



North Park Retail Space For Lease

San Diego // 3074 University Ave.



Highlights & Details

Prime North Park retail suites available for Lease. Currently set up as a barber & tattoo shop.

Don't miss out on this rare vacancy within one of the top blocks in San Diego's hippest neighborhood.

Address — 3074 University Ave.
3074.5 (Off the Alley)

Size — 1,700-2,770 SF

3074 University = 1,700 SF
3074.5 = 1,070 SF off Alley

Suites are currently combined with potential to separate

Rate — 3074 = \$7,300/mo + util
3074.5 = \$2,900/mo + util

overview





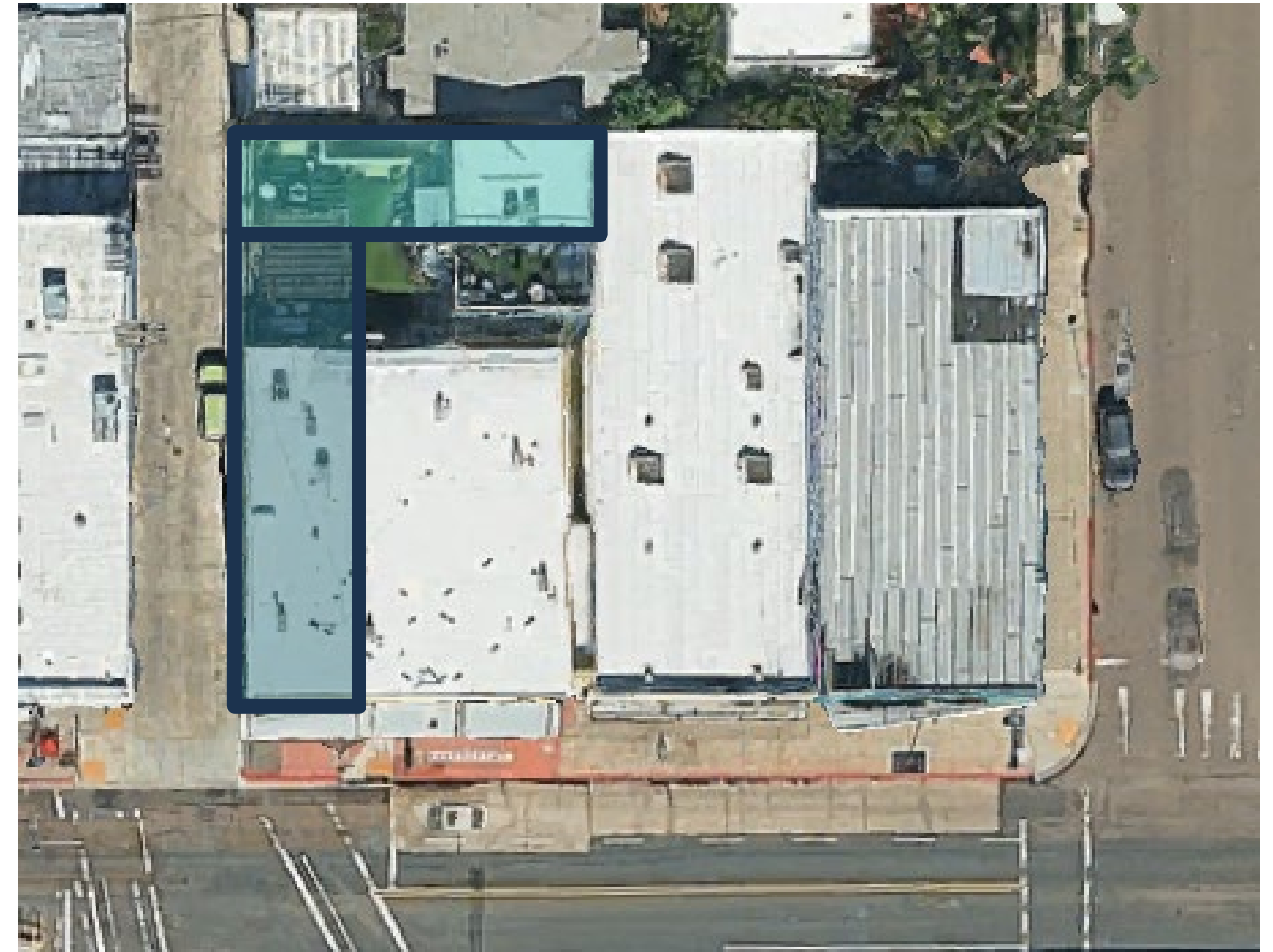
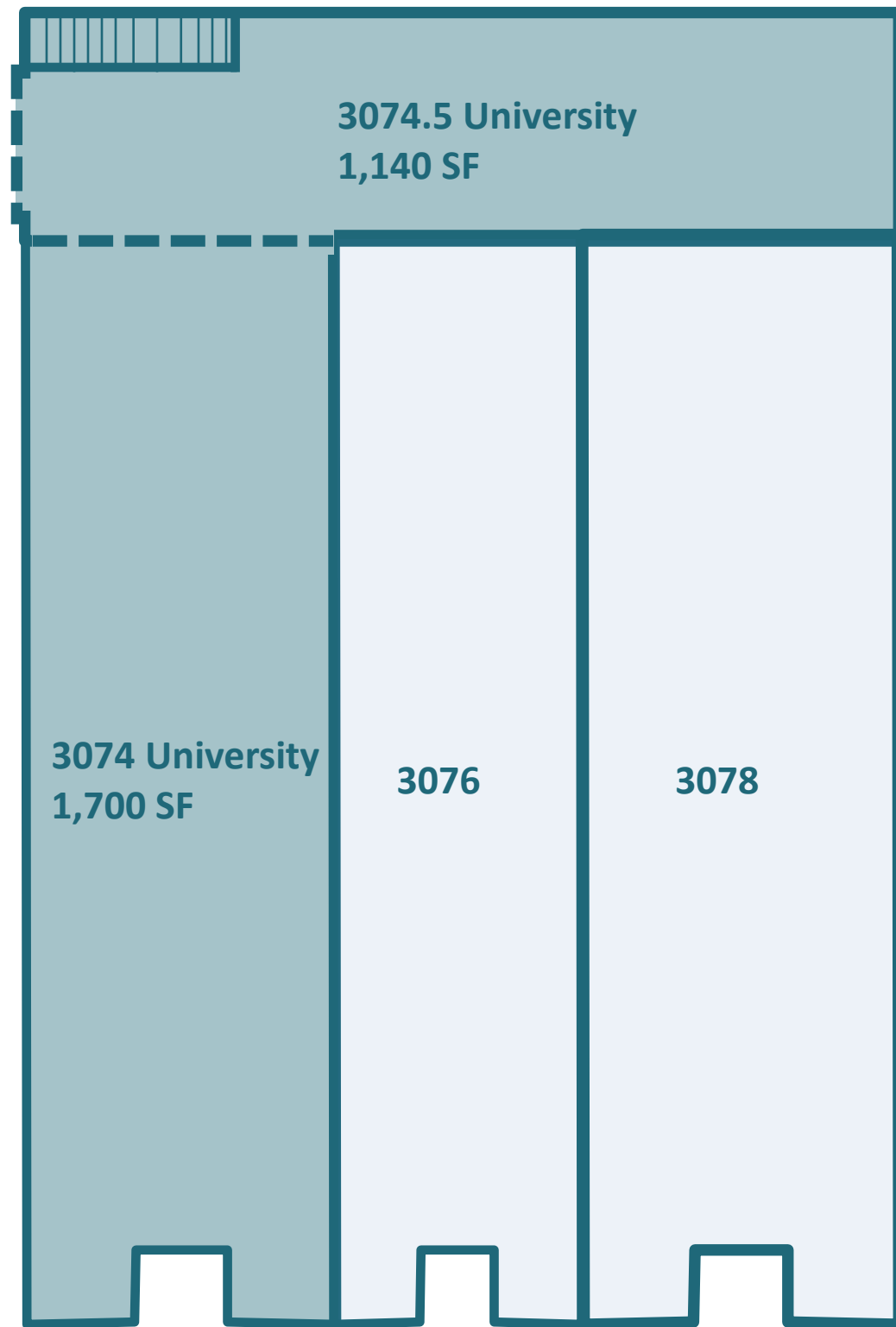
premises



premises



adjacent alley space



Illinois St

University Ave.

site plan

NORTH PARK RETAIL FOR LEASE

Neighborhood

“San Diego’s liveliest hipster neighborhood.”

The Los Angeles Times

“North Park’s been billed as the heir to the city’s central food nerve for a long, long time. After a decade of revitalization, it’s finally hap-pening. From Tribute Pizza and Finca to Mabel’s Gone Fishing, Happy Medium, and Saigon Coffee, something delicious awaits every few feet.

The simmer is now a boil.”

San Diego Magazine (Best Restaurants edition, 2024)

“As much a place for families as it is for singles, this neighborhood offers an eclectic mix of restau-rants, coffee houses, boutiques, and bars. North

Park is north of Balboa Park and centered on the brewery-studded intersection of University Avenue and 30th Street. Also known for its culinary scene, the area presents dining options like Mabel’s Gone Fishing for Iberian-inspired dishes, The Smoking Goat, a French mainstay, and City Tacos, serving arguably some of San Diego’s tastiest tacos.”

Travelmag.com (16 Most up-and-coming neighborhoods in the Nation)



REGION

1 Mile

3 Mile

5 Mile

Residential Population

50,971

278,950

598,645

Business Population

10,438

167,760

371,039

Average Household Income

\$111,971

\$112,968

\$114,969

NORTH PARK RETAIL AVAILABLE

Walkable District

“(North Park is) Pulsing with Eclectic-ricity”

New York Times

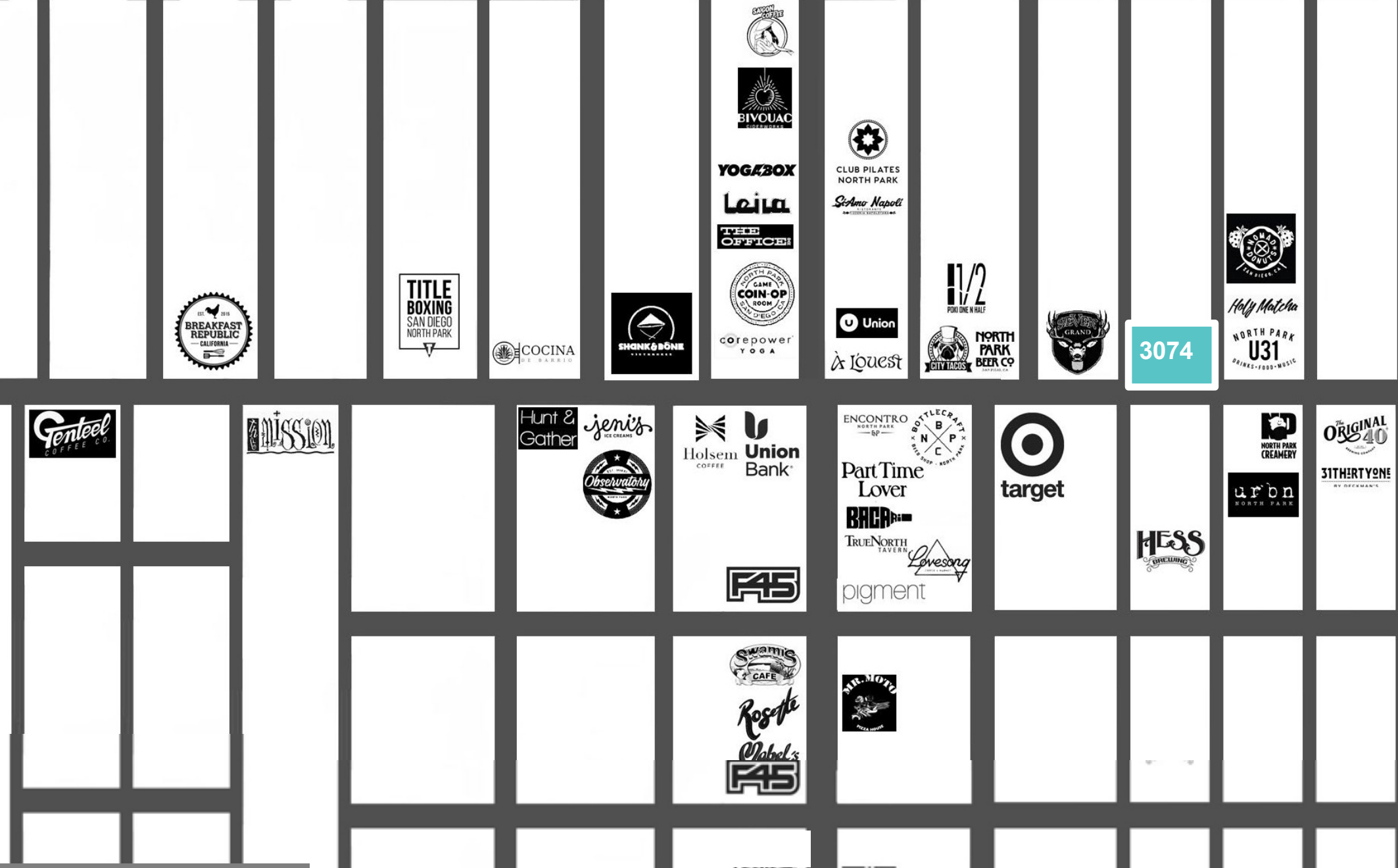
“#13 Best Hipster Neighborhood in the Nation” *Forbes*

“If a new restaurant opens in San Diego, there’s a fifty-fifty chance it’s in North Park. Sixty-forty, even. Talent is concentrated here. Weird is also concentrated here. North Park is a beautiful grab bag of tiny coffee shops and glitzy cocktail bars and mom-and-pop joints and zebra-printed hotel bars. Whole worlds exist behind unassuming doors.” *San Diego Magazine*

“Millennials are flocking to North Park.

They are the largest group of home buyers and more than a quarter of households are between the ages of 25 and 34.”

CNN Money





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