

FOR LEASE

# Corner Retail Space on Park Boulevard

4201 Park Blvd  
San Diego, CA 92103

1,250 SF

LOCATION  
MATTERS 



# The Space

- / **Prime hard corner at Park Blvd & Normal St** — one of University Heights' most visible intersections
- / **Architecturally unique building** — true blank canvas for a brand-defining location
- / **Fully customizable exterior** with bold paint, graphics, and design potential
- / **±100' of Howard Ave frontage** for large-scale murals and branding impact
- / **Ability to add prominent blade signage** for maximum multi-directional visibility
- / **~25' frontage on Park Blvd** with strong street presence and natural light
- / **Efficient ±1,250 SF open layout** with 11.5' ceilings, HVAC, and private restroom
- / **Ideal for café, restaurant, retail, or boutique concepts** looking to stand out
- / **Next to Fortuna Italian Restaurant** and across from Sprouts + UH Library driving daily traffic
- / **Dense, walkable trade area** — 250,000+ residents within 3 miles + ongoing growth



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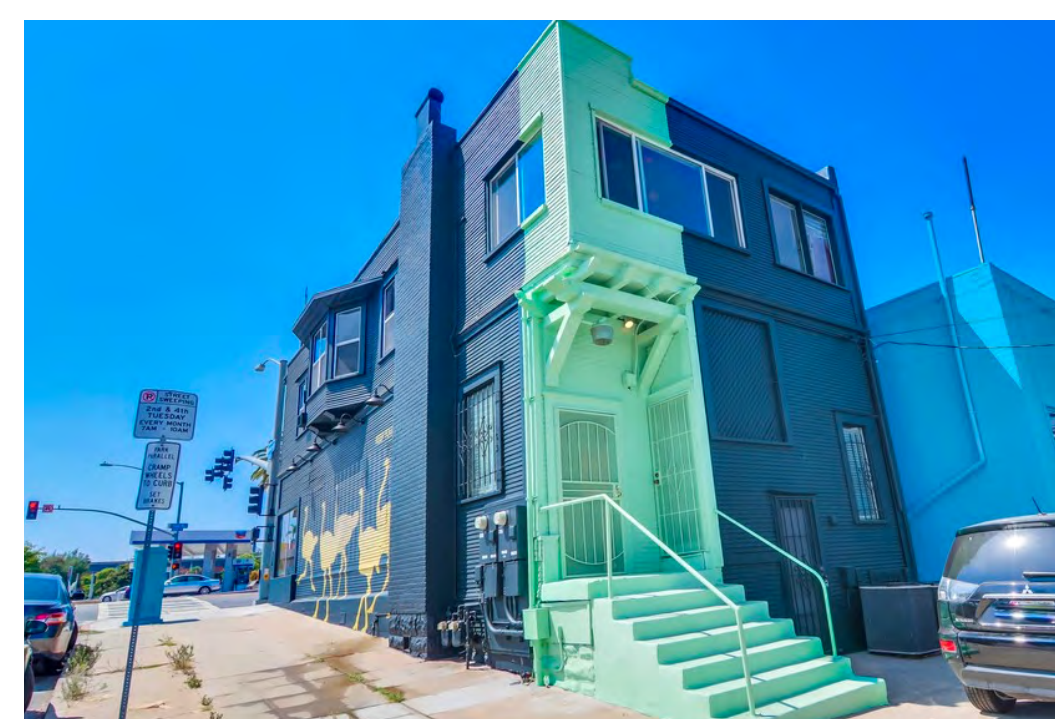
**LOCATION  
MATTERS**



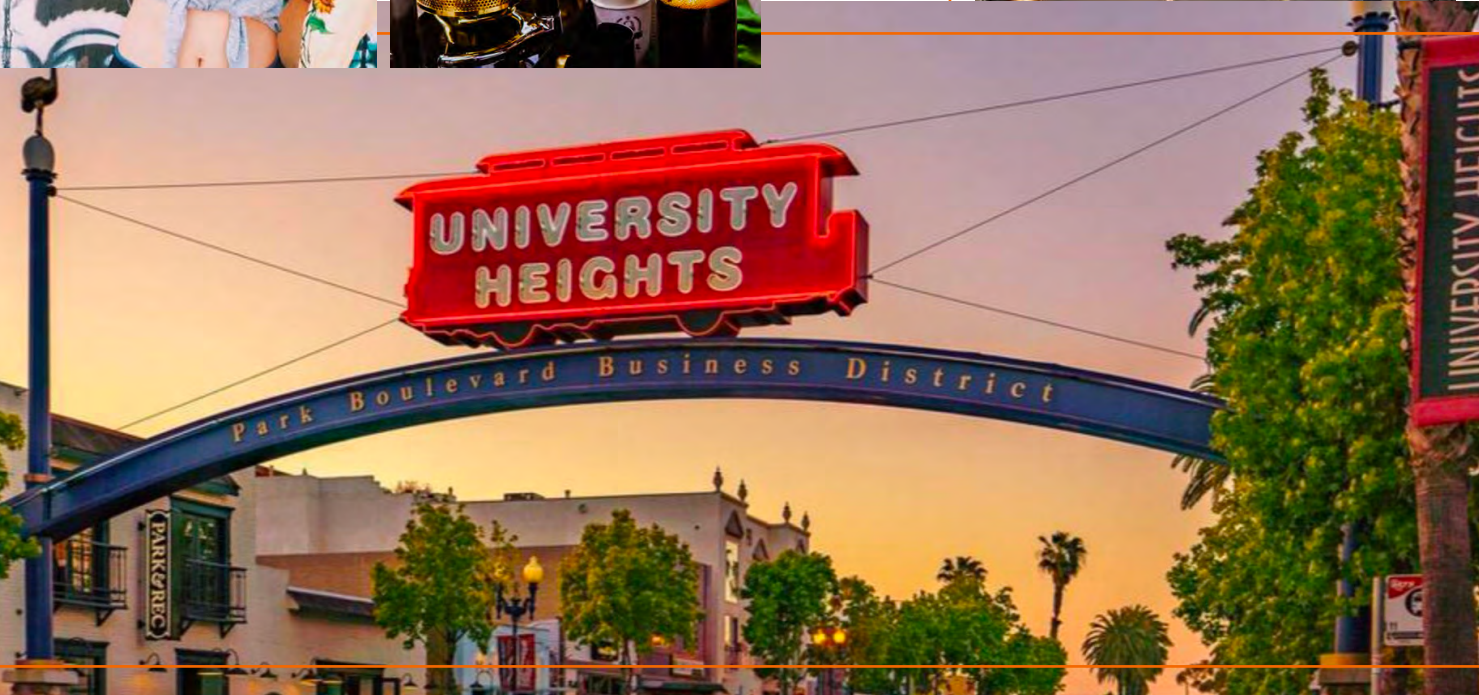
Approx.  
**1,250 SF**



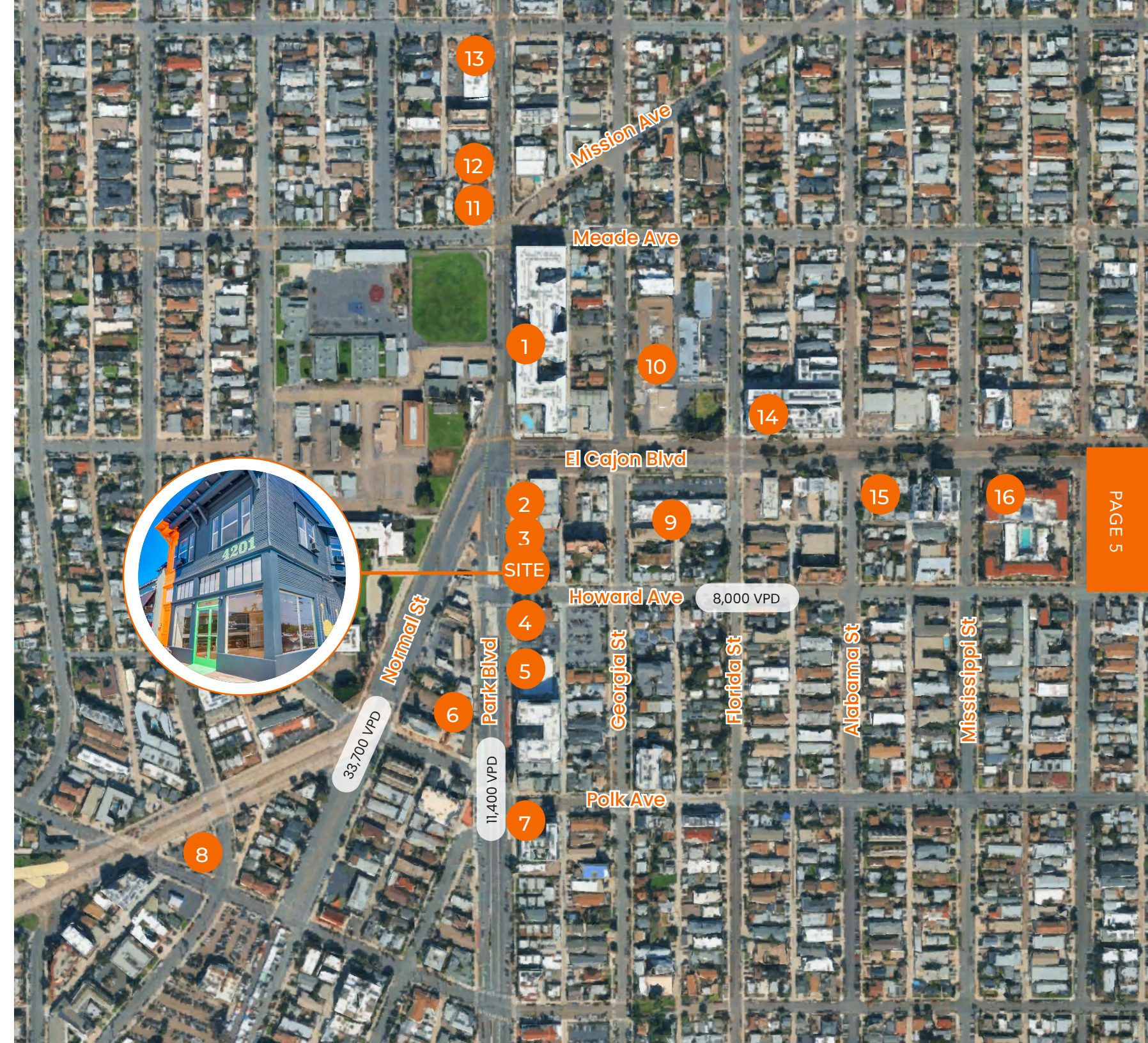
# Floor Plan



# Explore the Neighborhood

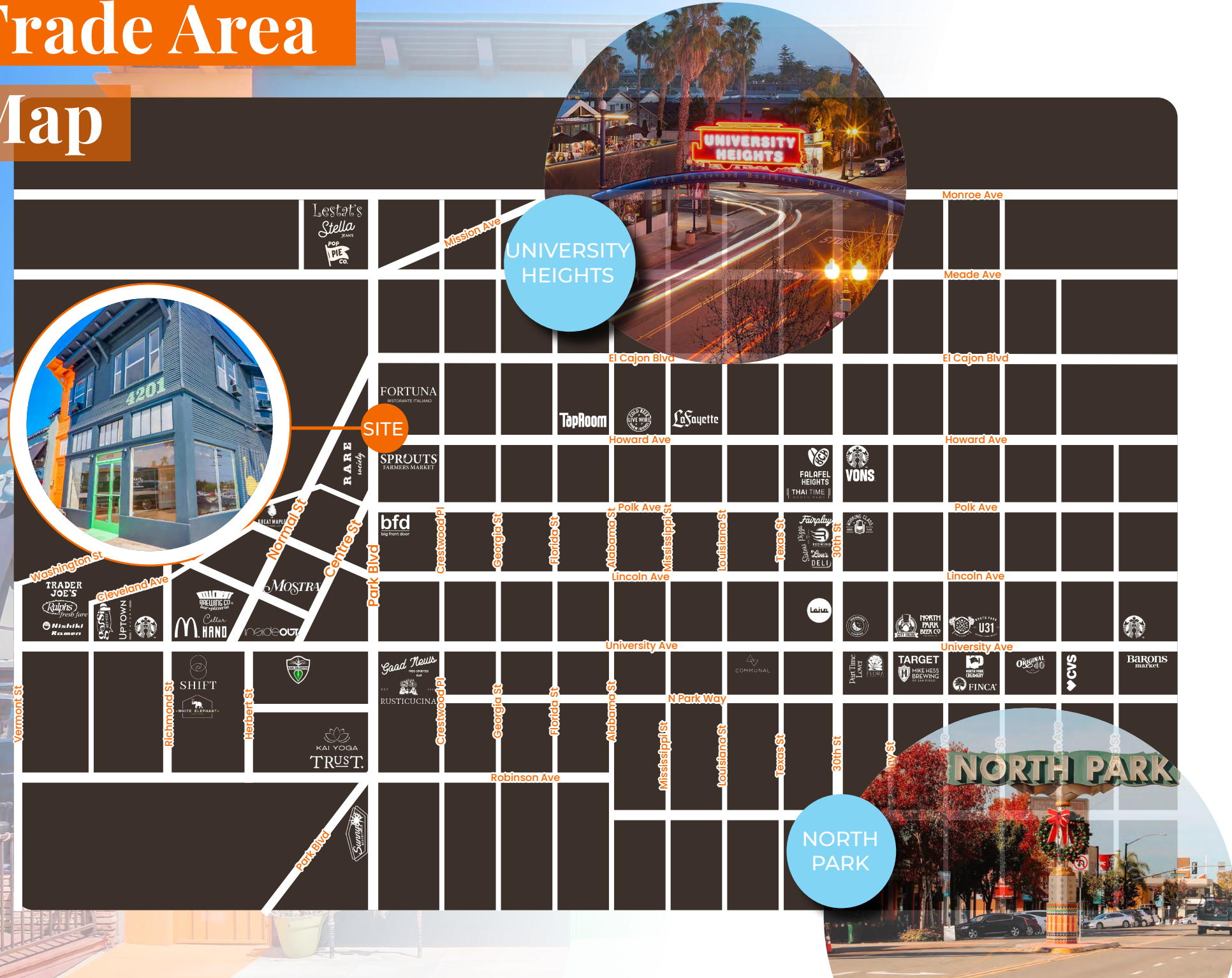


- |   |                                    |    |   |
|---|------------------------------------|----|---|
| 1 | CVS pharmacy®                      | 9  | Loving Hut<br>vegan cuisine   |
| 2 |                                    | 10 | Kindred Hospital<br>San Diego<br>Empowered by SciOnHealth                       |
| 3 | FORTUNA<br>RISTORANTE ITALIANO     | 11 | POP<br>PIE<br>Co.   |
| 4 | University Heights<br>Library      | 12 | Stella<br>JEAN'S  |
| 5 | SPROUTS<br>FARMERS MARKET          | 13 | Lestat's<br>COFFEE HOUSE  |
| 6 | RARE<br>society                    | 14 | THE FINEST QUALITY<br>Ales & Lagers<br>TapRoom<br>San Diego BEER CO. California |
| 7 | bfd<br>big front door              | 15 | COLD BEER<br>LIVE WIRE<br>WARM FRIENDS  |
| 8 | GREAT MAPLE<br>where life's better | 16 | LaSayette   |



# Trade Area

## Map



# What is Happening Around *University Heights*

## University Heights Fall Festival



Celebrate the season at the [University Heights Fall Festival](#), a free, family-friendly event featuring live music, local artisan vendors, and a classic pumpkin patch. Kids can enjoy carnival games and face painting, while adults relax in the craft beer and wine garden. It's the perfect opportunity for neighbors to connect over food trucks and autumn fun.

## University Heights Arts Open



The [University Heights Arts Open](#) is a vibrant, self-guided tour that transforms the neighborhood into a sprawling gallery. During this free event, attendees can stroll along Park Blvd. or take a complimentary shuttle to explore working studios and exhibitions inside local businesses. Held on the same day as the Taste of University Heights, it offers a unique, behind-the-scenes look into the local creative scene.

## Summer in the Park Concert Series



Every summer over the months of July and August, University Heights puts on the [Summer in the Park Concert Series at the Trolley Barn Park](#). Hundreds of residents from the community come out every Friday to listen to live music alongside their neighbors. This free event is widely cherished and is especially popular among families having a picnic dinner on the grass while enjoying fun entertainment at their local park.

## Taste of University Heights



A much-anticipated annual event, where 15 restaurants and bars on Park Blvd. welcome guests to come in and sample their most popular menu items. This family friendly event allows the entire community to get a taste of what their home has to offer. [Taste of University Heights](#) is often held on the same day as the University Heights Arts Open, bringing both foodies and art lovers together.

## EL CAJON BOULEVARD

# Exploding with New Density

San Diego's City of Villages has grown over the years with El Cajon Boulevard, aka The Boulevard, as its heart, pulsing through existing villages, such as, Hillcrest, Normal Heights, North Park, and University Heights. The Boulevard is not only San Diego's favorite Boulevard, it is one of the city's oldest thoroughfares with continual improvements occurring at a rapid pace, attracting more people to this thriving hip dense urban playground.

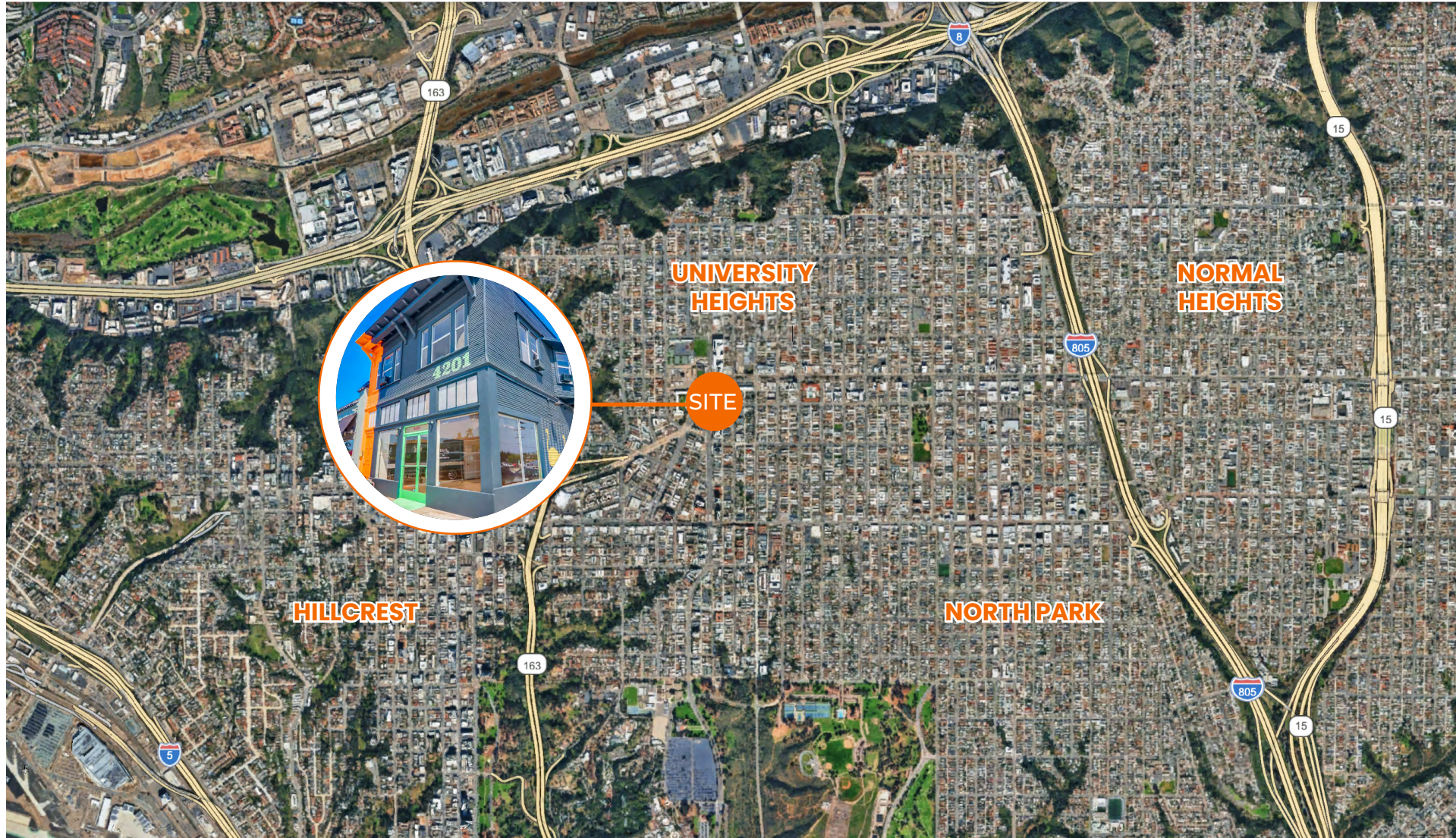
The old days of El Cajon Boulevard signified drive-thrus, cruising, and dragracing. Fast forward to 2015, where it is better known for its unrivaled blend of ethnic food and culinary delights, artistic acumen and eclectic urbanity. The Boulevard's evolution has populated it with a myriad of hip bars and restaurants, trendy boutiques and art galleries, making it a favorite San Diego stomping ground today.

Become part of the action at The Boulevard in North Park. The quick gentrification of the area add an extra advantage to this rare and unique restaurant opportunity.



# Neighborhood

# Map



# The Demographics

## 1 MILE

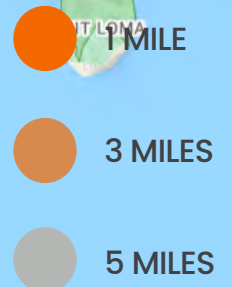
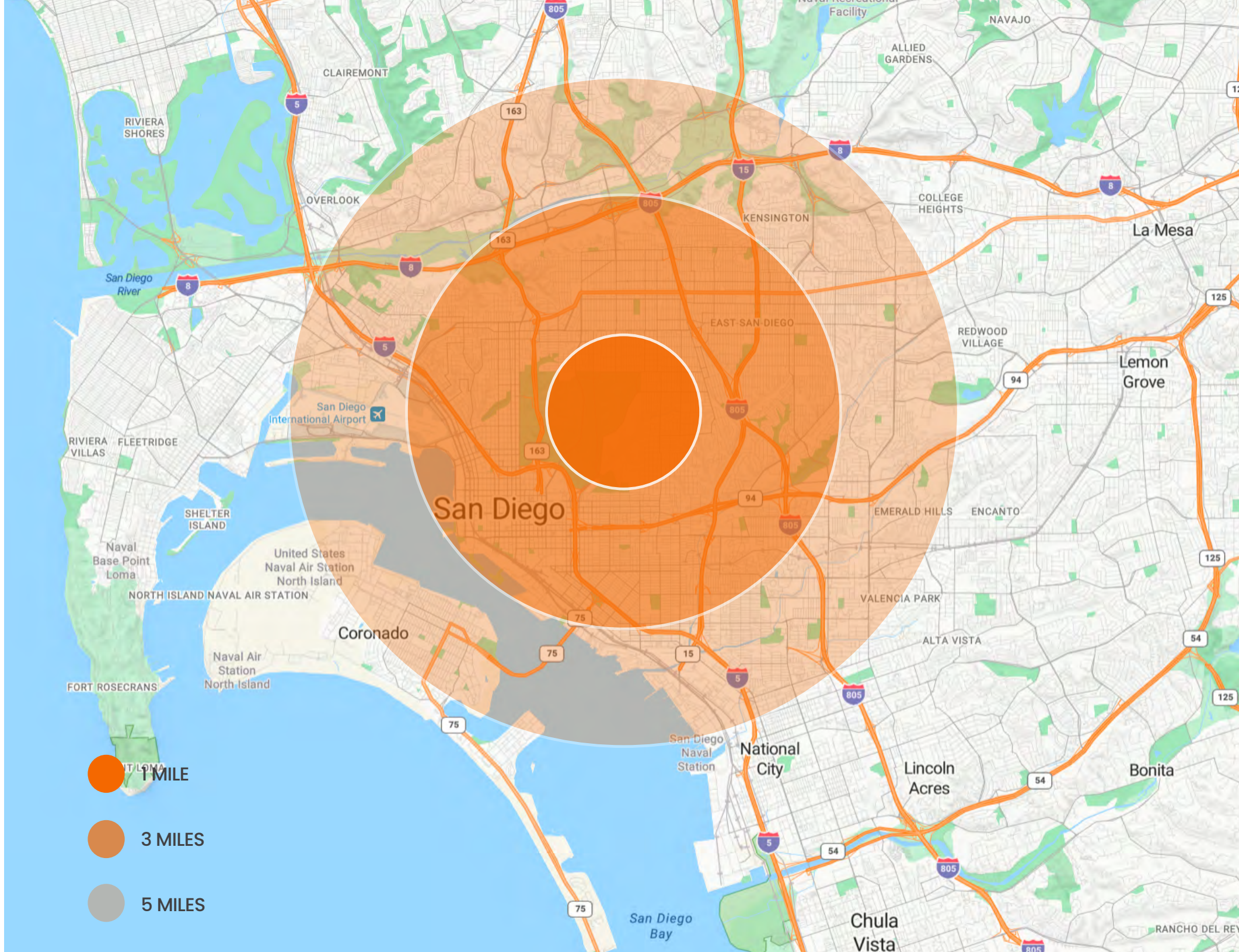
Daytime Population	<b>23,612</b>
Population	<b>41,693</b>
Average HH Income	<b>\$118,524</b>

## 3 MILES

Daytime Population	<b>194,589</b>
Population	<b>255,121</b>
Average HH Income	<b>\$119,798</b>

## 5 MILES

Daytime Population	<b>399,731</b>
Population	<b>565,773</b>
Average HH Income	<b>\$117,502</b>



*University Heights* is an eclectic and historic neighborhood known for its diverse architecture, charming Craftsman bungalows, and laid-back, artsy atmosphere. Originally envisioned as a college town in the late 1800s, it retains a distinct creative spirit today, marked by its iconic neon neighborhood sign and rich ties to the city's early streetcar days. Park Boulevard, the neighborhood's vibrant main artery, buzzes with a welcoming mix of cozy coffee shops, diverse eateries, and beloved local bars, drawing residents and visitors who appreciate its tight-knit, community-focused charm.



# Leasing Inquiries:



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