

# NORTH PARK RETAIL BUILDING FOR SALE

4083-4087 30TH ST.  
SAN DIEGO, CA 92104

  
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PARKING IN REAR   
Yoga

4081

# INVESTMENT SUMMARY

**\$1,549,000**

OFFERING PRICE

**3,176 SF\***

TOTAL BUILDING AREA  
INCLUDING 600 SF BREEZEWAY

**\$488**

PRICE PER SQUARE FT

**6,984 SF**

TOTAL LAND FOOTAGE

**RETAIL**

CURRENT USE

**VACANT**

1 UNIT

**FEE SIMPLE**

OWNERSHIP

**446-364-04-00**

APN

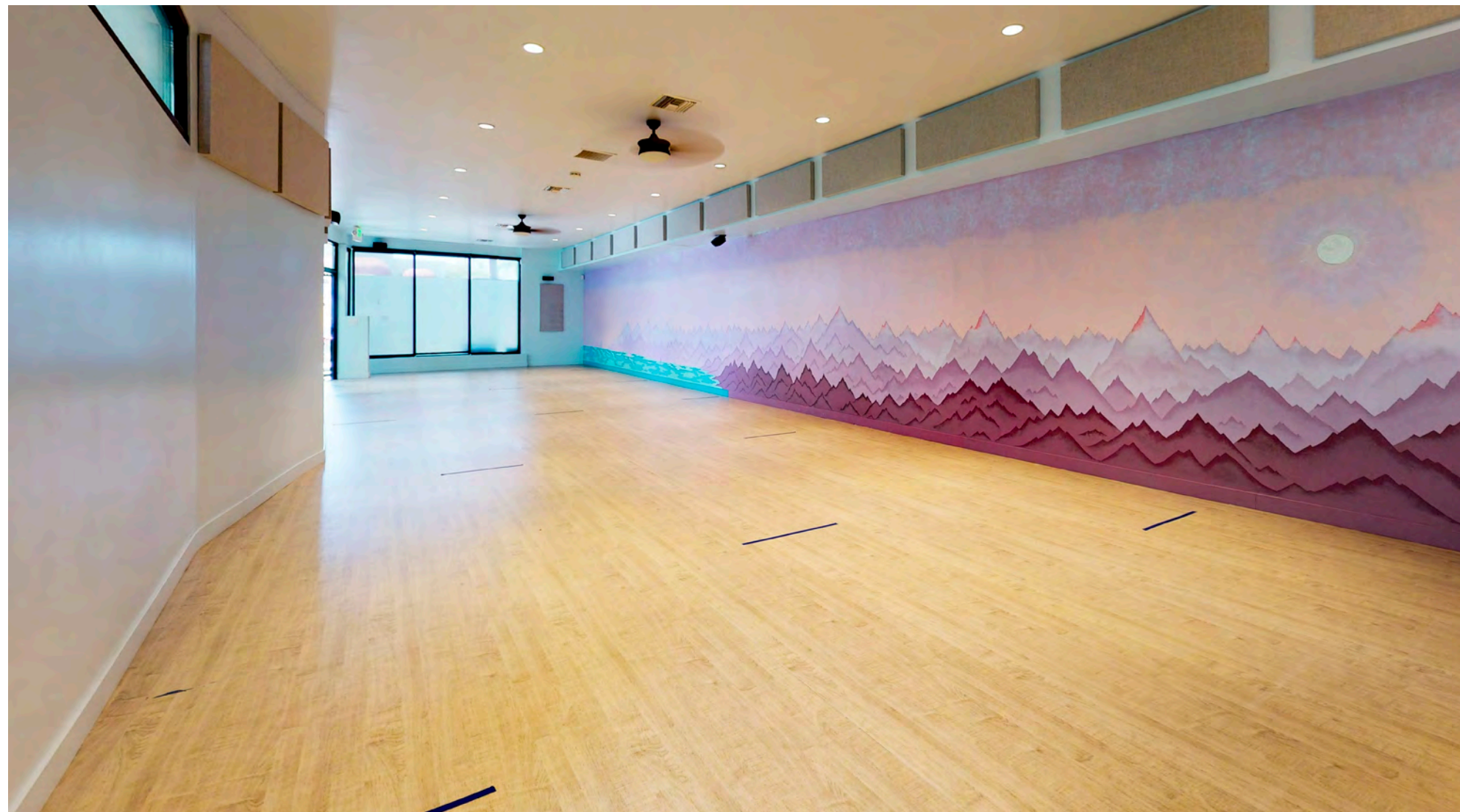
**COMMERCIAL**

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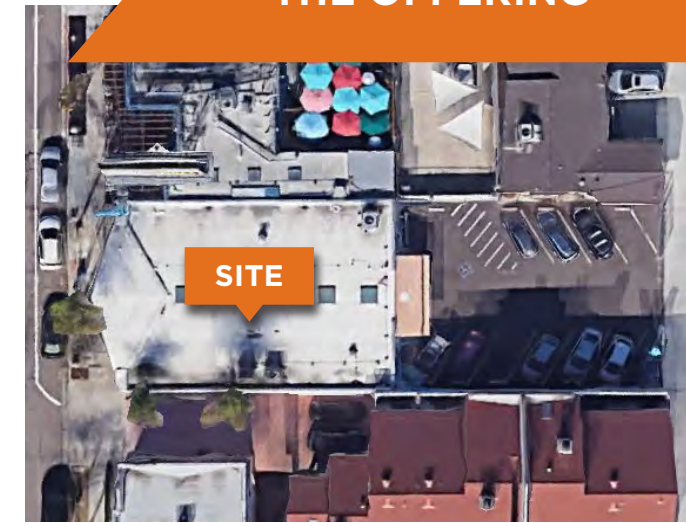
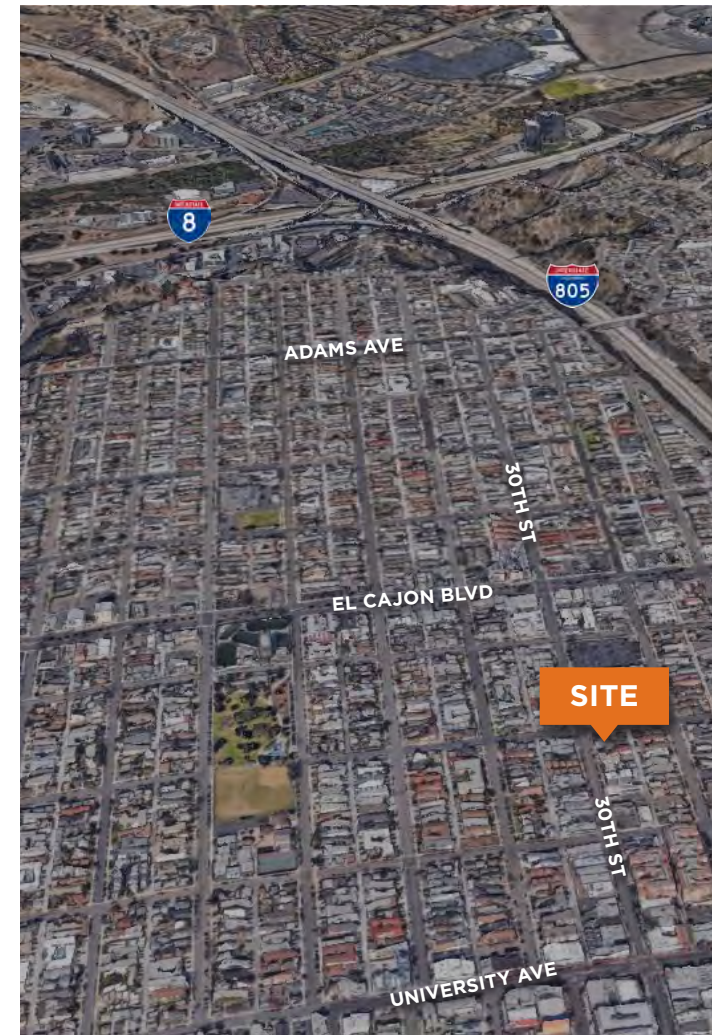
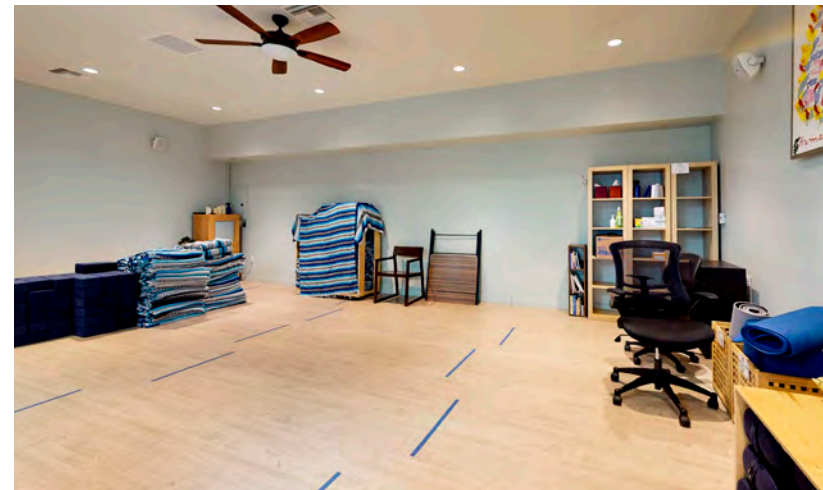
ZONING



**THE OFFERING**



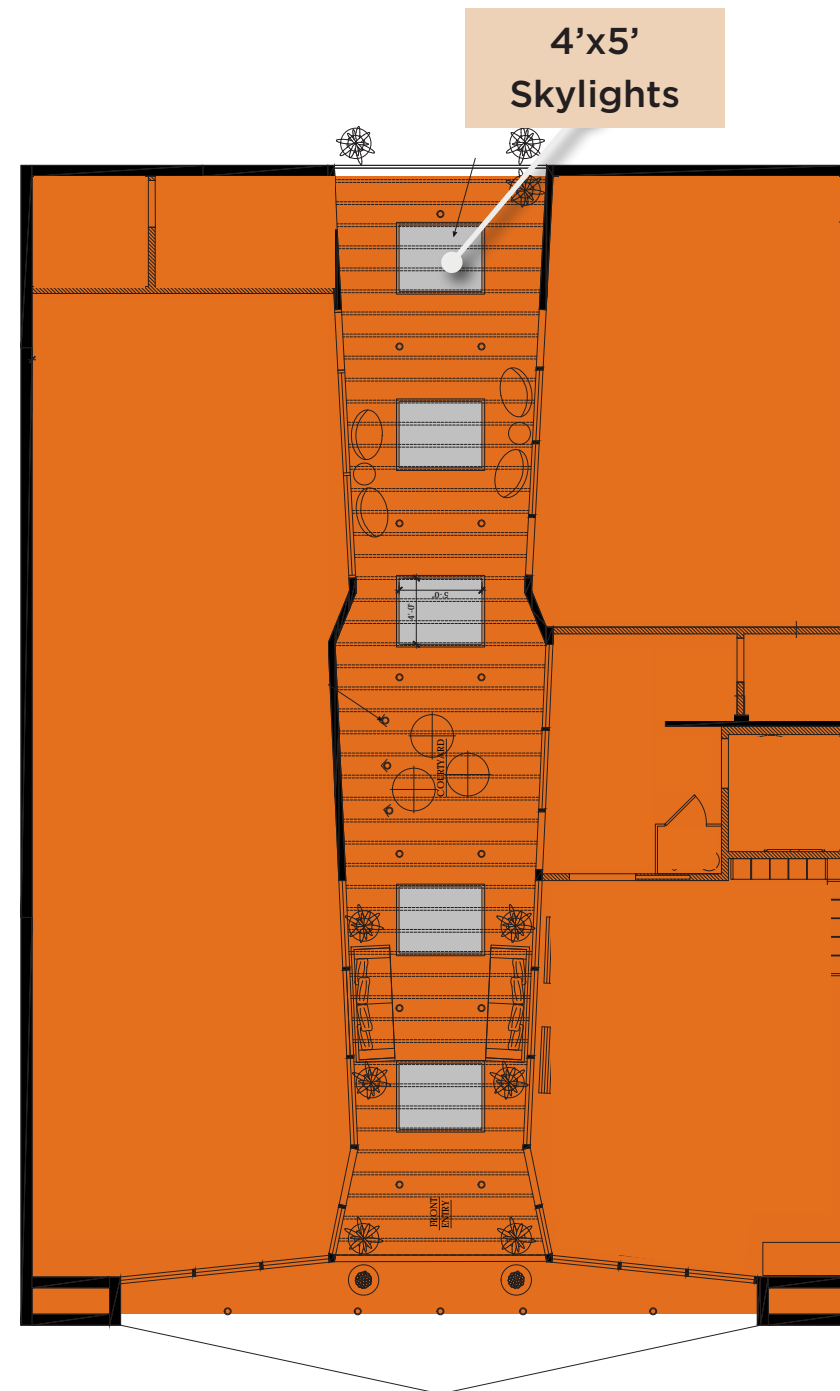
## INVESTMENT HIGHLIGHTS

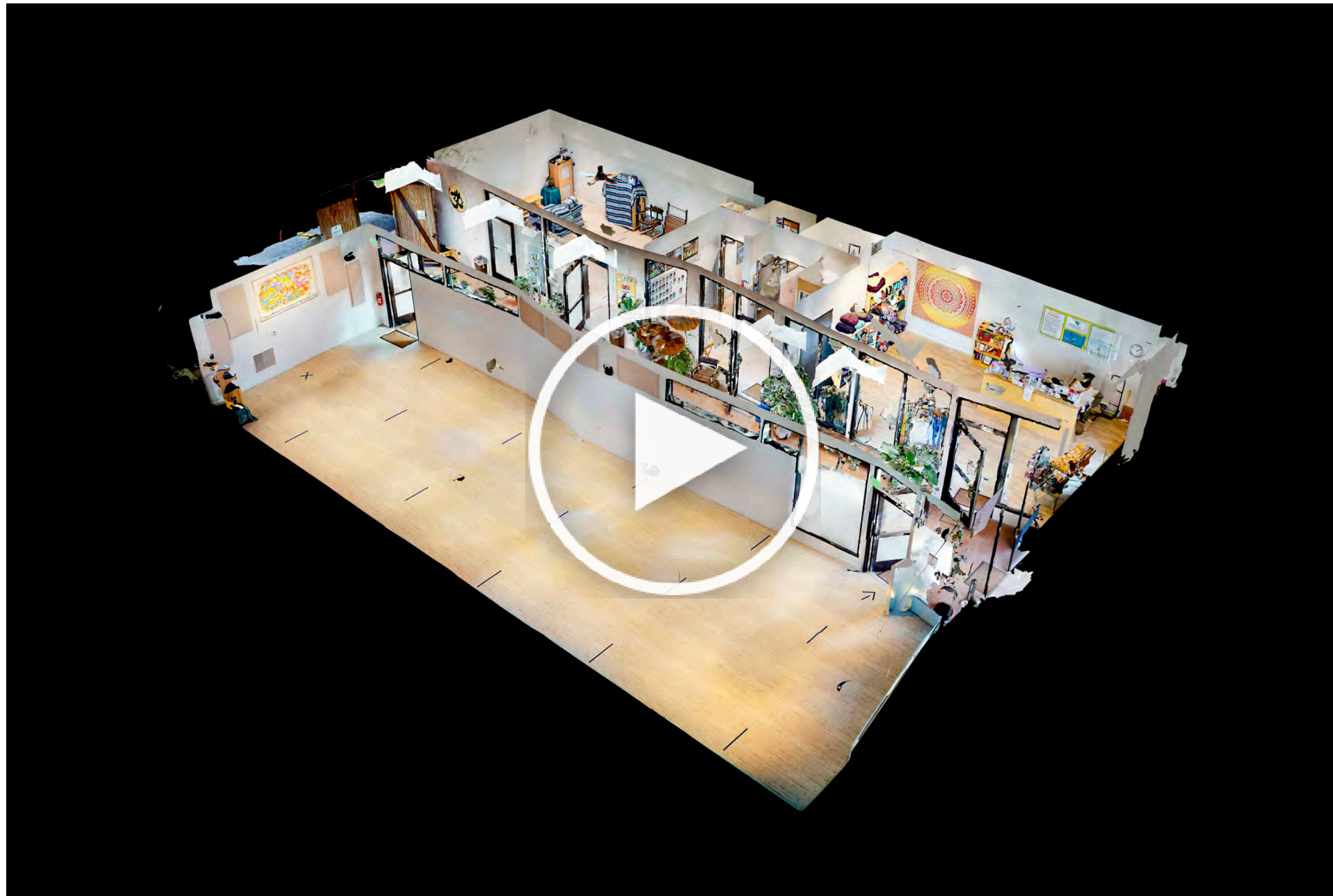


## THE OFFERING

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.

- Incredible opportunity to acquire a fully renovated retail property in the heart of North Park
- Suitable for an Owner-User seeking to own vs. lease, or an Investor looking to add value through leasing the property. Building to be delivered vacant at the time of purchase.
- Ideal for a medical or fitness tenant, as well as a multitude of other uses
- Prime visibility from 30th Street in addition to large light-up monument sign
- Extensive renovations including new TPO roofing, re-lined sewer lines, upgraded ADA bathrooms, all new flooring and paint throughout
- Skylight lined enclosed breezeway with one large room on the left side and two units to the right - all units individually metered
- Private gated parking lot with 10 parking spaces and security lighting
- Exceedingly dense location with over 270,000 residents in a 3-mile radius and tons of pedestrian traffic throughout the day and night
- Join renowned retail & restaurant tenants such as Working Class, Crazee Burger, Coin-Op & more.







### 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 hand-made arts, locally grown produce, 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.

### 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.



### THE MARKET

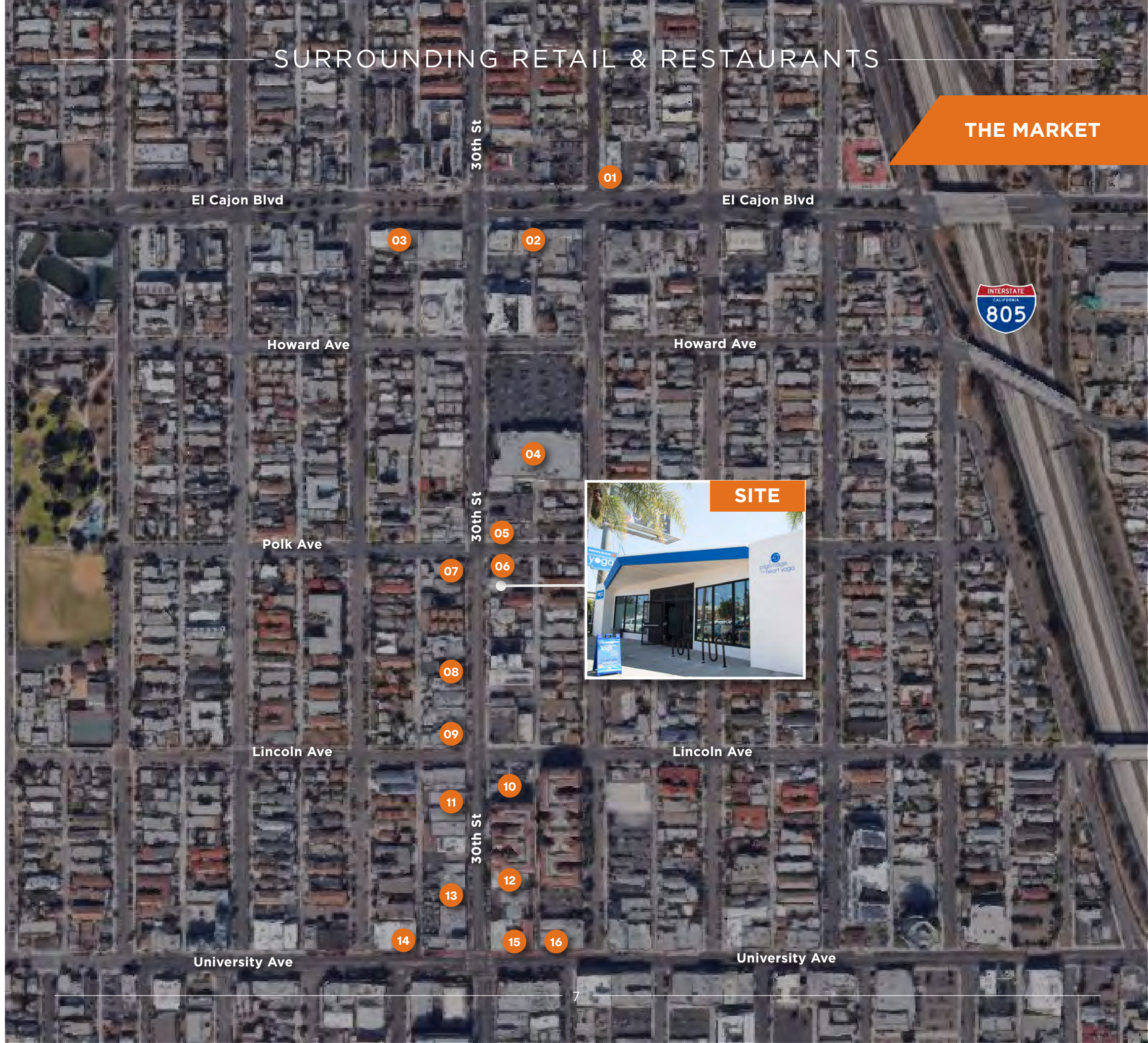


### THE OBSERVATORY NORTH PARK THEATRE

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

# SURROUNDING RETAIL & RESTAURANTS

- 01 
- 02 
- 03 
- 04 
- 05 
- 06 
- 07 
- 08 
- 09 
- 10 
- 11 
- 12 
- 13 
- 14 
- 15 
- 16 



THE MARKET



SITE

# DEMOGRAPHICS

## 1 MILE



**Population** 56,502



**Daytime Population** 11,740



**Average Household Income** \$77,302

## 3 MILES



**Population** 275,544



**Daytime Population** 154,967



**Average Household Income** \$86,906

## 5 MILES



**Population** 604,406

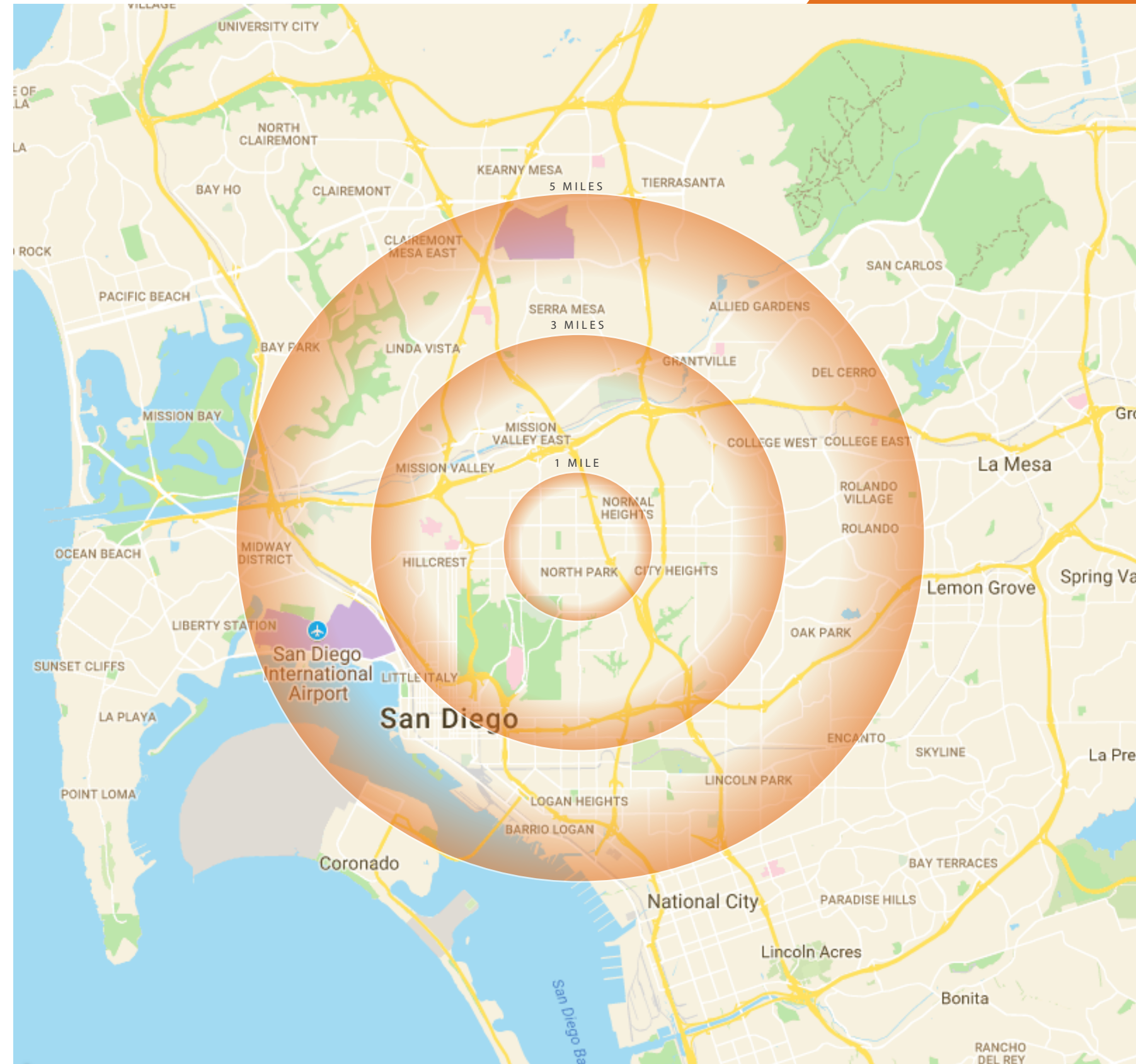


**Daytime Population** 420,324



**Average Household Income** \$87,311

## THE MARKET





4083-4087 30TH ST., SAN DIEGO, CA 92104

**FOR SALE**  
\$1,549,000

**SALES INQUIRIES**



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