

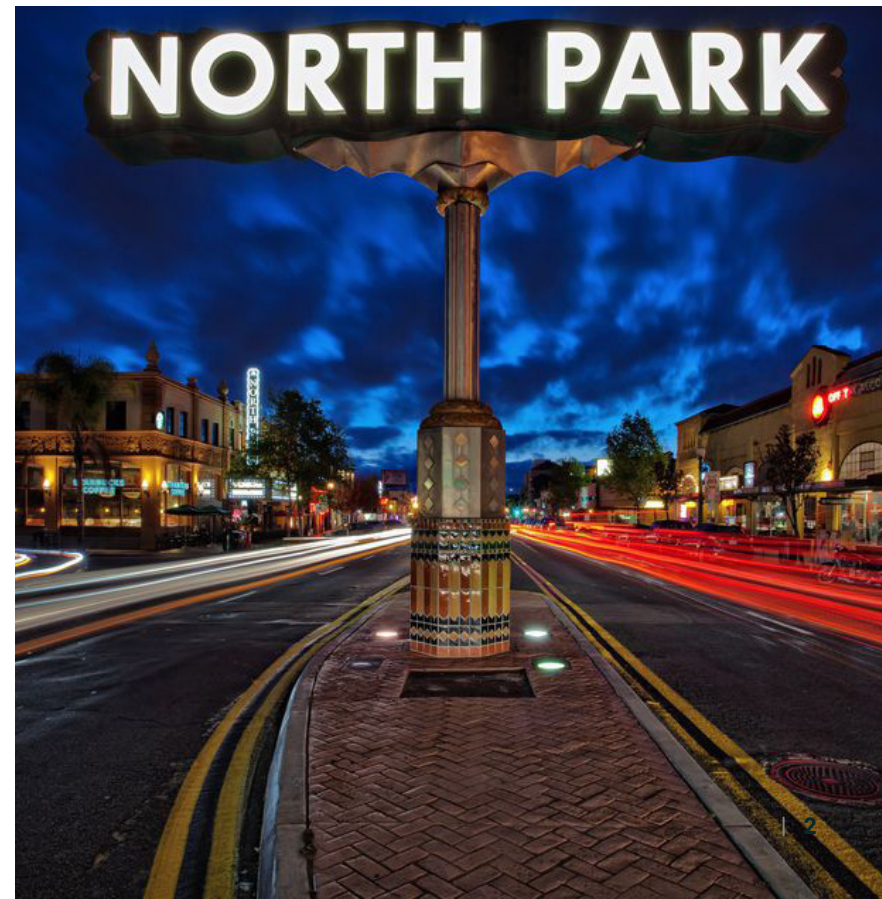
For Lease

4247 Park Boulevard
San Diego, CA 92103



Property Highlights

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





Property Details

- » 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 - 400 amp power
- » 4,525 SF (plus 1,509 SF mezzanine space not charged in rent)
- » \$2.25psf, NNN (nets = \$0.20psf)

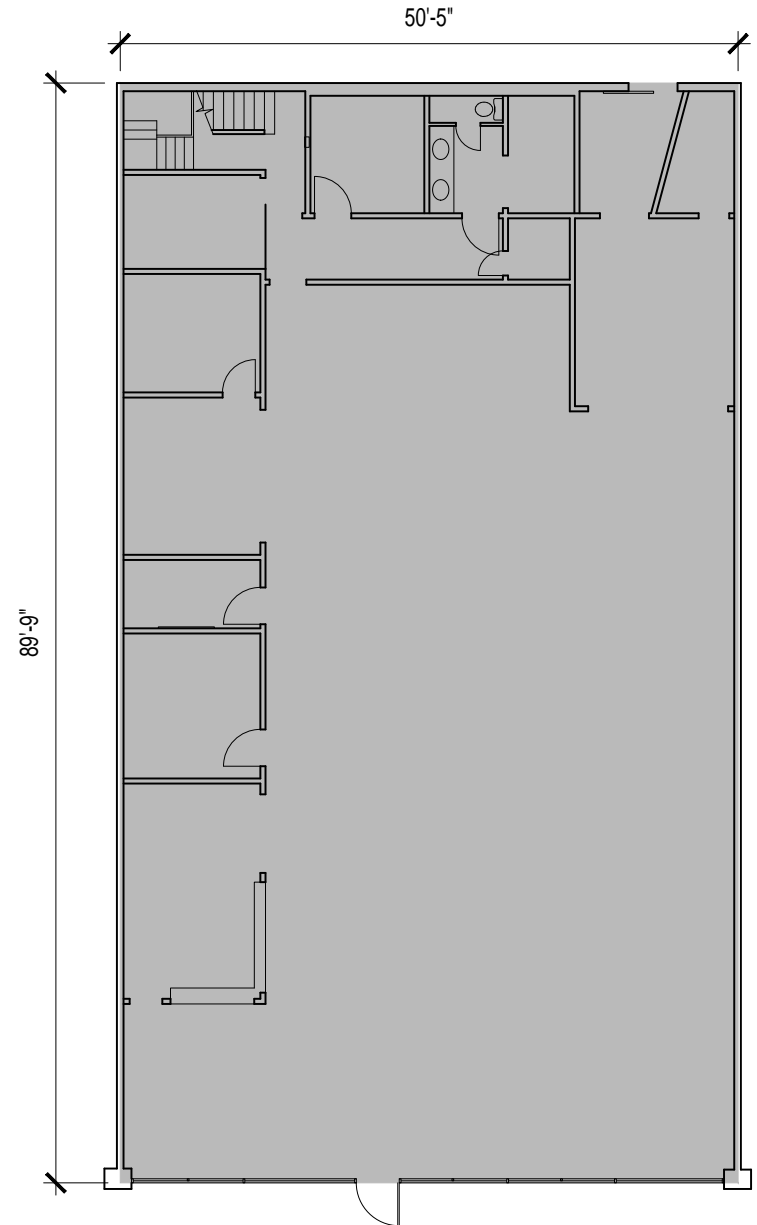
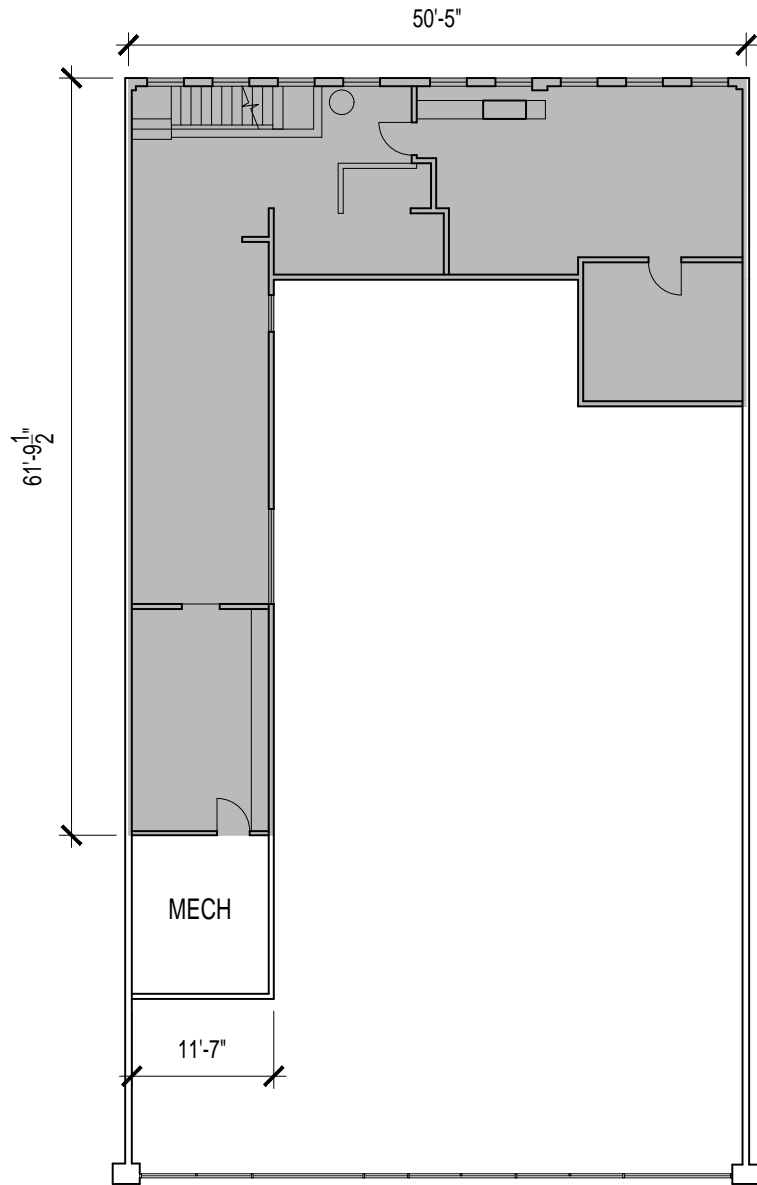


Interior Photos

4247 Park Blvd.



Floor Plans



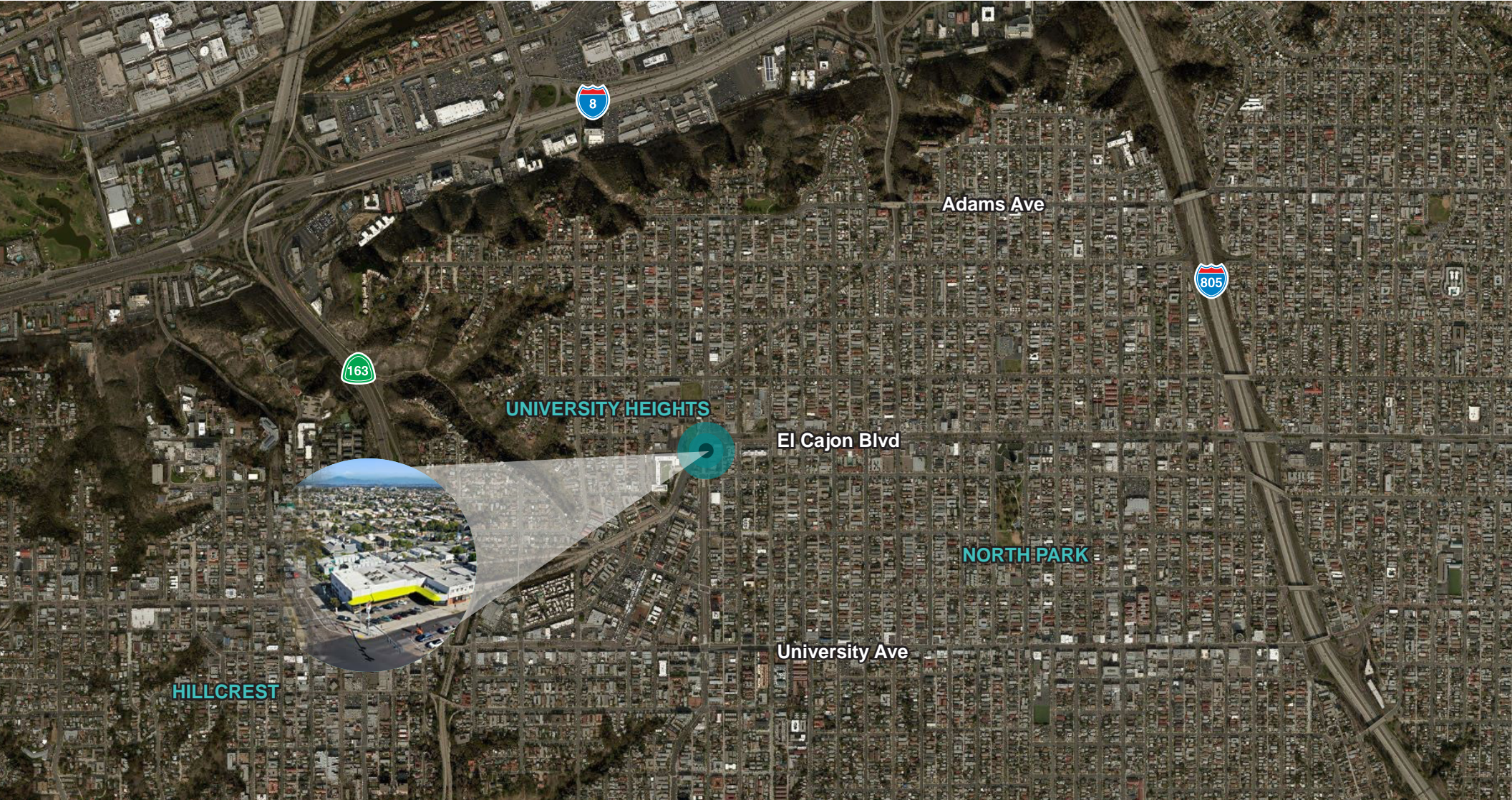


Nearby Developments

- » 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



Demographics



PLACE OF WORK

2021 Businesses

1MILE

3 MILES

5 MILES

2,827

18,247

32,786

2021 Employees

20,171

193,109

409,954



POPULATION

2021 Population - Current Year Estimate

39,217

249,111

560,802

2026 Population - Five Year Projection

40,075

261,188

581,489

2010 Population - Census

37,805

233,338

529,653

2000 Populaton - Census

38,034

226,226

513,670

2010-2021 Annual Population Growth Rate

0.33%

0.58%

0.51%

2021-2026 Annual Population Growth Rate

0.43%

0.95%

0.73%



GENERATIONS

2021 Population

39,217

249,111

560,802

Generation Alpha (Born 2017 or Later)

1,327

3.4%

11,799

4.7%

31,957

5.7%

Generation Z (Born 1999-2016)

4,341

11.1%

43,296

17.4%

124,375

22.2%

Millennials (Born 1981-1998)

16,322

41.6%

90,408

36.3%

189,209

33.7%

Generation X (Born 1965-1980)

8,644

22.0%

50,546

20.3%

101,948

18.2%

Baby Boomers (Born 1946-1964)

6,745

17.2%

41,239

16.6%

86,904

15.5%

Greatest Generations (Born 1945 or Earlier)

1,838

4.7%

41,239

16.6%

86,904

15.5%



EDUCATION

2021 Population 25 and Over

	1MILE		3 MILES		5 MILES	
	32,157		184,753		382,206	
Less than 9th Grade	800	2.5%	10,740	5.8%	28,914	7.6%
9-12th Grade - No Diploma	751	2.3%	9,485	5.1%	23,461	6.1%
High School Diploma	3,062	9.5%	20,483	11.1%	53,558	14.0%
GED or Alternative Credential	474	1.5%	3,645	2.0%	8,551	2.2%
Some College - No Degree	6,014	18.7%	35,320	19.1%	76,330	20.0%
Associate `s Degree	2,166	6.7%	12,692	6.9%	28,024	7.3%
Bachelor `s Degree	11,569	22.8%	56,907	30.8%	101,242	26.5%
Graduate or Professional Degree	7,321	22.8%	35,481	19.2%	62,126	16.3%



HOUSEHOLD INCOME

2021 Households

	22,230		115,862		221,243	
Under \$15,000	1,641	7.4%	10,539	9.1%	22,473	10.2%
\$15,000-\$24,999	1,366	6.1%	8,377	7.2%	17,253	7.8%
\$25,000-\$34,999	1,269	5.7%	8,346	7.2%	16,848	7.6%
\$35,000-\$49,999	2,802	12.6%	13,110	11.3%	25,063	11.3%
\$50,000-\$74,999	4,018	18.1%	18,379	15.9%	35,553	16.1%
\$75,000-\$99,999	3,278	14.8%	14,469	12.5%	26,423	11.9%
\$100,000-\$149,999	4,371	19.7%	21,703	18.7%	39,165	17.7%
\$150,000-\$199,999	1,884	8.5%	10,857	9.4%	19,021	8.6%
\$200,000 and Over	1,599	7.2%	10,082	8.7%	19,443	8.8%



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