

**FOR LEASE: FORMER BAKERY SPACE
30TH & ADAMS – HEART OF NORTH PARK**



4686 30th Street, San Diego, CA 92116
Former Bakery (1,500'), Patio (1,625') & Office (200')
3,325 total square feet \$7,500 NNN per month

This prime ground floor space is situated at the corner of 30th & Adams in the heart of North Park. This former bakery is fully equipped and is ready for a new operator. The large private patio offers exceptional outdoor space for seating and events. Owned equipment includes walk-in fridge/freezer, ovens, vent hood/ shaft, coffee brewer, mixers, racks, cold cases, tables, chairs, grease trap and more. This is a turnkey opportunity without any added cost to you. Adjacent parking lot has very affordable hourly rates.

This intersection is the heart of a vibrant restaurant, retail and entertainment area. Polite Provisions, Fortunate Son, Swan Bar, Wormwood, Cantina Mayahuel, Air-Conditioned Lounge, Little While Coffee, An's Dry Cleaning (ice cream) and many others call this area home. Come be a part of this popular and exciting neighborhood. Call for more details or to arrange a tour.

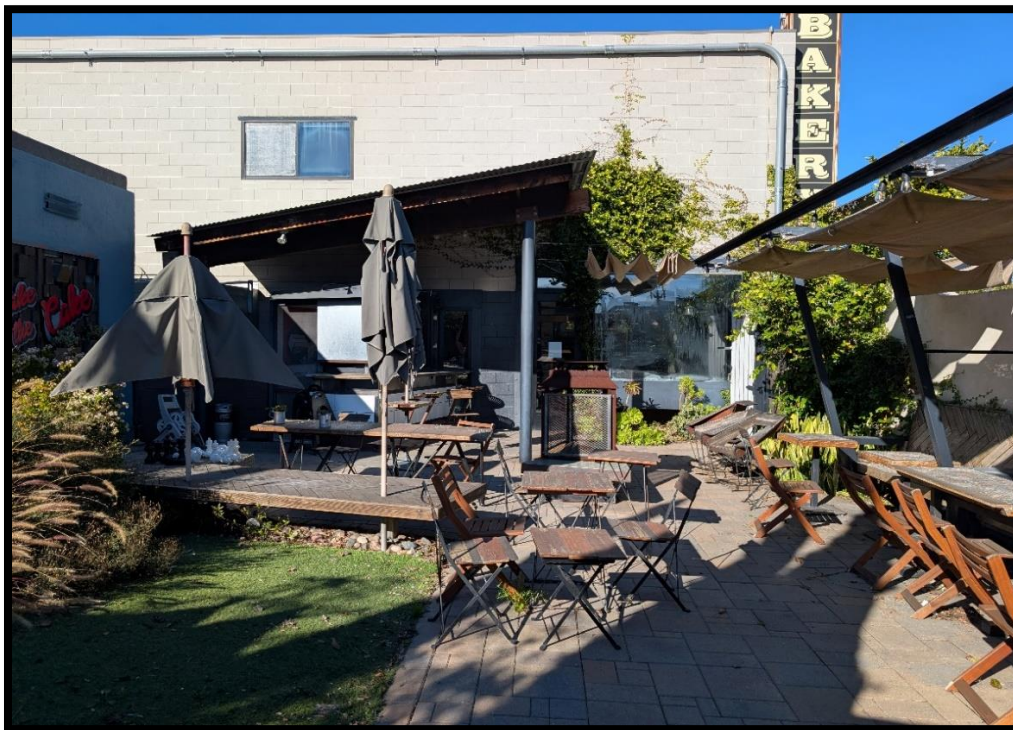


JIM WALSH 619-234-6675x302 OFFICE, 619-920-6675 CELL
2521 B STREET, SUITE 101, SAN DIEGO, CA 92102

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BAKERY VIEW FROM FRONT ENTRY DOOR



PATIO VIEW FROM PARKING LOT ENTRY



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BAKERY FRONT COUNTER



BAKERY OVENS, RACKS, PROOFER, VENT HOOD



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PATIO VIEW FROM BAKERY

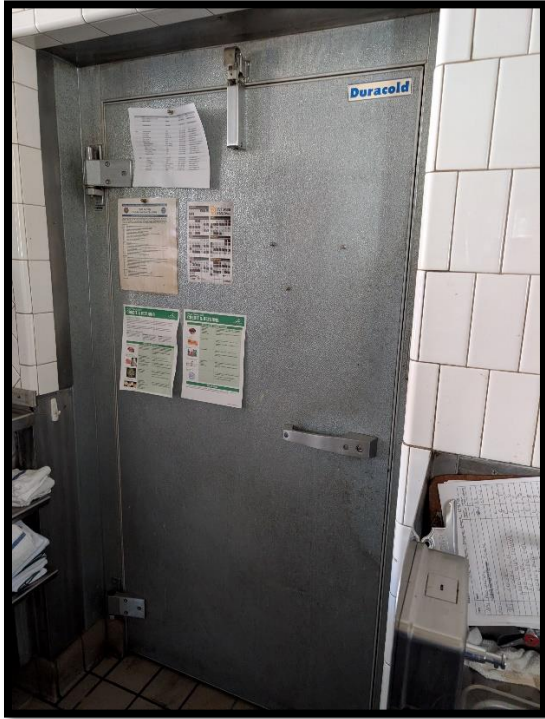


PATIO WEST NOOK



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WALK-IN FRIDGE/FREEZER DOOR



WALK-IN REFRIGERATOR



WALK-IN FREEZER



3-COMPARTMENT SINK



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BACK OF COUNTER PREP AREA



MOP SINK



BAKERY PREP AREA



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UNISEX BATHROOM #1



UNISEX BATHROOM #2



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