

Ideal North Park Retail/Restaurant Space

FOR LEASE

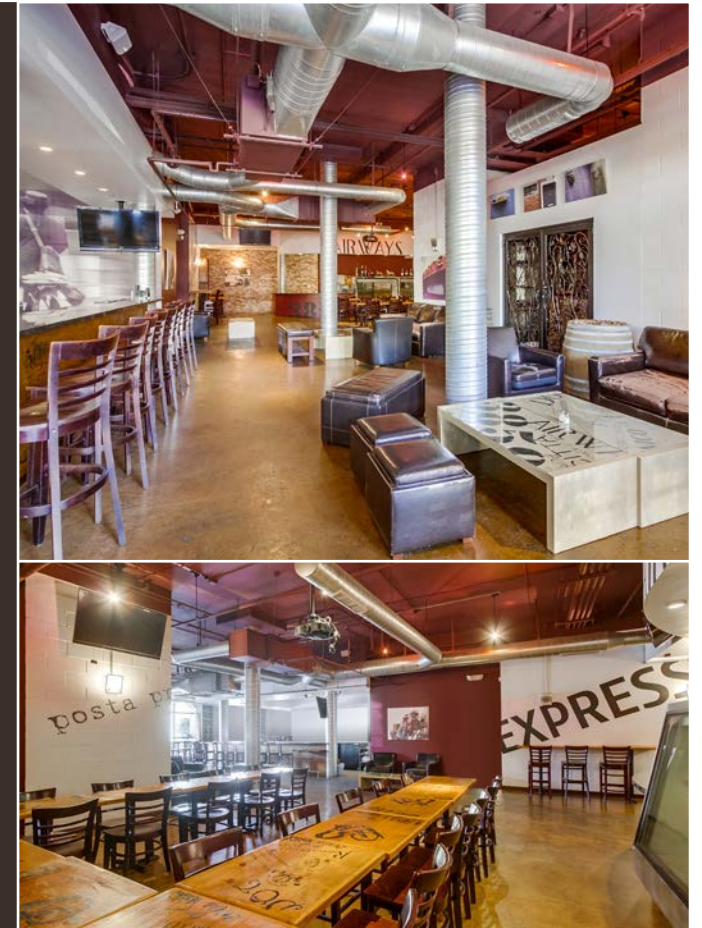


3959 30th St., Unit 106, San Diego, CA 92104 / 2,400 SF

PRIME

North Park Location

- ◇ Become a part of San Diego's hippest community with bustling restaurants, bars and coffee shops steps away
- ◇ Ideal for retail, fitness, or restaurant not in need of a hood (no venting permitted) - deli, café, juice or wine bar, dessert, and other cold kitchen concepts welcome!
- ◇ Rare validated parking structure adjacent to space, with 31 spaces for customer use only
- ◇ Partial kitchen build-out with floor drains, sink hookups, grease trap & large bar
- ◇ 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



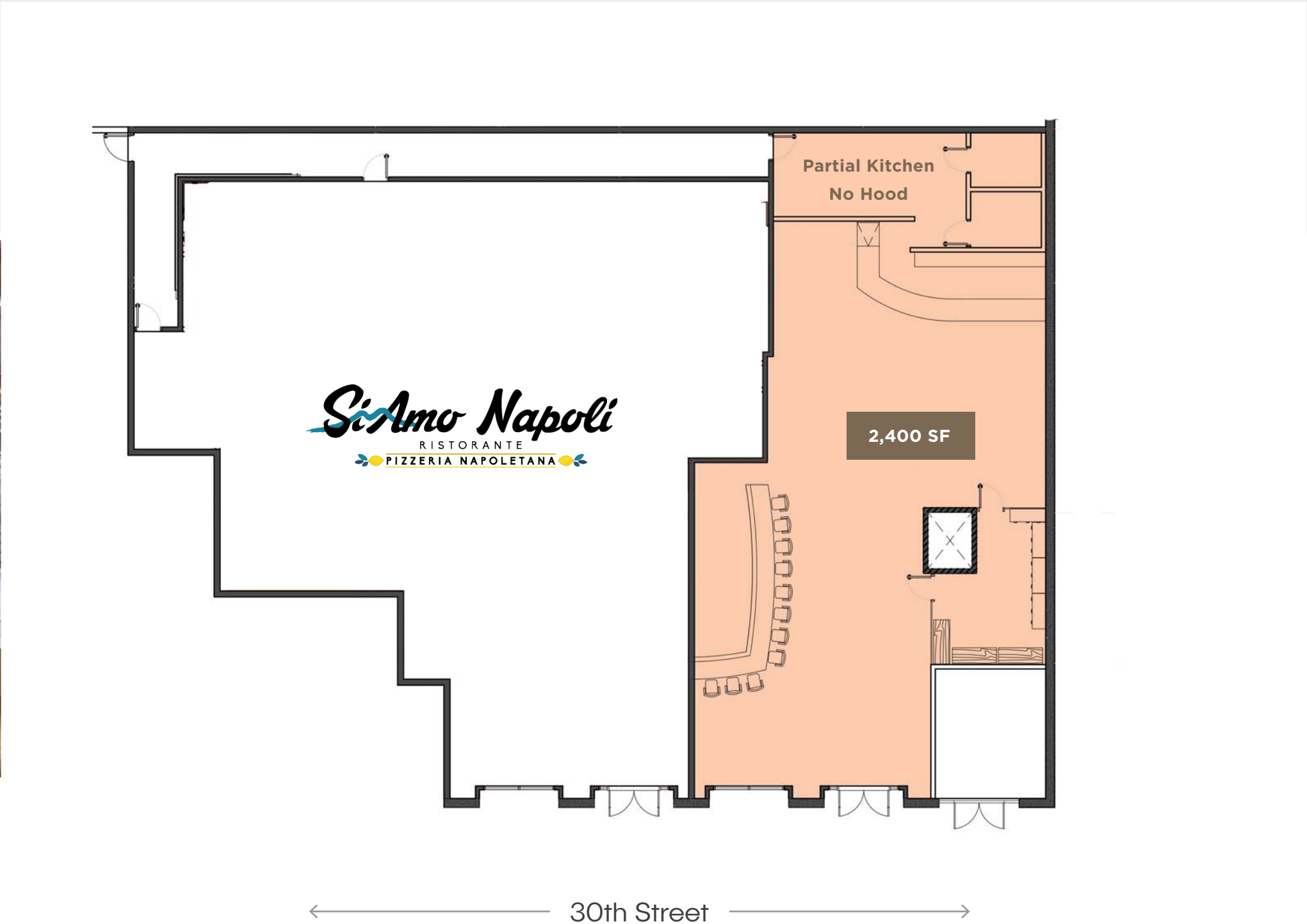
Renowned Neighbors

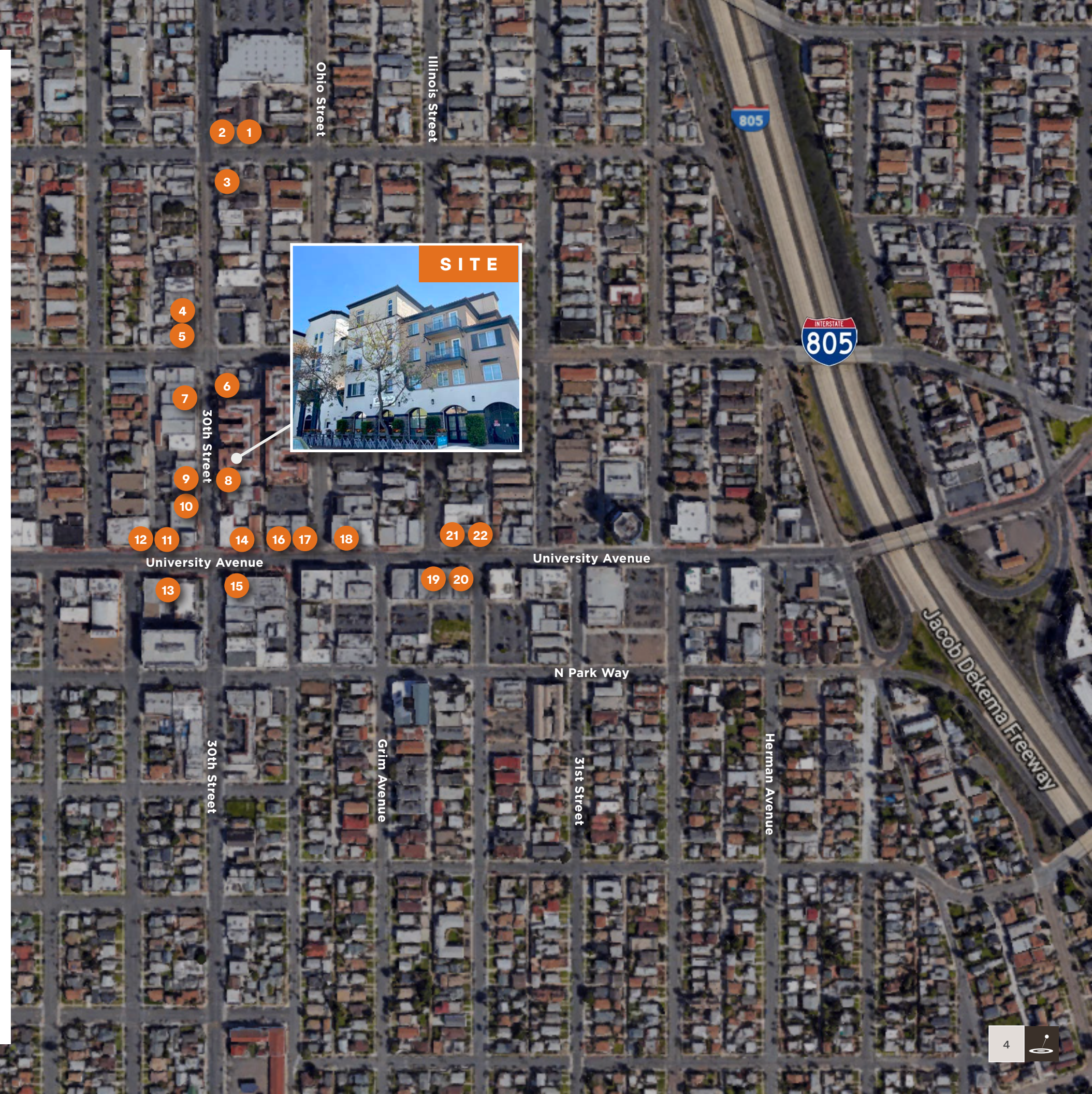
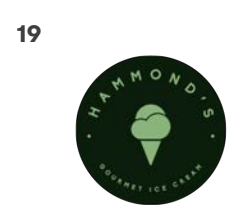
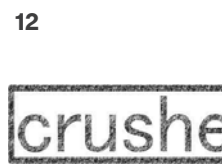


Floor Plan



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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!



CAPITAL OF CRAFT

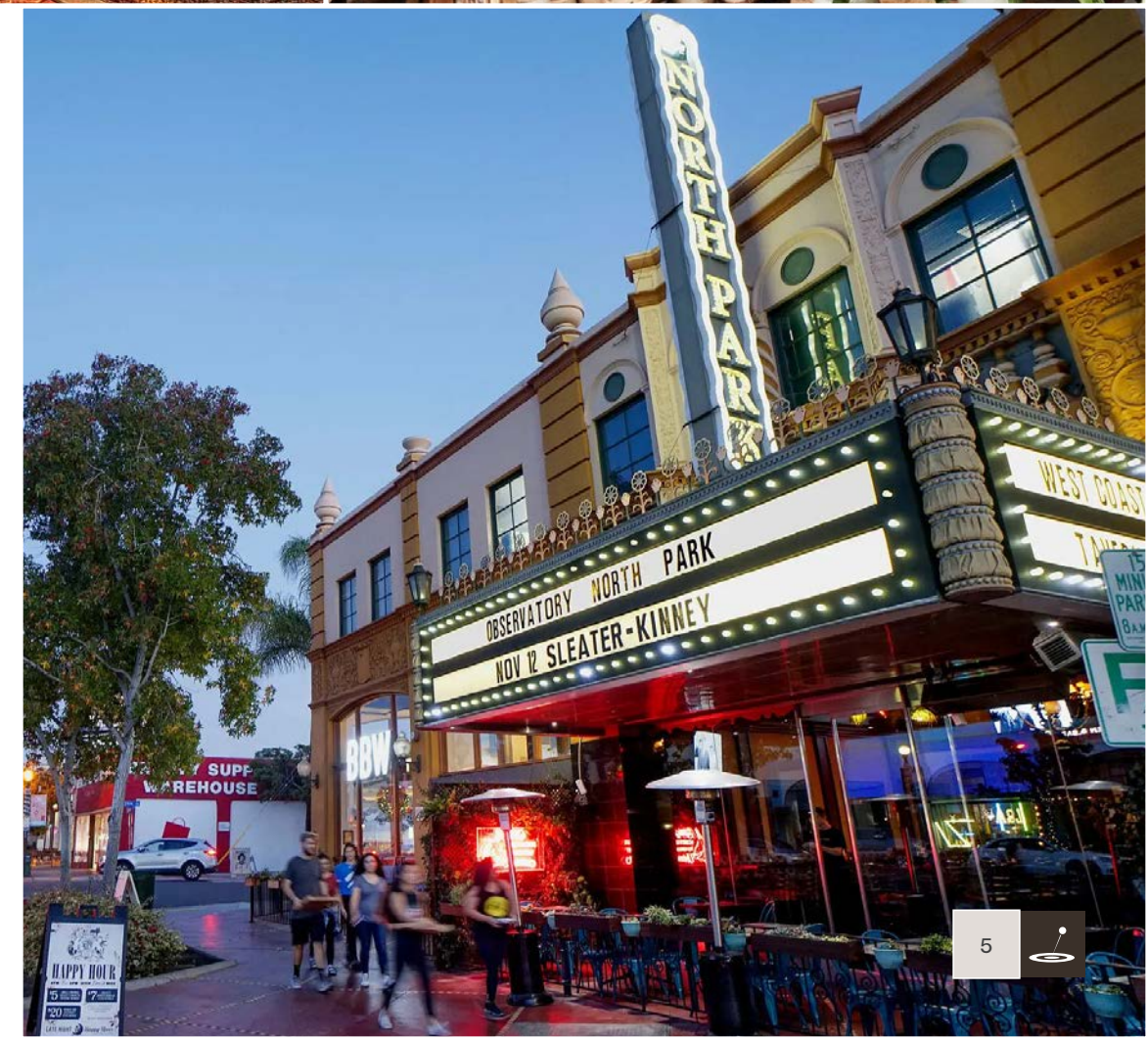
One of North Park's main claims to fame is their renowned brewery scene. The neighborhood is lined with countless craft breweries and tasting rooms all within walking distance from one another. Whether you are looking for a variety of IPAs or just a fun atmosphere to enjoy a San Diego made brew, North Park has you covered.

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

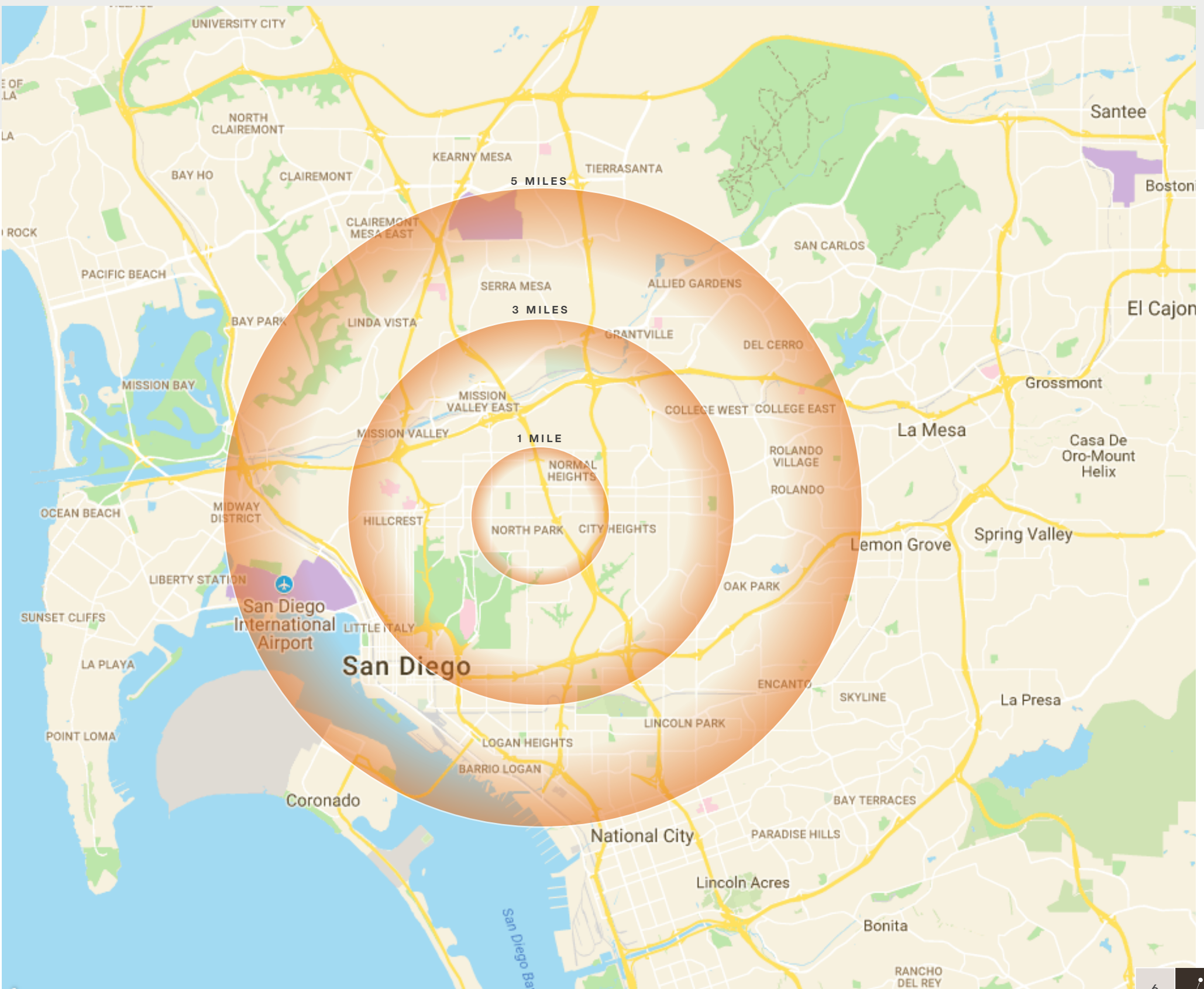
☀️ Daytime Population	11,388
👤 Population	55,800
💰 Average HH Income	\$84,762

3 MILES

☀️ Daytime Population	160,686
👤 Population	285,929
💰 Average HH Income	\$91,368

5 MILES

☀️ Daytime Population	408,824
👤 Population	601,802
💰 Average HH Income	\$92,442





Leasing Inquiries



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