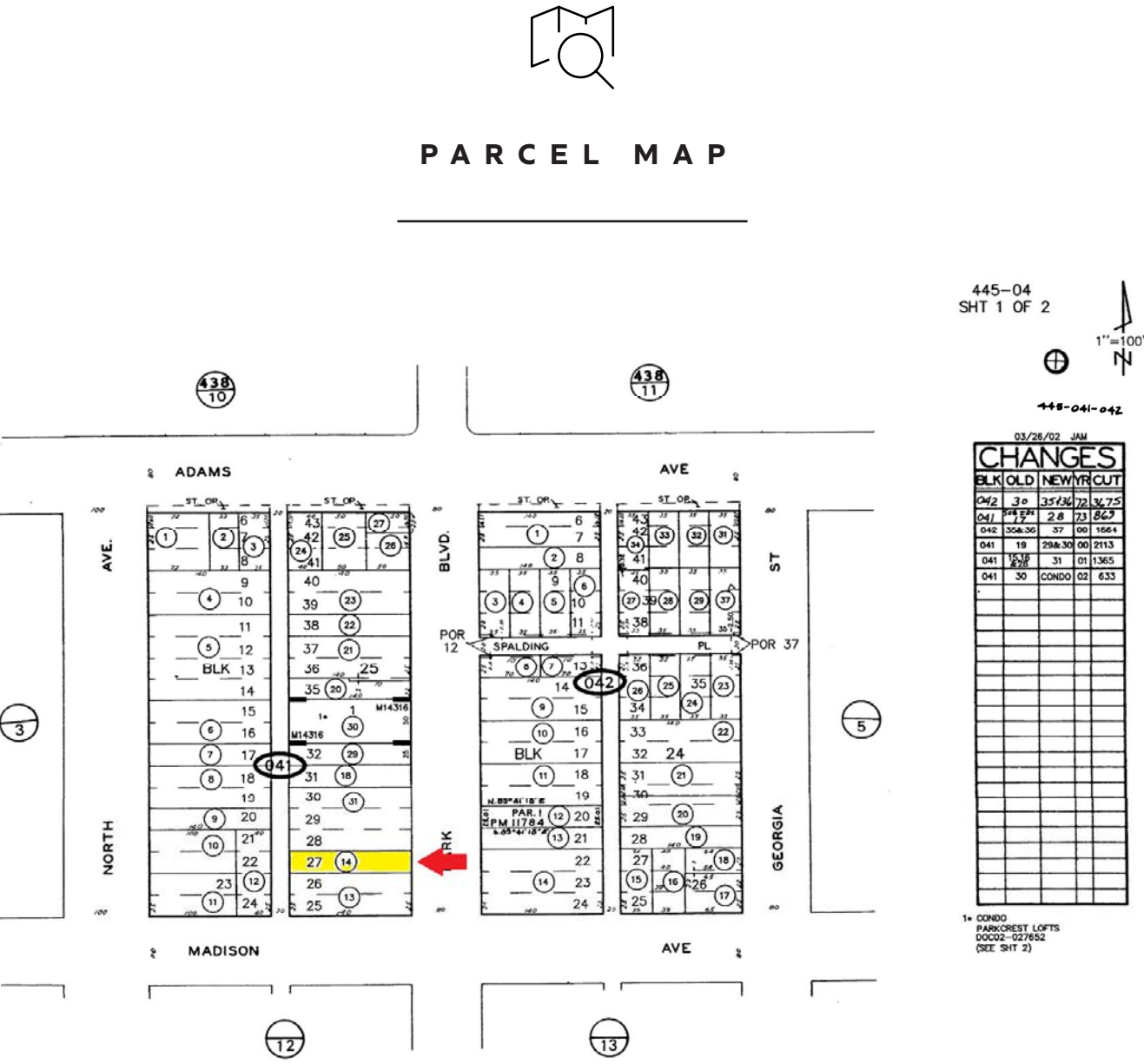


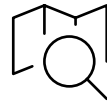
THE OFFERING

- A fully renovated 2-story restaurant building totaling 4,460 SF
- Pristine build out of two concepts-restaurant & bakery/diner space with common restrooms and a kitchen
- High-end and upscale turnkey opportunity

| | |
|-----------------------|---|
| ADDRESS | 4608–4610 Park Boulevard, San Diego, CA 92116 |
| SIZE | ±4,460 SF; 0.08 acre |
| YEAR BUILT | 1985 |
| RENOVATION | Fully renovated 2025 |
| ZONING | CN-1-4 (Commercial Neighborhood) |
| ASSESSOR’S PARCEL NO. | 445-041-14 |
| ASKING PRICE | Discuss with broker |

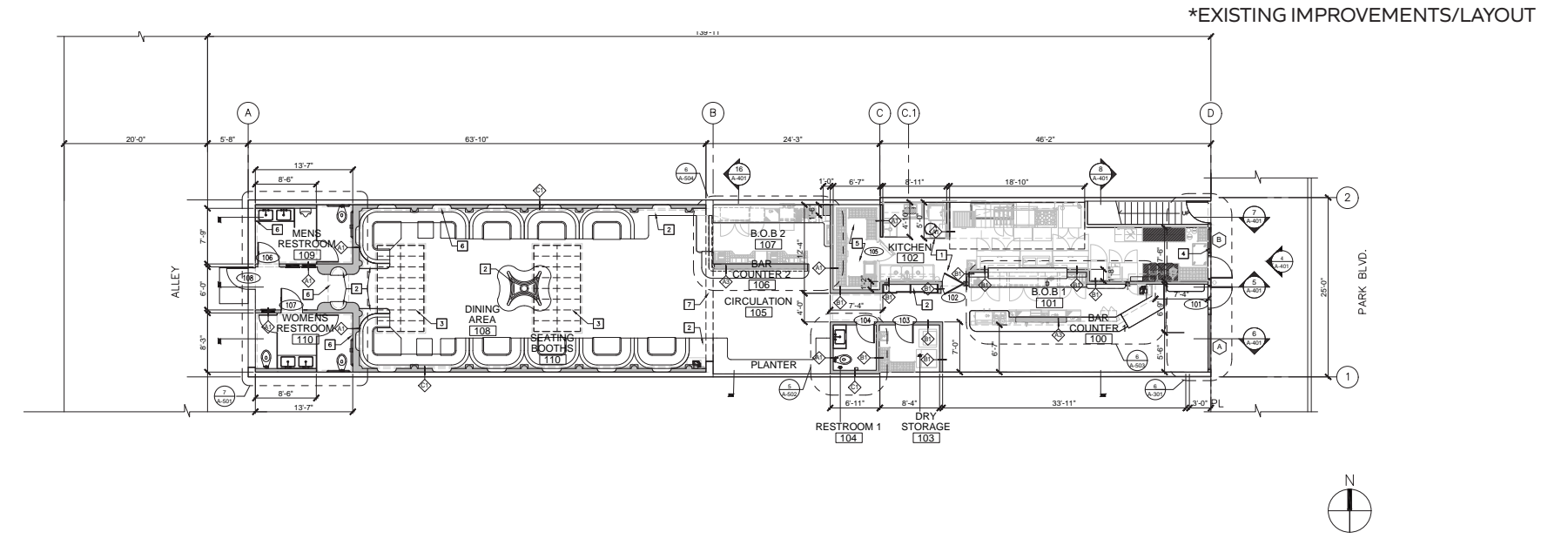






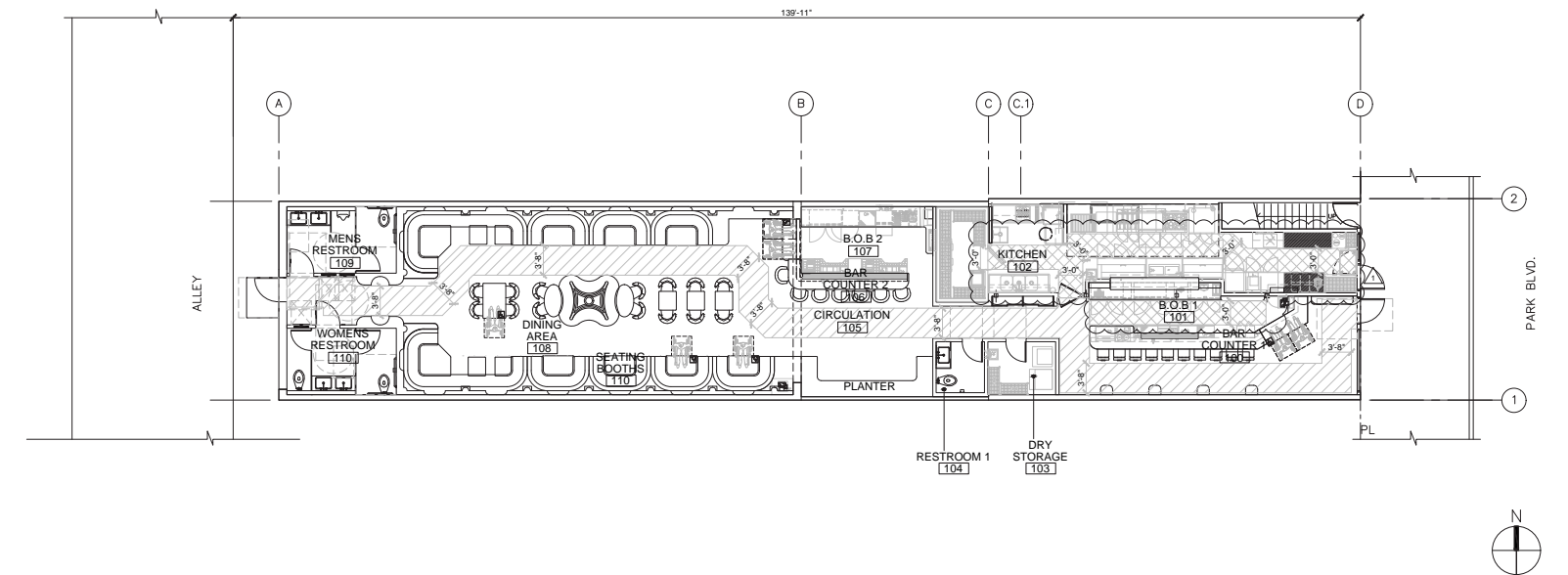
SITE PLAN

- Brand-new building fully renovated (roof, electrical, grease, FFE, buildout)
- Dual or single concept operators allows for multiple uses in the building
- Upstairs flexibility (+/- 800 sqft) to buildout for private dining or other use
- Dual hood for wood/coal grill
- Two premium sound systems
- Award-winning design and interiors



FIRST FLOOR PLAN

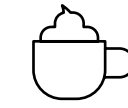
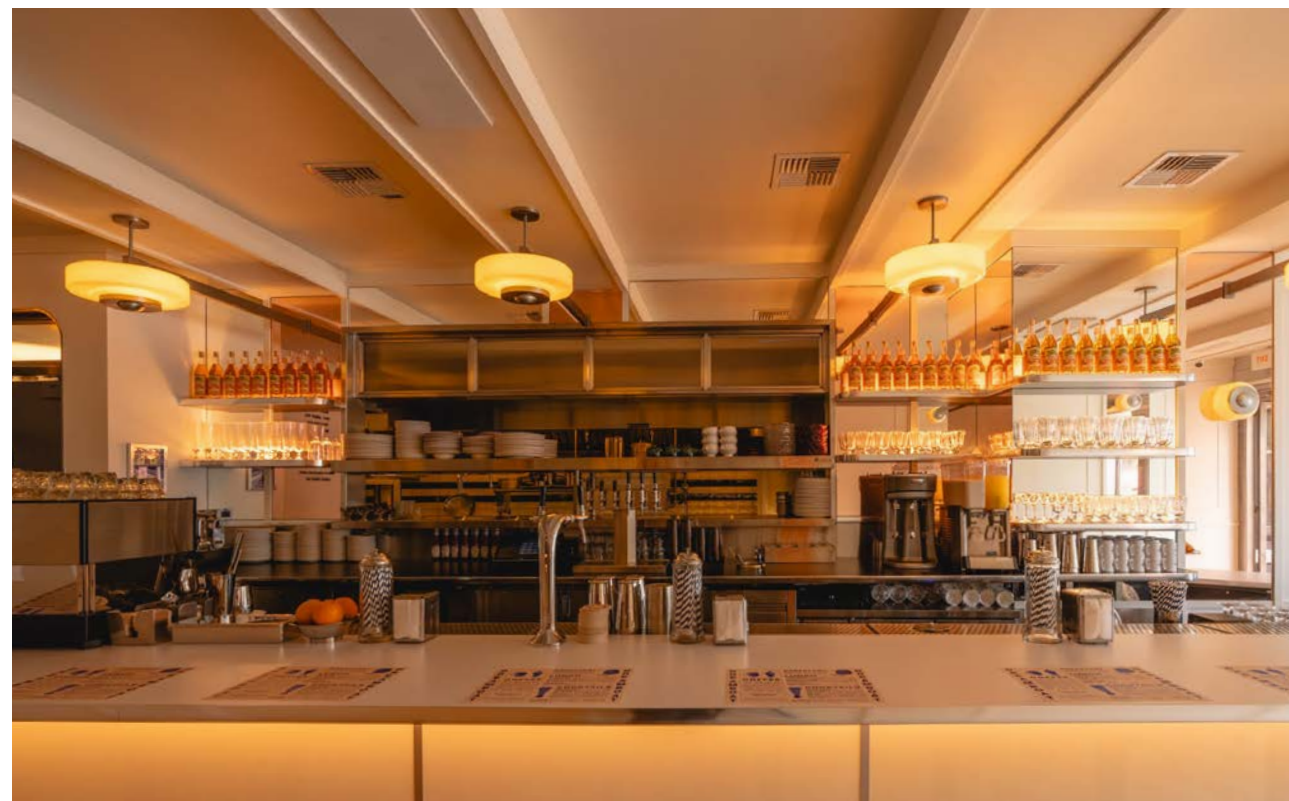
SCALE
1/8"=1'-0" 6



FIRST FLOOR FURNITURE PLAN

SCALE
1/8"=1'-0" 8

This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



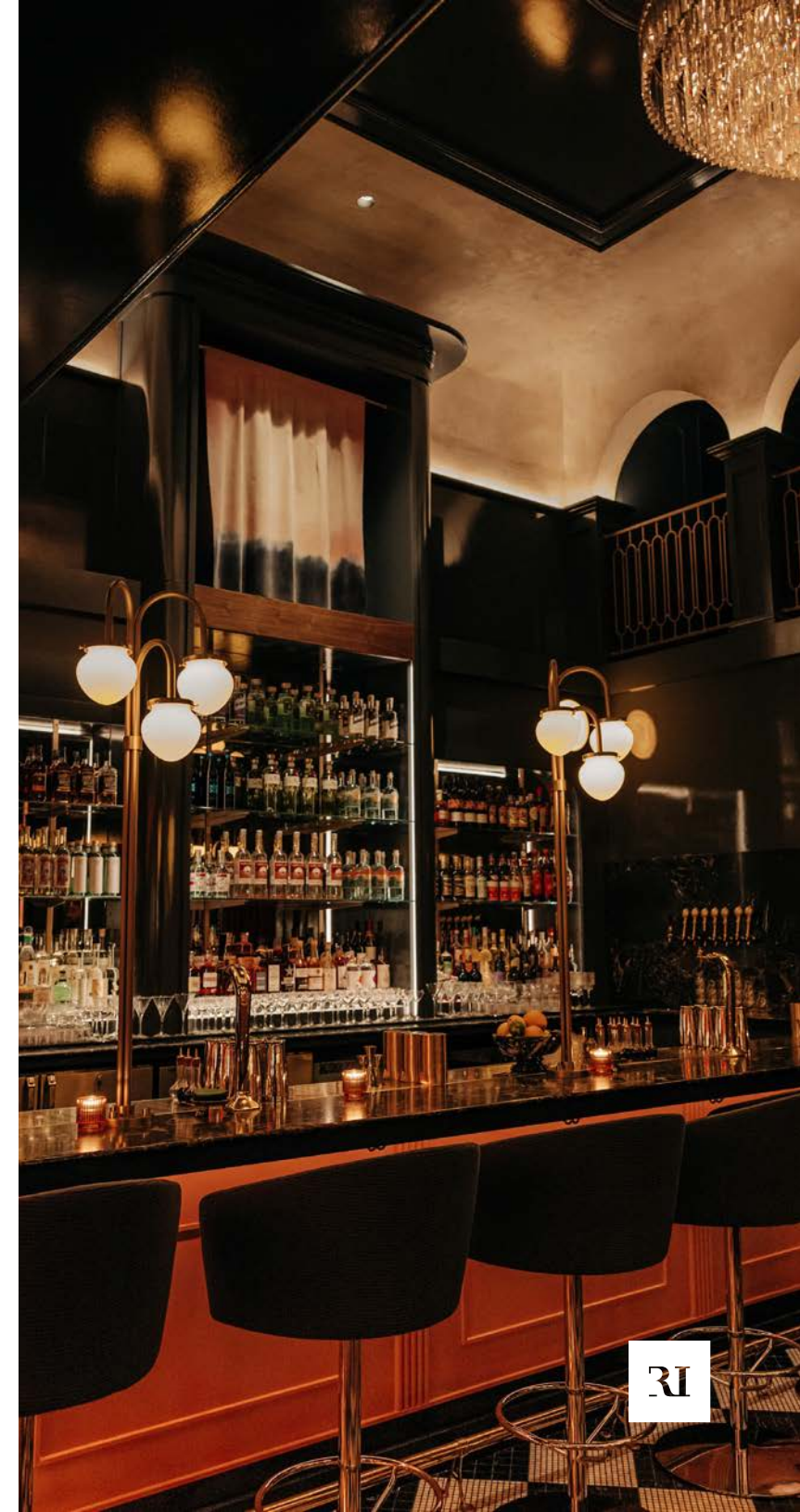
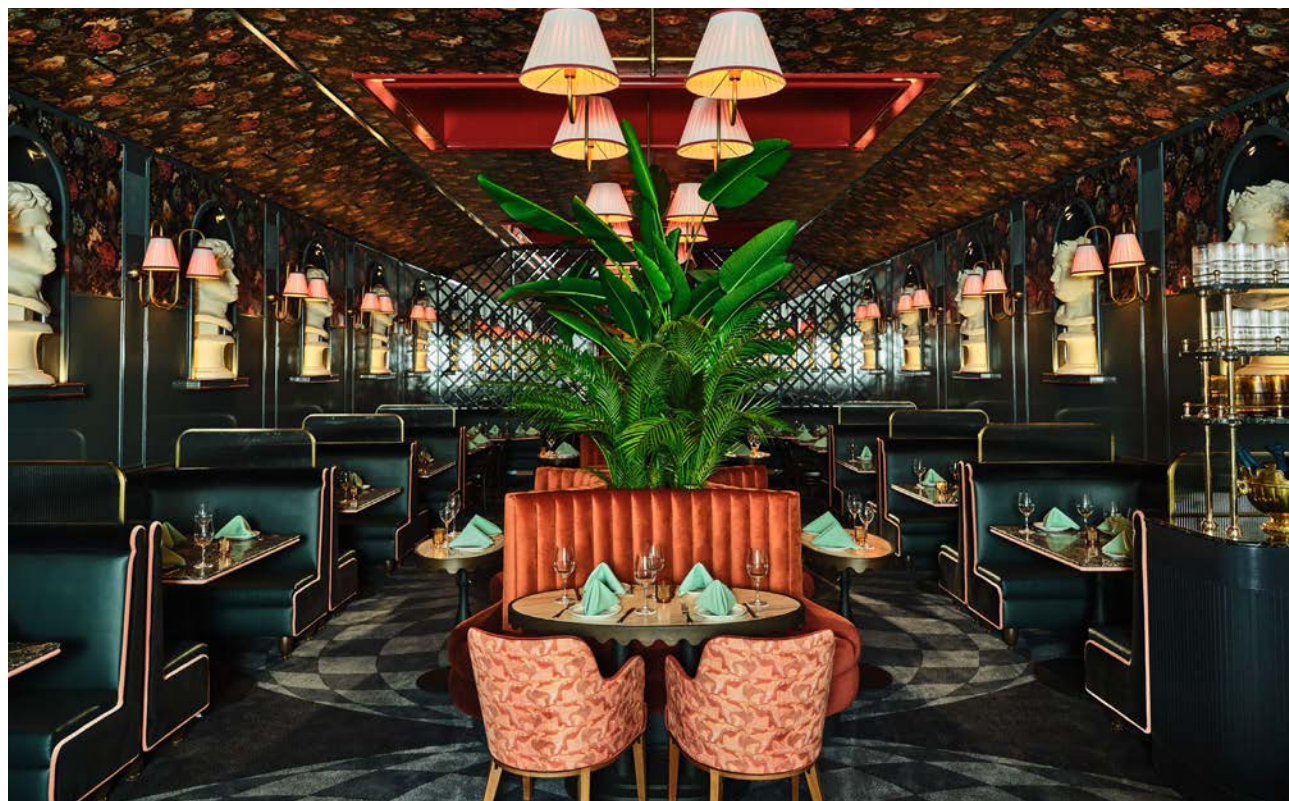
4608-4610

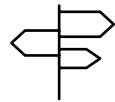
PARK BOULEVARD

BAKERY/DINER/CAFÉ




4608-4610
PARK BOULEVARD
—
FULL SERVICE RESTAURANT
AND BAR





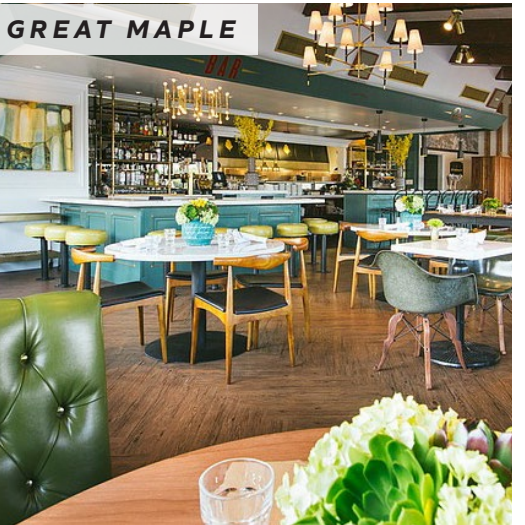
THE NEIGHBORHOOD

University Heights rests between the growing neighborhoods of North Park and Hillcrest. These dynamic, urban communities lend themselves to some of the best culinary and retail concepts in San Diego. The area is popular with young professionals, students, and families who are drawn to the convenient location and lively atmosphere. University Heights continues to evolve and establish itself as one of the most charming and diverse neighborhoods in San Diego.

DEMOGRAPHICS

UNIVERSITY HEIGHTS, SAN DIEGO, CA

| | 1 mile | 3 miles | 5 miles |
|--------------------|----------|-----------|-----------|
| Daytime Population | 34,551 | 264,324 | 674,755 |
| # of Workers | 20,794 | 154,593 | 401,852 |
| Average Age | 36.2 | 35.4 | 34.4 |
| Average Income | \$94,760 | \$108,747 | \$108,433 |





LOCATION AERIAL

4608-4610

PARK BOULEVARD

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