



# 2<sup>nd</sup> Gen Restaurant For Lease

North Park // 3018-3020 University Ave.

**JJ**  
next wave  
COMMERCIAL

# Highlights & Details

3020 University

**Prime North Park** restaurant / bar for lease with full kitchen located 1/2 block from the main intersection of 30<sup>th</sup> & University. All furniture and kitchen equipment is available for use by the incoming tenant.

Full restaurant buildout is only @6 years old. Extensive ventilation system is perfect for a Korean BBQ concept or could be easy to modify for a traditional restaurant concept.

Unmatched opportunity for an experienced hospitality operator looking to join San Diego's hippest urban neighborhood.

Freestanding building along the alley allows for maximum street presence & visibility.

**Address** – 3020 University Ave.

**Size** – @5,098 SF + Sidewalk Patio

**Lease Rate** – Contact Broker

**Key Money** – No, direct lease

**Ceiling Height** – 25' to the lid, 21' to the truss.

**Bonus Suite** - 3018 University Ave = @ 709 SF for 2nd concept or sublease

**ABC License** – Type 47 (Full Liquor)  
Available For Sale



premises



premises



mezzanine

Batter up!



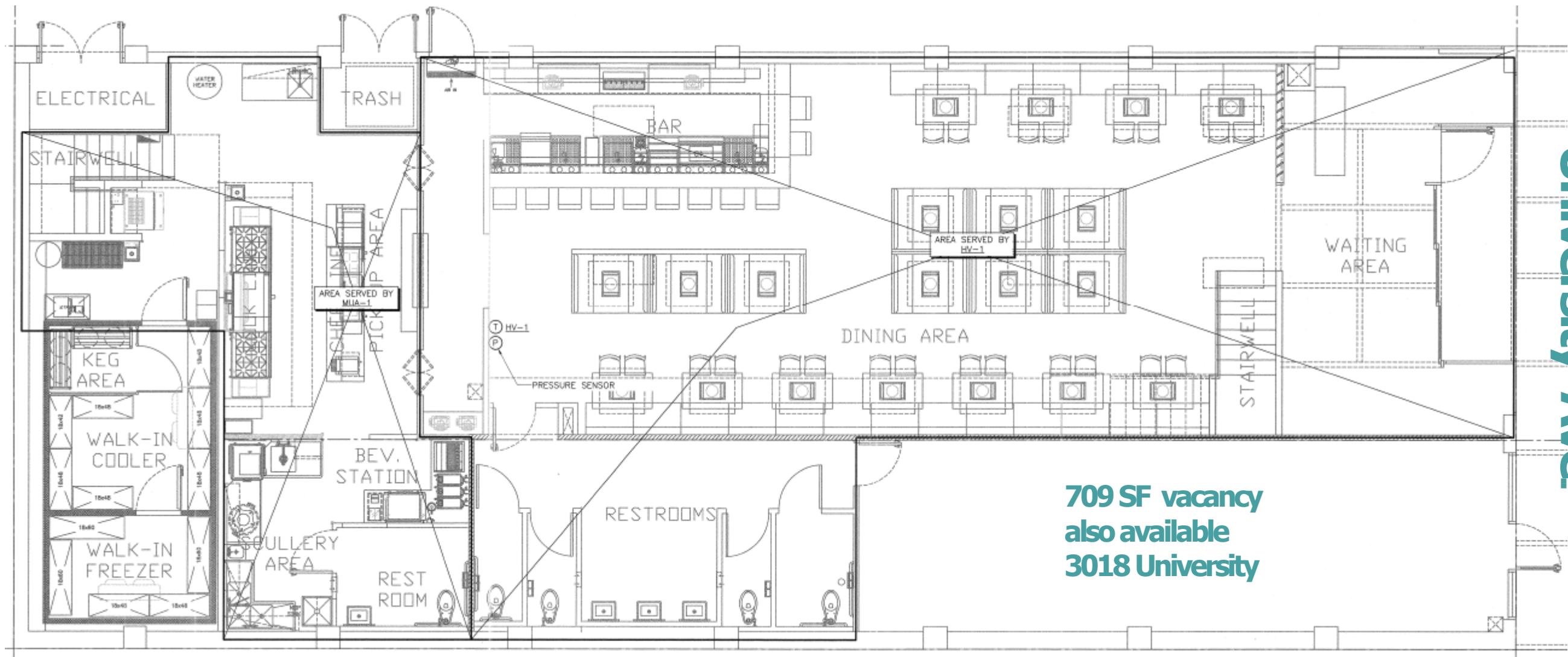
FLAP YOUR JACKS



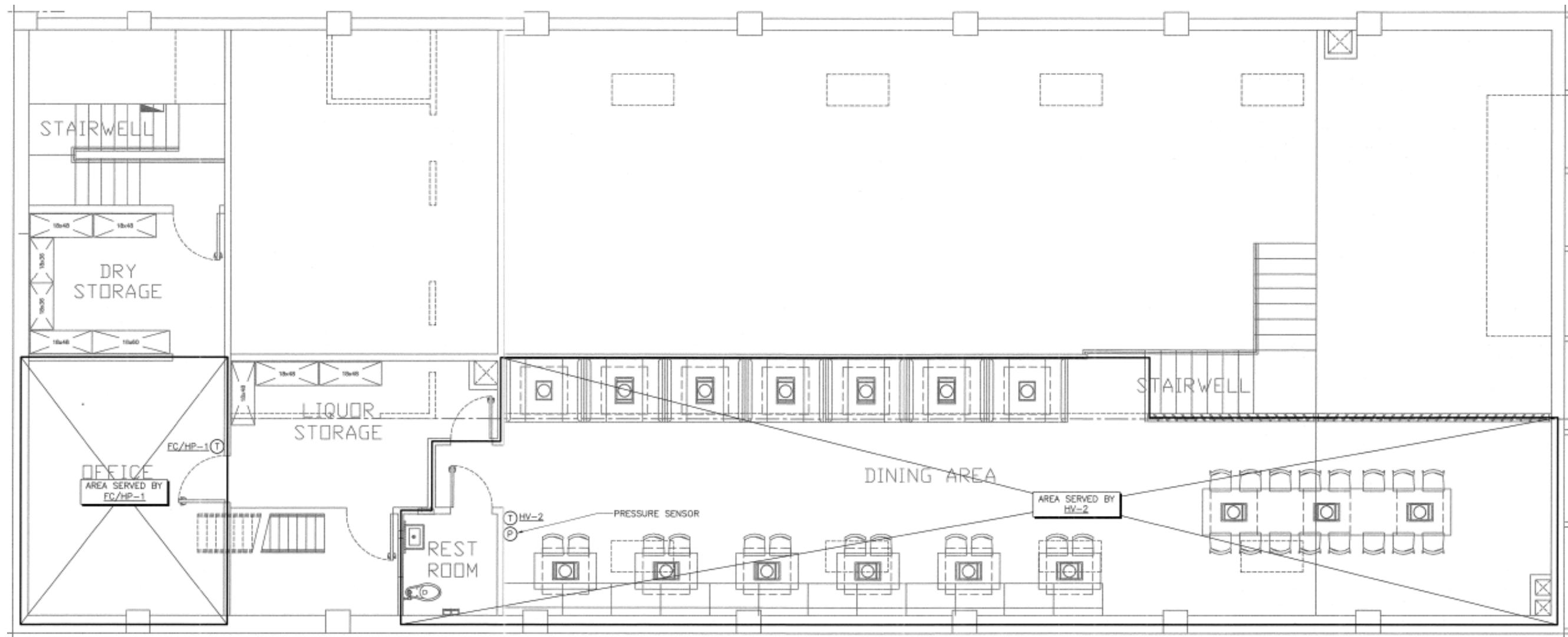
# floor plan

**709 SF vacancy  
also available  
3018 University**

# University Ave.



**University Ave.**



**mezzanine**

# The Neighborhood

**"30<sup>th</sup> Street** in North and South Park is easily the Nation's best beer boulevard"

-Men's Journal

"(North Park is) Pulsing with **Eclec-tricity**"

-New York Times

**"Its (North Park's) anchor is 30<sup>th</sup> Street and University Avenue**, where you'll find craft beer, sushi, taquerias, brunch spots, live music at North Park Observatory, thrift shops, and cafes – all with a hipster touch."

-San Diego Magazine

**"#13<sup>th</sup> Best Hipster Neighborhood in the Nation"**

-Forbes

"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. Three new concepts are incoming from some of the biggest names in the food and drink scene: Drew Deckman's 31ThirtyOne, CH Projects' Persian-fusion concept Leila (summer-ish), and Brad Wise's French brasserie (sometime next year). The simmer is now a boil."

– San Diego Magazine May 2024



# In Good Company...

## Notable Restaurants & Bars

- The Office
- 3131 by Deckman's
- Swami's Café
- Shank & Bone
- North Park Observatory
- Mable's Gone Fishing
- Holsem Coffee
- Happy Medium
- Coin-Op Gameroom
- Part Time Lover
- Lovesong Coffee
- Encontro
- Lucha Libre Taco Shop
- City Tacos
- North Park Beer Co.
- Seven Grand Whiskey Bar
- U31 North Park
- Original 40
- Holy Matcha
- Mr. Moto Pizza
- Dark Horse Coffee
- True North Tavern

## Notable Retailers

- Target
- F45 Training
- Title Boxing San Diego
- Artelexia
- Corepower Yoga
- Pigment
- Overload
- Club Pilates
- The LAB Salon
- Hello Birdie Nail & Lash Lab



kitchen



## NORTH PARK AT A GLANCE...



### Residential Population:

1 Mile: 51,640  
3 Mile: 288,408  
5 Mile: 586,927



### Business Population:

1 Mile: 10,503  
3 Mile: 165,444  
5 Mile: 388,169



### Median Household Income:

1 Mile: \$71,238  
3 Mile: \$71,056  
5 Mile: \$70,362



### Average Household Income:

1 Mile: \$87,972  
3 Mile: \$94,447  
5 Mile: \$95,154

*"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

# neighborhood

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