

4223 30TH STREET
San Diego, CA 92104



ICONIC SAN DIEGO BUILDING FOR LEASE

Available: $\pm 1,600\text{SF} - \pm 5,900\text{SF}$
Entire Building or Individual Spaces

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AVAILABLE FOR LEASE

Available: **±1,600 SF to ±5,900 SF**

Entire Building or Individual Spaces

Patio Size: **± 1,600 SF** (no additional charge)

Lease Rate: **\$3.05/SF NNN**

Iconic North Park building available for lease for the first time in over a decade, located at the vibrant corner of 30th Street and El Cajon Boulevard.

Features the famous “Greetings from San Diego” mural and was previously home to a brewery tasting room and coffee roaster.

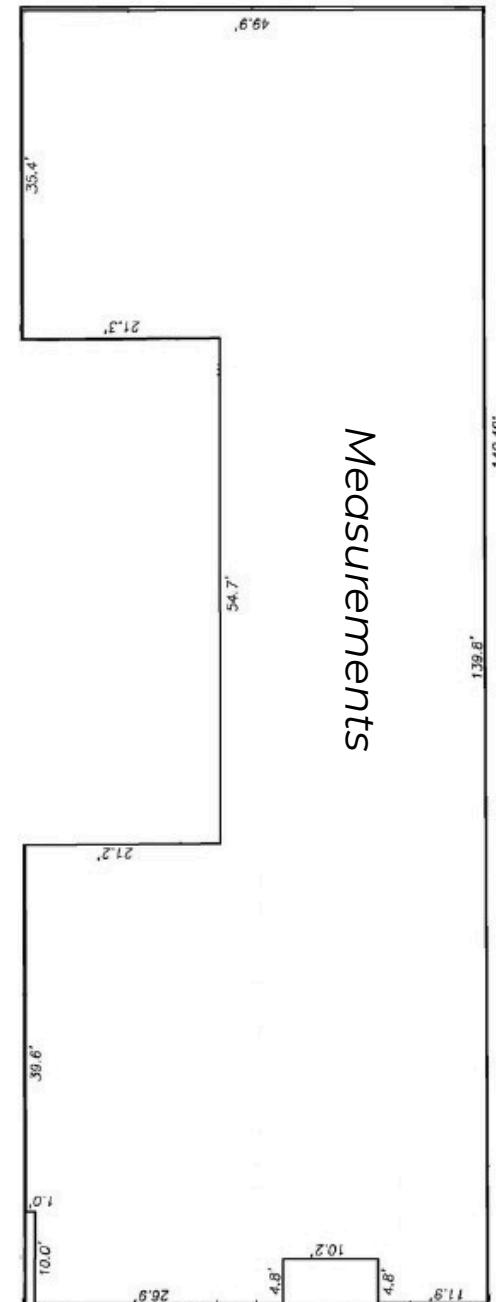
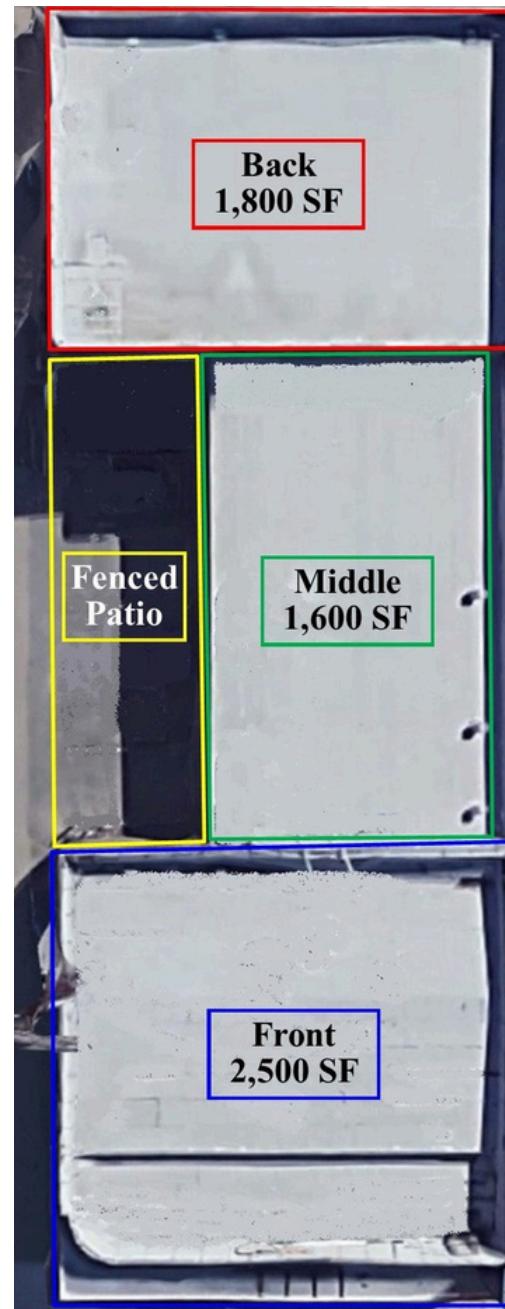
Highlights include glass roll-up doors, exposed wood ceilings, multiple restrooms, a fenced patio, and space for sidewalk seating.

Surrounded by new residential developments and strong foot traffic, this location offers exceptional visibility and is ideal for dining, retail, or creative concepts.

PROPERTY FEATURES

- High Traffic High Visibility Location
- Surrounded by 1,000's of Residents
- Fenced Patio for Outdoor Seating
- 600 Amp 3-Phase Power and Gas Service
- 2 Bars and 4 Bathrooms
- Glass Panel Roll-Up Garage Doors
- 20 Foot Ceilings in Warehouse

FLOOR PLAN

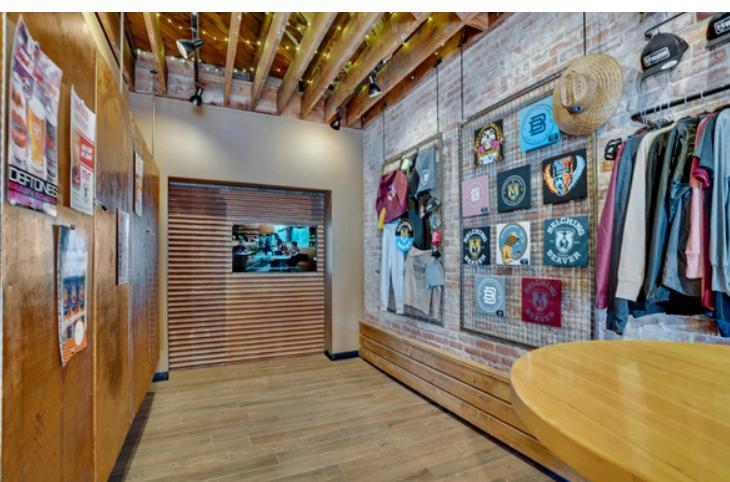


Suite plan is not to scale; for reference purposes only.

PROPERTY PHOTOS



SPACE PHOTOS



AERIAL OVERVIEW

