



North Park Restaurant Property For Sale

2730 University Ave.



2730 University

The Opportunity

Positioned at the heart of North Park, 2730 University presents a rare opportunity to acquire a freestanding restaurant property with one of the neighborhood's most compelling outdoor spaces. The property features a huge patio, creating valuable indoor/outdoor dining potential and a distinctive setting for a restaurant, café, bar, or hospitality concept. Join the hottest culinary pocket in San Diego County where new concepts like A'louest, Leila and Bacari are at capacity nightly.

Located directly across from the forthcoming 120-unit residential development designed by acclaimed architect Jeff Svitak, the property is well positioned to benefit from continued residential growth nearby. The existing restaurant infrastructure further enhances the opportunity, with a full commercial kitchen and equipment already in place. For an owner-operator, 2730 University Avenue offers the potential to step into an existing restaurant-ready space while avoiding much of the time, cost, and complexity typically associated with converting a property for food and beverage use.



2730 University

Highlights / Details

Address –2730 University Ave., San Diego, CA
92104

Building Size – +/-4,130 SF Restaurant including
+/- 1,050 SF Covered Patio

Parcel Size – 5,024 SF

Price – \$2,600,000.00

FF&E – most items included

ABC – Type 47 full liquor license available at
market price

APN – 445-711-15-00

Zoning – CN 1-5, Complete Communities Tier 3

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Site Plan



+/-3,080 SF Structure
+/-1,050 SF Covered Patio
5,024 SF Parcel

Not to scale

2730 University

A Neighborhood Transformed

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

New York Times

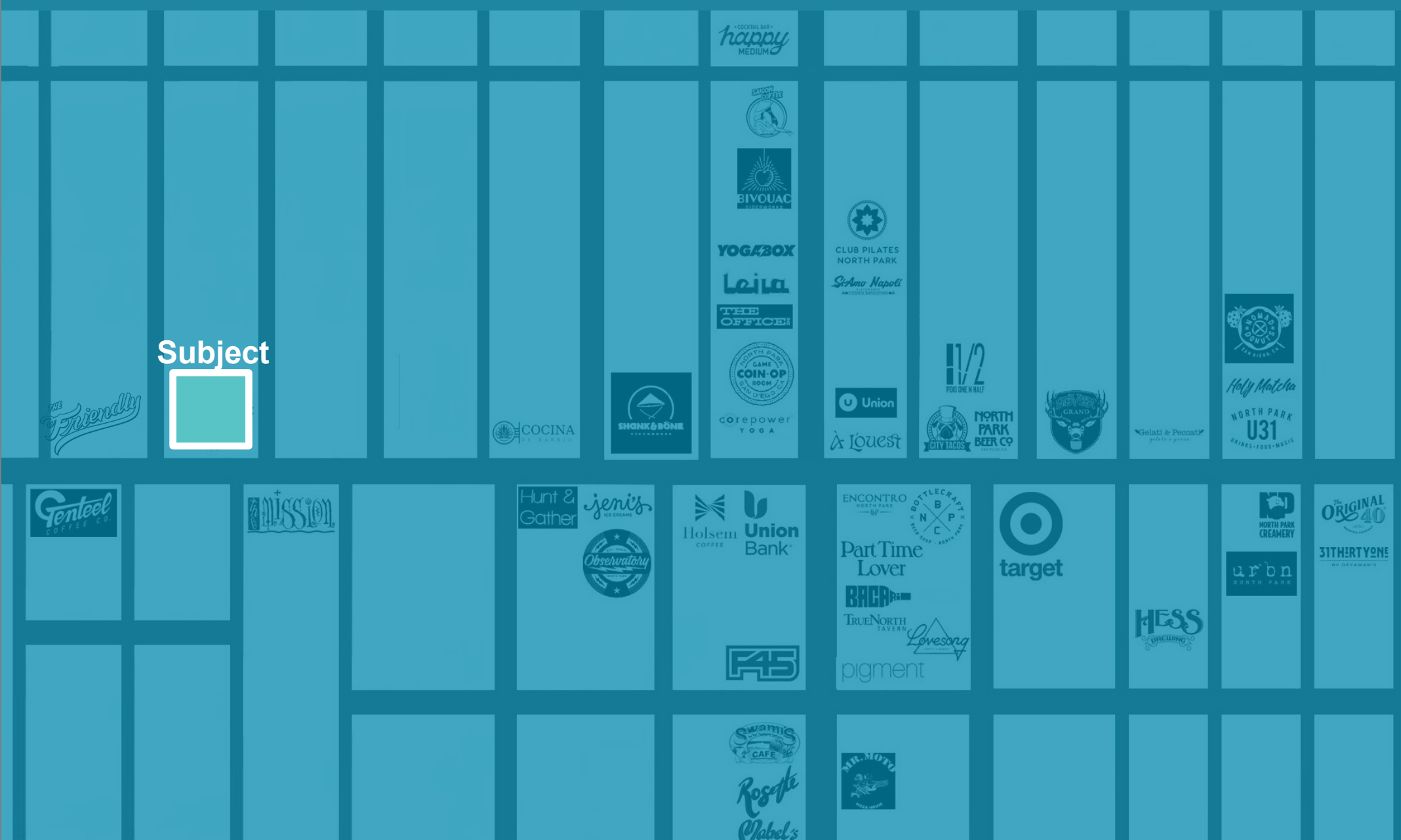
“If a new restaurant opens in San Diego, there’s a fifty-fifty chance it’s in North Park. Sixty-forty, even. Talent is concentrated here. Weird is also concentrated here.

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



2730 University

Stake Your Claim

“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 hap-pening. 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 restau-rants, 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

49,914

280,464

588,562

Business Population

13,520

192,157

376,158

Average Household Income

\$116,080

\$115,629

\$115,631

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