

# 4456

## 30th St

New Construction Mixed-Use Project

North Park

**FOR LEASE** | Cafe/Retail | ±1,013 SF



4456 30th St

San Diego, CA 92116

Address

Cafe/Retail

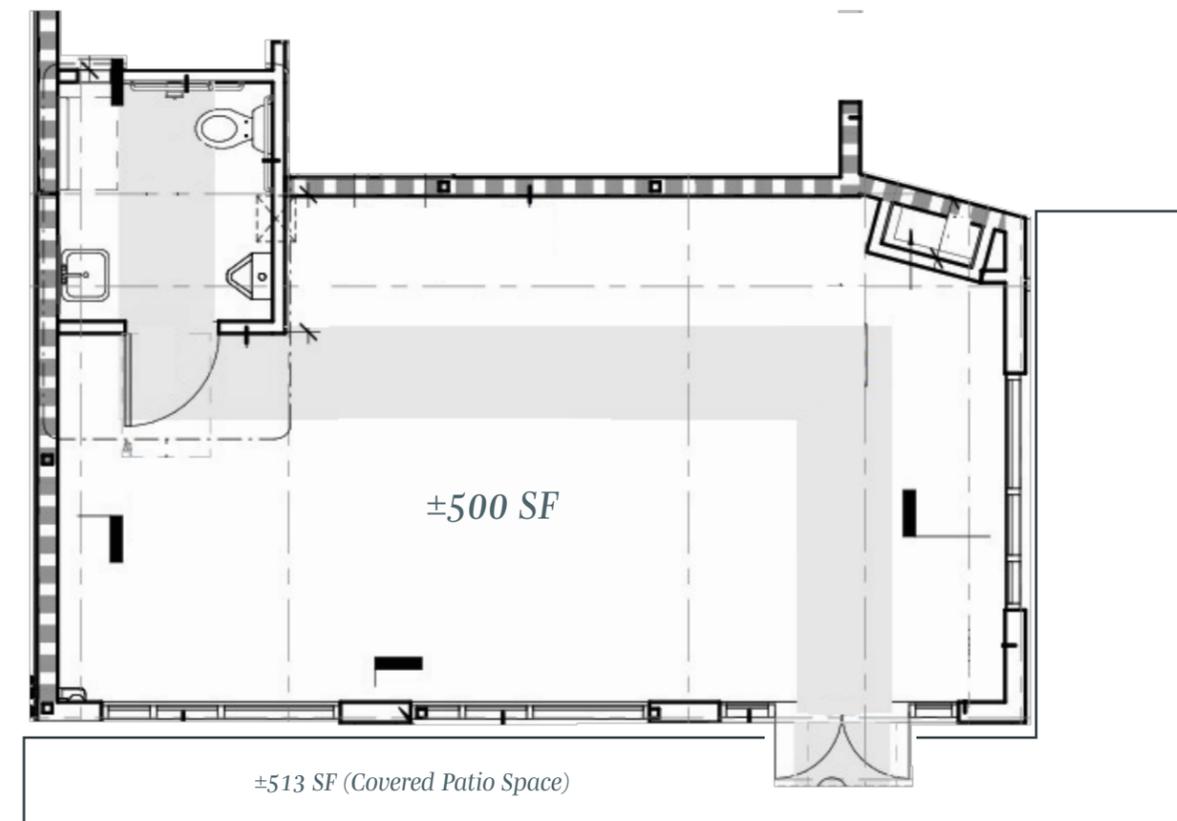
Property Type

±1,013 SF

(Inclusive of Covered Patio Space)

Available Space

# Site Plan.



30TH ST

# The Property.

**01**

Prime cafe/retail space along 30th Street Corridor

**02**

Space features modern, urban building design with outdoor patio, high visibility, and fantastic signage opportunity

**03**

Unparalleled efficiency and accessibility via I-805, and benefits from a significant increase in rapid transit services

**04**

Join popular 30th St tenants including, Polite Provisions, Wormwood, The Friendly, Belching Beaver, Rudford's and more!

**05**

One of San Diego's most walkable neighborhoods with a dense population

**06**

North Park historically was as an early suburbs for the city's burgeoning population and is now the epicenter for urban infill redevelopment

# The Neighbors.

## The LaFayette Hotel Reopens Following \$31M Renovation

Located just 4 minutes from 30th St, The Lafayette Hotel in San Diego has undergone a \$31 million renovation, blending historic charm with modern upgrades. Originally opened in 1946, the revitalized hotel now features 139 upgraded guest rooms, eight new bars and restaurants, and a vibrant pool area open to both guests and locals. The transformation has been widely praised, making it a prime staycation destination and cultural hub in North Park. Notable additions include a vintage-style diner, a moody Oaxacan restaurant, and a bar with a two-lane bowling alley, further elevating the neighborhood's appeal.



**GNARLY GIRL PIZZA**



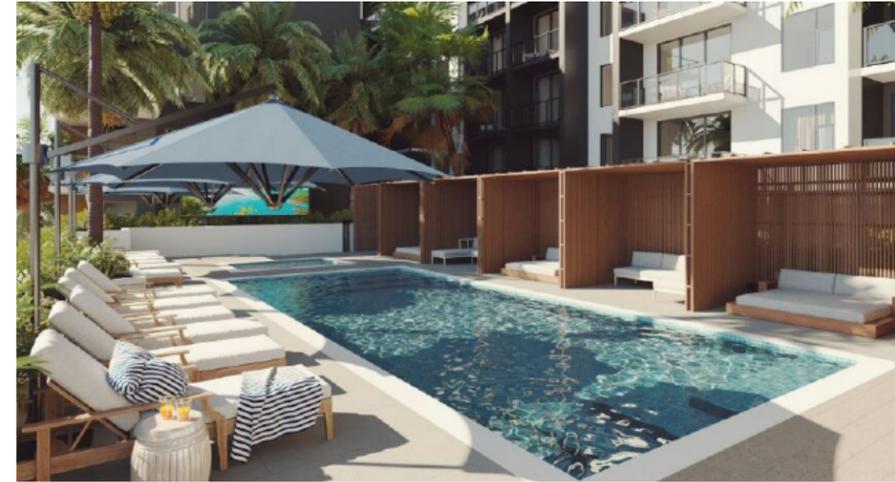
\*Within 0.4 Mi. of Site

# Future Hotspot.

Vadara West	50 Units Under Construction	0.4 mi.
Onyx on Park	61 Units Under Construction	0.6 mi.
770 Washington St	418 Units Proposed	0.6 mi.
Cuatro at City Heights	117 Units Under Construction	0.9 mi.
Tenney North Park	124 Units Under Construction	1.7 mi.
Stella	149 Units Proposed	1.8 mi.
Bridgedeck	137 Units Under Construction	1.8 mi.
4063 Polk Ave	327 Units Proposed	2.0 mi.

*\*Distance from Site*

## FLATS BANCROFT | 218 Units



FLATs Bancroft will include 220 residential units, offering modern amenities and features like a fitness center, pool, coworking lounge, and retail space. With 10% of the units designated as affordable housing, the project is scheduled to break ground in Q2 2024 and be completed by May 2026. This development is part of CEDARst's larger initiative to deliver 2,675 units in San Diego over the next three years.

*\*0.7 mi. from site*

## AMP 30 | 202 Units



AMP30 on 30th Street at Madison Avenue is a mixed-use development in North Park, San Diego, featuring 202 apartment units along with street-level restaurant and retail space. Designed with community input, it celebrates the neighborhood's rich history and vibrant future. Residents enjoy proximity to the area's top dining, entertainment, and easy access to I-8 and 805 for broader SoCal travel. The in-home and community features are crafted to reflect SoCal's spirit, fostering collaboration, creativity, and relaxation.

*\*0.1 mi. from site*

“If approved, the building at 2906 University will undoubtedly become one of the most significant changes to date.”

A new seven-story mixed-use development is planned for the heart of North Park, adjacent to the iconic North Park sign at 2906 and 2912 University Avenue. The project will integrate the historic Odd Fellows Building by preserving and restoring the facades of the two neighboring structures while introducing 92 residential units and commercial space to the vibrant neighborhood.

*\*0.8 mi. from site*

***These projects reflect North Park's ongoing transformation, blending modern living spaces with the community's historic charm.***

# North Park.

North Park is one of San Diego’s best up-and-coming neighborhoods, known for its strong sense of community, dynamic growth, and vibrant spirit. This diverse and eclectic uptown neighborhood, located east of downtown and bordering Balboa Park, attracts new residents and businesses, solidifying its reputation as one of the most desirable areas in the city. North Park’s numerous festivals and events celebrate local arts, culture, and diversity, creating a lively atmosphere. The streets are lined with coffee shops, boutiques, art galleries, diverse restaurants, and craft beer pubs, catering to a local crowd and adding to the neighborhood’s unique charm.

**16th**

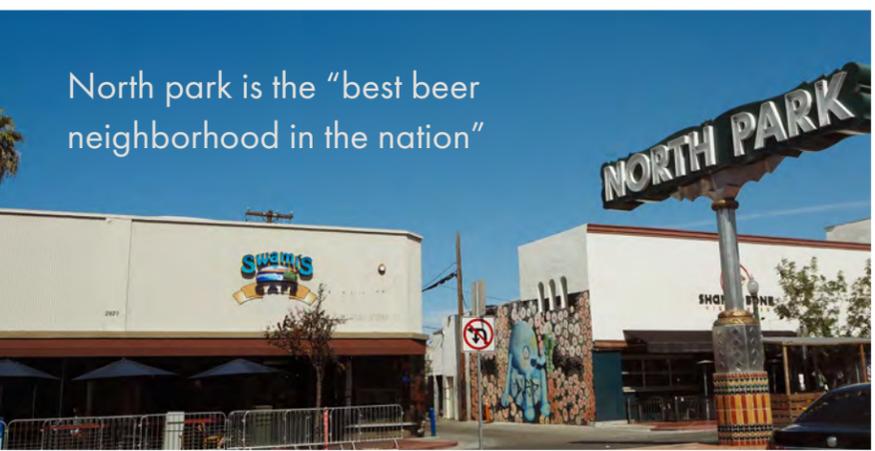
America’s Best Hipster Neighborhoods

**1,500+**

Taste of North Park Attendees

**15,000+**

North Park Music Fest Annual Attendees



North park is the “best beer neighborhood in the nation”

*Where hipsters, craft beer, and music converge.*

## The Demographics

	1 Mile	2 Mile	3 Mile
Population (2024)	48,158	129,402	258,081
Total Daytime Employment	17,898	76,253	163,178
Total Households	24,995	62,973	117,286
Avg. Household Income	\$94,549	\$102,597	\$101,939
Total Consumer Spending	\$721M	\$1.9B	\$3.7B



Botanica





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