

30th Adams

North Park

CAFE/RETAIL FOR LEASE

±850 RSF



The Details

3019 Adams Ave
Address

Cafe/Retail
Property Type

April 1, 2025
Timing

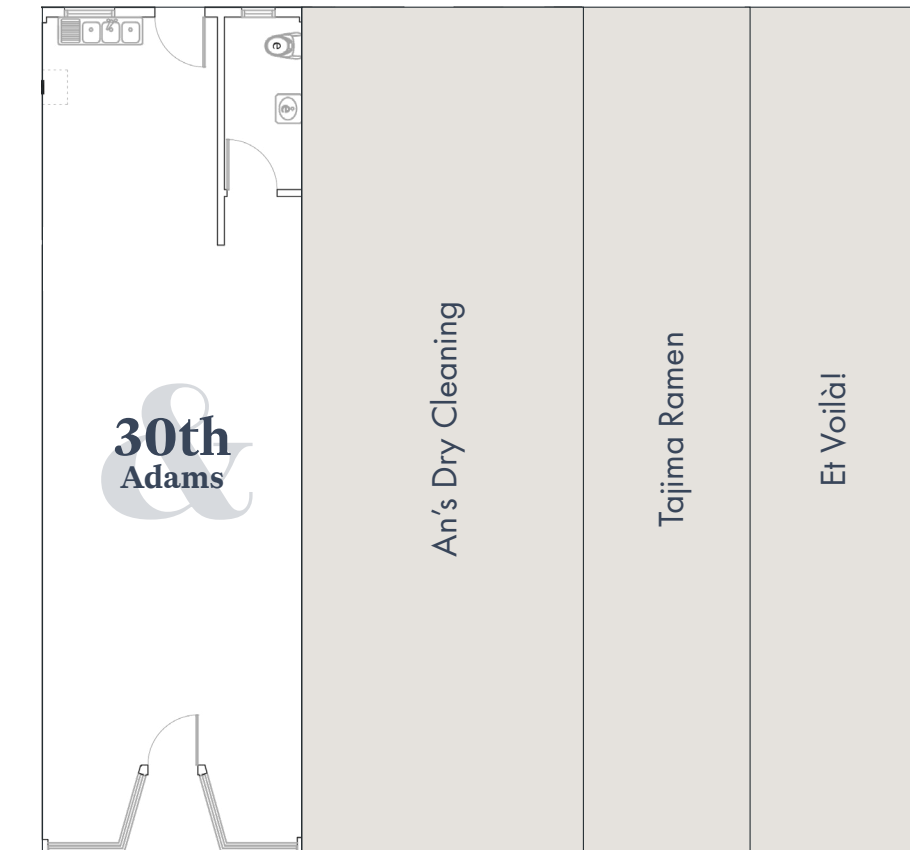
±850 RSF
Available Space

The Highlights

- Prime cafe/retail space in highly desired Uptown location filled with coffee shops, boutiques, and diverse restaurants
- Space features smooth concrete floors, restroom, outdoor seating, and a newly renovated interior
- Offers unparalleled efficiency and accessibility via I-805, and benefits from a significant increase in rapid transit services
- Neighbors include - An's, Tajima, Et Voilà, Polite Provisions, Wormwood, Fortunate Son, and more!
- One of San Diego's earliest suburbs for the city's burgeoning population and now the epicenter of another development trend
- With a walk score of 91, this property is a walker's paradise offering easy access to numerous amenities



Site Plan



ADAMS AVE
15,945 ADT

The LaFayette Hotel Reopens Following \$31M Renovation

Located just 5 minutes from Adams Avenue, 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.



- 1 Fortunate Son Chinese
- 2 Swan Bar
- 3 Polite Provisions
- 4 Cantina Mayahuel
- 5 Whiskers & Wine Cat Cafe
- 6 Dia Del Cafe
- 7 Senor Mangos
- 8 Wormwood
- 9 El Zarape
- 10 Sushi Uno
- 11 Incredible Cheesecake Co.
- 12 Bosforo
- 13 Mauricio's #1 Mexican
- 14 The Vibe
- 15 USPS
- 16 Zia Gourmet Pizza
- 17 Dark Horse Coffee Roasters
- 18 The Friendly
- 19 Fall Brewing Co.



In the Path of Development

North Park is one of San Diego’s most walkable neighborhoods with a dense population.

Numerous new developments have emerged in North Park and surrounding neighborhoods, resulting in an abundance of fresh residential units, retail spaces, restaurants, and artisan galleries.

4456 30th St	19 Units Proposed	0.3 mi.
Vadara West	50 Units Under Construction	0.3 mi.
Onyx on Park	61 Units Under Construction	0.7 mi.
770 Washington St	418 Units Proposed	0.8 mi.
Cuatro at City Heights	117 Units Under Construction	0.9 mi.
3211-15 Adams Ave	40,000 SF Apartments Proposed	1.2 mi.
3659 Adams Ave	25,000 SF Apartments Proposed	1.8 mi.
Tenney North Park	124 Units Under Construction	1.9 mi.
Stella	149 Units Proposed	2.4 mi.
Bridgedeck	137 Units Under Construction	2.5 mi.

**Distance 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.

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

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.

**0.5 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.

**0.2 mi. from site*

Discover 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.

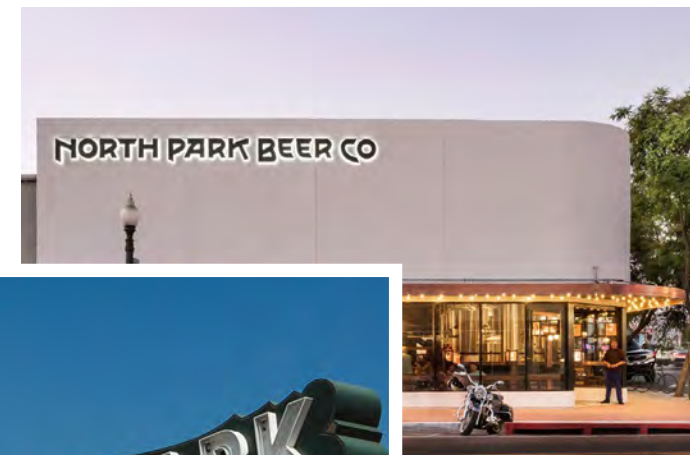
Nearby Eateries & Hotels



Botanica

The Demographics

	1 Mile	2 Mile	3 Mile
Population (2024)	40,062	128,489	255,177
Total Daytime Employment	66,548	110,948	217,028
Total Households	20,785	62,911	113,708
Avg. Household Income	\$96,366	\$102,939	\$101,892
Total Consumer Spending	\$609M	\$1.9B	\$3.6B



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

Where hipsters, craft beer, and music converge

NORTH PARK

16th

America’s Best Hipster Neighborhoods

1,500+

Taste of North Park Attendees

15,000+

North Park Music Fest Annual Attendees



Serena Patterson
serena@upsocal.com
Lic No 01721040

Mike Bejzak
mike@upsocal.com
Lic No 02095028



upsocal.com | 858.874.1989