

# North Park Restaurant & Retail Landmark

FOR LEASE



Please DO NOT Disturb Tenants

3645-3647 30th Street,  
San Diego, CA 92104

Restaurant Unit: ~2,250 SF + Patio  
Retail Unit: ~1,250 SF

Optional Combined Space:  
~3,500 SF + Patio



PRIME

# North Park Location

- ◊ Once in a lifetime opportunity for a restaurateur/retailer to plant their flag in a North Park landmark - first time on the market in nearly 50 years!
- ◊ Fixturized restaurant with NO key money
- ◊ Ability to combine both units for a larger restaurant/retail space
- ◊ Incredible visibility, right on 30th Street with high foot traffic
- ◊ Highly desirable corner North Park neighborhood location, with nearly 300,000 residents in a 3-mile radius
- ◊ Walking distance to the hippest retail shops & restaurants, such as Underbelly, One Door North, Smoking Goat, Encontro, and more



TAKE VIRTUAL TOUR →

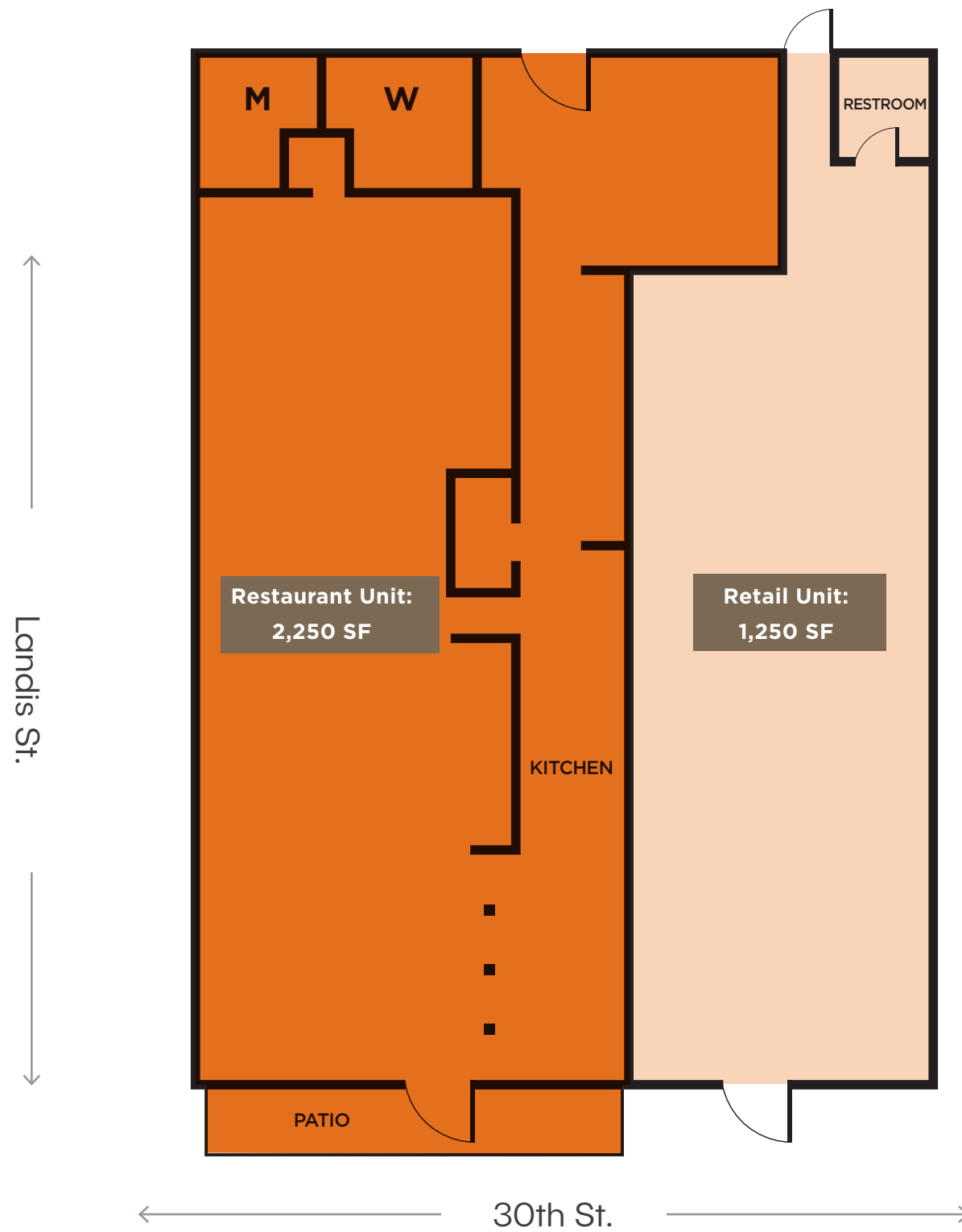
## Renowned Neighbors



# Floor Plan



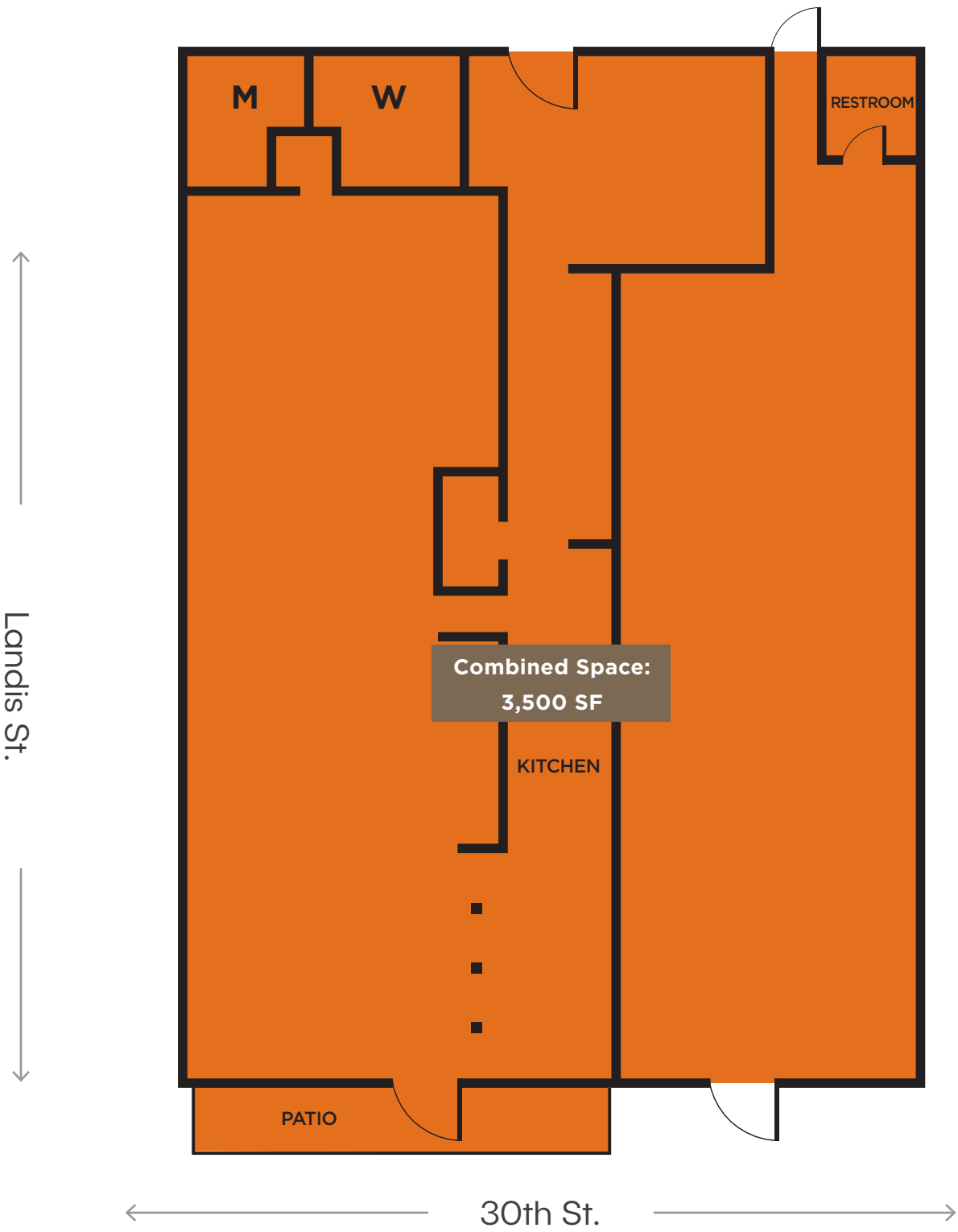
3645-3647 30th Street, San Diego, CA 92104

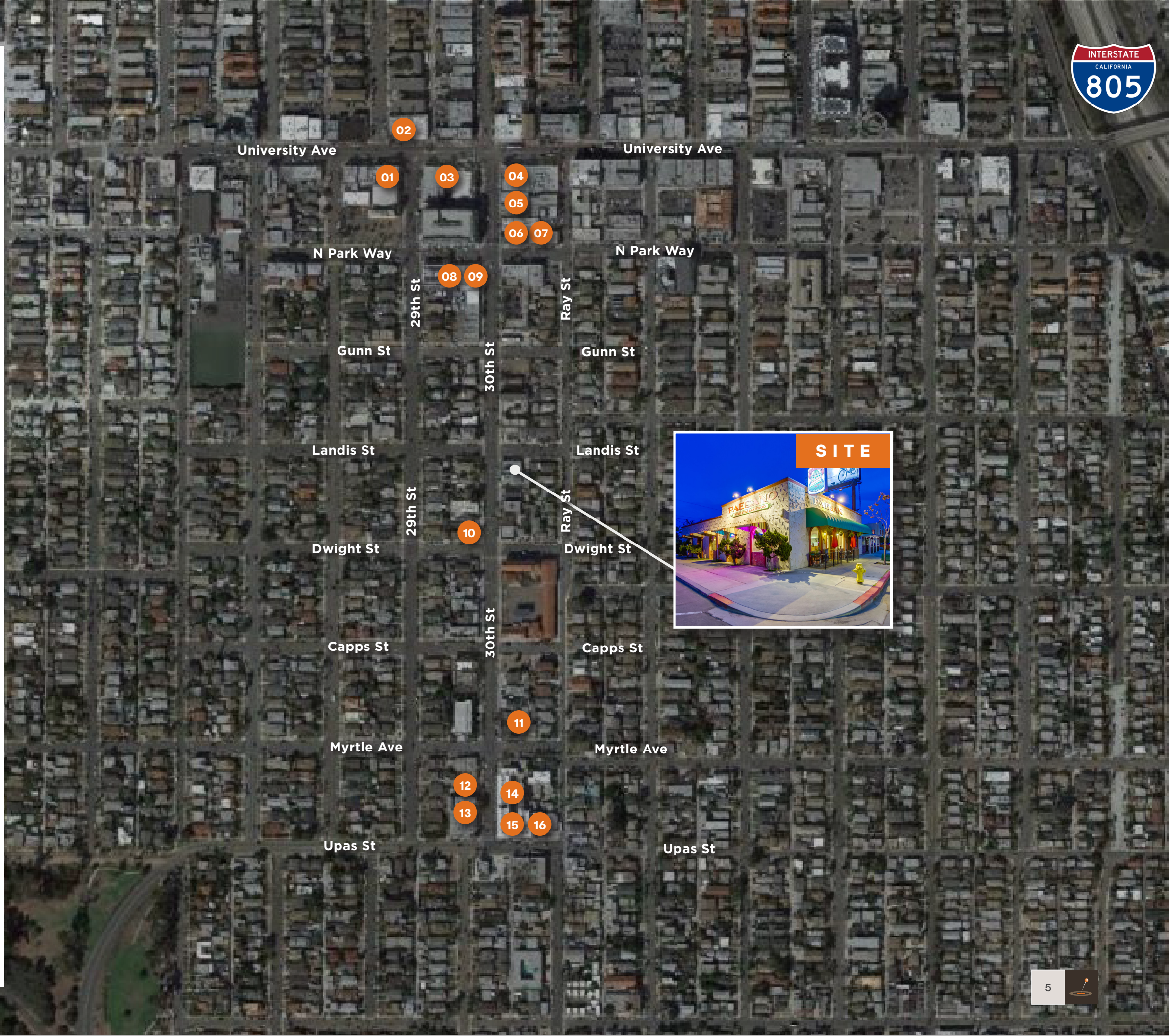


# Combined Floor Plan



3645-3647 30th Street, San Diego, CA 92104





# Goings On in North Park

## HISTORY

North Park's history dates back to over 100 years ago. In 1900 the street car lines of John D. Spreckels' San Diego Electric Railway ran down University Avenue and 30th Street, bringing investors and residents who soon created what we know now as the "Busy Corner" and heart of the North Park community.

## NORTH PARK FARMER'S MARKET

Every Thursday vendors gather in the Market to sell their handmade arts, locally grown produce and flowers and selections of gourmet food. A unique aspect of the Market is live cooking demonstrations hosted by chefs from North Park's most esteemed restaurants!



## RAY AT NIGHT

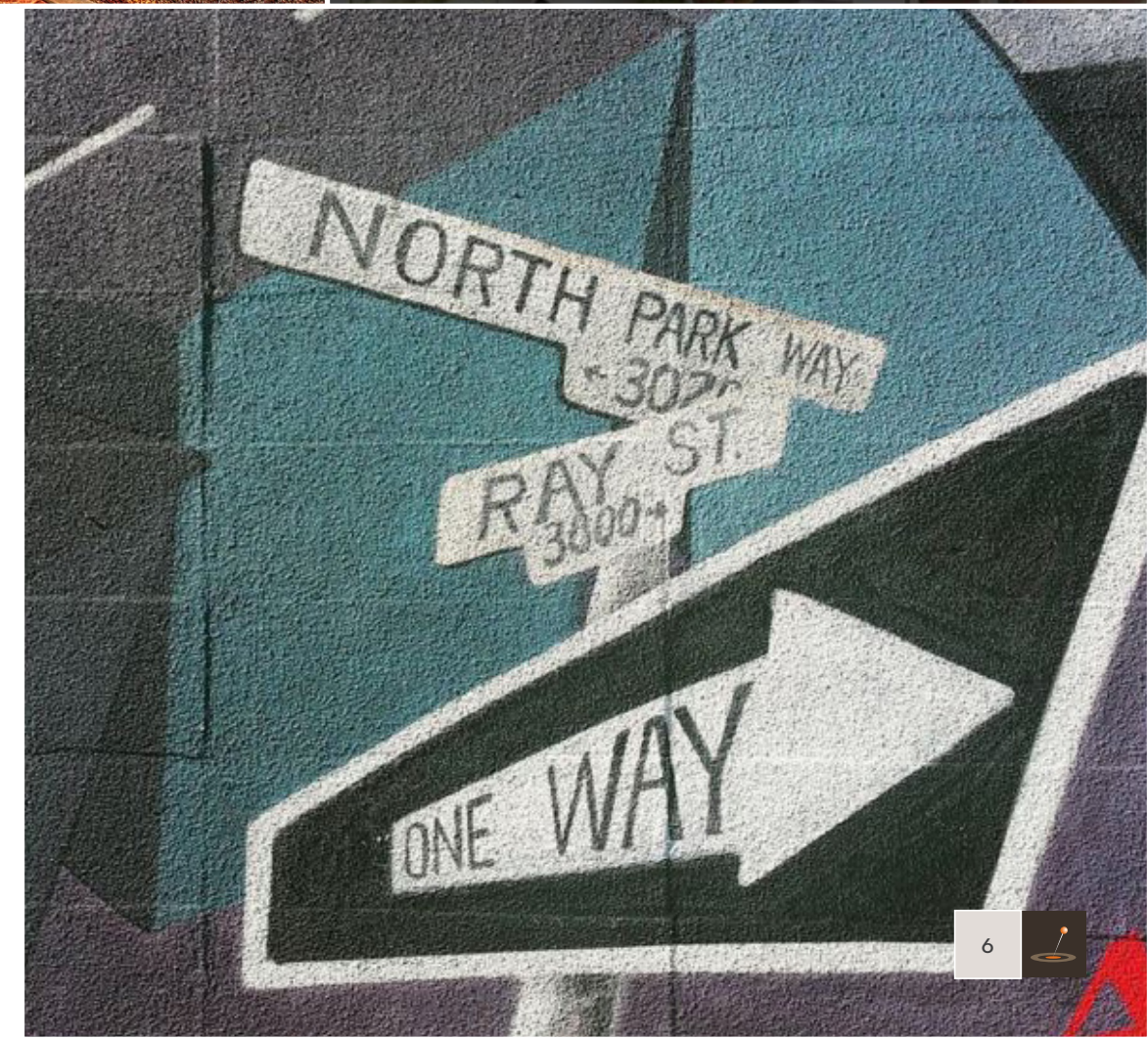
Local artists show off their eclectic style every second Saturday of the month at North Park's Ray at Night. Here people have the opportunity to see artist's work spread out amongst 15 galleries and watch live street performances throughout the night.

## THE OBSERVATORY NORTH PARK THEATRE

The Observatory originated as a vaudeville performance theatre back in 1929. Now it's considered San Diego's hippest concert and entertainment venue, with the ability to hold 1,100 fans Sunday through Wednesday nights.

## TASTE OF NORTH PARK

A much anticipated annual event, where over 50 restaurants and breweries open their doors to offer samples of their most renowned menu items. This family friendly event allows the entire community to get a taste of what their home has to offer.

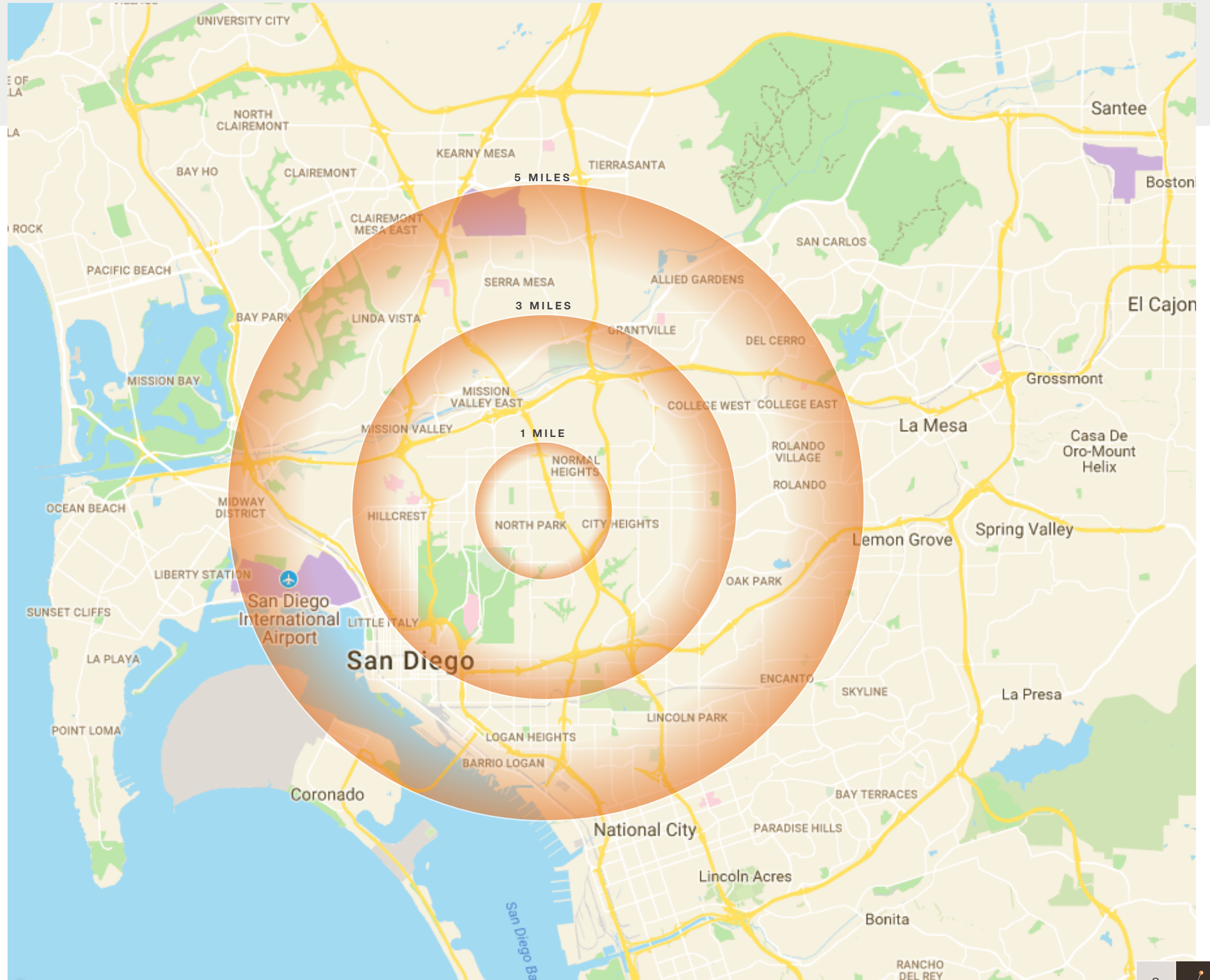




# Paesano, A North Park Landmark



# Demographics



## 1 MILE

Daytime Population	7,328
Population	45,370
Average HH Income	\$67,468

## 3 MILES

Daytime Population	178,674
Population	298,861
Average HH Income	\$73,007

## 5 MILES

Daytime Population	379,062
Population	604,579
Average HH Income	\$75,136





---

# Leasing Inquiries



**Michael Spilky**, President  
CA LIC #01469032  
858-764-4223  
[mike@locationmatters.com](mailto:mike@locationmatters.com)



**Limor Spilky**, Vice President  
CA LIC #01941431  
858-201-4991  
[limor@locationmatters.com](mailto:limor@locationmatters.com)



**Alexis Dachs**, Client Services  
CA LIC #02040500  
858-427-2593  
[alexis@locationmatters.com](mailto:alexis@locationmatters.com)

FOR LEASE

3645-3647 30th Street, San Diego, CA 92104

[locationmatters.com](http://locationmatters.com)

