

# North Park Retail/Café Space on 30th St.

FOR LEASE



3645 30th St., San Diego, CA 92104 / 1,250 SF



PRIME

# North Park Location

- ◇ Great opportunity for a retail/café use in the heart of North Park
- ◇ Brand new hip restaurant, Tabu Shabu, right next door
- ◇ Ideal open floor plan
- ◇ Two onsite parking spaces available for owners' use
- ◇ Incredible visibility, right on 30th Street with high foot traffic
- ◇ Highly desirable 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



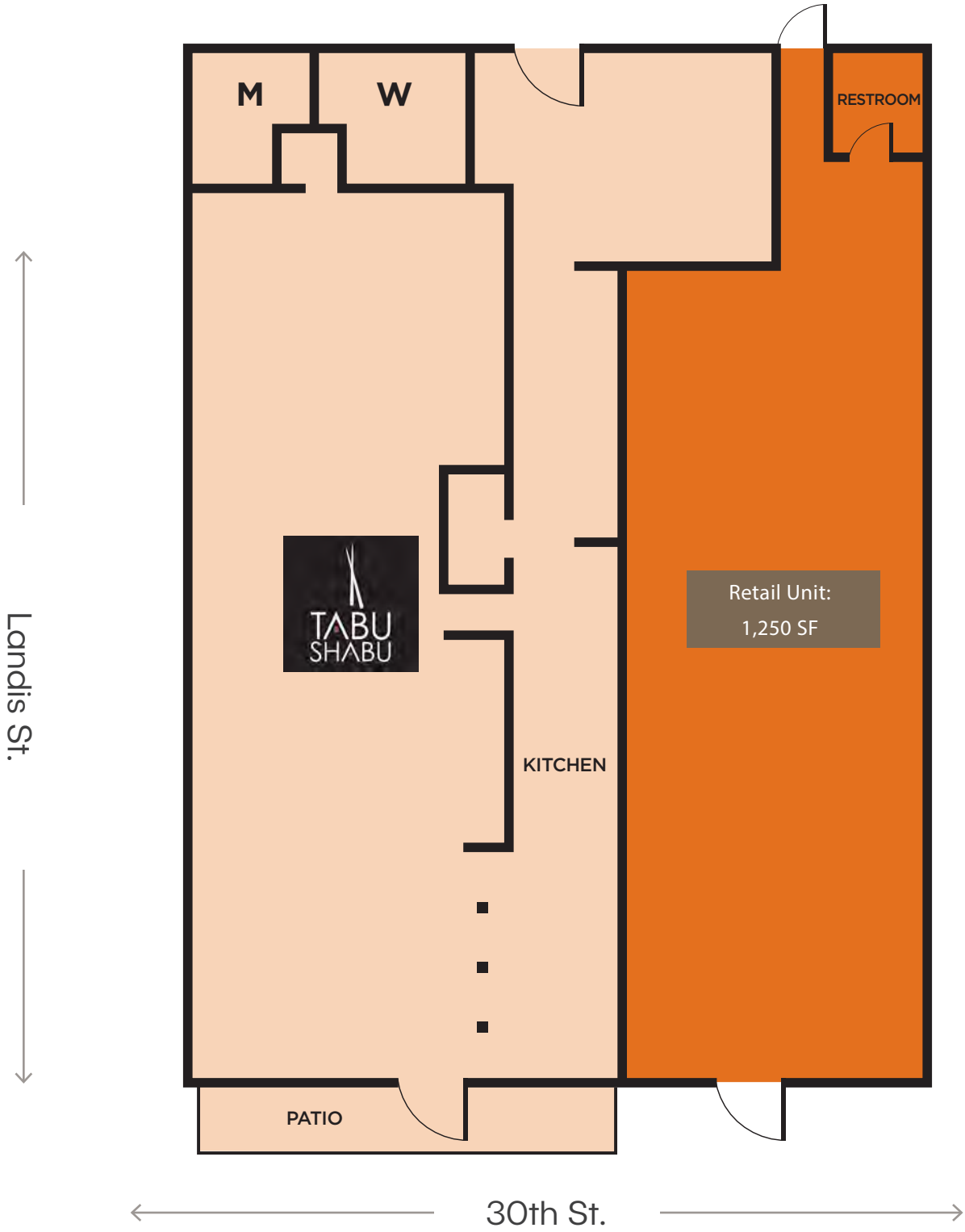
## Renowned Neighbors



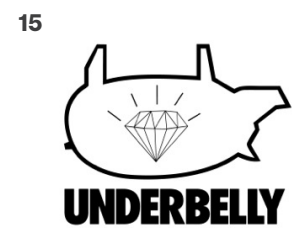
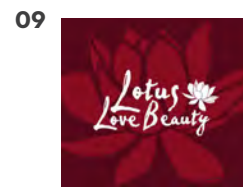
# Floor Plan



3645 30th St., San Diego, CA 92104







University Ave

University Ave

N Park Way

N Park Way

Gunn St

Gunn St

Landis St

Landis St

Dwight St

Dwight St

Capps St

Capps St

Myrtle Ave

Myrtle Ave

Upas St

Upas St

29th St

30th St

29th St

30th St

Ray St

Ray St





# 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.

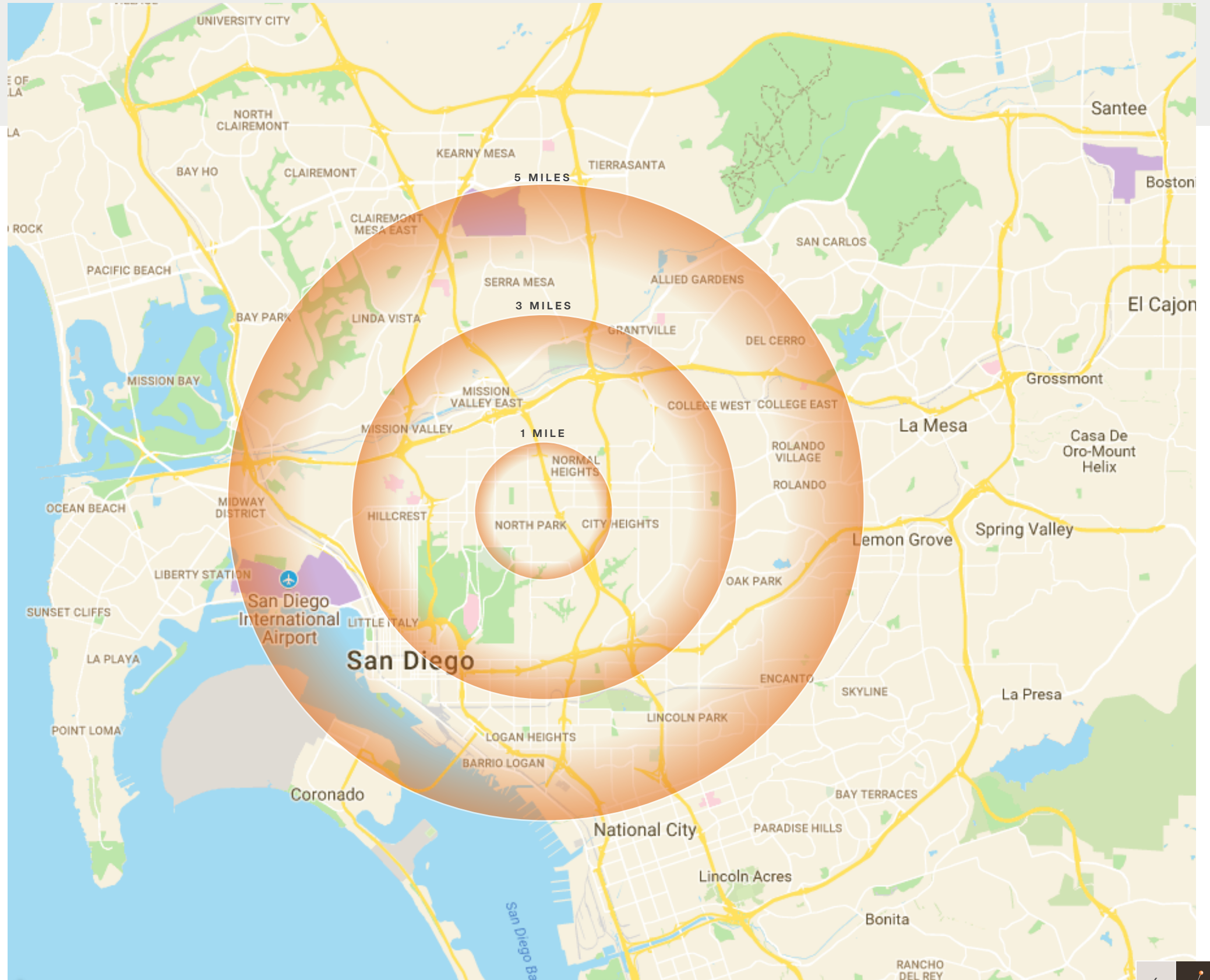
## TASTE OF NORTH PARK

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	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



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