

BUILDING FOR SALE

# 3780 Park Boulevard



Exclusively listed by



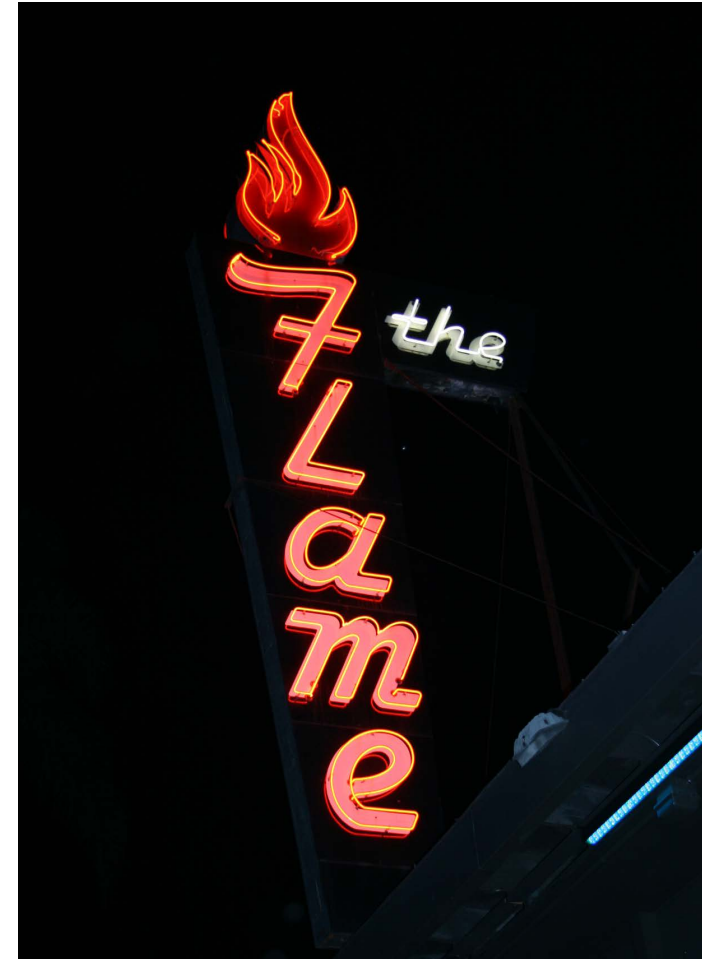
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### **Contact Information**



A photograph of a building facade, likely a restaurant or cafe, with a prominent orange tint. The building features a sign that reads "The Little" in a stylized font. A large, curved metal structure, possibly a sign or architectural element, is visible above the entrance. The text "The Offering" is overlaid in white on the lower left portion of the image.

# The Offering

# Investment Summary



A prominent building in San Diego's University Heights/Hillcrest community, this is an extraordinary opportunity to own a piece of property within this diverse and eclectic area's collection of hip wine bars, nightclubs, restaurants, and craft beer breweries.





# Investment Overview



**Real Estate Sale Price** - \$1,755,000

**Liquor License Price** - \$325,000

**License** - Types 48 and 58

**Building Size** - 7,800 SF

**Lot Size** - 0.14 Acres

**Building Type** - Single Story Street Retail

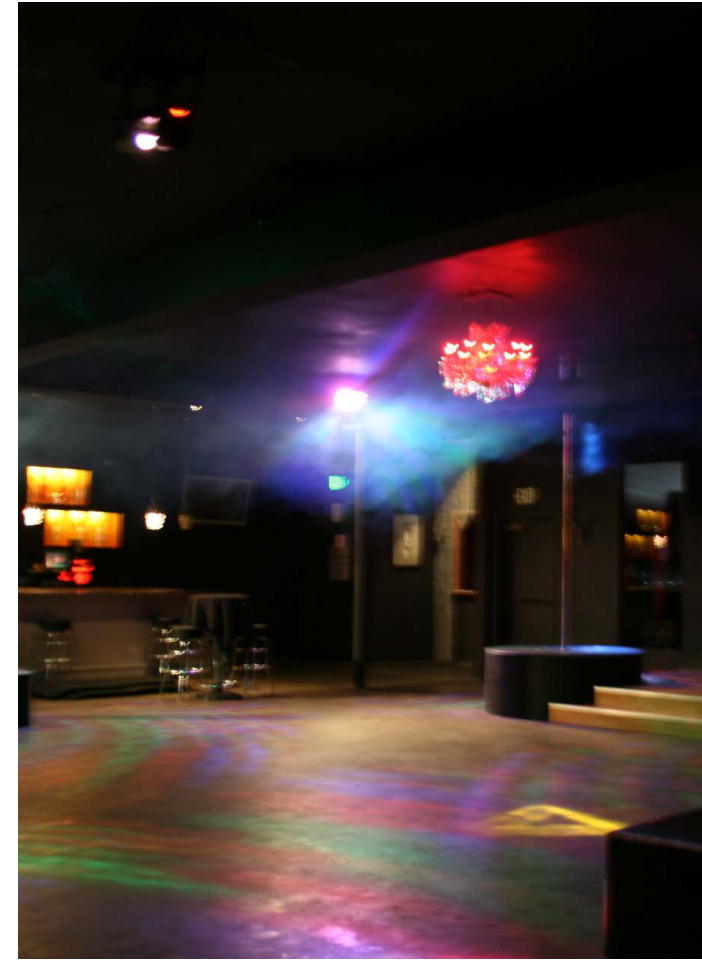
**Parking** - Street

**Zoning** - Allows for Mixed-use Development



# Investment Highlights

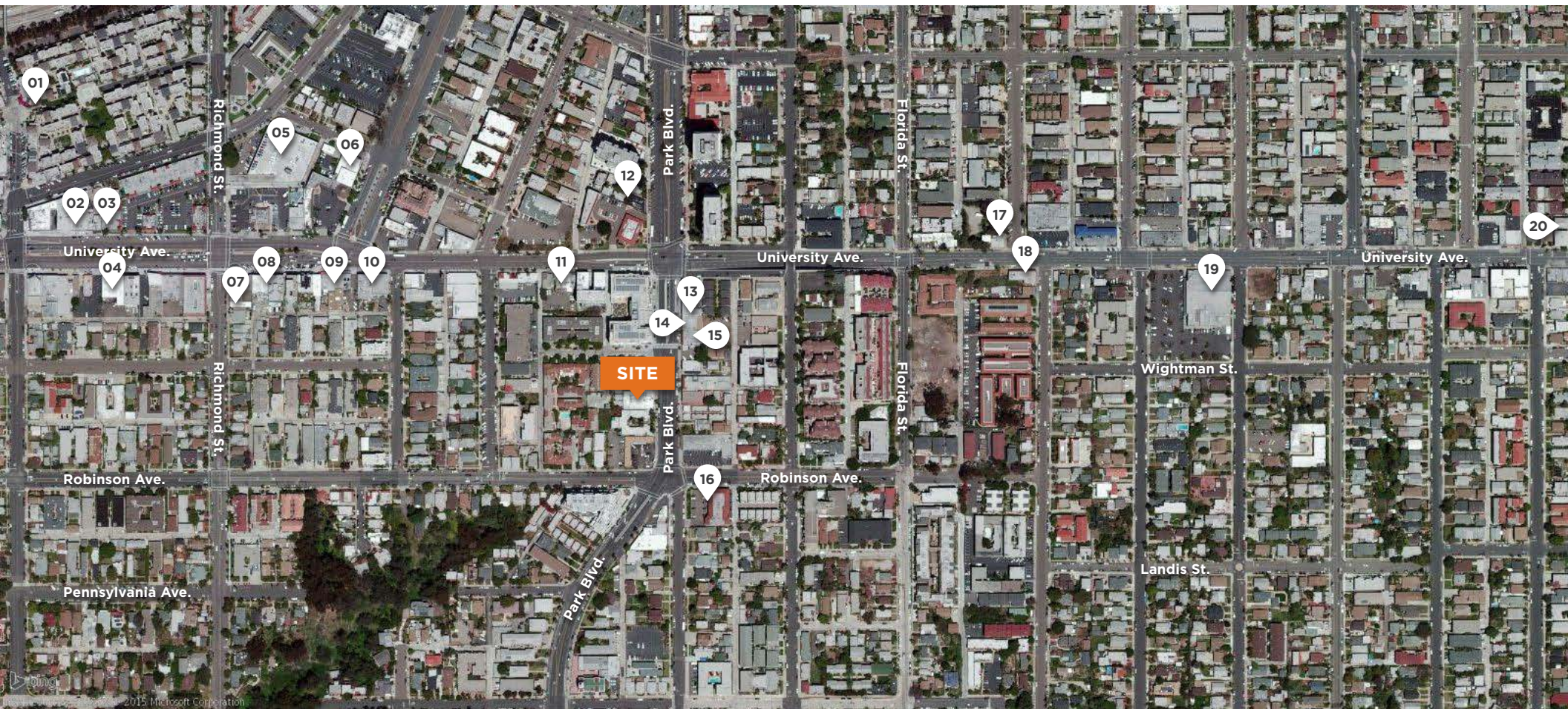
- Liquor License Type 48 (Full Liquor) and Type 58 (Catering Permit)
- Highly visible space on the major thoroughfare of Park Boulevard and just around the corner from iconic University Avenue
- Immediate freeway access to Interstate 805 and close to Interstates 5, 8, and 15
- University Heights/Hillcrest is centrally located and in close proximity to Bankers Hills, Balboa Park, San Diego Zoo, Downtown, Mission Hills, and San Diego International Airport
- Friendly walkable hip, urban, neighborhood in a vibrant day and nighttime district right in the heart of one of San Diego's most desirable dining and entertainment districts
- Building designed by renowned influential modern architect, Richard Wheeler
- Plenty of street parking available
- Great Owner User opportunity or Investment





# The Market





01. Panera Bread

05. U.S. Post Office

09. Ichiban

13. Cafe on Park

17. Pecs Bar

02. Gossip Grill

06. Hillcrest Brewing

10. Bamboo Lounge

14. Numbers Nightclub

18. El Sol Mexican

03. Uptown Tavern

07. Amarin Thai

11. Rooted Kava Bar

15. Heat Bar and Kitchen

19. Albertson's

04. Wine Steals

08. Baja Betty's

12. Industrial Grind Coffee

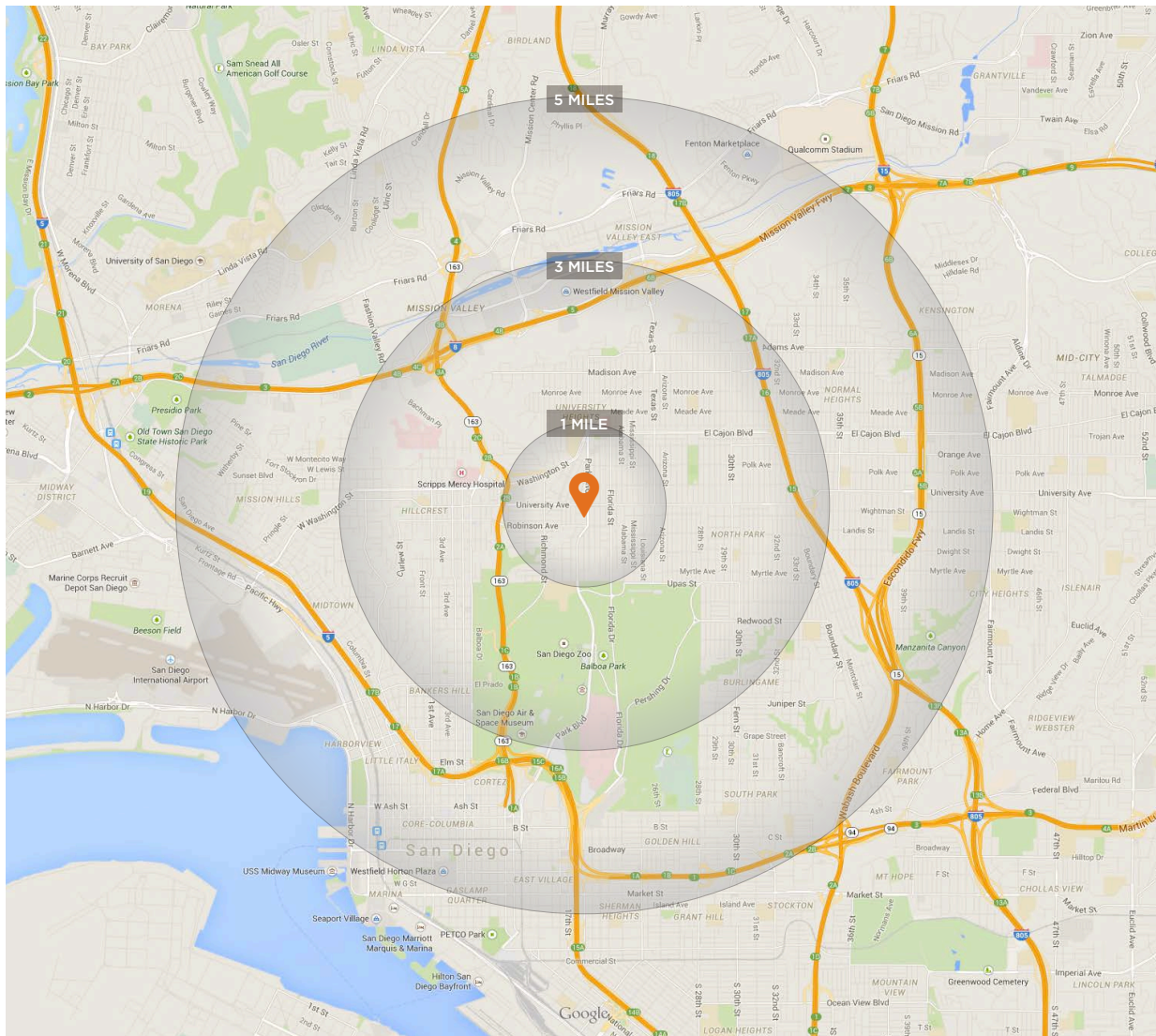
16. Ritual Salon

20. Carnitas Snack Shack





# Demographics



1 MILE	2014	2019
<b>Population</b>	34,250	35,799
<b>Households</b>	19,511	20,402
<b>Families</b>	5,242	5,469
<b>Median Age</b>	37.1	37.7
<b>Household Income</b>	\$61,133	\$70,845
3 MILES	2014	2019
<b>Population</b>	255,292	268,419
<b>Households</b>	117,904	124,693
<b>Families</b>	46,732	49,091
<b>Median Age</b>	35.1	35.6
<b>Household Income</b>	\$63,924	\$74,545
5 MILES	2014	2019
<b>Population</b>	547,597	571,343
<b>Households</b>	211,112	221,507
<b>Families</b>	105,532	110,148
<b>Median Age</b>	32.8	33.3
<b>Household Income</b>	\$64,630	\$75,091



# Location Matters



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