

30TH & GUNN

Retail/Cafe For Lease

±911 SF



THE PROPERTY.

3727 30th St, San Diego, CA 92104

Address

±911 SF

Available Space

Retail/Cafe

Space Type

Q1 2026

Timing



New Construction

Brand-new retail/cafe space located in the heart of North Park

Space Features

Space features modern building design, installed grease trap, and potential patio seating

Built-in Clientele

Situated beneath 78 residential units and over 3,900 units within a 0.5-mile radius

Convenient Connectivity

Direct I-805 access, minutes from I-8, and benefits from an increase in rapid transit services

Walkers Paradise

With a walk score of 99, this property sits in one of San Diego's most walkable, bike-friendly, and densely populated neighborhoods

Urban Appeal

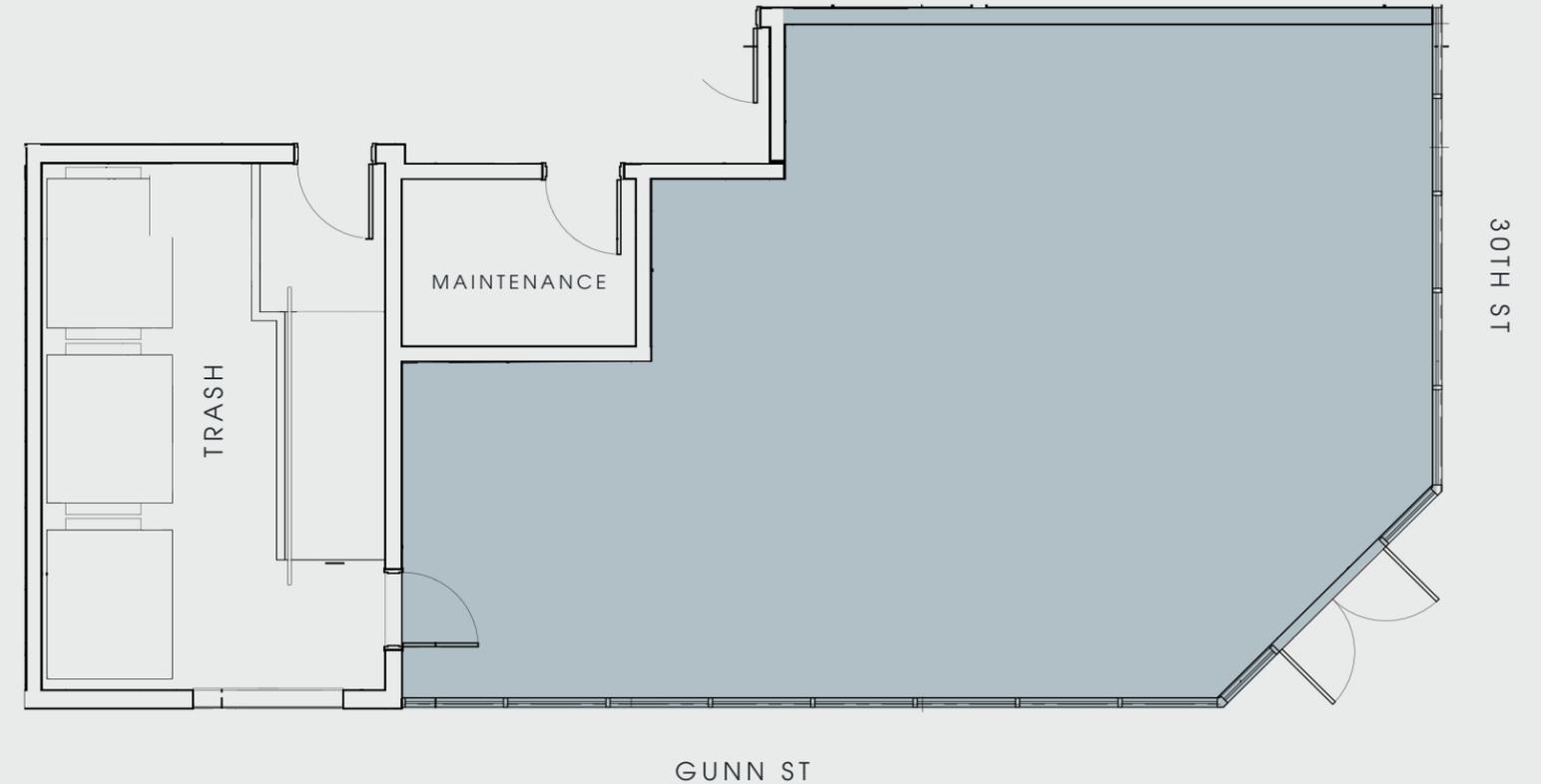
Located in a thriving infill community that continues to attract new residents and visitors

Neighborhood Icons

Surrounded by local favorites like True North, Tribute Pizza, North Park Beer Co., City Tacos, LEILA, and more!



THE HIGHLIGHTS



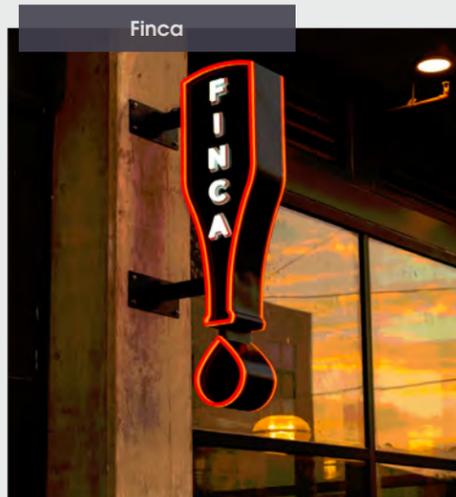
SITE PLAN.



Cacio E Pepe



Core Power Yoga



Finca

- | | |
|--------------------------------|---------------------------|
| 1. Barre 3 | 21. Coin-Op Game Room |
| 2. F45 | 22. LEILA |
| 3. Swami's Cafe | 23. Yoga Box |
| 4. Dark Horse Coffee Roasters | 24. Saigon Coffee |
| 5. Mr. Moto Pizza | 25. Siamo Napoli |
| 6. Lovesong Coffee + Market | 26. Crafted Coupe |
| 7. True North Tavern | 27. City Tacos |
| 8. Flora | 28. North Park Beer Co. |
| 9. Parlor Doughnuts | 29. Seven Grand |
| 10. Raven & Sage | 30. Mike Hess Brewing Co. |
| 11. The Observatory | 31. Senor Mangos |
| 12. Jeni's Splendid Ice Creams | 32. Tribute Pizza |
| 13. Cacio E Pepe | 33. Finca |
| 14. The Mission | 34. URBN Pizza |
| 15. Genteel Coffee Roasters | 35. Tabu Shabu |
| 16. The Friendly Tavern | 36. Bangkok Spices |
| 17. Breakfast Republic | 37. Alexander's on 30th |
| 18. Cocina de Barrio | 38. Communal Coffee |
| 19. Shank & Bone | 39. Underbelly |
| 20. Core Power Yoga | 40. One Door North |



Parlor Doughnuts



Tribute Pizza

THE NEIGHBORS.

30TH STREET

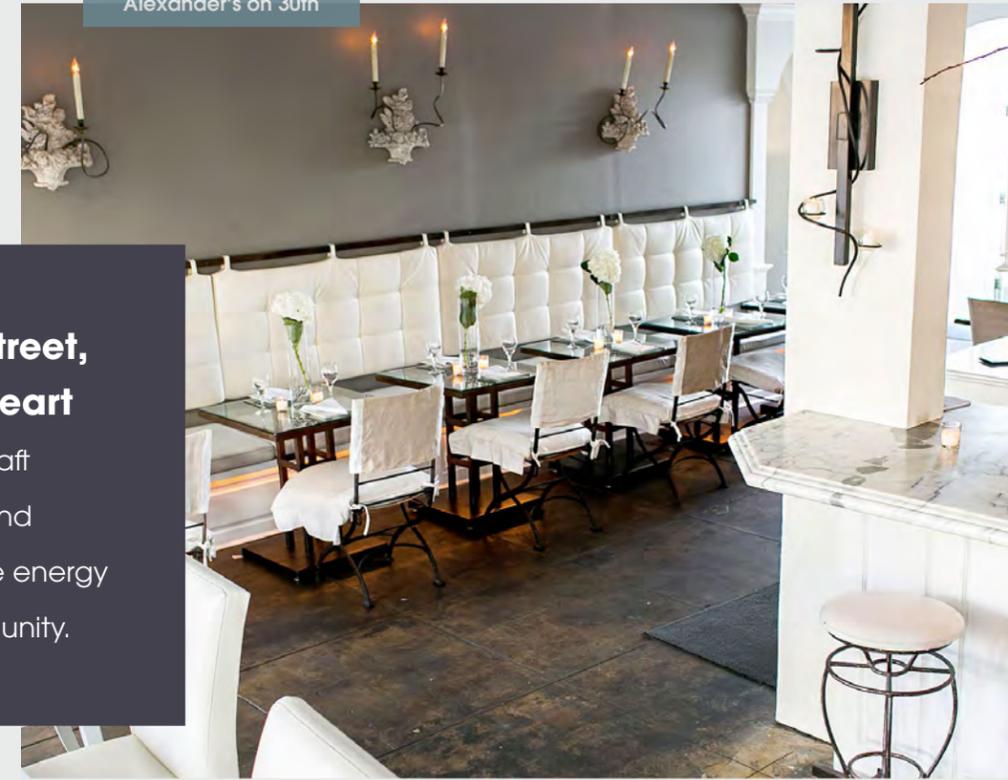


30th Street has become a major draw for locals and visitors, thanks to its eclectic mix of dining, shopping, and cultural experiences. Stretching through Normal Heights, North Park, and South Park, the street is lined with chef-driven restaurants, cozy cafés, independent boutiques, and vibrant art spaces that create a built-in destination experience. From award-winning eateries and artisanal coffee shops to unique vintage stores and local galleries, each block offers something new to explore. This concentration of diverse businesses and creative energy continues to bring people to the area, making 30th Street a cornerstone of San Diego's lively urban culture.

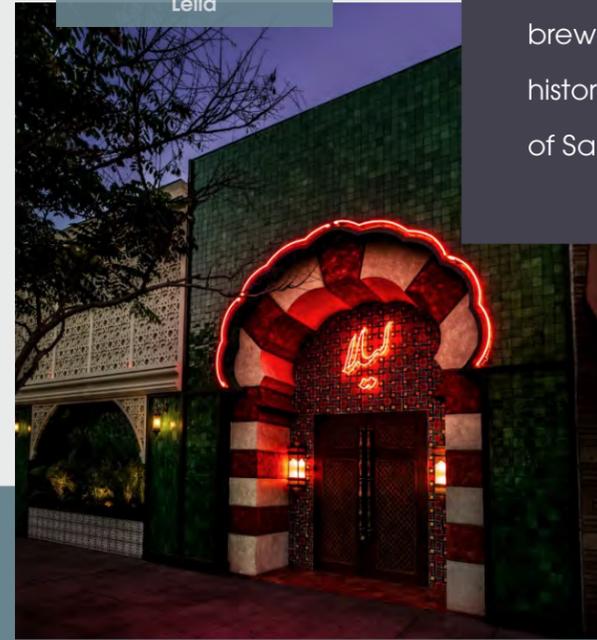
A Walk Through 30th Street, North Park's Beating Heart

A vibrant corridor lined with craft breweries, eclectic eateries, and historic charm, pulsing with the energy of San Diego's creative community.

Alexander's on 30th



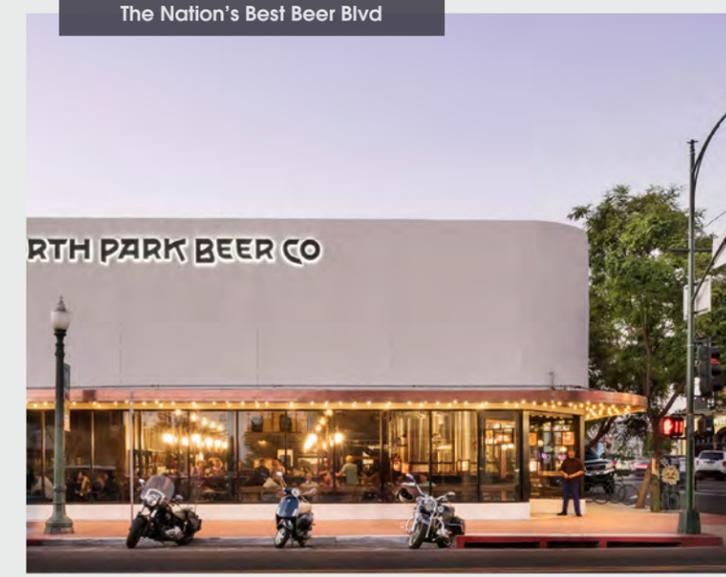
Leila



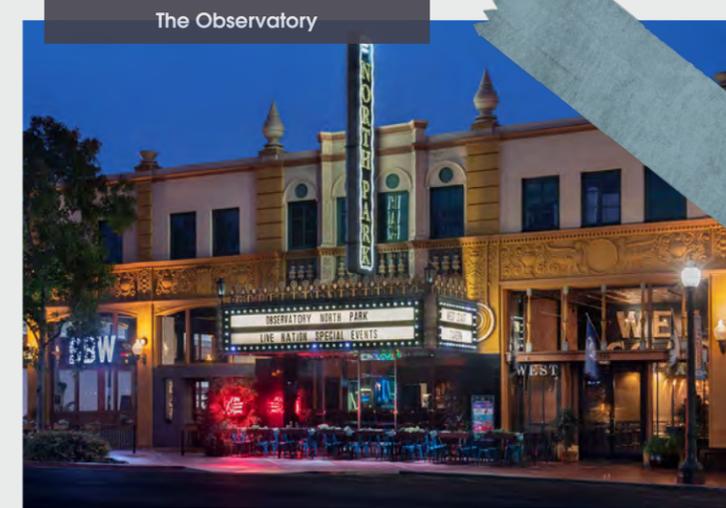
Dark Horse Coffee



	1 Mile	2 Mile	3 Mile
Population (2024)	45,371	131,130	288,885
Project Population (2029)	45,255	130,547	289,403
Total Daytime Employment	10,334	81,741	266,044
Total Households	22,962	61,676	133,413
Avg. Household Income	\$98,899	\$99,675	\$99,876
Total Consumer Spending	\$683.5M	\$1.9B	\$4B



North Park is one of San Diego's most exciting up-and-coming neighborhoods, celebrated for its strong sense of community, rapid growth, and eclectic charm. Located just east of downtown and bordering Balboa Park, it has become a magnet for new residents and businesses, cementing its reputation as a desirable and dynamic area. The neighborhood hosts vibrant festivals and events that showcase local arts, culture, and diversity, fostering an inviting and energetic atmosphere.



700+ Businesses 99 Walk Score 60+ Eateries

NORTH PARK.

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