



Retail or Restaurant Space For Lease

North Park // 3060 University Ave.



Highlights & Details

Prime North Park retail building available for Lease. Exposed Brick and 15' ceilings provide that classic urban look that patrons and operators love.

Clean storefront lines easily complement your hospitality or retail brand. Don't miss out on this rare vacancy within one of the top blocks in San Diego's hippest neighborhood.

Address — 3060 University Ave.
3060A (Off the Alley)

Size — 3060 University = 2,724 SF
including 1,250 SF Mezzanine

also available:
3060A = 1,070 SF off Alley

Suites are currently separate
with potential to combine

Rate — 3060 = \$3.25+.56 (tax, ins)
3060A = \$2.00+.56 (tax, ins)

overview

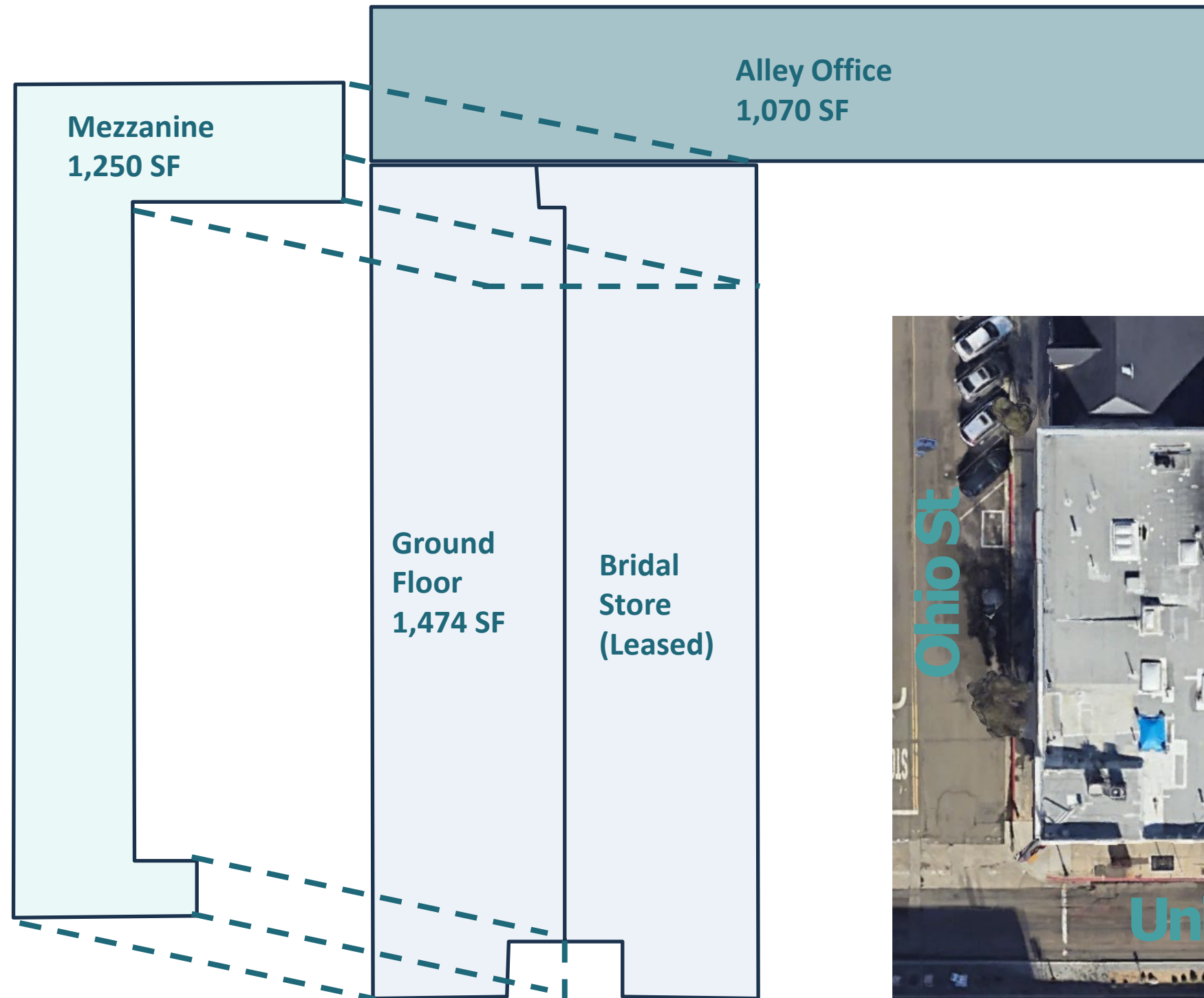




premises



mezzanine



site plan

The Neighborhood

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

-Men's Journal

"(North Park is) Pulsing with **Eclectic-ricity**"

-New York Times

"Its (North Park's) anchor is **30th 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

"**#13th 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
- 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
- Hunt & Gather
- Artelexia
- Corepower Yoga
- Pigment
- Overload
- Club Pilates
- The LAB Salon
- Hello Birdie Nail & Lash Lab





alley office



alley office

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



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