

Ideal Fixturized North Park Restaurant Spaces

FOR LEASE



3959 30th St., Unit 105-106, San Diego, CA 92104 / West Unit: 3,594 SF / East Unit: 2,400 SF

PRIME

North Park Location

- ◇ Become a part of San Diego's hippest community with bustling restaurants, bars and coffee shops steps away
- ◇ Type 47 Liquor License - 12 am Sunday-Thursday, 1 am Friday & Saturday
- ◇ Rare validated parking structure adjacent to restaurant spaces, with 31 dedicated spaces for customer use only
- ◇ Ideal smaller restaurant footprints with full bars built out in each space - perfect fit for a variety of concepts
- ◇ Incredible visibility, right on 30th Street, 1/2 block from University - Main & Main in North Park
- ◇ Exceedingly dense location, with nearly 300,000 residents in a 3-mile radius
- ◇ Opportunity to take advantage of the tsunami of new & upcoming development in the immediate vicinity
- ◇ Walking distance to the coolest restaurants & bars, such as Bivouac Ciderworks, Coin-Op, Encontro, City Tacos and more



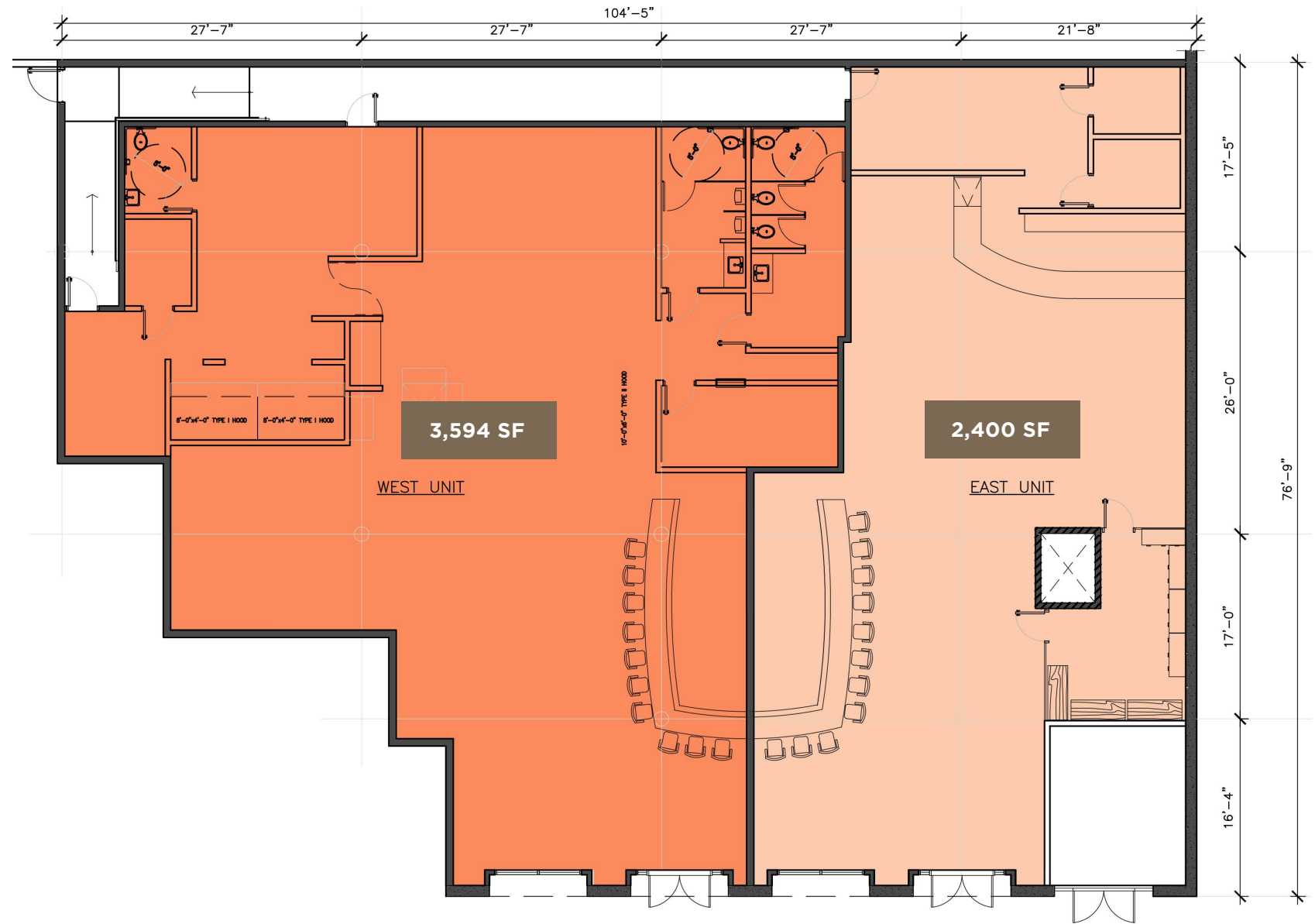
Renowned Neighbors



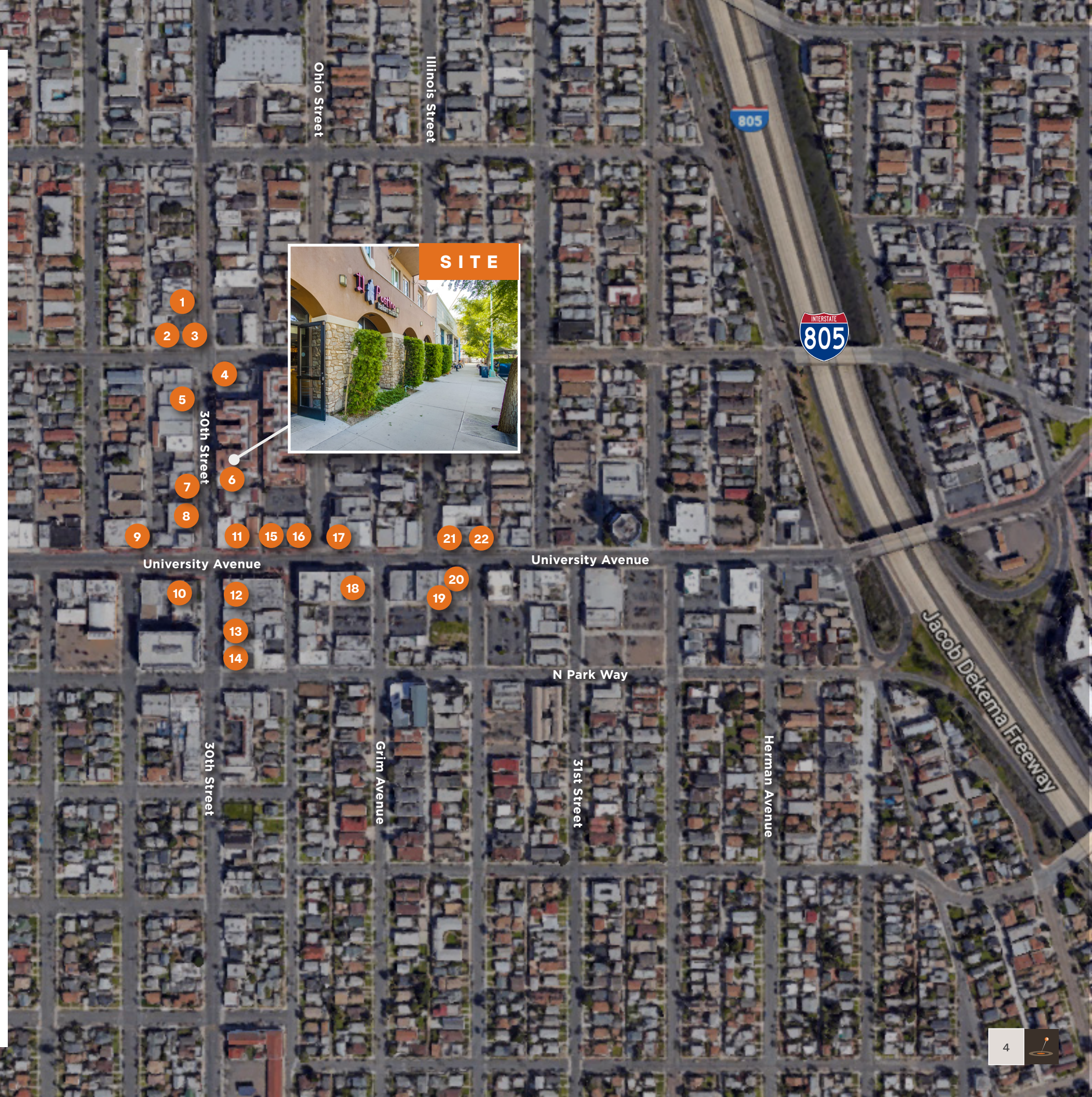
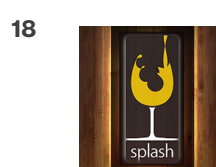
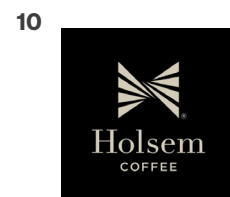
Floor Plan



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← 30th Street →



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

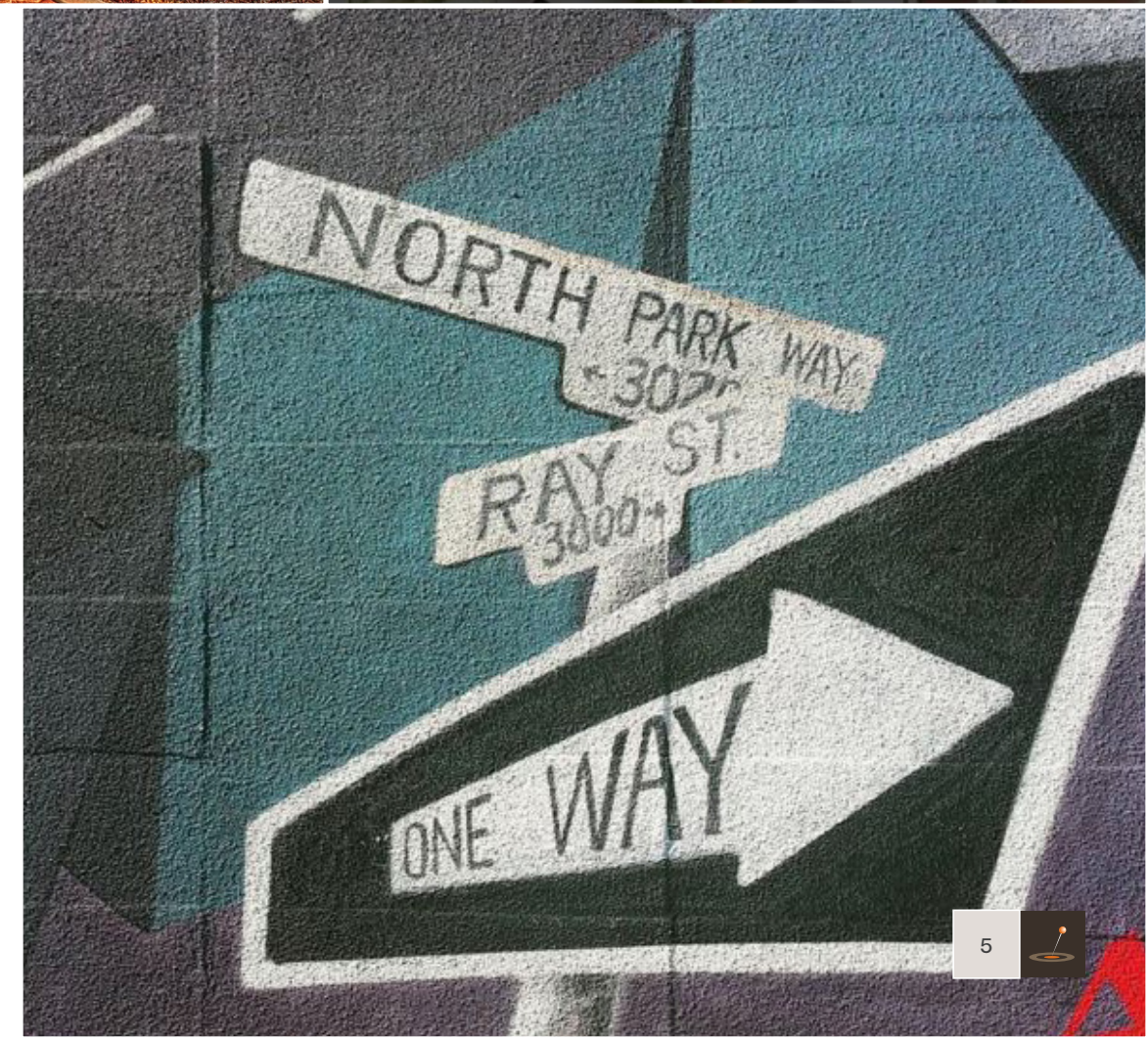
Local artists show off their eclectic style every second Saturday of the month at North Park's Ray at Night. Here people have the opportunity to see artist's work spread out amongst 15 galleries and watch live street performances throughout the night.

THE OBSERVATORY NORTH PARK THEATRE

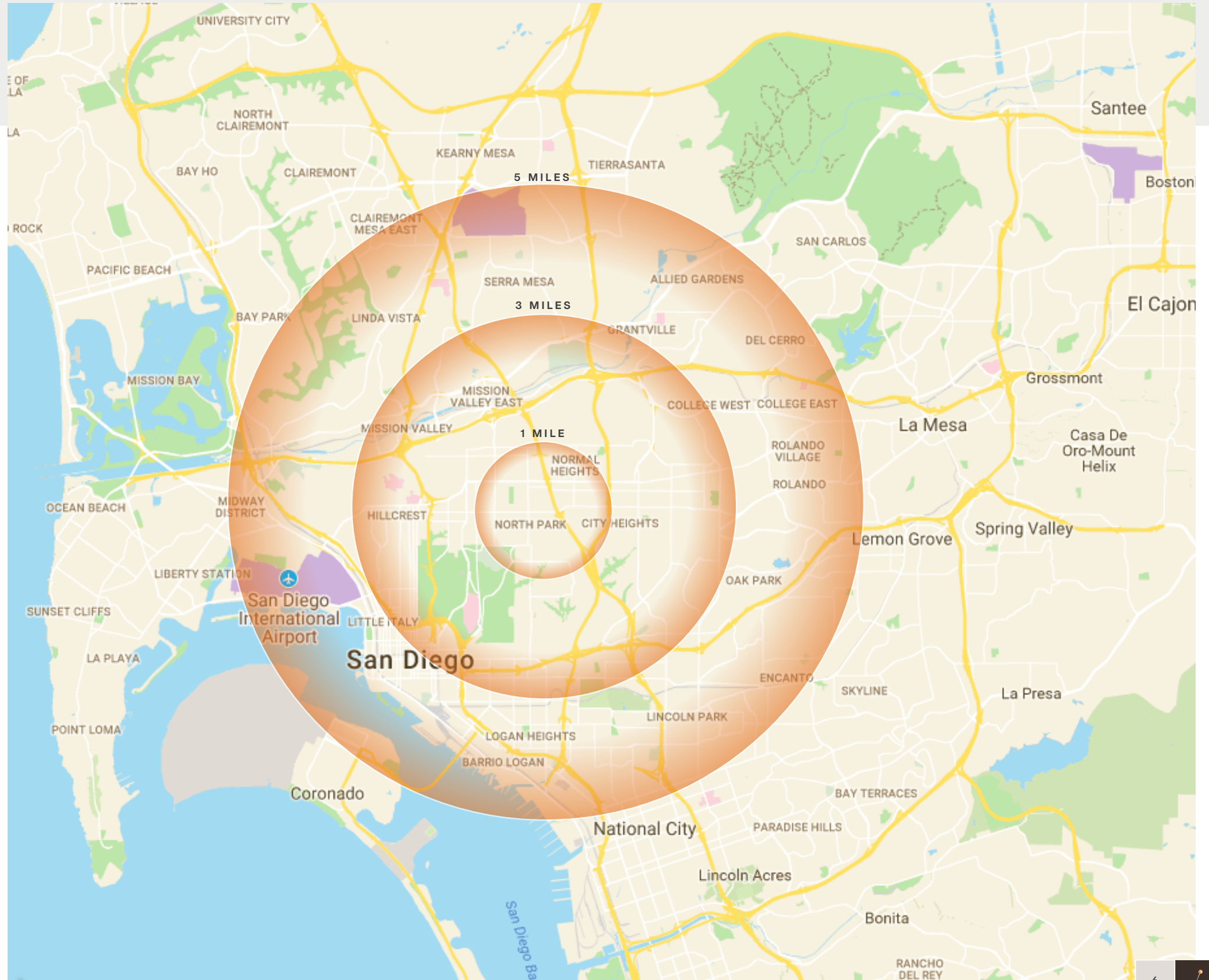
The Observatory originated as a vaudeville performance theatre back in 1929. Now it's considered San Diego's hippest concert and entertainment venue, with the ability to hold 1,100 fans Sunday through Wednesday nights.

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.



Demographics



1 MILE

Daytime Population	8,819
Population	54,853
Average HH Income	\$63,805

3 MILES

Daytime Population	156,421
Population	285,387
Average HH Income	\$73,781

5 MILES

Daytime Population	383,043
Population	600,341
Average HH Income	\$75,168

FF&E List



1	ESPRESSO MACHINE
2	SONY 44 INCH TV
4	4 FT. TRUE BAR REFRIGERATOR W/ GLASS DOORS
1	ESPRESSO GRINDER
1	7 FT. 2 DOOR BEVERAGE AIR BEER COOLER
1	6 FT. BAR COOLER 2 DOORS BEVERAGE AIR
2	6 FT. DELI DISPLAY CASE
1	4 FT. BEVERAGE AIR 2-DOOR REFRIGERATOR
1	5 FT. 2-DOOR UNDER COUNTER REFRIGERATOR
6	4 FT. WORKING TABLE
1	PIZZA GAS OVEN "EARTHSTONE"
1	4 FT. WORKING TABLE WOOD TOP
2	4 FT. SALAD PREP
1	WOLF CONVENTION OVEN
3	6 BURNER WOLF STOVE
1	ROYAL SALAMANDER 2 FT.
1	2 FT. GRILL
2	4 FT. SALAD PREP TRUE
1	1 FT. ROYAL FRYER
1	6 FT. WORKING TABLE
1	BERKEL SLICER
1	DOUBLE DRAWER BREAD WARMER
3	MICROWAVE
1	SWISHER DISHWASHER
1	WALK-IN BOX AND FREEZER
1	MANITOVUE ICE MACHINE
1	HOBART MIXER
54	TABLES SMALL AND LARGE
116	CHAIRS
57	BAR STOOLS
1	PROJECTOR
4	TEA TABLES
1	MUSIC SYSTEM
1	SAFE
1	CAMERA SYSTEM
4	COMPUTER MONITORS





Leasing Inquiries



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