



# North Park Restaurant For Lease

3705 30th Street, San Diego, CA 92104





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## 3705 30<sup>th</sup> Street

**Opportunity to create your own restaurant or retail space. 3705 30<sup>th</sup> sits on a prime corner of 30<sup>th</sup> & Landis in North Park.**

**Ownership is willing to contribute towards improvements or altering current structure for qualified groups.**

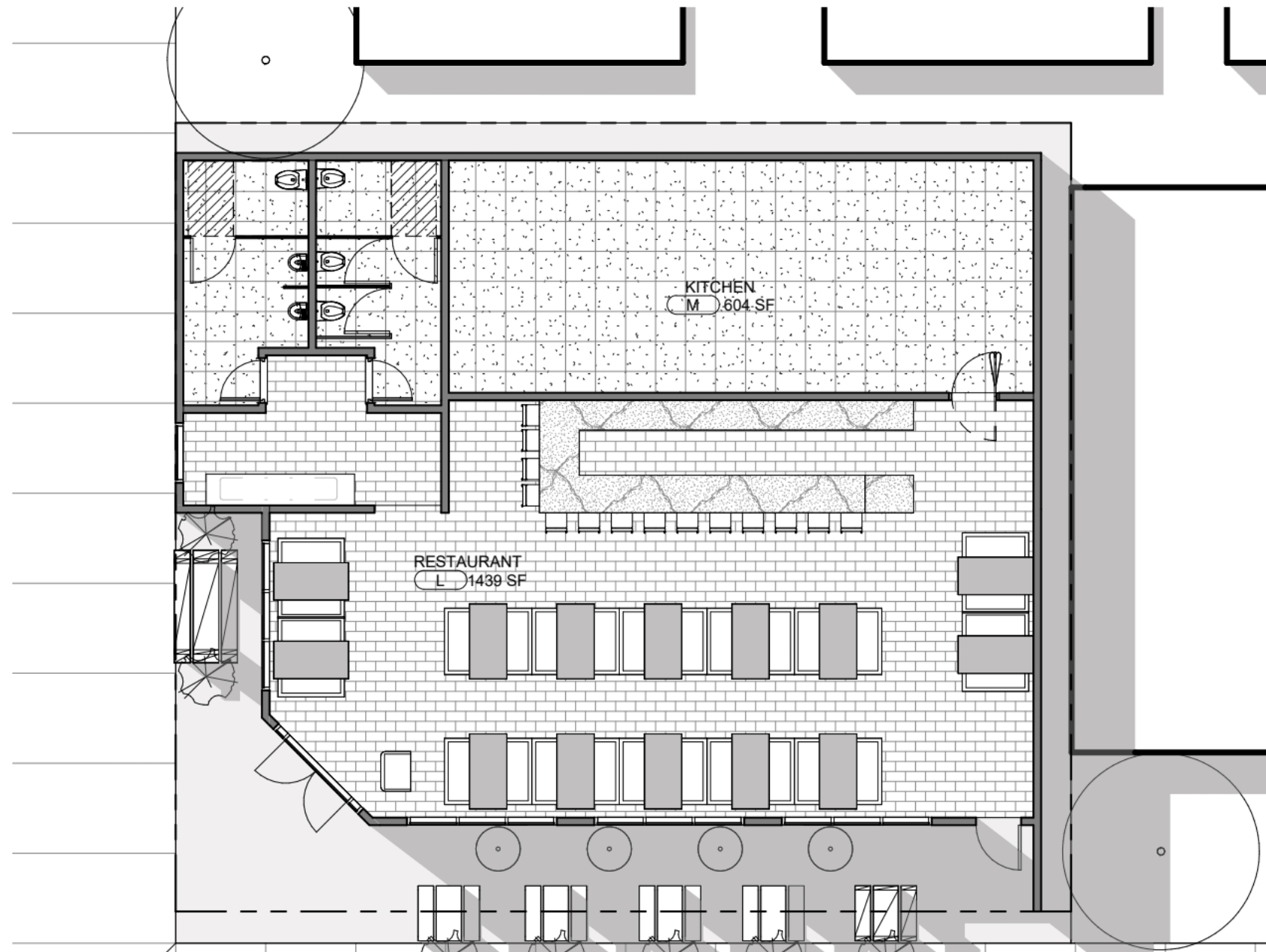
### Existing Building Details:

- +/-1,480 SF building on +/-3,002 SF lot
- Current machine shop use
- Parking in front
- Ample power & gas service to building
- Available October 2024
- Rent - Negotiable

opportunity



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First Floor

**Size:** +/-2,043 SF + Patio

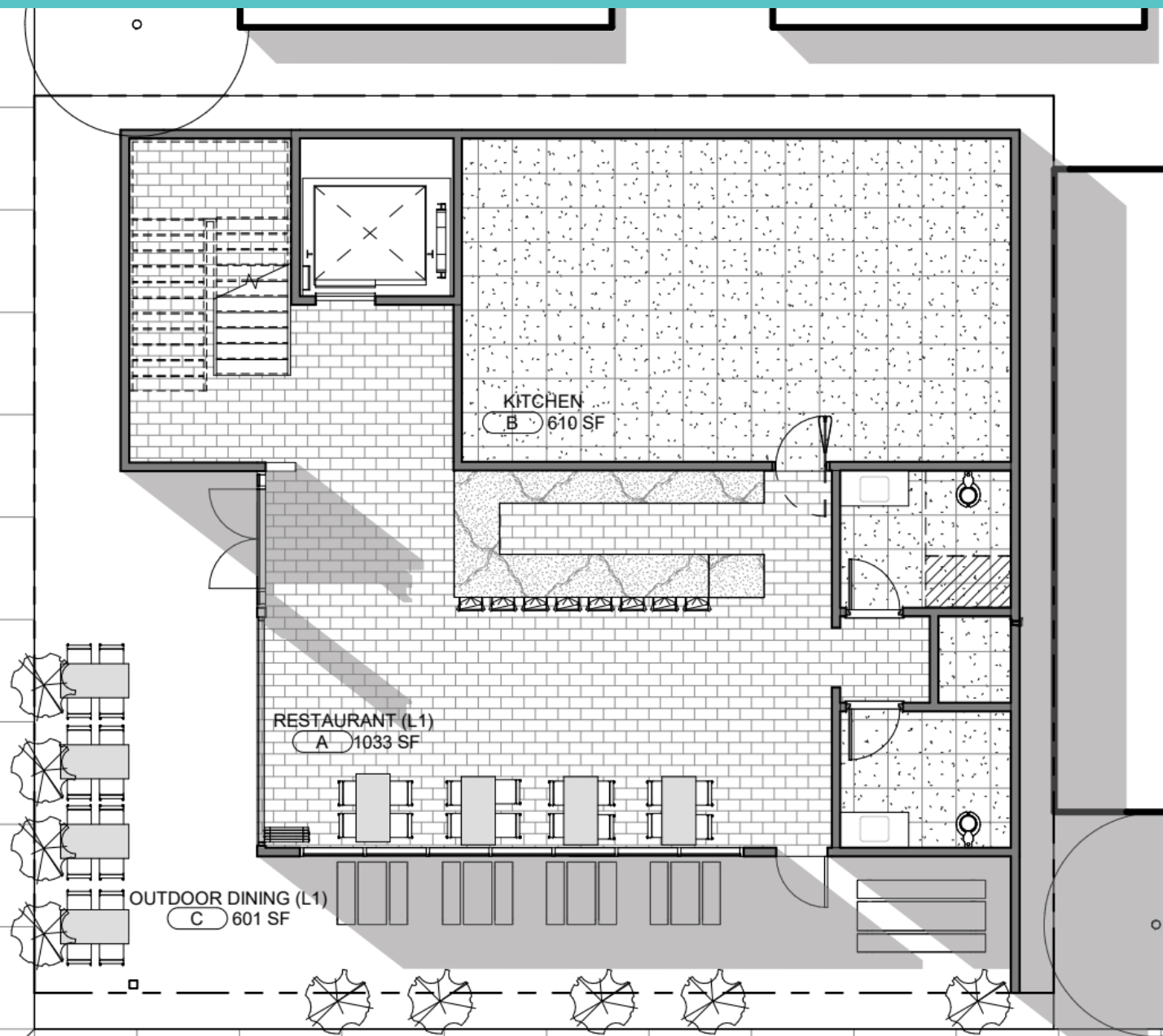
**Rent:** contact broker

**Term:** negotiable

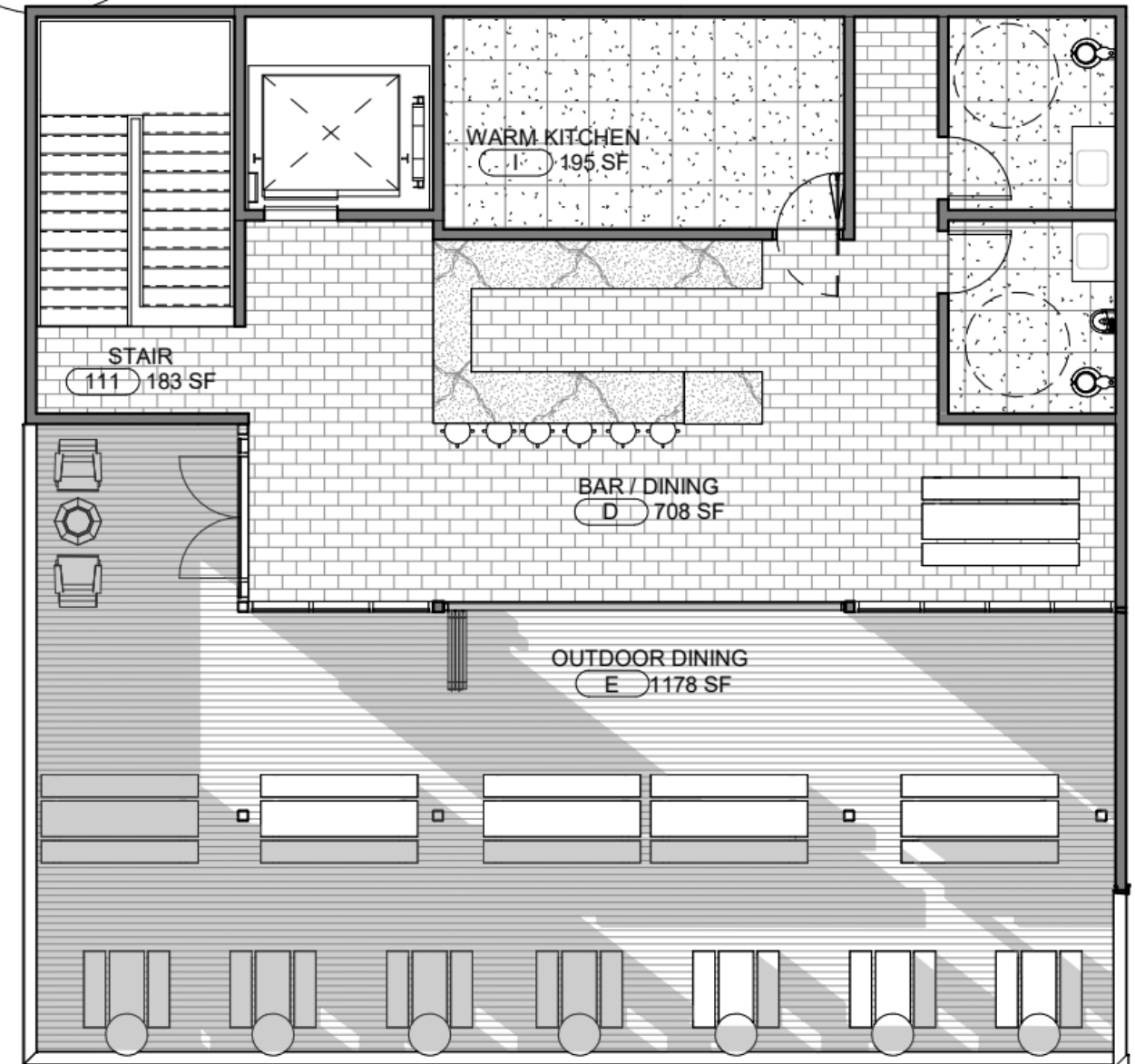
**Option A** *(proposed)*

\*Landlord does not represent feasibility of any alterations to the building.  
Tenant to verify any feasibility for its own use or alterations.





(First Floor)



(Second Floor)

**Size:** +/-2,729 SF + Patio

**Rent:** contact broker

**Term:** negotiable

**Option B** *(proposed)*

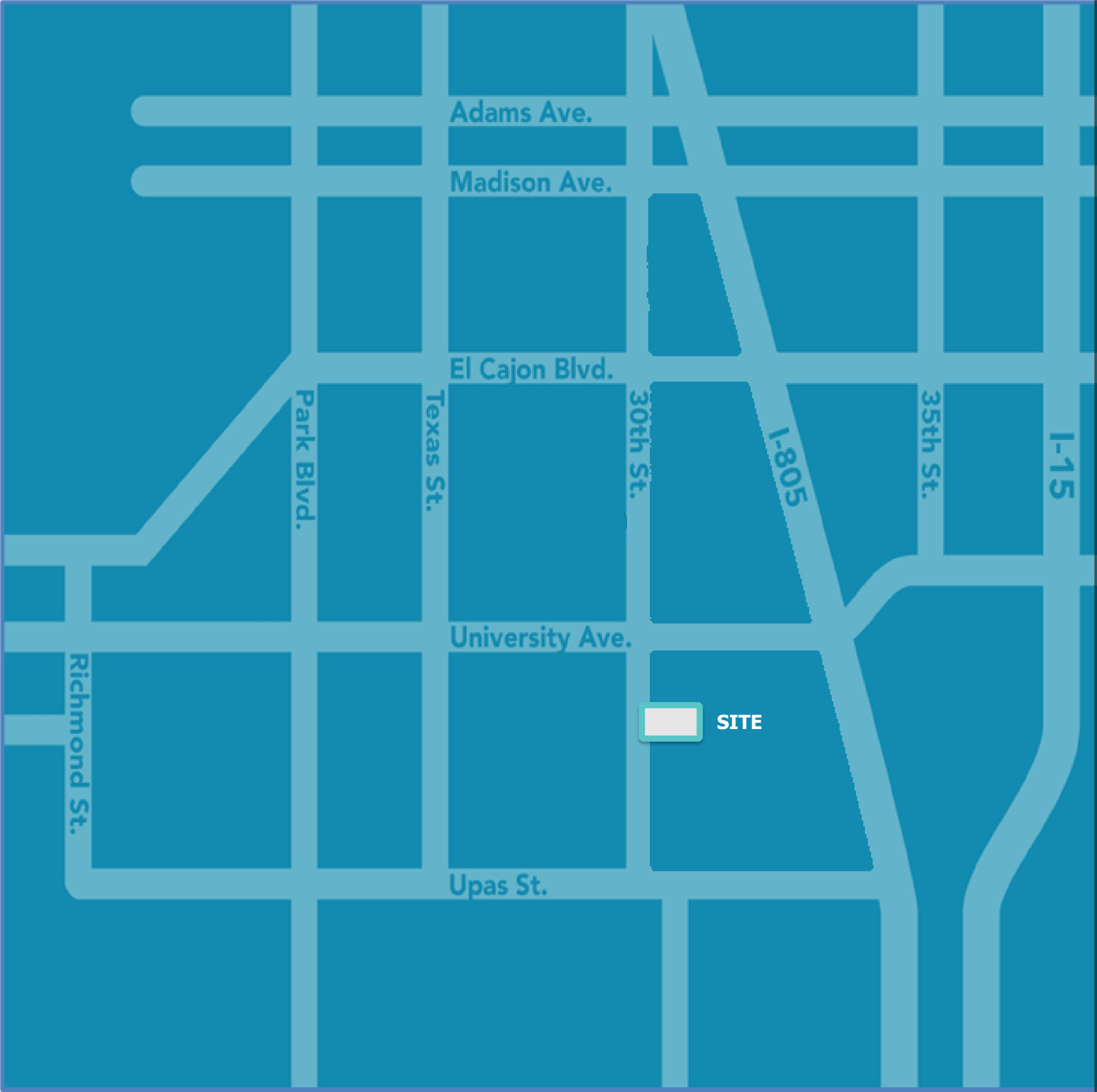
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Tenant to verify any feasibility for its own use or alterations.*





**Conceptual Rendering**





**Residential Population: 271,893**



**Business Population: 168,527**



**Average Household Income: \$79,973**



**Average Home Price: \$895,473**

**\*\* Information obtained within  
3-mile radius to subject site**

**“With a steady stream of new openings in the neighborhood, North Park is one of San Diego’s top dining and nightlife destinations.”- Fodor’s Travel**

**neighborhood**



**Cam Lacey**

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