



THE EVERLY - North Park

Retail & Restaurant Space For Lease



The Everly

The Opportunity

Located at the signalized corner of University Ave and Kansas, The Everly sits just steps from the iconic North Park sign and is prominently visible from the main intersection at 30th St., only one block away. Expansive storefront glazing and dramatic double-height ceilings exceeding 20 feet will position your brand above the competition. This impressive volume creates an unforgettable customer experience while providing tenants with the flexibility to design dynamic interiors, incorporate mezzanine opportunities and maximize seating capacity. 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. The walkable retail scene is on the rise here as well with Pigment, Rosette, Artelexia and Hunt & Gather laying the foundation.



THE EVERLY

Highlights / Details

Address –2900 University Ave., San Diego, CA 92104

Size – 1,000-4,700 SF (Demisable) For Lease with potential for mezzanine

Rate / NNN – Contact Agent

Ceiling Height – 20’ with Floor-to-Ceiling Glass

Timing – Under Construction now, Fall 2027 Delivery

Building – Ground floor retail positioned below 80 luxury apartments, adding to your captive audience

Walk Score – 99

North Park Observatory – estimated 200,000 patrons annually across the street

Seeking – Best-in-Class Restaurants, Café’s, Fitness, Retailers

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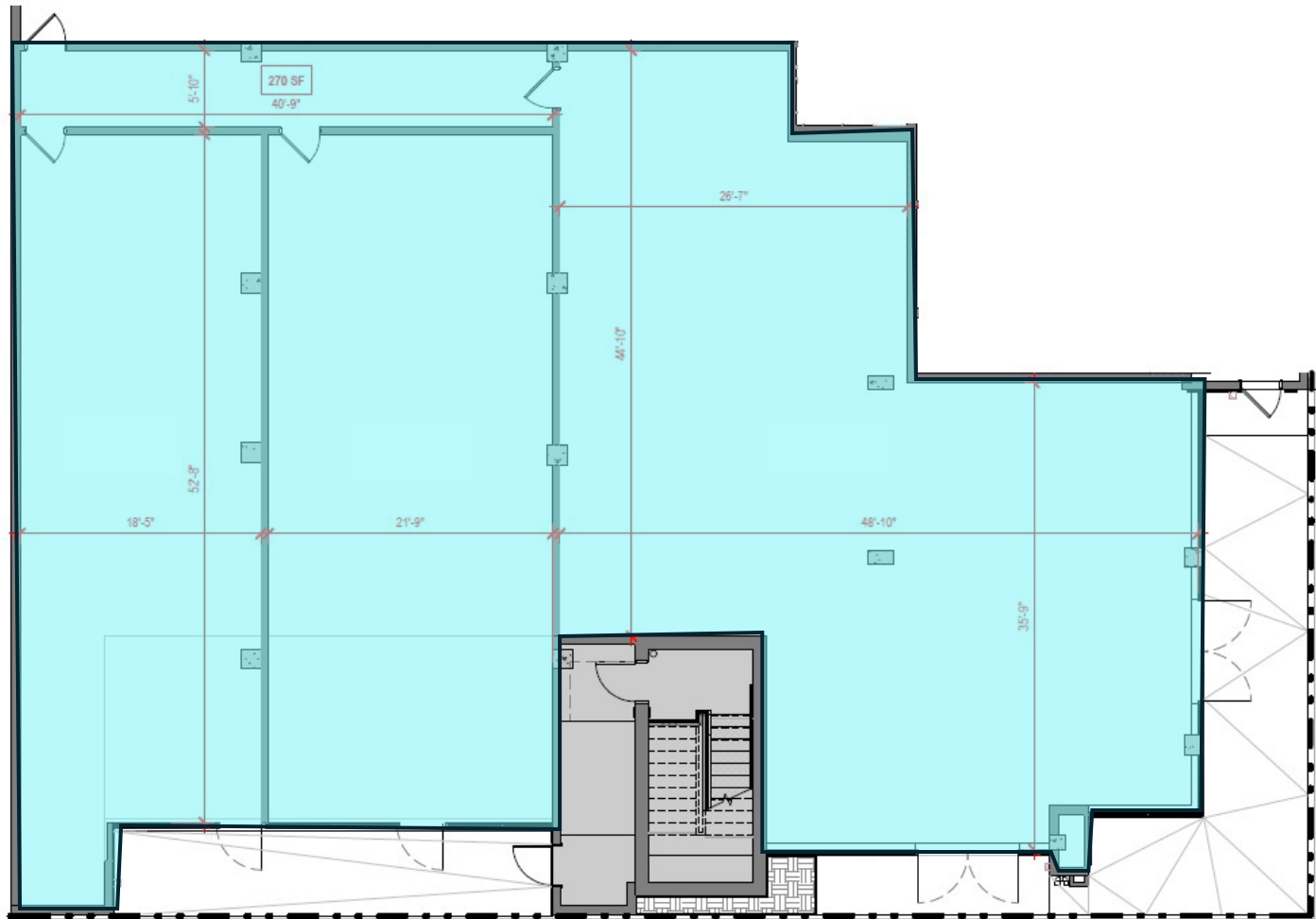


THE EVERLY

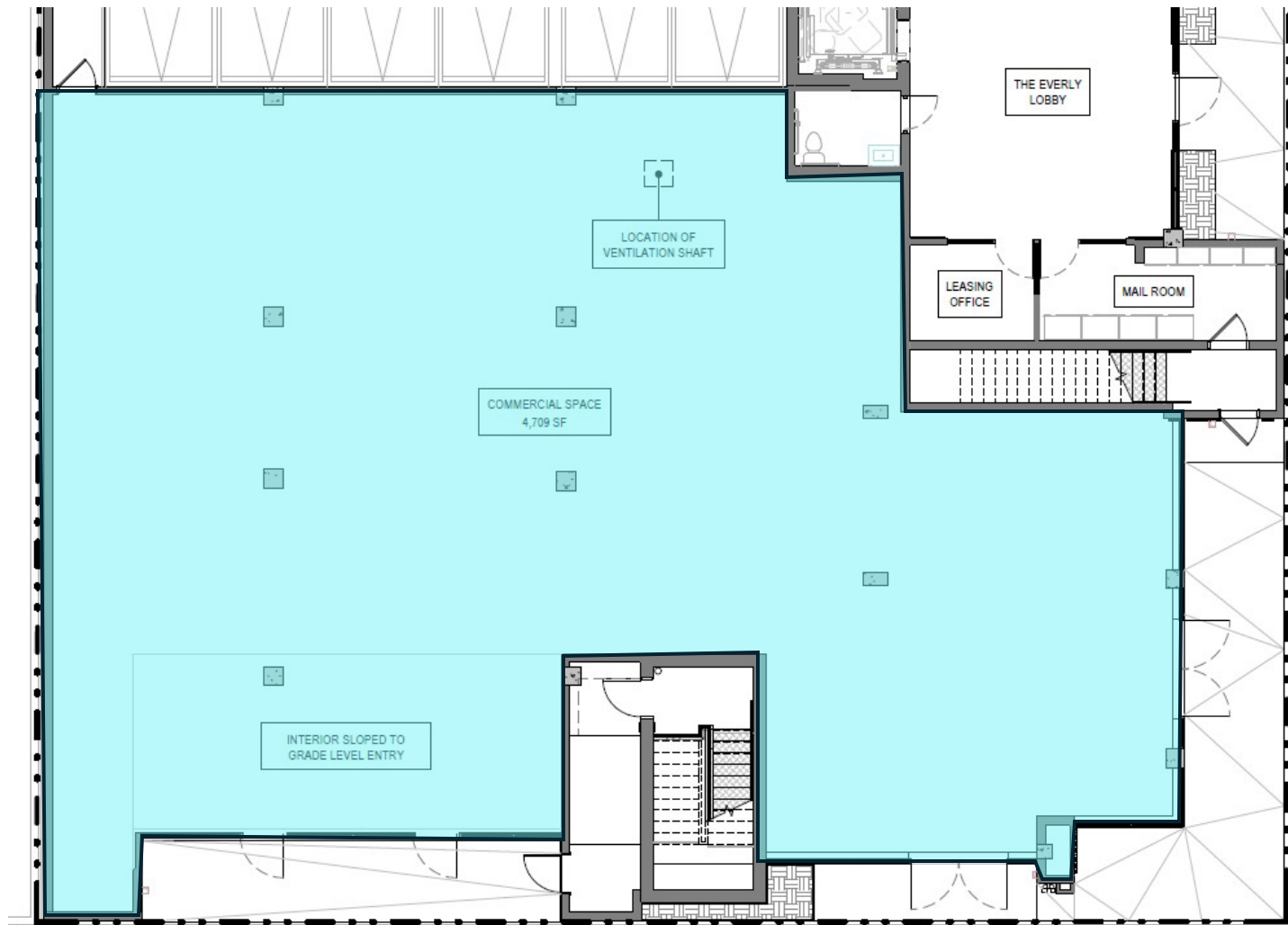
The Property



Retail Site Plan



2 or 3 Suite Sample Plan
Flexible sizes @1,000-4,709 SF



Full Floor Plan 4,709 SF

THE EVERLY

A Neighborhood Transformed

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

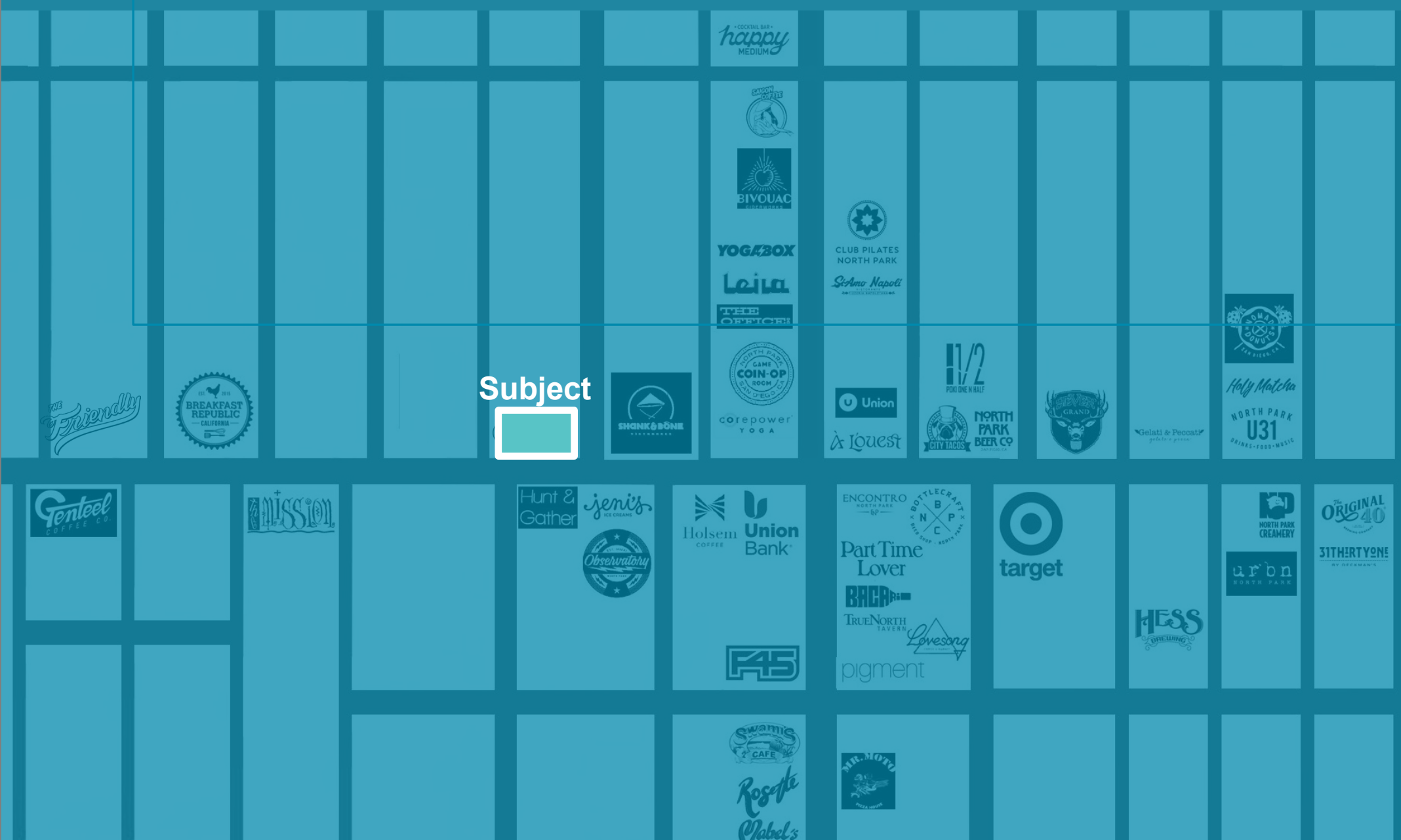
New York Times

“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



THE EVERLY

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



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