



Restaurant For Lease - North Park

3020 University Ave.

3020 University Ave

The Opportunity

Unmatched opportunity for an experienced hospitality operator looking to join San Diego's hippest urban neighborhood. Prime North Park restaurant / bar for lease with full kitchen located ½ block from the main intersection of 30th & University.

Full restaurant buildout is only @7 years old. All furniture and kitchen equipment is available for use by the incoming tenant. Extensive ventilation system could be easy to remove for a traditional restaurant concept.

Freestanding building along the alley allows for maximum street presence & visibility.

Patrons can take advantage of North Park's five-story public parking garage (388 spaces) with affordable rates across the street.

Join the hottest culinary pocket in San Diego County where new concepts like A'louest, Leila and Bacari are at capacity nightly and tremendous foot traffic passes by your front door.



3020 University

Highlights / Details

Address – 3020 University Ave., San Diego, CA 92104

Size – 5,098 or 5,807 SF For Lease, plus bonus storage area at no charge

Rate / NNN – \$3.50/psf/mo plus \$.43 NNN

Ceiling Height – 21' to the truss, 25' to the lid

Kitchen Equipment – No charge, including stacked Rational Ovens, grill, fryers, etc.

Key Money – None, direct lease



This document has been prepared by Next Wave Commercial Real Estate, Inc. for advertising and general information only. The information included has been obtained from sources believed to be reliable, and while we do not doubt its accuracy, we have not verified it and make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Any interested party with their advisor(s) should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for their needs.

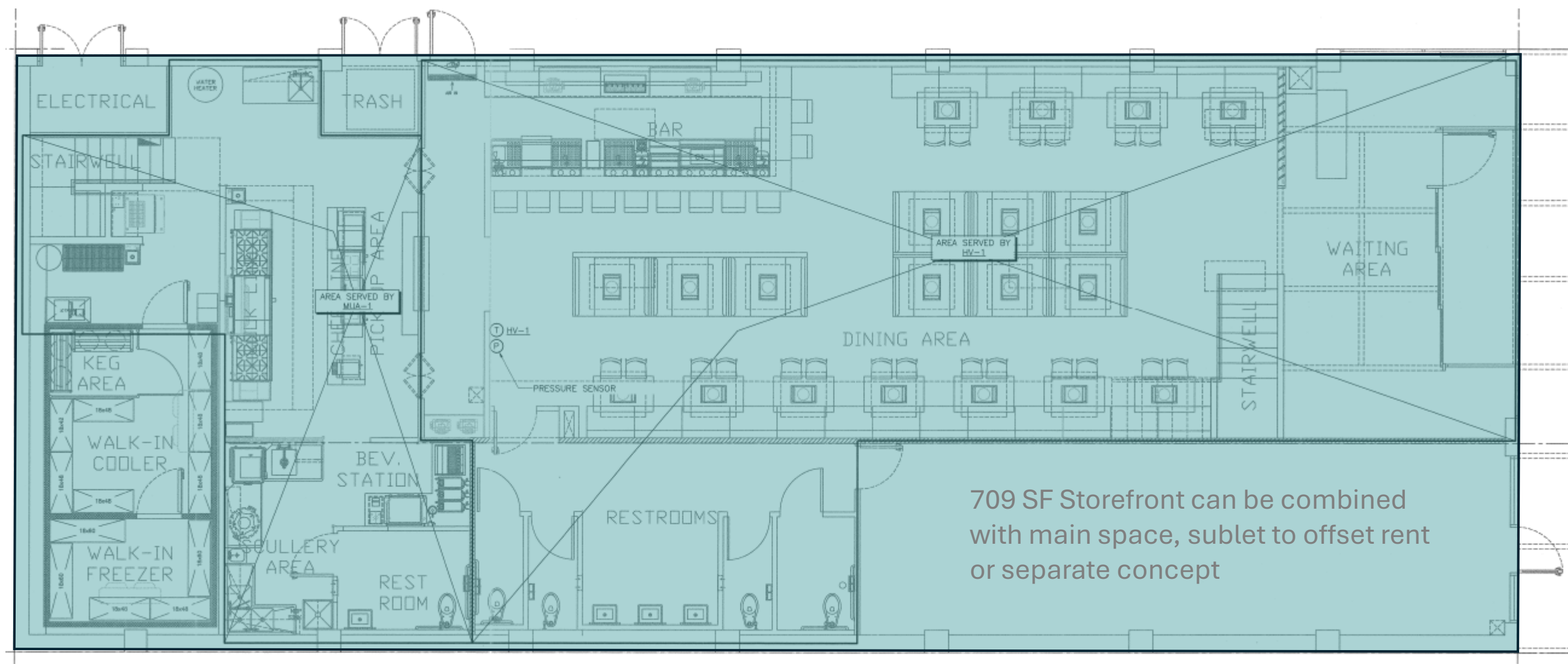


3020 University

The Property



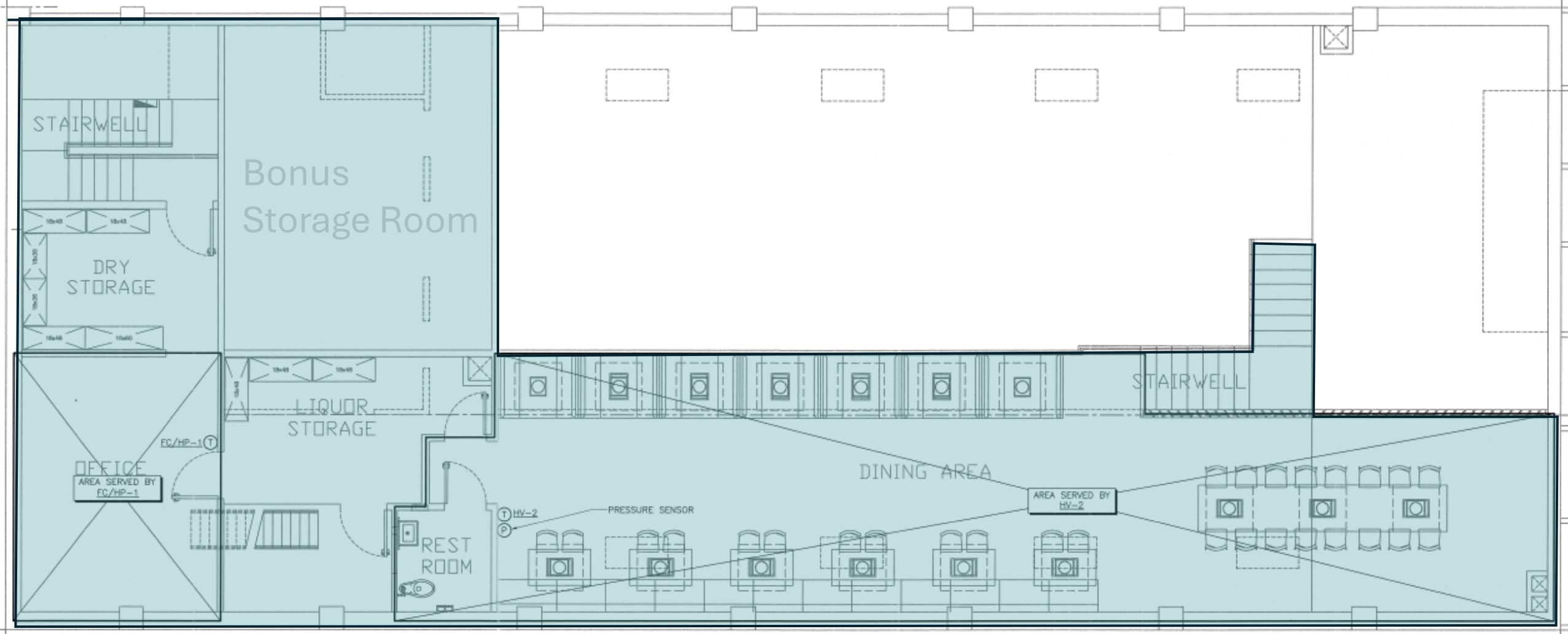
Retail Site Plan



University Ave.

Ground Floor

Retail Site Plan



2nd Floor Mezzanine

University Ave.

3020 University

A Neighborhood Transformed

“(North Park is) Pulsing with Eclectic-ricity”

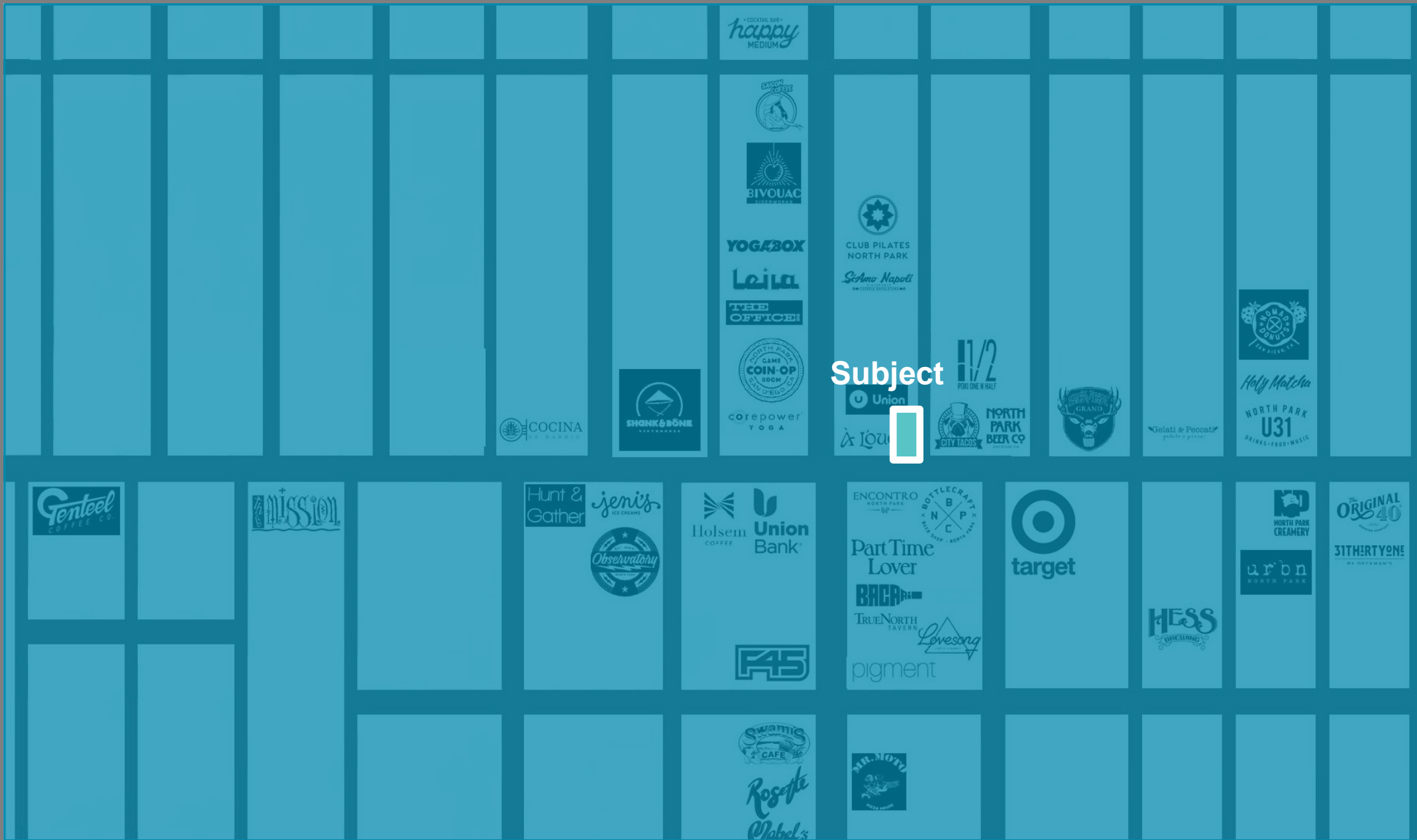
New York Times

“If a new restaurant opens in San Diego, there’s a fifty-fifty chance it’s in North Park. Sixty-forty, even. Talent is concentrated here. Weird is also concentrated here.

North Park is a beautiful grab bag of tiny coffee shops and glitzy cocktail bars and mom-and-pop joints and zebra-printed hotel bars. Whole worlds exist behind unassuming doors.” San Diego Magazine

“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



Subject



3020 University

FRONT & CENTER

“San Diego’s liveliest hipster neighborhood.”

The Los Angeles Times

“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.

The simmer is now a boil.”

San Diego Magazine (Best Restaurants edition)

“As much a place for families as it is for singles, this neighborhood offers an eclectic mix of restaurants, coffee houses, boutiques, and bars. North Park is north of Balboa Park and centered on the brewery-studded intersection of University Avenue and 30th Street. Also known for its culinary scene, the area presents dining options like Mabel’s Gone Fishing for Iberian-inspired dishes, The Smoking Goat, a French mainstay, and City Tacos, serving arguably some of San Diego’s tastiest tacos.”

Travelmag.com (16 Most up-and-coming neighborhoods in the Nation)



REGION

1 Mile

3 Mile

5 Mile

Residential Population

51,047

280,376

592,310

Business Population

11,836

183,483

374,952

Average Household Income

\$114,499

\$114,349

\$115,324

Contact

Nate Benedetto

nate@nextwavecommercial.com

nextwavecommercial.com

Next Wave Commercial 6830 La Jolla Blvd. # 201, La Jolla, CA 92037 CA Lic. #02010077

619.326.4400 x101

