

North Park Urban Retail

Owner-User / Investment Opportunity

FOR SALE



**3986 30th Street,
San Diego, CA 92104**



Exclusively listed by



Limor Spilky, CA LIC #01941431
858-201-4991
lspilky@locationmattersinc.com



OFFERING PRICE

\$925,000

ASSESSOR PARCEL #

446-412-23

IMPROVEMENTS

Single tenant commercial

OWNERSHIP

Fee Simple

TOTAL BUILDING AREA

2,500 square feet

YEAR BUILT

1947

TOTAL LAND AREA

3,500 square feet

PARKING

4 - 6 spaces

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.



Limor Spilky
CA LIC #01941431

858-201-4991
lspilky@locationmattersinc.com





- This is a rare opportunity to own urban, street retail in the highly desirable North Park community, a densely populated urban established area, progressively rising in value.
- Nestled in the heart of North Park's trendy 30th Street, less than 1 block away from University Ave, the neighborhoods' main arteries.
- Forbes magazine refers to this culturally diverse, artistic hub as one of "America's best hipster neighborhoods".
- High pedestrian activity in a tremendously dense location, having nearly 350,000 residents within a 3 mile radius in an easily accessible central San Diego location.
- A collection of happening wine bars, nightclubs, restaurants, coffee shops, craft beer breweries, boutiques, salons and galleries.
- First time on the market in 20 years!

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.



Limor Spilky
CA LIC #01941431

858-201-4991
lspilky@locationmattersinc.com



North Park —

Own a piece of North Park, a densely populated urban established area, progressively rising in value. Forbes magazine hails it as one of “America’s best hipster neighborhoods” while The Los Angeles Times writes “North Park has all the ingredients for the cool school: It’s culturally diverse and has art galleries, boutiques, trendy bars with handcrafted cocktails and local brews, and foodie-approved eateries.” North Park’s revitalization

and gentrification creates economic growth for the coming decades and will continue to serve as a magnet to creative business types. Ultimately, this is a rare opportunity to acquire a unique property with significant upside in a location where commercial buildings rarely hit the market.

Watch the San Diego Tourism Commission video about North Park and South Park.

[Click here to view.](#)



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.



Limor Spilky
CA LIC #01941431

858-201-4991
lspilky@locationmattersinc.com





- | | |
|----------------------------------|-------------------------------|
| 01. U-31 Cocktail Lounge | 16. Holsem Coffee |
| 02. URBN | 17. Luche Libre (coming soon) |
| 03. The Lighthouse Salon | 18. Mimi & Red |
| 04. Splash Wine Lounge | 19. Il Postino Restaurant |
| 05. Seven Grand Lounge | 20. Caffe Calabria |
| 06. Mike Hess Brewing | 21. Rufskin |
| 07. Bottlecraft | 22. Stage 7 School of Dance |
| 08. Urban Solace | 23. La Boheme Condos |
| 09. True North Tavern | 24. Streetcar Merchants |
| 10. West Coast Tavern | 25. Toronado |
| 11. The Observatory North Park | 26. Hipcooks |
| 12. Parking Structure (388 spcs) | 27. Ritual Kitchen |
| 13. Waypoint Public | 28. Young Hickory |
| 14. 9 Five Eyewear | 29. Rip Current Brewing |
| 15. Pigment | |

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.

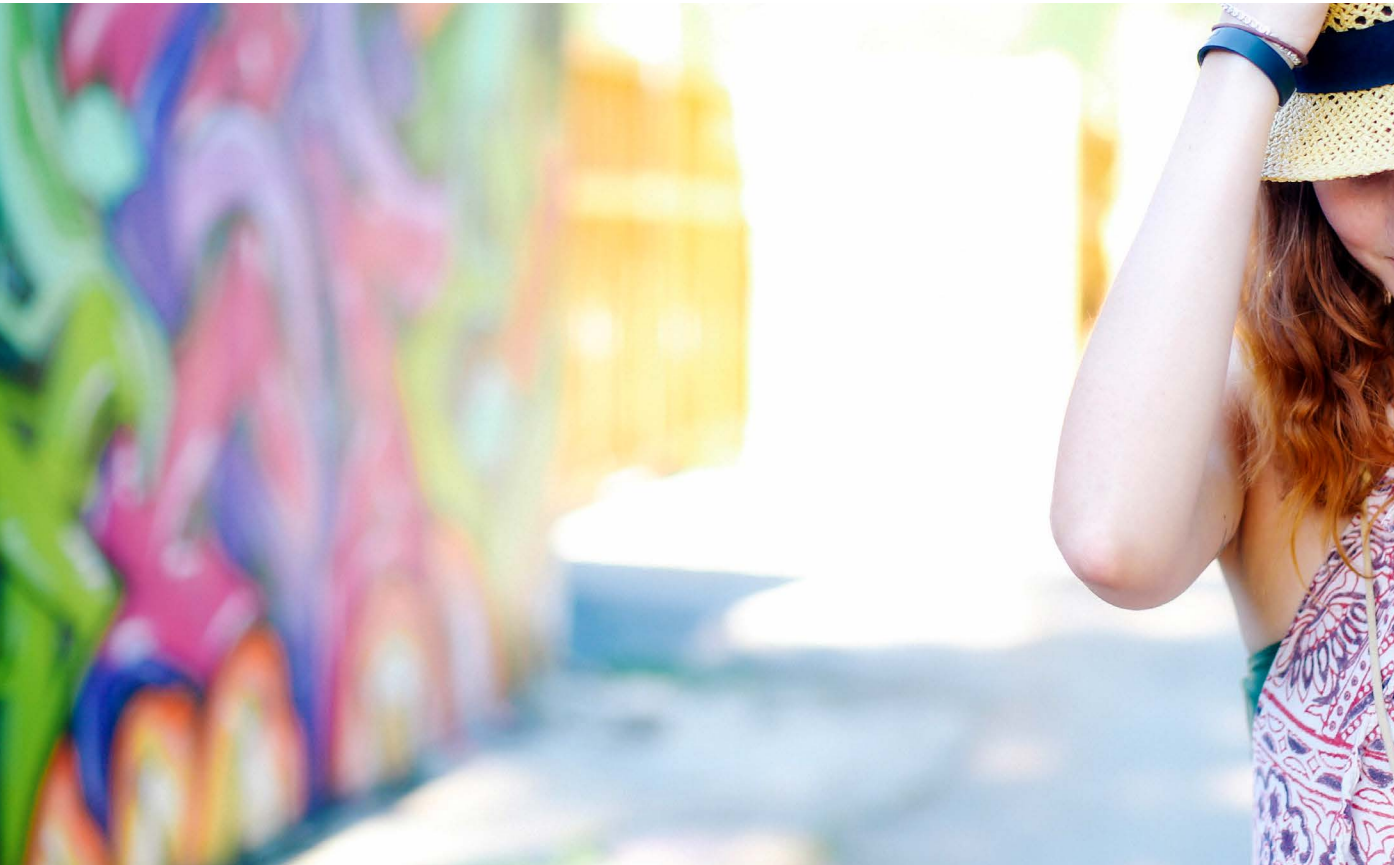


Limor Spilky
CA LIC #01941431

858-201-4991
lspilky@locationmattersinc.com



Own a Piece of North Park



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.



Limor Spilky
CA LIC #01941431

858-201-4991
lspilky@locationmattersinc.com



Estimated SBA 504 Financing¹

Real Estate Purchase Price	\$925,000
15% - Down Payment	\$138,750
50% - U.S. Bank Loan Amount	\$462,500
35% SBA 504 Loan Amount	\$323,750

Rates & Terms	U.S. Bank	CDC / SBA Loan
Loan Amount	\$462,500	\$323,750
Interest Rate	3.24%	4.84%
Fixed/Variable Rate Terms	1 Year Fixed	Fixed

Down Payment*	\$138,750	
Total Amount Financed	\$462,500	\$323,750
Monthly Payment (Combined)	\$4,359	
Monthly Payment Per Square Foot	\$1.74 / SF	

*Excludes loan fees and closing costs

¹The estimates shown here are for informational purposes only. SBA loans through U.S. Bank are in participation with the United States Small Business Administration. This is not a contract to lend. Loans are subject to approval in accordance with U.S. Bank and SBA eligibility and lending guidelines. Down payment, rates and other terms are subject to change and will vary based on applicant qualifying and Bank lending criteria.

Proforma Investment Analysis - Cap Rate Matrix

Rental Rate / Purchase Price	\$2.00	\$2.20	\$2.40	\$2.60	\$2.80	\$3.00
\$725,000	8.3%	9.1%	9.9%	10.8%	11.6%	12.4%
\$825,000	7.3%	8.0%	8.7%	9.5%	10.2%	10.9%
\$925,000	6.5%	7.1%	7.8%	8.4%	9.1%	9.7%
\$1,025,000	5.9%	6.4%	7.0%	7.6%	8.2%	8.8%
\$1,125,000	5.3%	5.9%	6.4%	6.9%	7.5%	8.0%

For full proposal, contact:

KC Jeske
Vice President
951.383.0431
kc.jeske@usbank.com



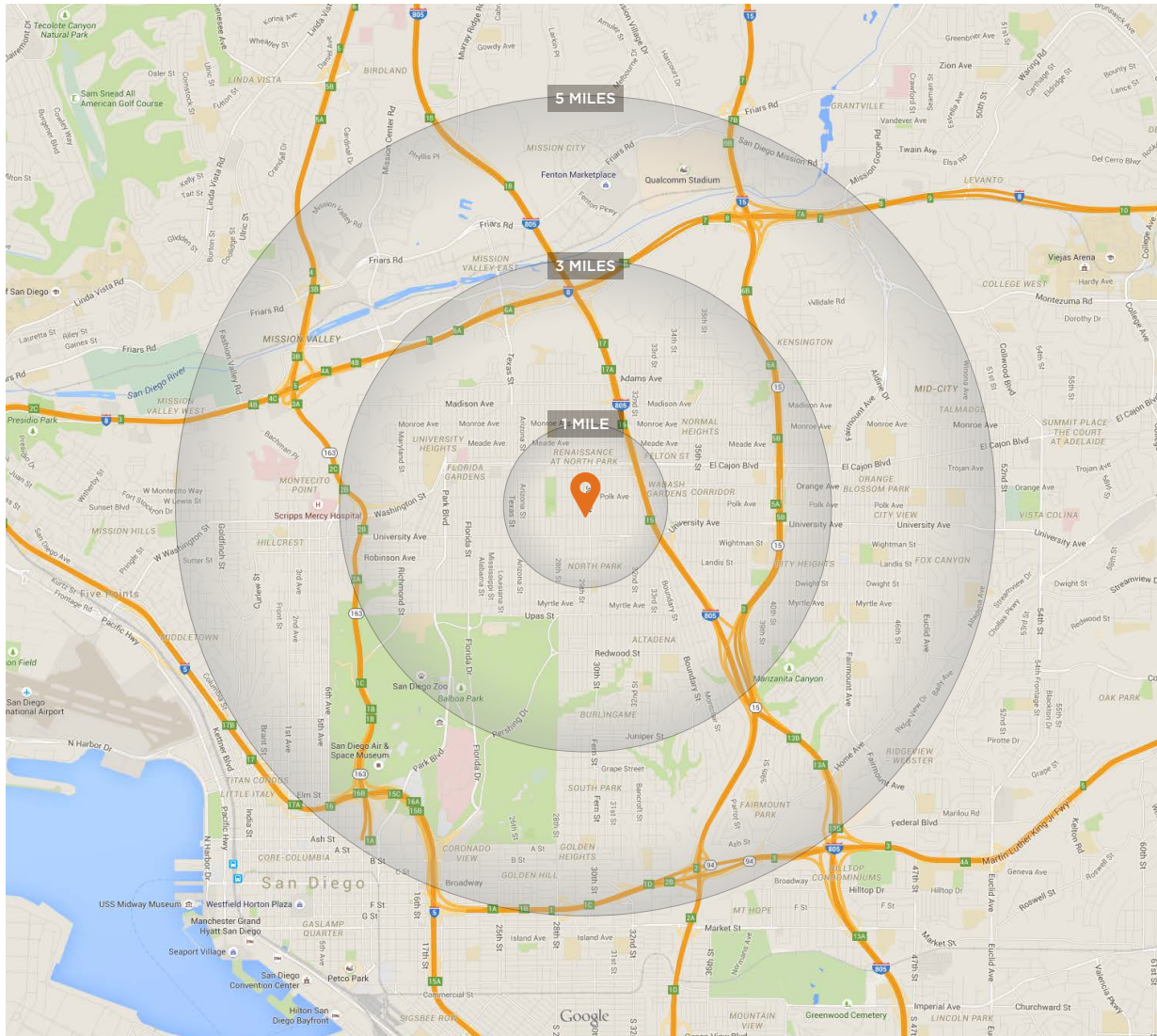
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.



Limor Spilky
CA LIC #01941431

858-201-4991
lspilky@locationmattersinc.com





1 MILE	2010	2015	2020
Population	52,793	53,609	55,361

Households	25,888	26,290	27,171
-------------------	--------	--------	--------

Avg Household Income	N/A	\$53,911	\$61,885
-----------------------------	-----	----------	----------

3 MILES	2010	2015	2020
Population	262,464	271,161	283,553

Households	115,371	119,768	125,818
-------------------	---------	---------	---------

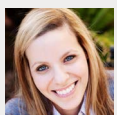
Avg Household Income	N/A	\$61,791	\$70,868
-----------------------------	-----	----------	----------

5 MILES	2010	2015	2020
Population	559,080	575,894	648,551

Households	210,180	217,662	228,272
-------------------	---------	---------	---------

Avg Household Income	N/A	\$64,967	\$74,284
-----------------------------	-----	----------	----------

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.



Limor Spilky
CA LIC #01941431

858-201-4991
lspilky@locationmattersinc.com

