

Park^{BLVD} El Cajon^{BLVD}



RETAIL/OFFICE FOR LEASE
UNIVERSITY HEIGHTS

PRIME CORNER
±4,500 SF

UPG **URBAN**
PROPERTY
GROUP EST. 1989

The Property



- 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

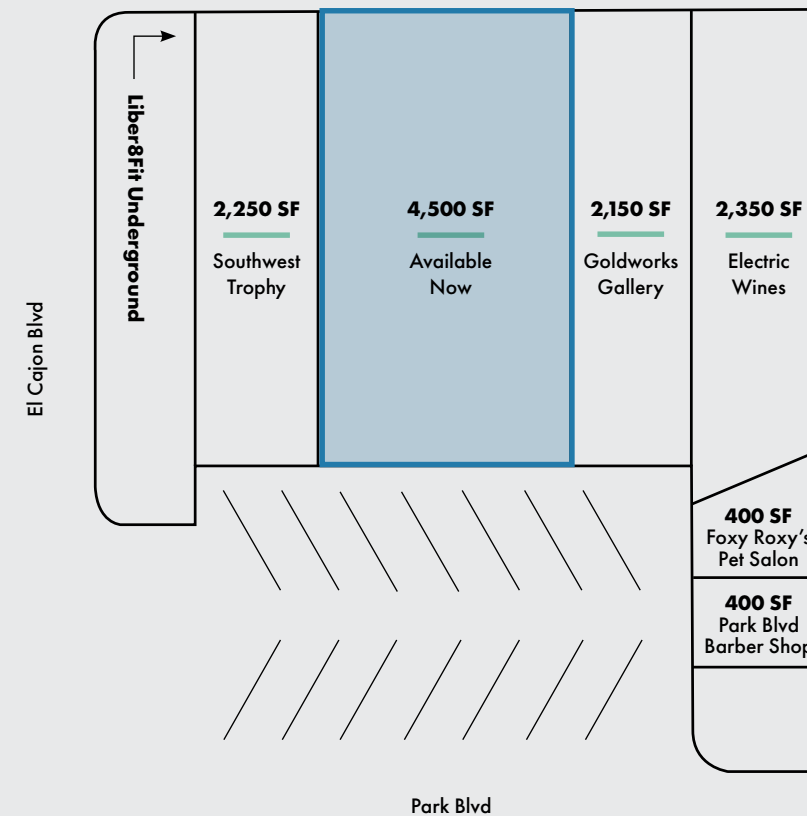
Take advantage of this prime retail opportunity in the heart of **University Heights**, San Diego's most unique neighborhood.

4247 Park Blvd
San Diego, CA 92105

address

±4,500 SF
Retail/Office

available space



Nightlife



Kairoa

Dining



Madison



Pop Pie Co.



Lafayette Hotel

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.

Unique



Parkhouse Eatery

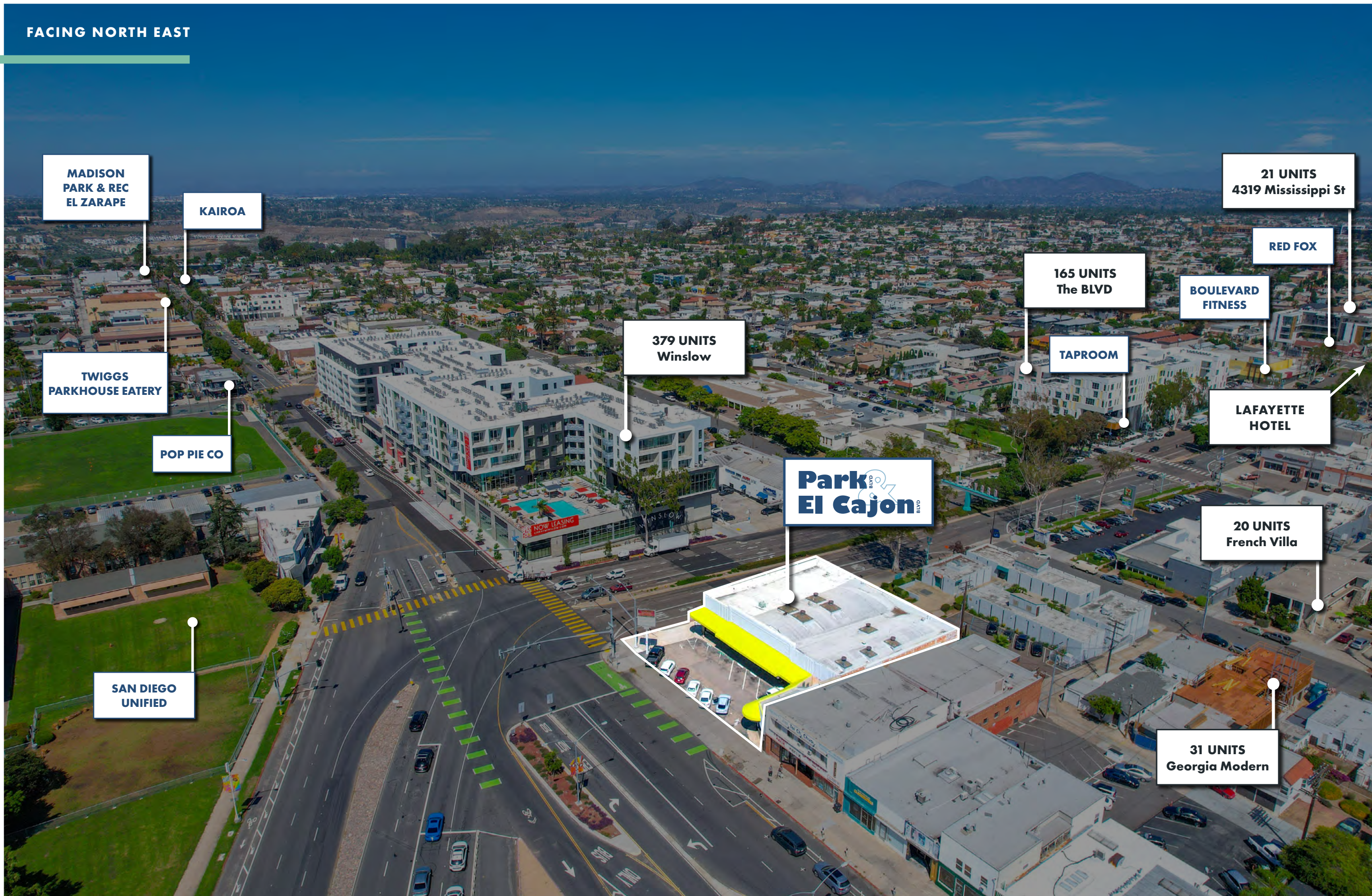


Great Maple

The Location



FACING NORTH EAST



MADISON
PARK & REC
EL ZARAPE

KAIROA

21 UNITS
4319 Mississippi St

RED FOX

165 UNITS
The BLVD

BOULEVARD
FITNESS

379 UNITS
Winslow

TAPROOM

LAFAYETTE
HOTEL

TWIGGS
PARKHOUSE EATERY

POP PIE CO

Park
El Cajon

20 UNITS
French Villa

SAN DIEGO
UNIFIED

31 UNITS
Georgia Modern

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