

RI

NORTH PARK, SAN DIEGO

NEW RESTAURANT BUILDING FOR SALE





THE OFFERING

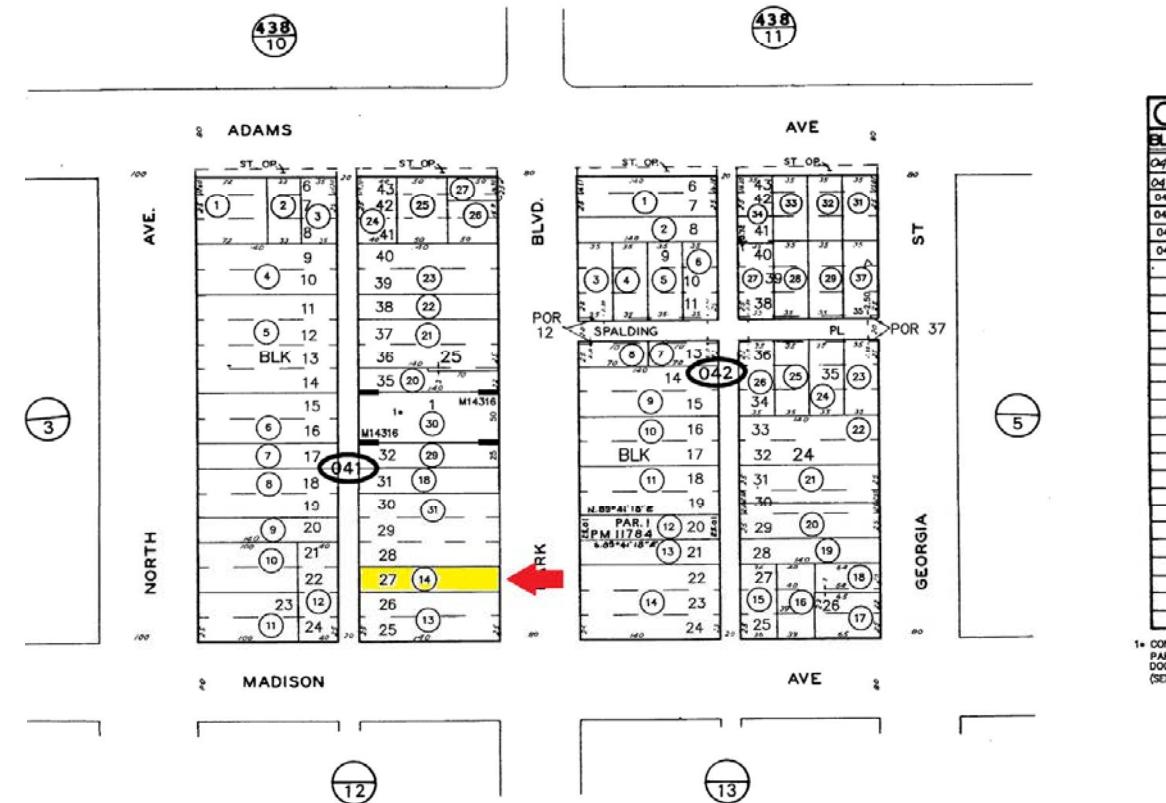
- A fully renovated 2-story restaurant building totaling 4,460 SF
- Pristine build out of two concepts-restaurant & bakery/diner space with common restrooms and a kitchen
- High-end and upscale turnkey opportunity

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





PARCEL MAP



445-04
SHT 1 OF 2



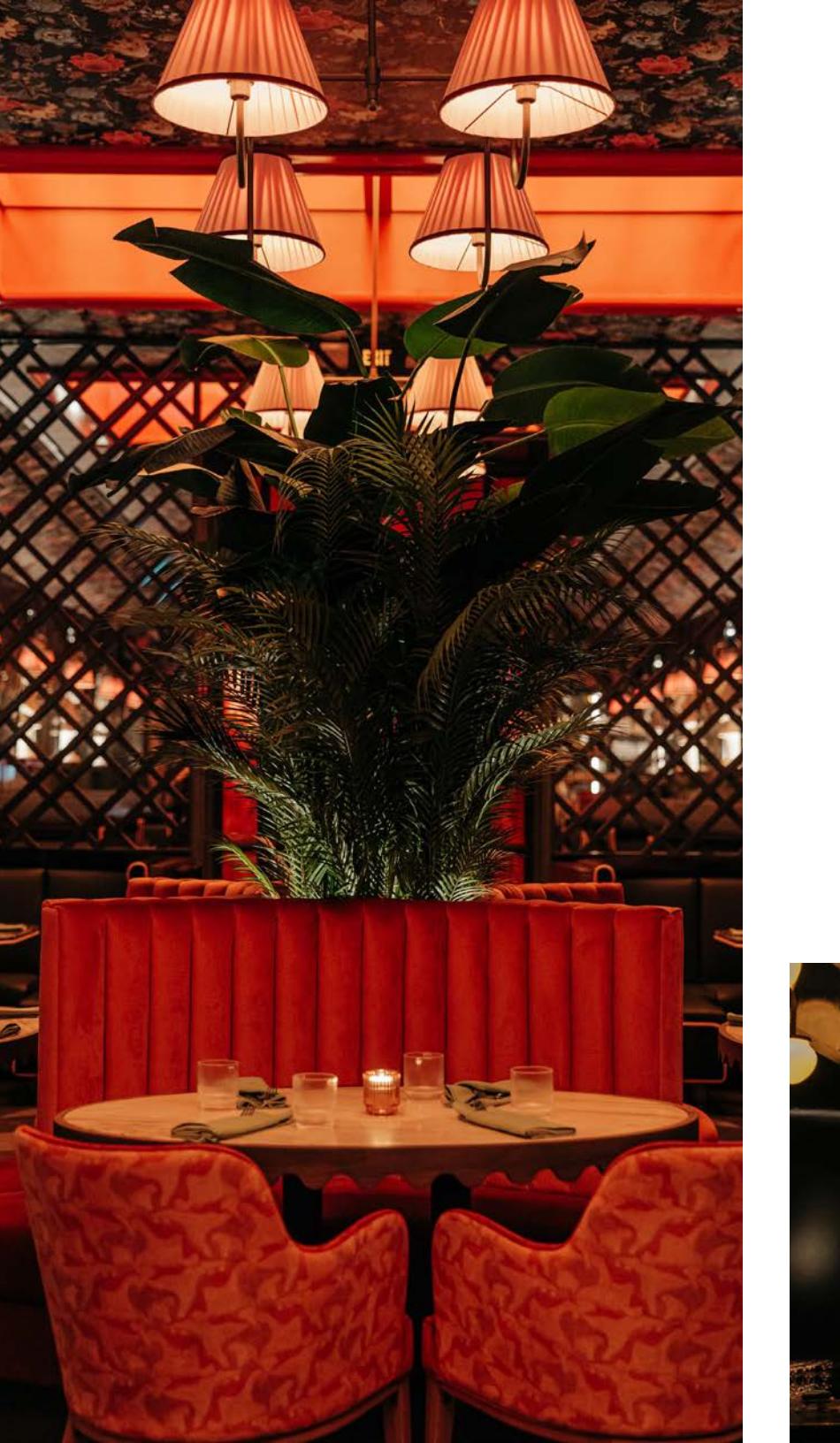
1° = 10'

445-04-042

03/26/02 JAM

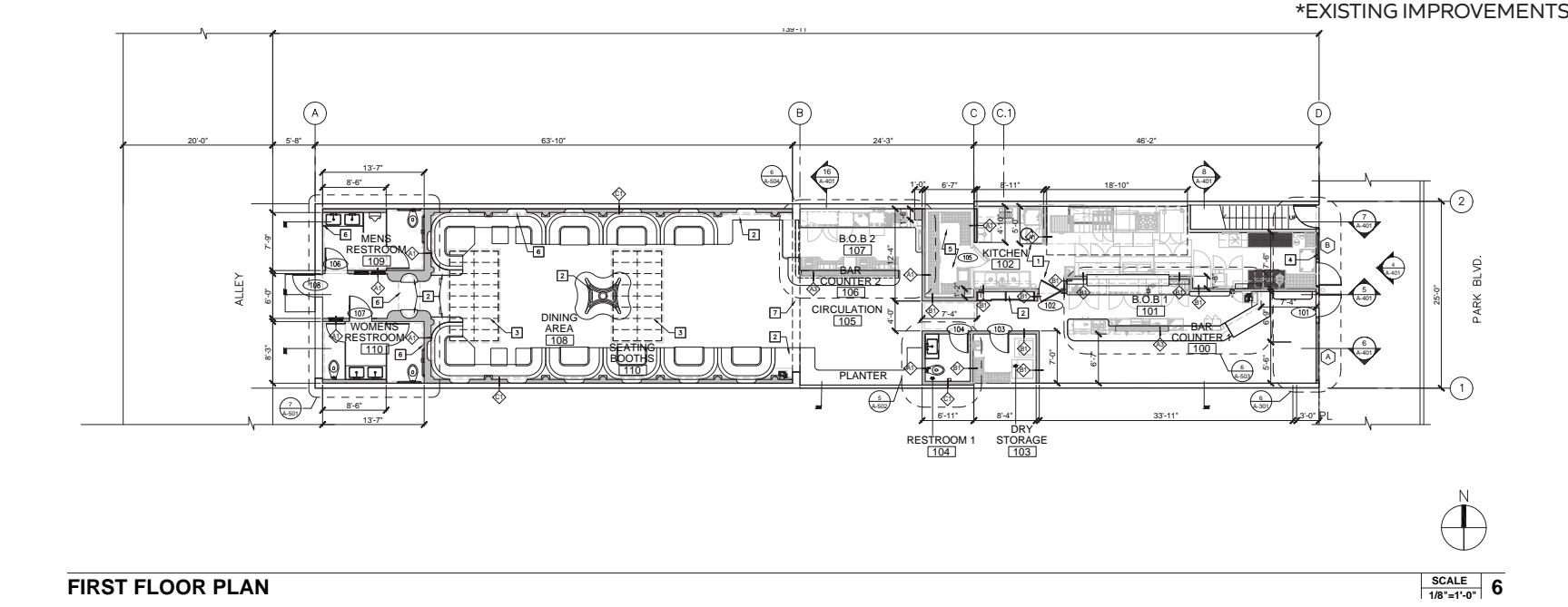
CHANGES	
BLK	OLD NEW/RECENT
042	30 35734 726 75
041	445-04 28 781 7
042	300-30 37 091 64
041	19 298-30 021 3
041	15 30 31 0136 5
041	30 CONDO 02 633

1e CONDO
PARKCREST LOFTS
DOC02-027652
(SEE SHT 2)

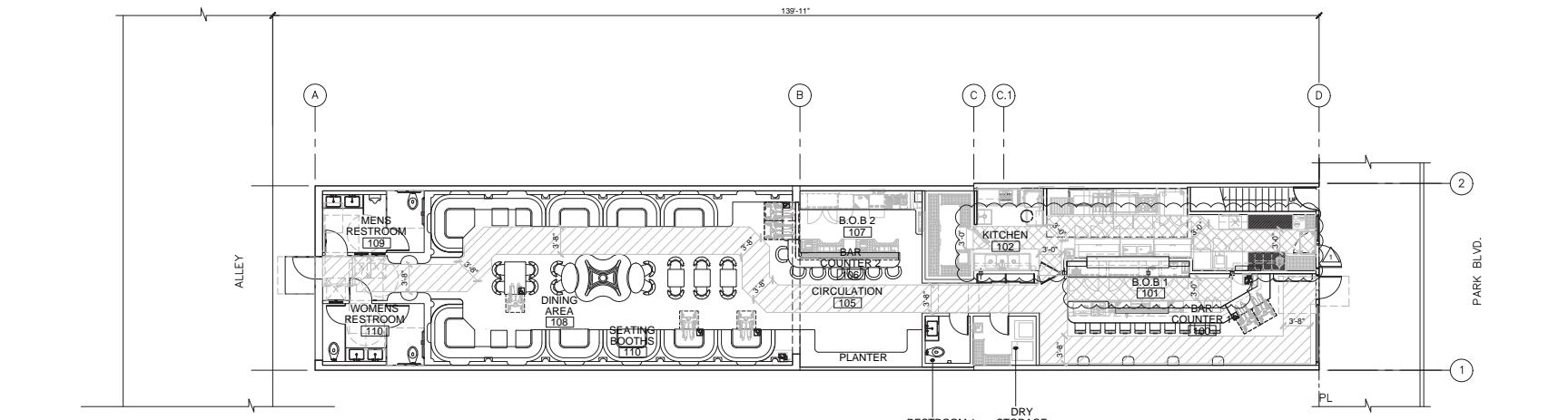


SITE PLAN

- 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

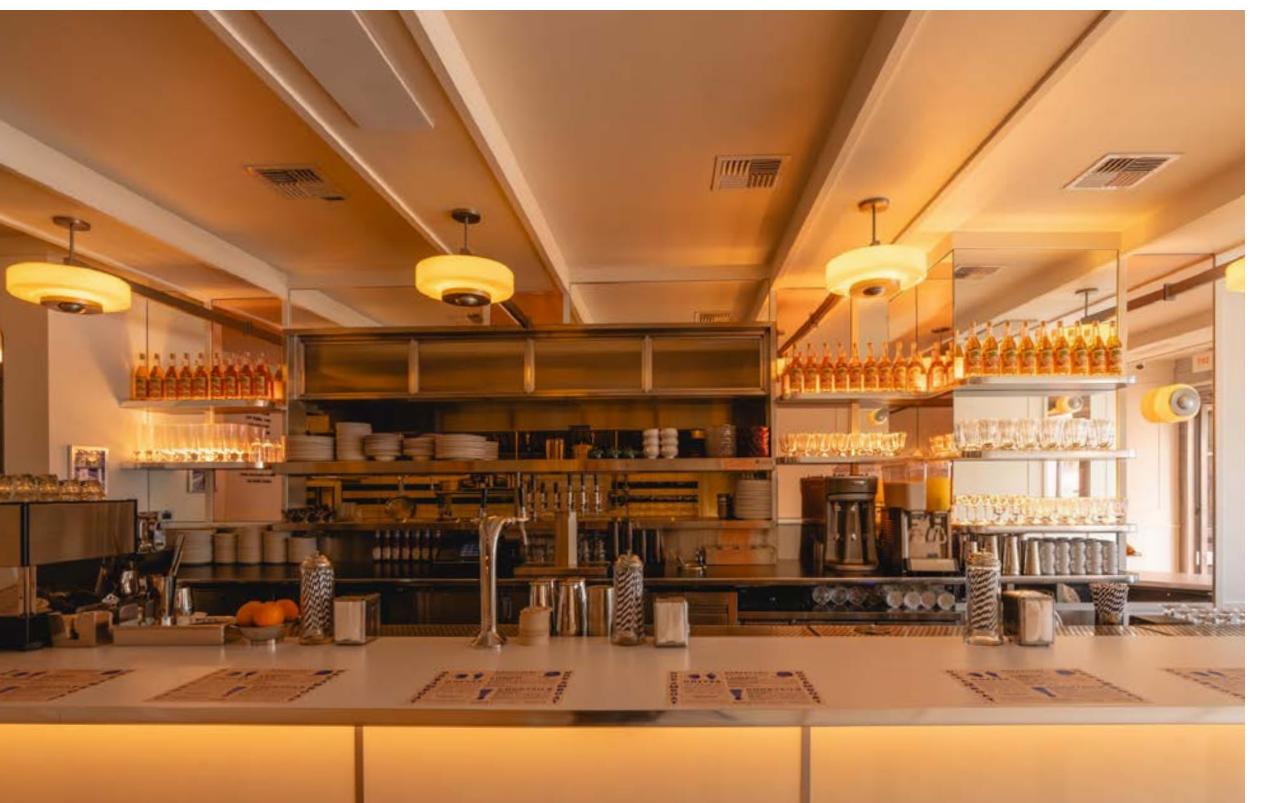


FIRST FLOOR PLAN



FIRST FLOOR FURNITURE PLAN

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/CAF\u00c9

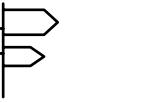


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4608-4610
PARK BOULEVARD
—
FULL SERVICE RESTAURANT
AND BAR





THE NEIGHBORHOOD

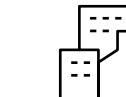
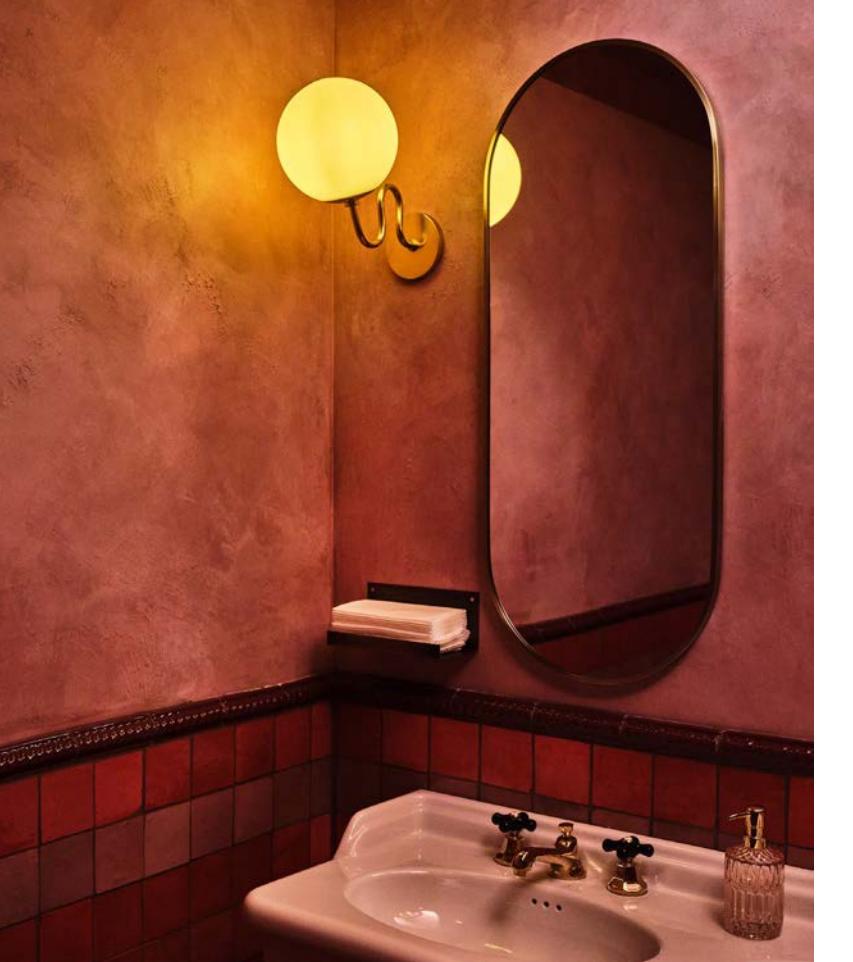
University Heights rests between the growing neighborhoods of North Park and Hillcrest. These dynamic, urban communities lend themselves to some of the best culinary and retail concepts in San Diego. The area is popular with young professionals, students, and families who are drawn to the convenient 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

RI

4608-4610

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