

For Sale

Investment/Development Opportunity

±14,594 SF Freestanding Commercial Building



4470 Park Blvd.
San Diego, CA 92116

Where Neighborhood *Character* Meets Investment *Opportunity*

Urban Property Group is pleased to present the opportunity to acquire **4470 Park Boulevard**. Positioned along one of San Diego's most recognizable neighborhood corridors, this site offers investors the opportunity to acquire a commercial asset in the heart of University Heights—a vibrant, walkable urban village celebrated for its independent restaurants, boutique retailers, craft breweries, and neighborhood charm. Located along the Park Boulevard corridor between Hillcrest and North Park, the property benefits from exceptional visibility, strong pedestrian activity, and access to one of San Diego's most affluent and supply-constrained urban submarkets.

University Heights has become one of San Diego's **premier mixed-use neighborhoods** where residents value a lifestyle centered around walkability, local businesses, and authentic community character. The district continues to attract professionals, entrepreneurs, and long-term residents seeking an urban environment that blends historic architecture with modern amenities. The neighborhood's popularity has fueled continued investment, redevelopment, and increasing demand for commercial space.

Bill Shrader

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“UNIVERSITY HEIGHTS IS ONE OF SAN DIEGO'S MOST
WALKABLE, ECLECTIC URBAN NEIGHBORHOODS.”

SAN DIEGO
MAGAZINE

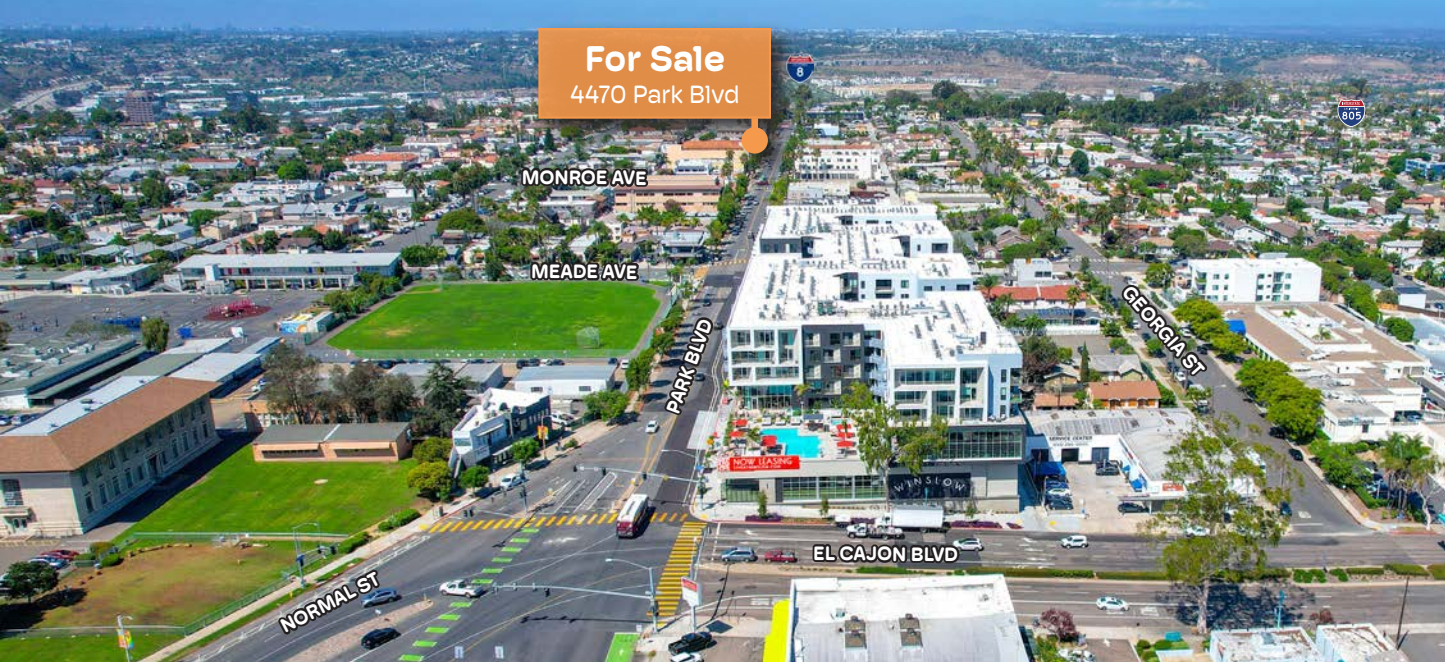
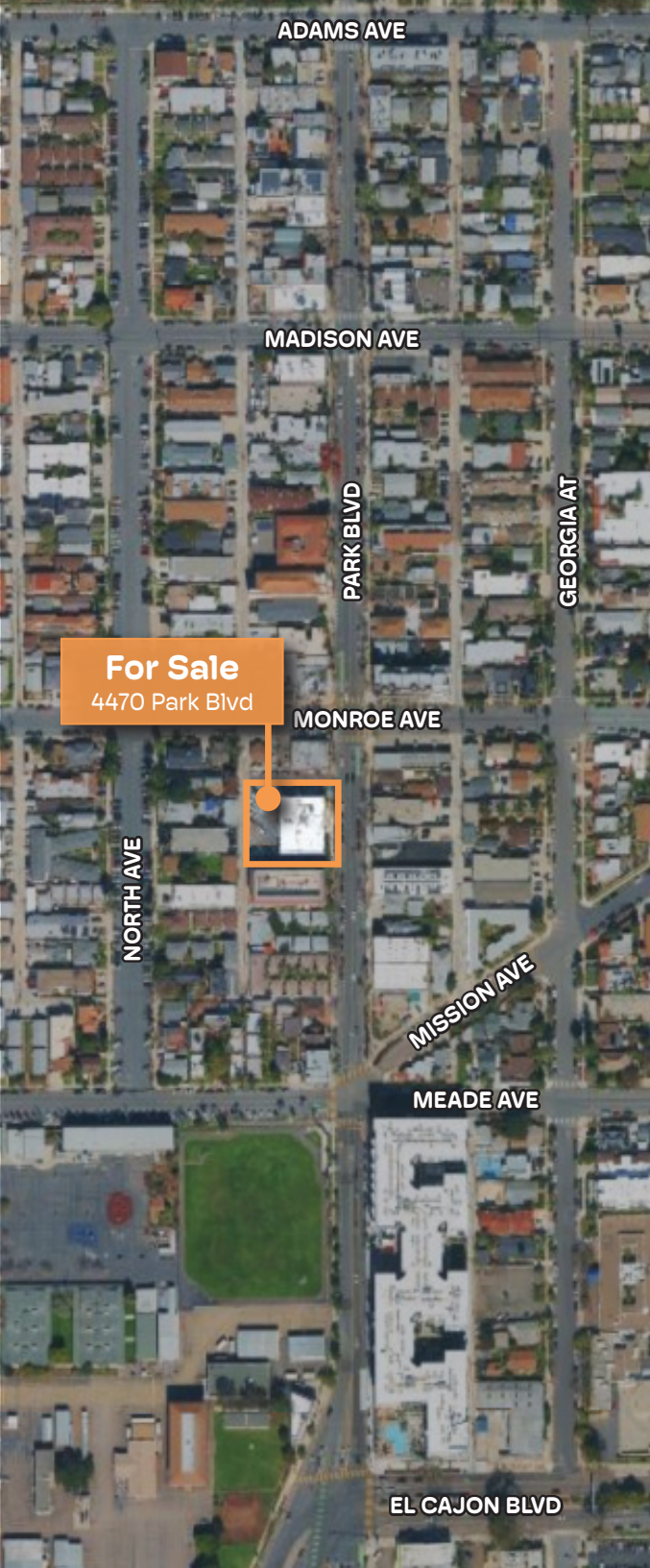


FOR SALE 4470 PARK BLVD

Built for Today. *Positioned* for Tomorrow.

Highlights

- Rare redevelopment opportunity in one of San Diego’s most active and highly sought-after urban corridors
- Zoning supports high-density redevelopment with potential development incentives
- Flexible building configuration with potential for single or multi-tenant occupancy
- Located within a Transit Priority Area, offering enhanced development opportunities and excellent public transit access
- Minutes from Hillcrest, North Park, Balboa Park, Mission Valley, Downtown San Diego, and major employment centers
- Ample on-site parking with 33 surface parking spaces
- Positioned within one of San Diego’s premier mixed-use redevelopment corridors, benefiting from continued public and private investment
- Prime Park Boulevard frontage with exceptional visibility in the heart of University Heights
- Strong surrounding demographics supported by an affluent and growing residential population
- Highly walkable, amenity-rich neighborhood surrounded by popular restaurants, cafés, breweries, boutiques, and neighborhood services
- Exceptional long-term appreciation potential in a supply-constrained, high-barrier-to-entry urban market



\$310

Price PSF Land

\$445

Price PSF Building

\$6,500,000

Asking Price

4470 Park Blvd, San Diego, CA 92116	
APN:	445-202-29
Building Area:	±14,594 SF
Lot Area:	±20,994 SF
Zoning:	CN-1-4
Complete Communities:	Tier 2 8.0 FAR



Seller makes no guarantees, representations or warranties of any kind, express or implied regarding the accuracy, authenticity, completeness, legality, or reliability of any information provided in connection with the Property, including, but not limited to, any information supplied by third parties. Any prospective buyer should undertake its own inquiries as to the accuracy of said information and acknowledges and agrees that Seller and Urban Property Group, Inc, shall not be liable for any errors, omission or inaccuracies of any said information provided. Buyer agrees that Seller or Urban Property Group, Inc, shall not be responsible for any unknown inaccuracies or errors with respect to particulars or other information supplied.

High-Density *Zoning* *with Value*-Enhancing Development Incentives

4470 Park Blvd is located within San Diego's Complete Communities Tier 2 area, allowing **qualifying projects to achieve up to 8.0 FAR**, with the potential to increase to 9.5 FAR through the Family Housing Bonus Program. This designation creates a **rare opportunity** for high-density mixed-use or multifamily redevelopment in one of San Diego's premier urban neighborhoods. In addition to significantly increasing development potential, qualifying projects may benefit from expedited permitting, development impact fee (DIF) waivers or reductions for eligible affordable units and smaller units, affordable housing incentives, and parking reductions, all of which can meaningfully reduce development costs and improve project feasibility.

Base Zone



CN-1-4 Density
1 du / 1,000 SF

Allows development with a pedestrian orientation and permits a maximum density of 1 dwelling unit for each 1,000 SF of lot area

Overlay Zones



Transit Area
Overlay Zone
(TAOZ)



Transit
Priority Area
(TPA)



Affordable Housing
Parking Demand
(AHPD): High



Airport Land Use
Compatibility
Overlay Zone
(ALUCOZ)

CLICK TO
VIEW SITE
MASSING
STUDY

COMPLETE
COMMUNITIES

Tier 2

SAN DIEGO, CA

UP TO
8.0
FAR

UP TO
9.5
WITH FAMILY
HOUSING BONUS

RARE HIGH-DENSITY
OPPORTUNITY IN ONE OF
SAN DIEGO'S PREMIER
NEIGHBORHOODS

- FAR Tier 1: No Limit on FAR
- FAR Tier 2: 8.0 FAR
- FAR Tier 3: 6.5 FAR
- FAR Tier 4: 4.0 FAR
- Coastal Zone and Coastal Height Overlay Zone: 2.5 FAR
- Not Applicable

PACIFIC
OCEAN

SAN DIEGO
BAY

This map represents parcels that may be eligible to use the Housing Solutions regulations based on their location within a Transit Priority Area and zoning for multiple dwelling units.

All program, building code, and public safety code requirements must be met for a project to opt into the proposed program.

This map does not rezone any property, nor does it amend any land use designation. For example, parks, schools, and other institutional uses shown on this map with multiple dwelling unit zoning will not be converted to housing or other uses through this program. The Coastal Height Overlay Zone also remains in effect.

For Sale
4470 Park Blvd

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Pop Pie Co. | 3 Locations | www.poppieco.com



Madison | www.madisononpark.com



Stella Jean's | 7 Locations | www.stellajeans.com



Meraki Cafe | www.merakicafesd.com



An *Investment* Rooted in *Community*

University Heights is one of San Diego's **most established urban neighborhoods**, centered around the intersection of Park Boulevard and Adams Avenue.

4470 Park Boulevard is **surrounded by an impressive collection of local businesses** that have made University Heights one of San Diego's premier neighborhood destinations.

Residents enjoy an exceptional quality of life with **easy access** to Balboa Park, Downtown San Diego, Mission Valley, and major employment centers. The neighborhood attracts professionals, medical employees, creatives, and entrepreneurs seeking a walkable environment with a strong sense of community.

The combination of daytime office traffic and evening dining activity creates **consistent customer demand** throughout the week.

Kairoa | www.kairoa.com



Sonny's Pizza | www.letsgetsonnys.com



Bahn Thai | 2 Locations | www.bahntahi.net



Park & Rec | www.parkandrecsd.com



Where Local Business *Thrives*
Park Blvd. Favorites



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The *Heartbeat* Connecting San Diego's Most Dynamic Neighborhoods

Ideally positioned between Hillcrest, North Park, and Mission Valley, University Heights serves as the heartbeat connecting three of San Diego's most vibrant neighborhoods. Its central location offers seamless access to premier dining, shopping, entertainment, major employers, and regional transportation, while maintaining the charm and walkability of a true neighborhood destination.

Anchored by the Park Boulevard and Adams Avenue corridors, University Heights blends independent restaurants, cafés, boutiques, and local businesses into a **thriving community** that attracts residents, professionals, and visitors alike. This unique combination of connectivity, character, and urban energy has made University Heights one of San Diego's most sought-after places to live, work, and invest.



RIVERWALK
4,300 Residential Units
1M SF Class A Office
97 Acres Open Space



CIVITA
130,000 SF Office
1,352 Units
735 Units Proposed
55,685 Retail Space



SDSU MISSION VALLEY
1.6M SF Research Space
4,600 Units
Snapdragon Stadium
95,000 Retail Space

Convenient Connectivity


4 MIN
I-8
1.1 miles


6 MINS
Balboa Park
6.1 miles


7 MINS
Fashion Valley
2.7 miles


10 MINS
Riverwalk
3.5 miles


10 MINS
Snapdragon Stadium
2.6 miles


10 MINS
Downtown
3.6 miles


15 MINS
Mission Beach
7.9 miles


16 MINS
San Diego Int. Airport
5.2 miles

FOR SALE 4470 PARK BLVD

Comparable Property *Sales* within a 5 mile Radius



2001 Camino Del Rio S

Sale Date:	04/08/2026
Building SF:	10,286 SF
Sale Price:	\$3,900,000
Price/SF:	\$379



3920-40 Hortensia St

Sale Date:	02/24/2026
Building SF:	8,907 SF
Sale Price:	\$2,900,000
Price/SF:	\$326



904 5th Ave

Sale Date:	02/04/2026
Building SF:	17,636 SF
Sale Price:	\$1,000,000
Price/SF:	\$203



4017 42nd St

Sale Date:	12/08/2025
Building SF:	8,450 SF
Sale Price:	\$4,250,000
Price/SF:	\$503



6110 Friars Rd

Sale Date:	10/23/2025
Building SF:	9,283 SF
Sale Price:	\$2,070,000
Price/SF:	\$222



930 W Washington St

Sale Date:	07/28/2025
Building SF:	11,320 SF
Sale Price:	\$5,030,000
Price/SF:	\$444



2137-41 5th Ave

Sale Date:	12/10/2024
Building SF:	14,400 SF
Sale Price:	\$8,500,000
Price/SF:	\$590



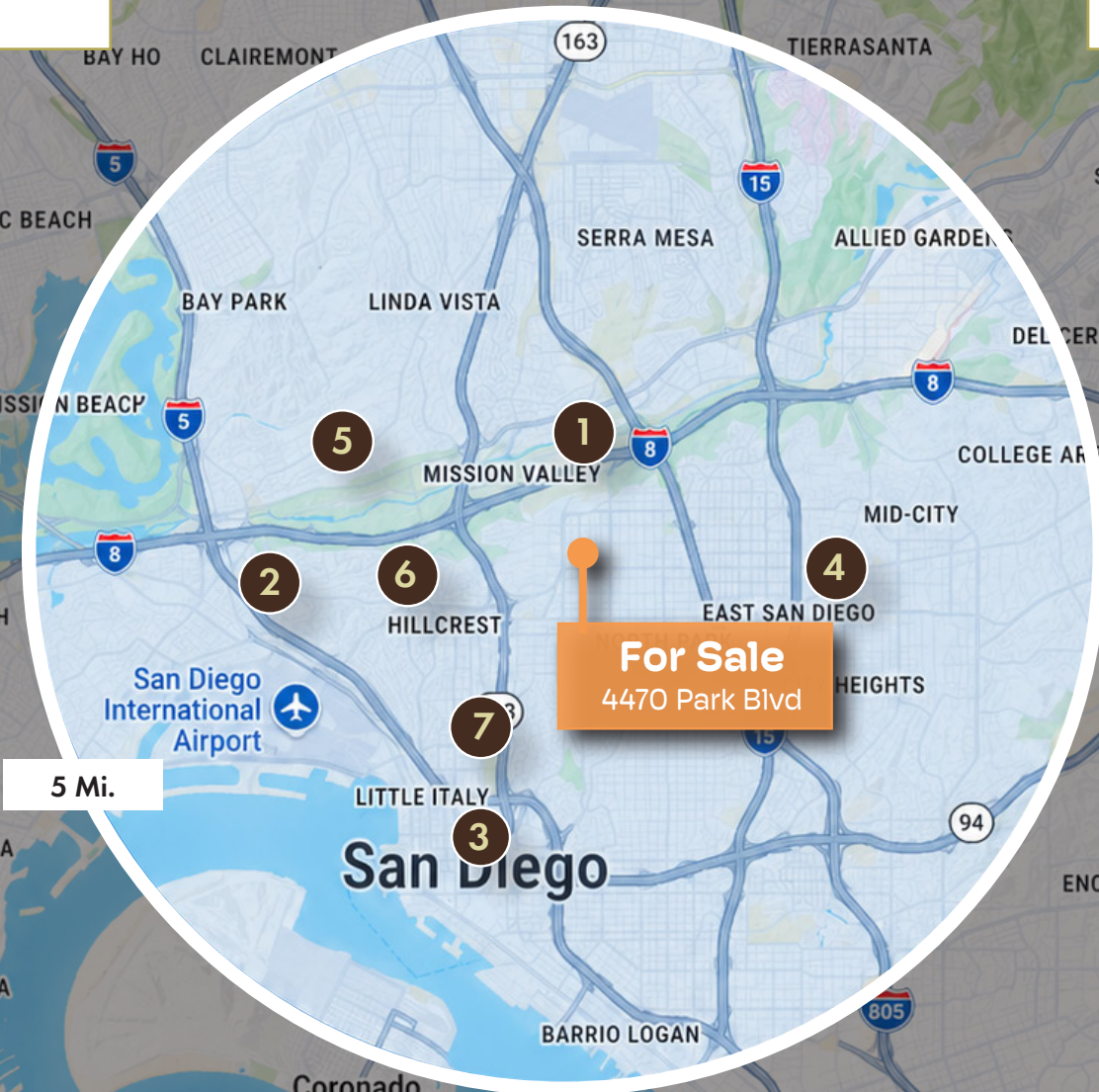
For Sale 4470 Park Blvd

\$381

Avg. Price PSF
(Building)

\$283

Avg. Price PSF
(Land)



5 Mi.

For Sale
4470 Park Blvd

San Diego

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There's *something* for *everyone* to enjoy.

LOCAL BUSINESSES

Hillcrest, North Park, and University Heights are three of San Diego's most vibrant neighborhoods, and its bustling business district offers lots of opportunities for shopping. From handcrafted art and gifts to gorgeous furnishings and home decor, all within walking distance.

DINING

Brimming with cafés, bistros, and five-star dining establishments, this vibrant dining destination is a true connoisseur's delight. There's something to satisfy every taste and occasion. Diners can easily discover award-winning venues or mouthwatering dishes nearby.

Food & Drink



University Heights offers fresh bites, craft drinks, and nonstop energy.

Arts & Entertainment



A creative hub filled with galleries, shows, and nightlife.

Local Events



Packed with festivals, markets, and community fun.



243,908
Population



\$120,782
Avg. Household Income



\$3.6B
Consumer Spending



178,331
Employees

* Within 3 mile radius - CoStar

Annual Neighborhood Events

Adams Avenue Street Fair

Taste of Adams Avenue

Adams Avenue Unplugged

Summer Concert Series

Fall Festival

Art Open & Taste of

Lights in the Heights Holiday Tour



Boulevard Business D



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FOR SALE | INVESTMENT/DEVELOPMENT OPPORTUNITY

Contact us today.

Bill Shrader

bill@upgsocal.com

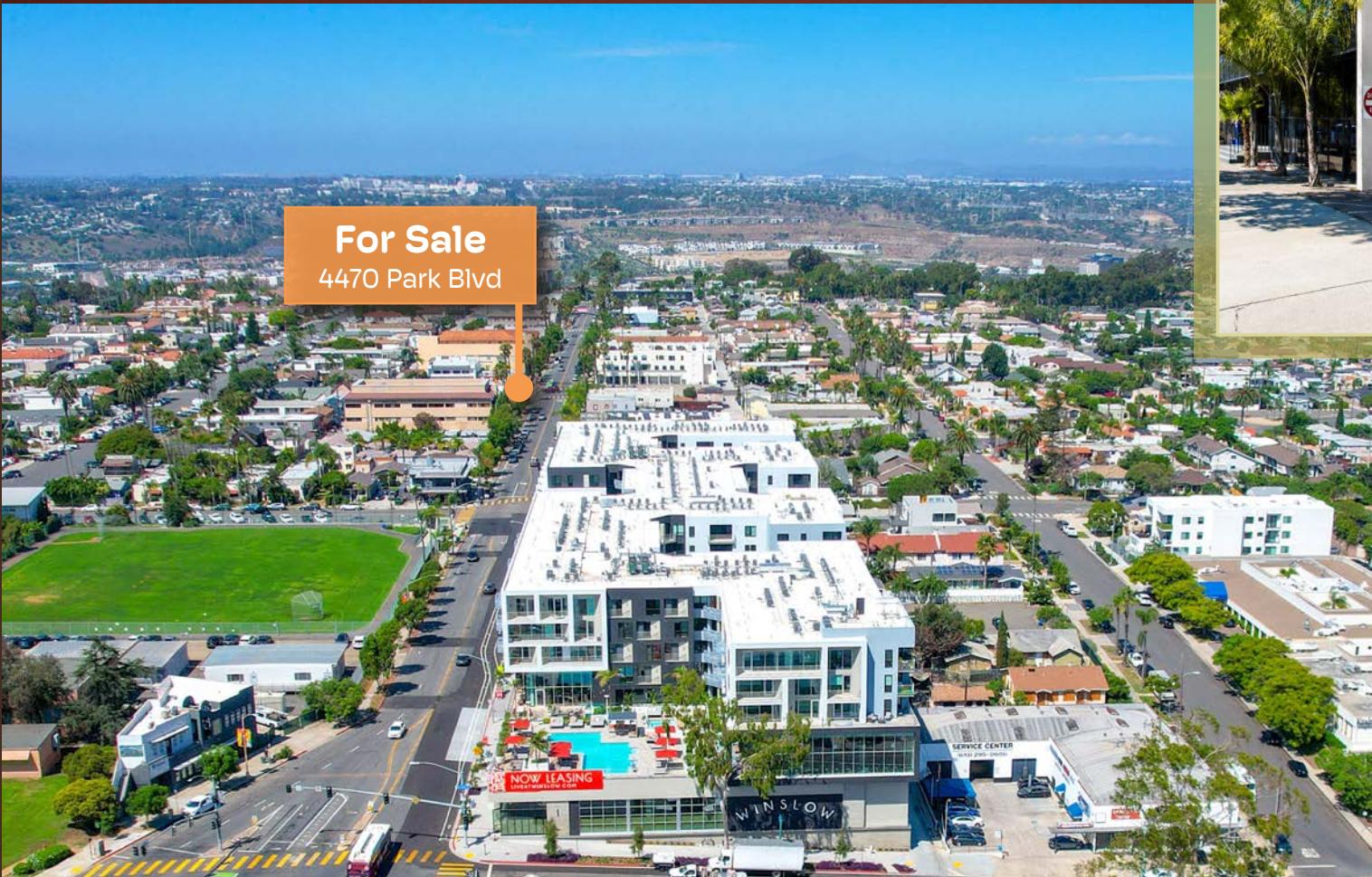
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PROPERTY
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