

AVAILABLE FOR SALE

±4,800 SF COMMERCIAL BUILDING



3927 UTAH ST., SAN DIEGO, CA 92104

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Voit

REAL ESTATE SERVICES



PROPERTY HIGHLIGHTS

BUILDING SIZE

±4,800 SF

LOT SIZE

±7,008 SF (0.16 AC)

STORIES

ONE (1)

ZONING

CC-3-9 (Commercial)

PARCEL (APN)

446-411-13-00

OWNERSHIP / VESTING

North Park Lions Club Corp



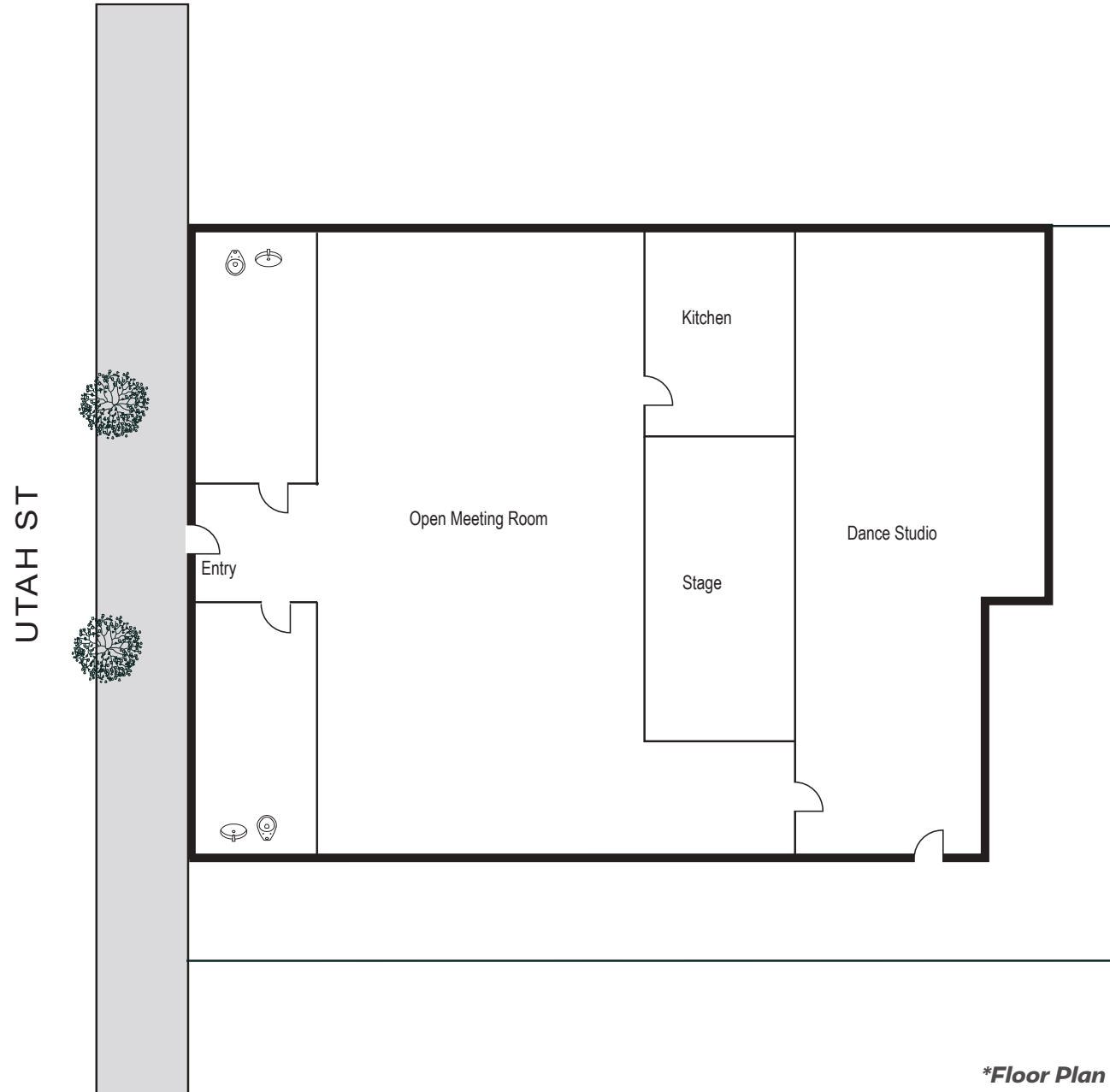
BUILDING FEATURES:

- Large Community Room with Performance Stage
- Some Commercial Kitchen Improvements
- Multiple Restrooms
- Multiple Building Entrances
- One Block North of University Ave.
- Excellent Street Visibility & Exposure

SALE PRICE: \$2,000,000
(\$416/SF)

**Contact Sales Agents for all Showings*

FLOOR PLAN



**Floor Plan is Not to Scale*

BUILDING PHOTOS



AMENITIES MAP

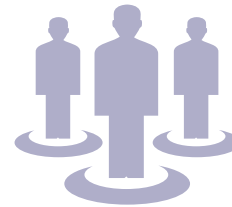




ABOUT NORTH PARK

North Park, which takes its name from its location just north of Balboa Park, is one of San Diego's best up and coming neighborhoods. With a fun hipster vibe and a tremendous central location, North Park is one of the brewery capitals of America packaged with a significant amount of high-end apartment development. North Park's rare historic character has contributed to the ongoing restoration of commercial and residential housing stock and the surging real estate values. It is a neighborhood that's walkable, appealing and authentic.

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.



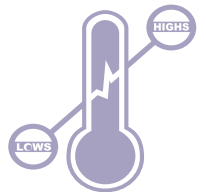
POPULATION

586,674



AVERAGE HH INCOME

\$99,667



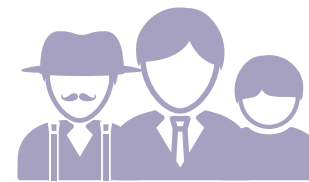
AVERAGE TEMPERATURE

HI 73°/56° Low



AVERAGE HOME PRICE

\$754,224



MEDIAN AGE

37 Years



TRAFFIC COUNT

4,003 Cars
Per Day

*DEMOGRAPHICS BASED ON A 3-MILE RADIUS

NORTH PARK OVERVIEW



98
WALKING SCORE



111
FOOD & DRINK



58
RETAIL STORES



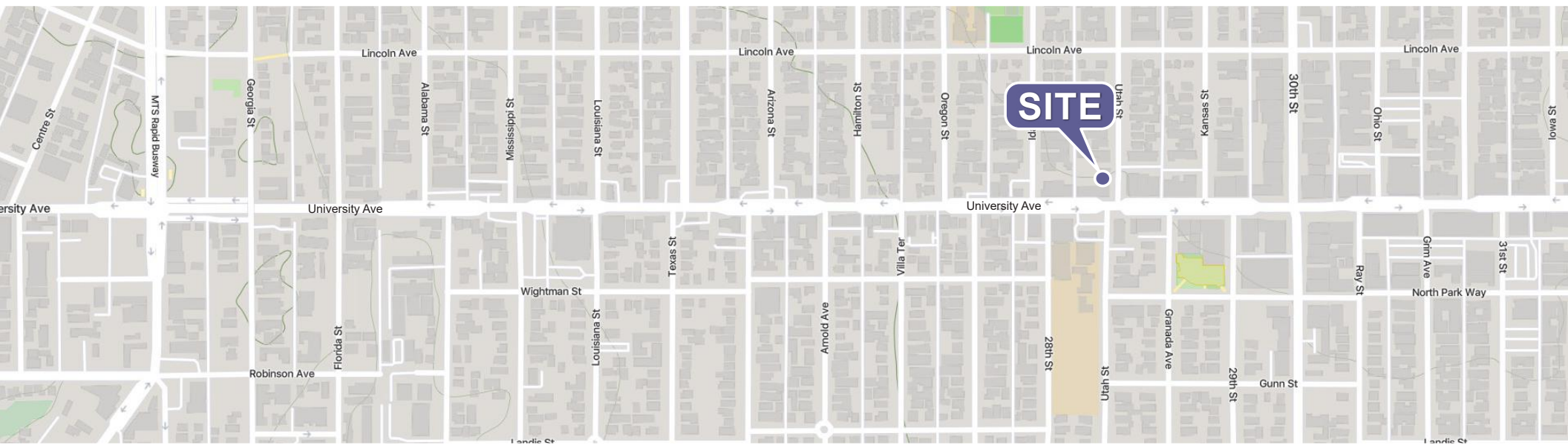
55
PERSONAL CARE

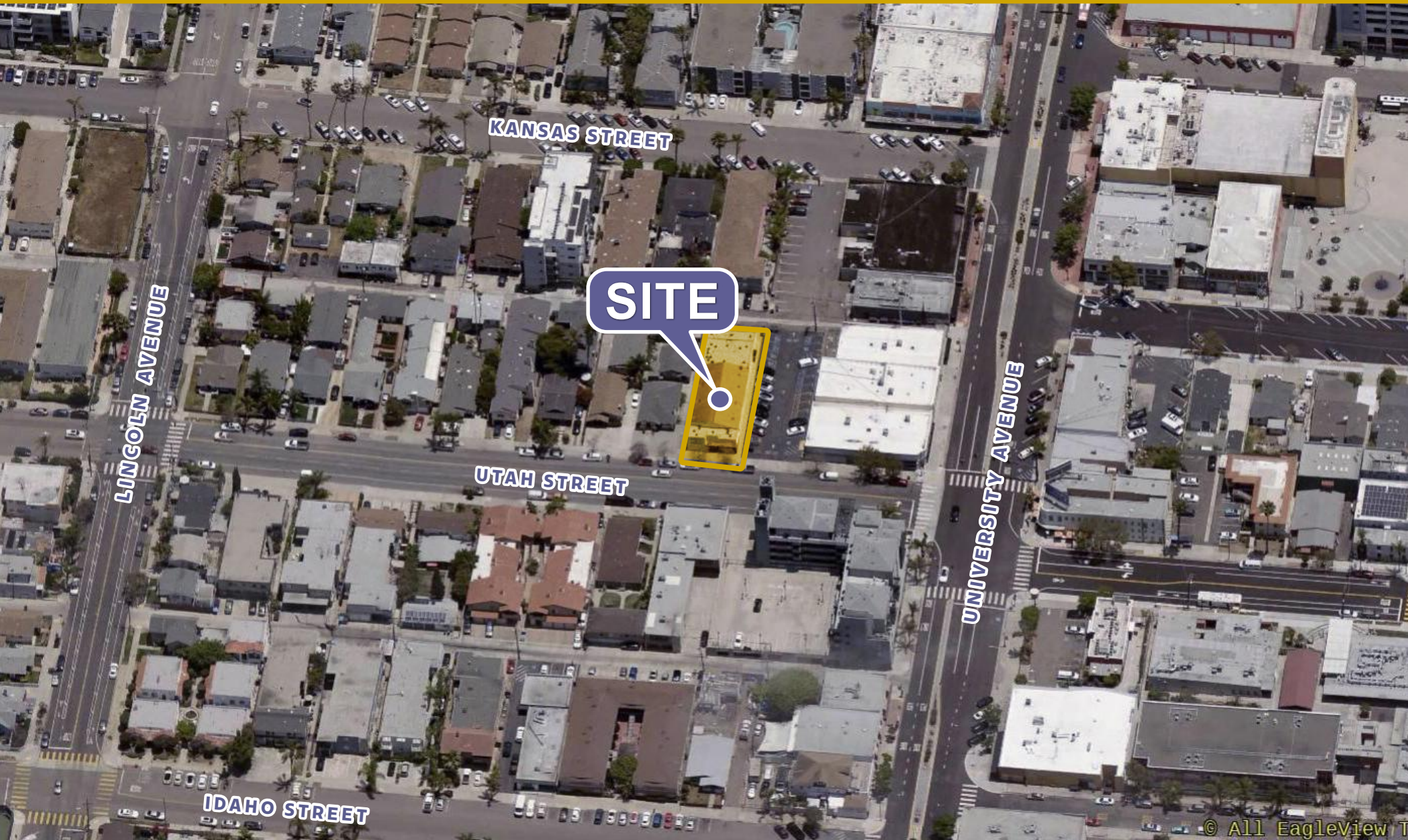


17
FITNESS



13
ENTERTAINMENT





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