

4247

PARK BOULEVARD // SAN DIEGO, CA 92103



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property highlights

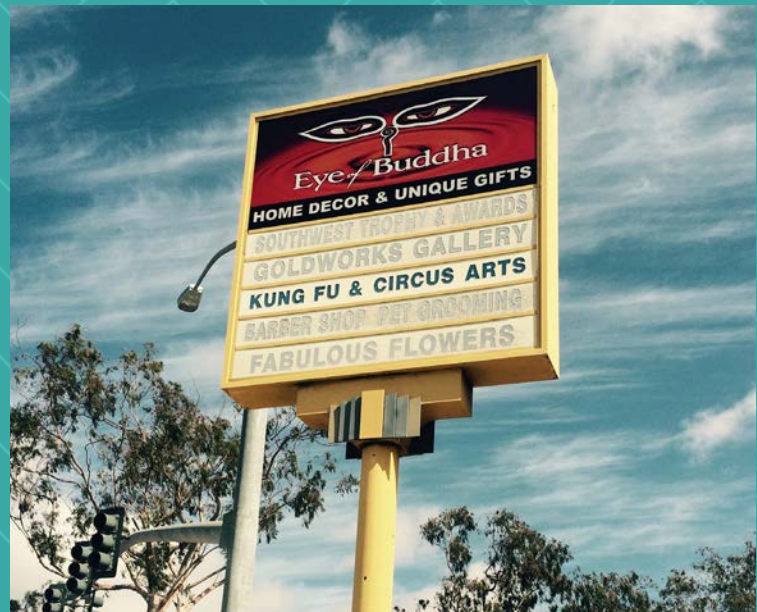
One of the best located properties in the City of San Diego situated at the intersection of Park Blvd and El Cajon Blvd. Located between North Park and University Heights, two of San Diego's most popular urban neighborhoods with easy access to Downtown, Mission Valley, Hwy 163 and I-805.



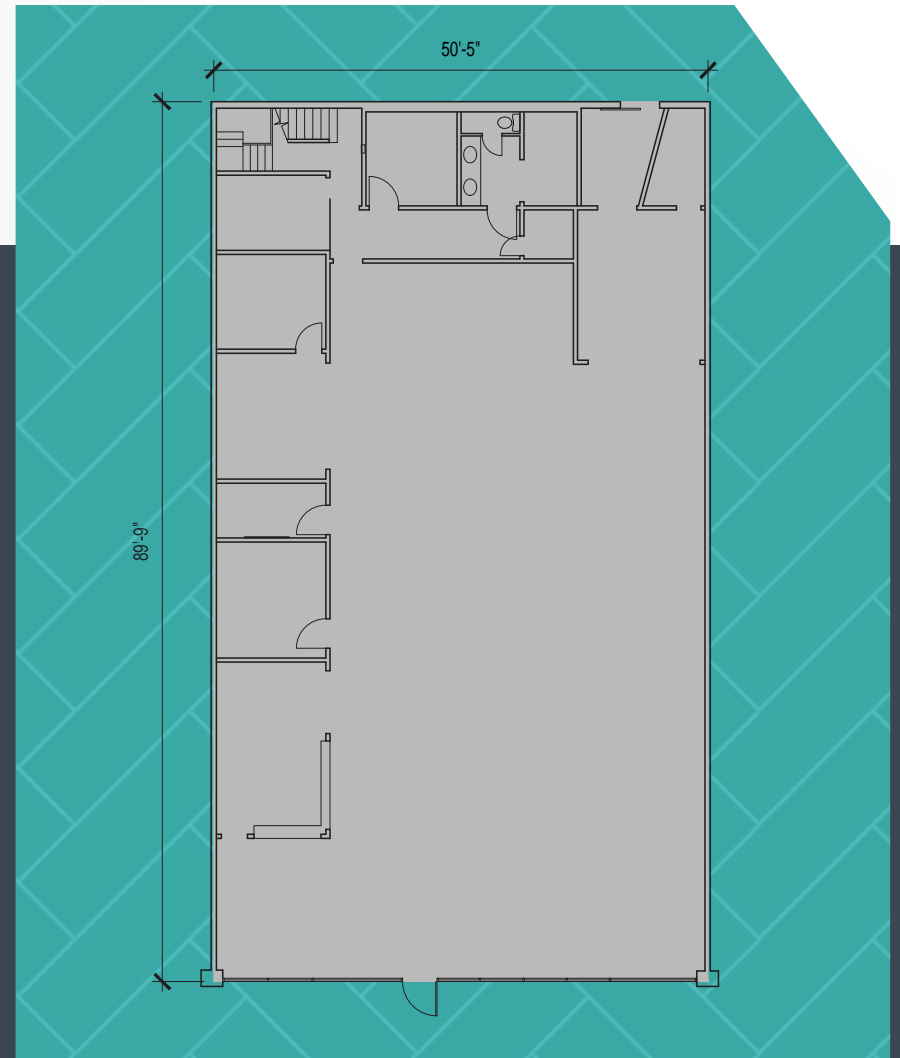
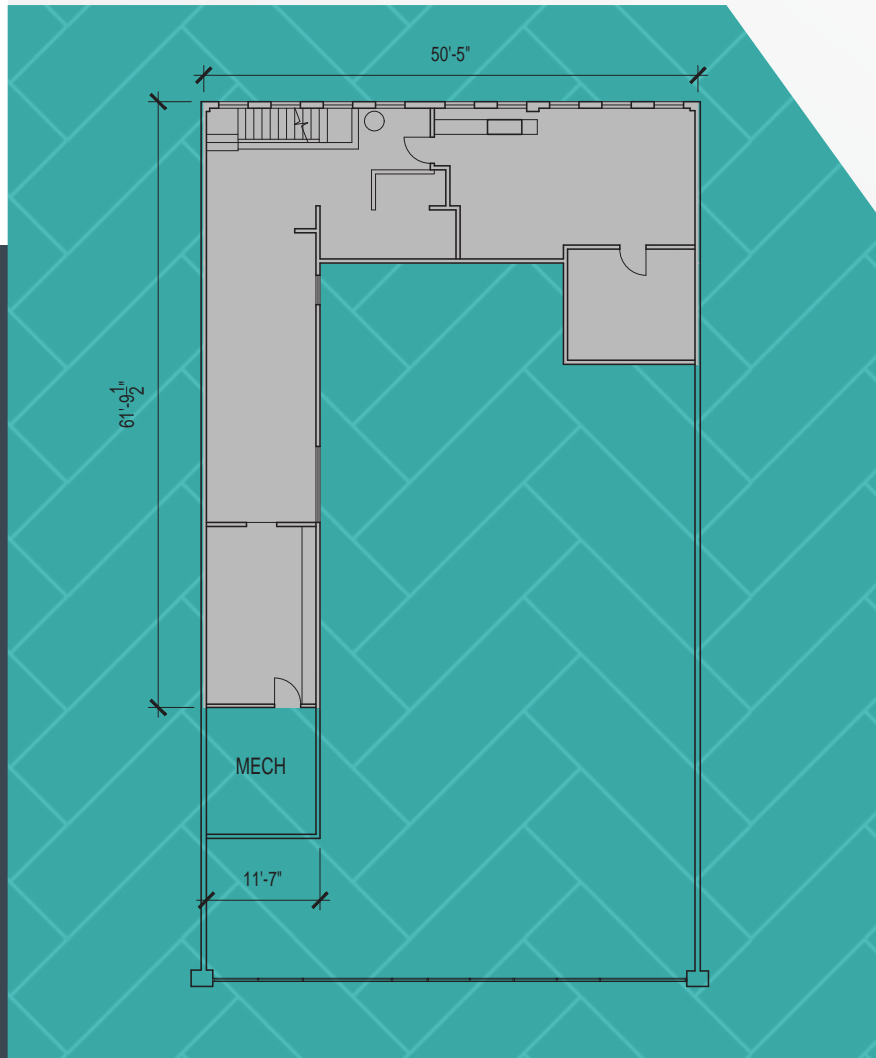


property & offering details

- » 100 year old “art deco” building
- » Anchor tenant space with 18’ ceilings and 50’ of building frontage
- » Prominent monument pole sign / Tenant will have top position
- » Recent electrical upgrades / 3 phase - 200 amp power
- » 6,034 SF total (4,525 SF ground floor / 1,509 SF mezzanine)
- » \$2.25 PSF, NNN



floor plan





LENNAR

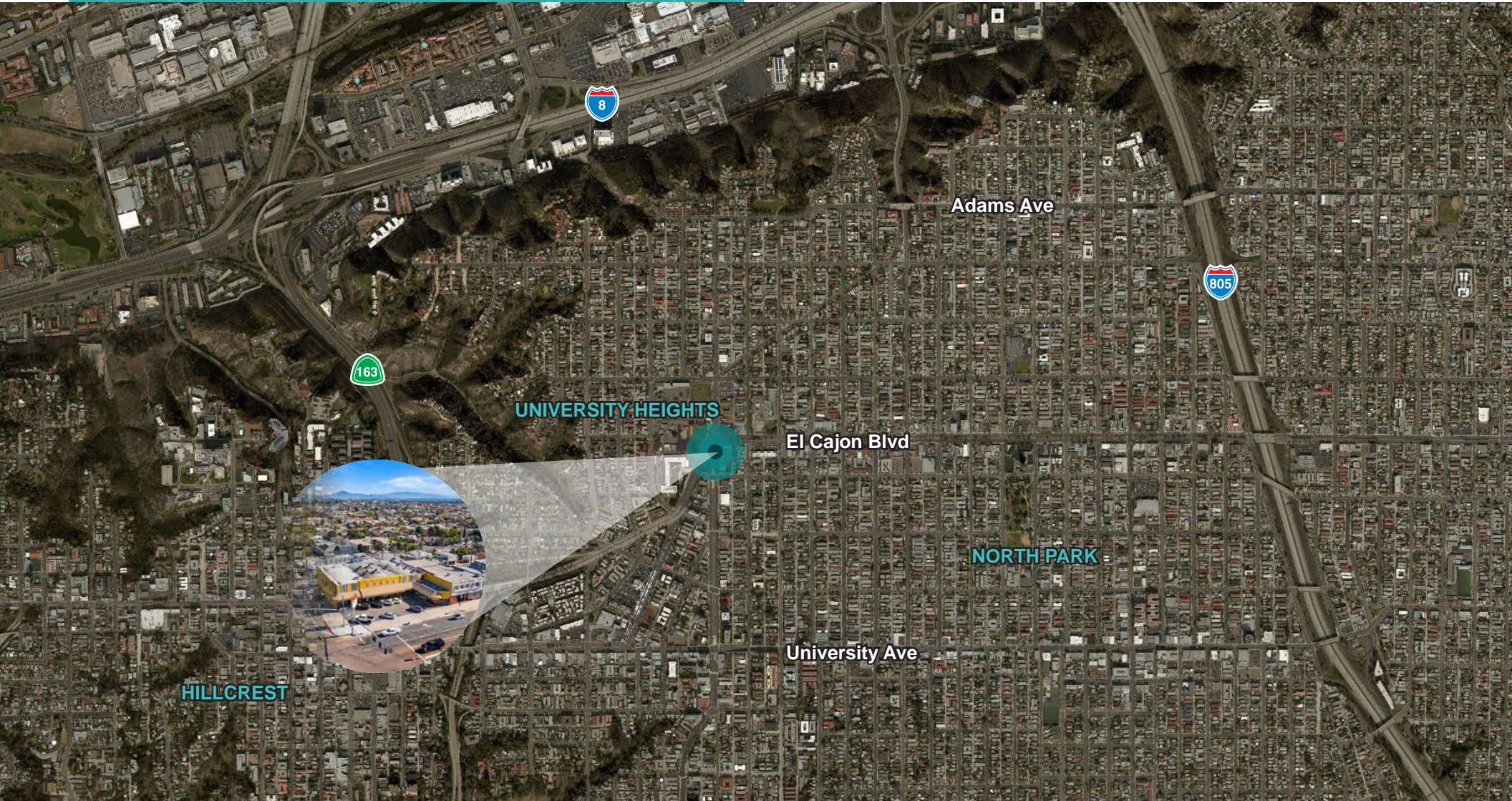
FENTON

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nearby developments

- » Lennar – Located directly across the street. Currently under construction, the 8 story mixed-use project will include 375 apartments and 486 parking spaces.
- » HG Fenton – Located two blocks east. Recently completed, the 7 story mixed-use project includes 165 apartments.

location map



An aerial photograph of a city street intersection in San Diego, California. The main focus is a large, two-story commercial building with a yellow facade and a grey roof. The building has several windows and a sign that reads "Toi Chi Chuan". To the left of the building is a parking lot with several cars. In the foreground, there is a street intersection with traffic lights and a sign that says "ONLY BUS". The background shows a dense urban area with many buildings and trees, and mountains in the distance under a clear sky.

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