



North Park Trophy Restaurant Building For Sale w/ Full Liquor License

3933 30th St San Diego, CA 92104

NORTH PARK TROPHY ASSET

North Park Trophy Asset

The intersection of 30th and University is the bullseye for the dining, nightlife and retail scene of San Diego's hottest neighborhood, North Park. 3933 30th is the ideal combination of location & structure. The location is one of the finest in San Diego, less than a half block from University and directly across from the #1 most in-demand restaurant in town, Leila. The building has enormous potential for a signature restaurant, hospitality headquarters, eater-tainment venue or creative multi-suite redevelopment. Built in 1950, this former bank building oozes classic urban character with exposed red-brick and weathered concrete walls, double volume ceiling height & a wooden truss roof. Plant your flag in the core of San Diego's favorite urban neighborhood. Future generations will praise your foresight.



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Highlights & Details

There is possibly no place in San Diego County with more upward momentum than this block in North Park.

Exceptional Owner-User Opportunity or Value-Add Investment

- Sale Price: \$6,300,000
- ABC License: Type 47 Full Liquor License, 2 AM Hours (included in the Price)
- Address: 3933 30th St.
- Ground Floor: +/- 6,620 SF
- Second Floor: +/- 2,450 SF
- Basement: +/- 6,620 SF
- Total Size: +/- 15,690 SF
- Ceiling Height: +/- 16' Main area / +/- 9'9" Basement
- Parcel Size: +/- 7,700 SF (55'x140')
- Year Built: 1950 Former Bank Building
- Zoning: CC3-9, Complete Communities Tier 3, 6.5 FAR
- Patios: 2 story back patio, plus sidewalk seating & +/- 215 SF Parklet
- Electrical: 1200 AMPS



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Premiere Block

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

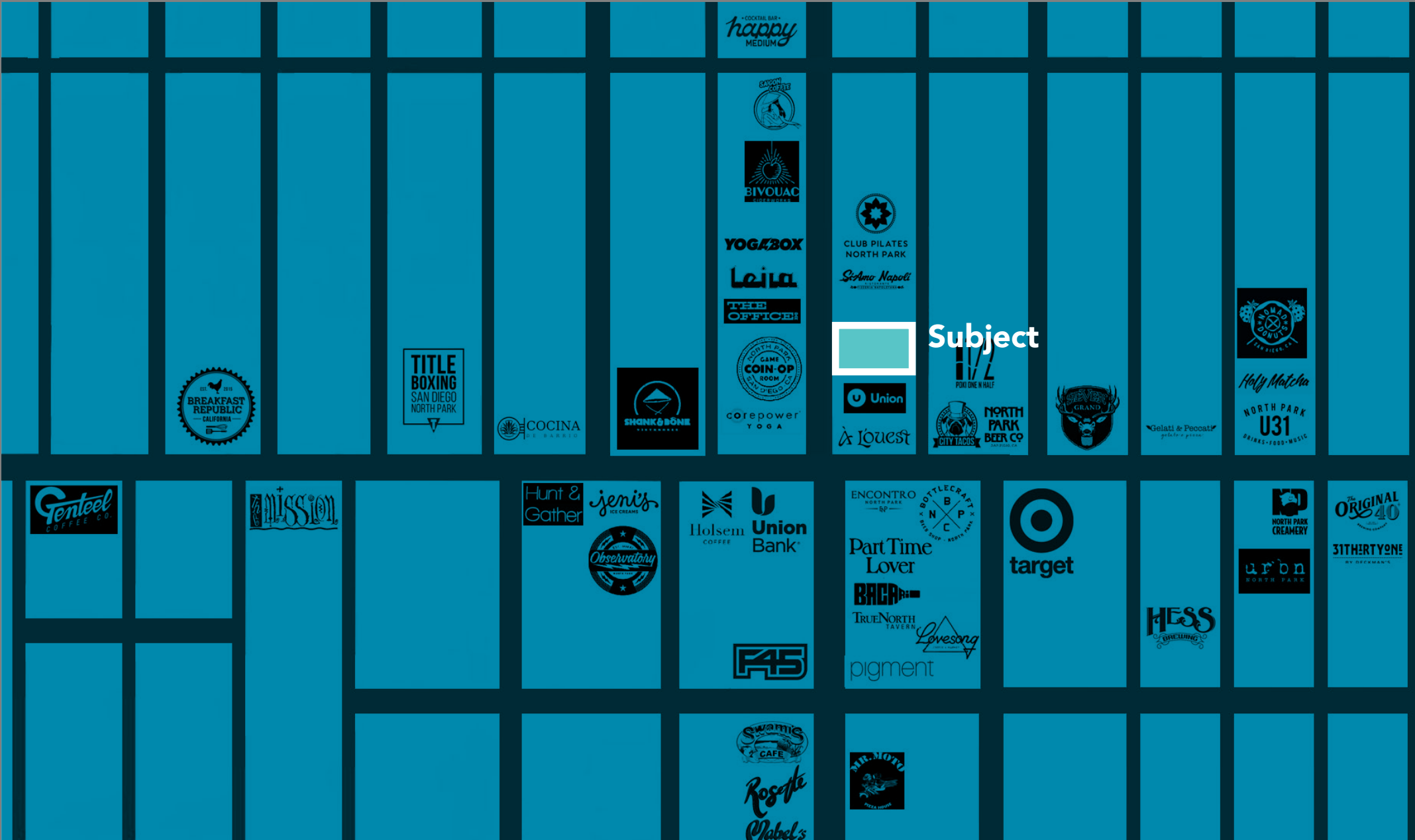
New York Times

“**#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



Subject



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Premises



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Premises

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Premises



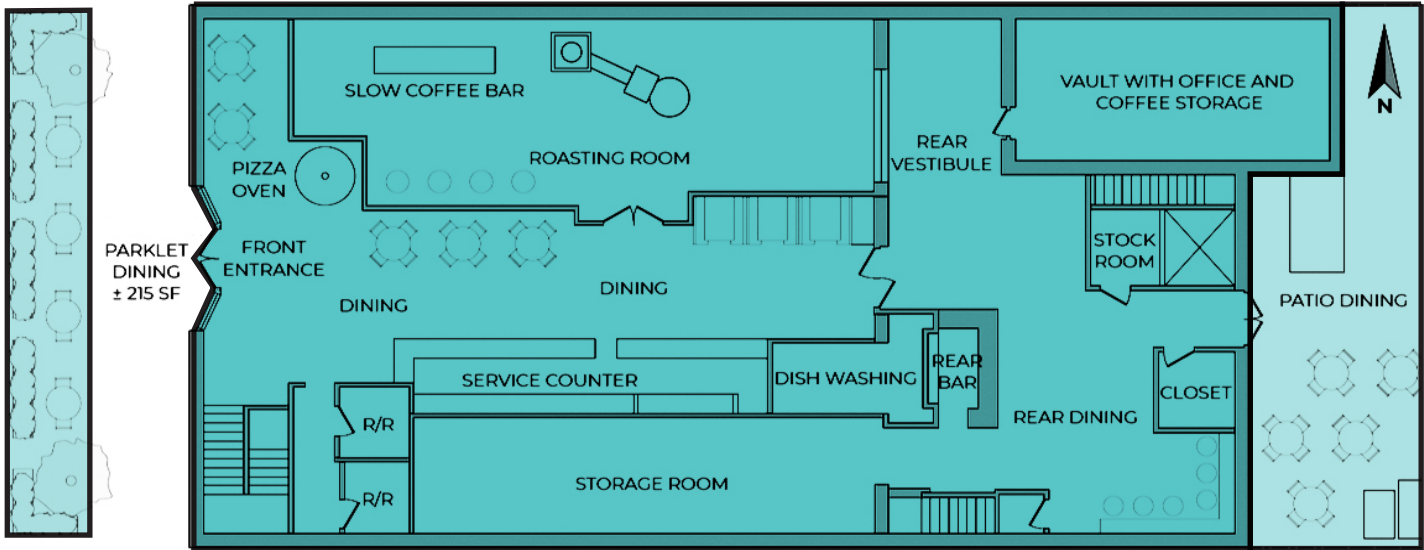
Location



Floorplan

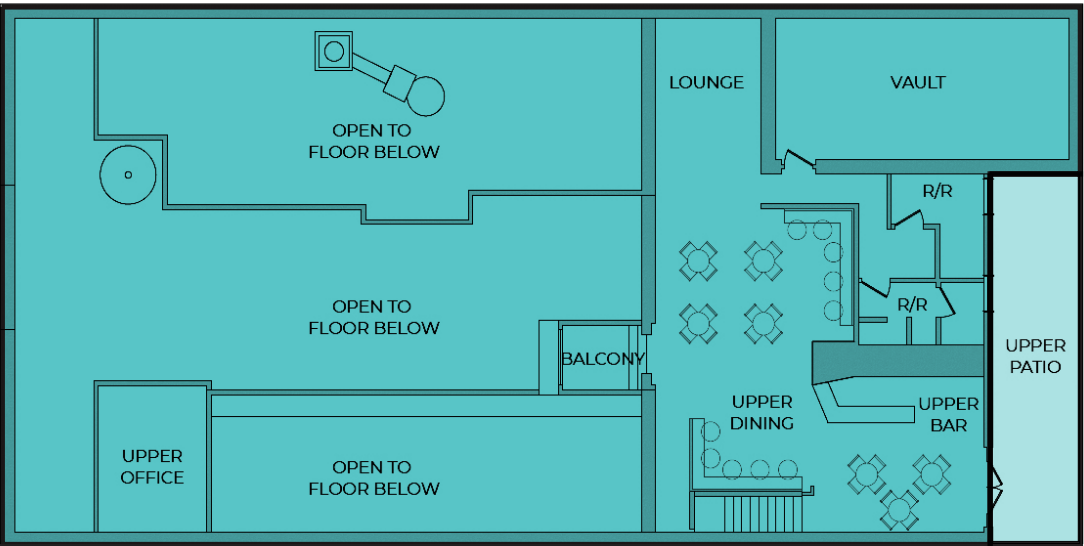
First Floor

+/- 6,620 SF Indoor



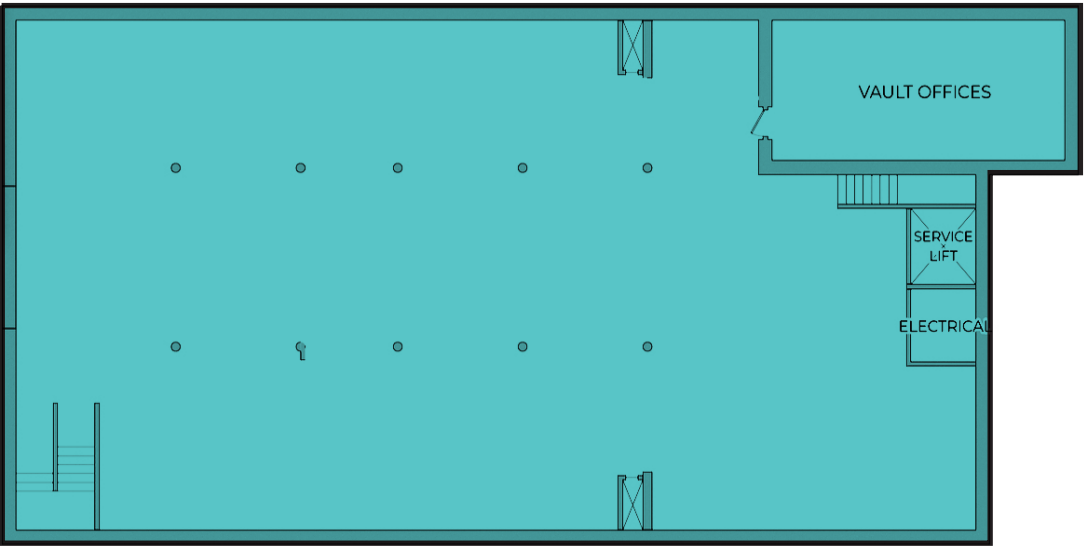
Second Floor

+/- 2,450 SF Indoor



Basement

+/- 6,620 SF



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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 happening. 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 restaurants, 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

52,365

277,915

590,432

Business Population

10,689

161,110

400,196

Average Household Income

\$96,601

\$98,665

\$99,692



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