

# FOR LEASE

3124 - 3138 UNIVERSITY AVENUE, SAN DIEGO CA 92104



BEER GARDEN

PILATES

### INCREDIBLE LOCATION!

The property located at 3124-3138 University Avenue in San Diego, California, is situated in the vibrant North Park neighborhood. This area is renowned for its eclectic mix of dining, entertainment, shopping and cultural attractions.

The area boasts a high walkability score, making this location attractive for residents and visitors to explore!

Disclaimer: Conceptual rendering is for illustrative purposes only and does not represent a guarantee of final design, construction, or tenant mix. All plans, signage, and improvements are subject to change at the landlord's sole discretion without notice. Prospective tenants and brokers are advised to independently verify all information.

## NORTH PARK RETAIL



858.360.3000 | [caacre.com](http://caacre.com)

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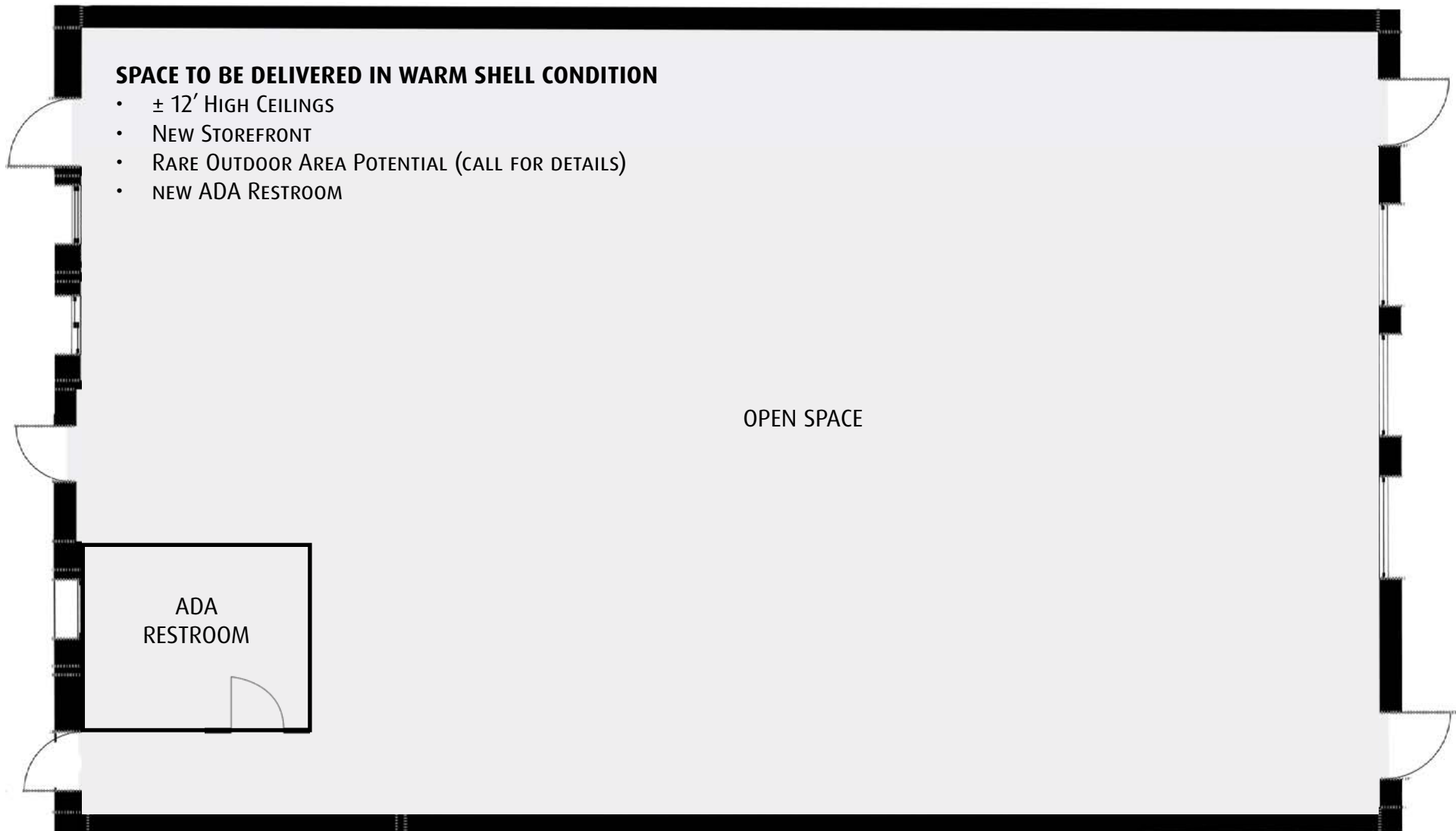
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## 3138 UNIVERSITY AVENUE - 2,190 SF AVAILABLE

PLEASE CALL TO DISCUSS SPECIFIC VACANCIES AND LEASING OPPORTUNITIES.



(NOT TO SCALE, FOR ILLUSTRATIVE PURPOSE ONLY.)



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## LOCATION OVERVIEW





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## NEIGHBORHOOD OVERVIEW





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## LOCATION FEATURES

- **NORTH PARK'S CRAFT BREWERY, TASTING ROOM, AND COCKTAIL LOUNGE SCENE IS UNMATCHED**
- **WORLD CLASS RESTAURANTS TO SIMPLE TACO STANDS & EVERYTHING IN BETWEEN**
- **THE NORTH PARK ART SCENE IS THRIVING**
- **FLOURISHING BOUTIQUE SHOPPING, ARTS, APPAREL, FARMERS MARKET AND MORE**
- **BUSY AND POPULAR NORTH PARK COMMUNITY EVENTS**

### NORTH PARK AREA HIGHLIGHTS

Northeast of downtown and bordering Balboa Park, you'll find the diverse and eclectic uptown neighborhoods of North Park and South Park. Catering to a local crowd, the streets of North Park are lined with coffee shops, boutiques, art galleries, diverse restaurants and craft beer pubs.

The epicenter of North Park is the bar-hopping intersection of University Avenue and 30th Street [0.2 mi from Subject Property], which holds claim to being "the best beer neighborhood in the nation," thanks to numerous craft-beer establishments such as Mike Hess Brewing, Tiger! Tiger! and Modern Times Flavordome. Craft cocktails are also a mainstay with bars like Bar Pink and Seven Grand offering creative concoctions. The neighborhood pulses with great restaurants, shops, entertainment and art blocks, such as Ray Street, which boasts dozens of galleries, live theater and musical shows. The historic Observatory North Park, in the heart of the business district, offers an impressive year-round lineup.





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