

# 4135 Park Blvd.



AVAILABLE FOR LEASE: RESTAURANT / RETAIL / CAFE  
Q2/2024 DELIVERY



## The Vision.

This brand-new development in the heart of University Heights will provide a dynamic environment for the surrounding community and onsite residents. The project will include 190 Class-A apartments with ample underground parking. The project will also be amenitized with a pool deck, co-working spaces, fitness center and café/retail opportunities. The retail/restaurant opportunity for the project is located on the ground floor, adjacent to the lobby, with direct frontage to Park Blvd. This is a unique opportunity to serve a built-in customer base and land in one of the top retail and culinary destinations of San Diego's vibrant community.





# 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.

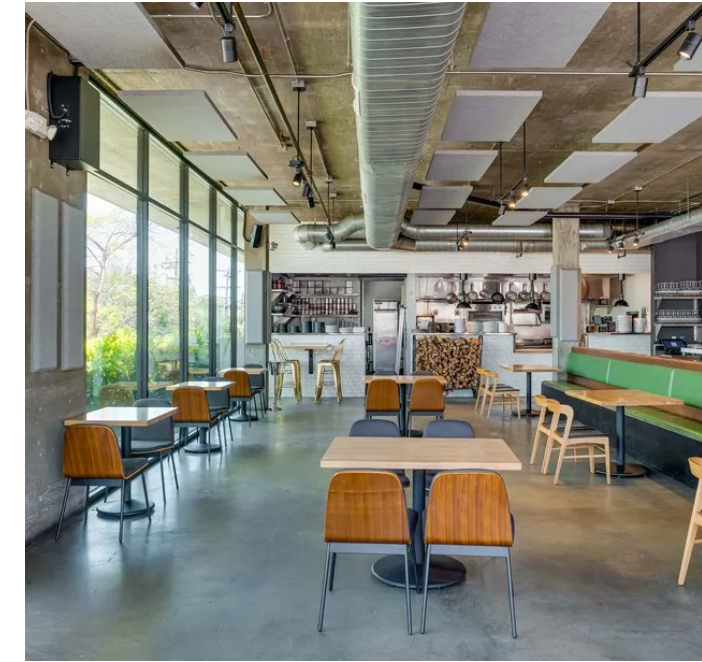
RARE SOCIETY



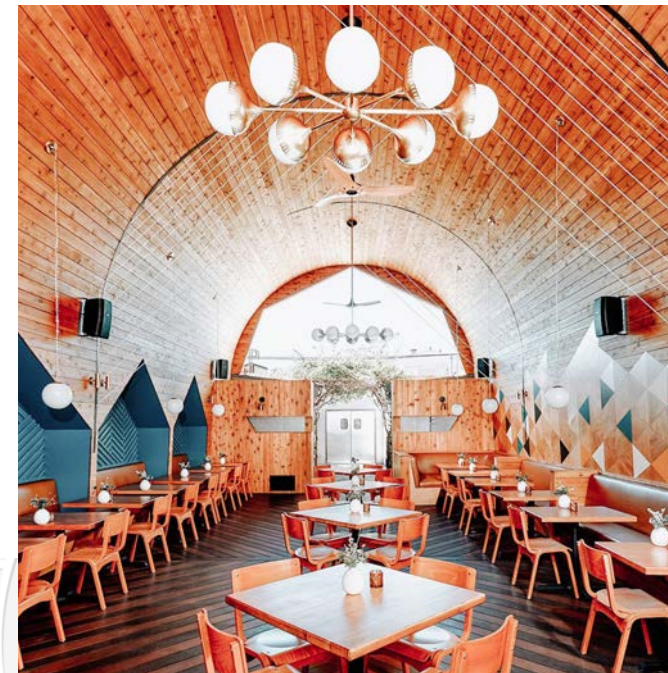
GREAT MAPLE



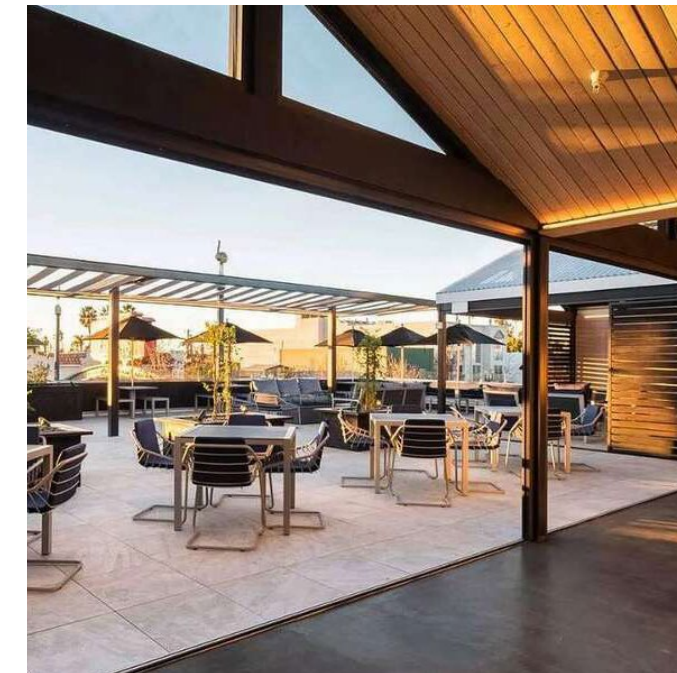
TRUST



MADISON



KAIROA BREWING CO.



LAFAYETTE HOTEL



# The Demographics.

	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



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