

2900-80 North Park Way  
San Diego, CA 92104



upgsocal.com | 858-874-1989



# *30th & North Park Way*

Covered Pad/Office/Retail Available

## North Park Leasing Opportunities



NORTH PARK

# Signature North Park Leasing Opportunity



Covered Pad Opportunity

±3,159 SF Office/Retail

Prime opportunity in the heart of North Park. Just steps from The Observatory and surrounded by top-tier tenants in one of San Diego's most walkable, high-traffic urban districts.

## Join one of San Diego's Most Vibrant Neighborhoods!

North Park offers strong foot traffic, a loyal local following, and a dynamic mix of boutiques, breweries, and dining, creating the ideal setting for businesses to stand out and grow.



Adjacent to the Observatory, North Park's dedicated music venue, and located on ground floor of parking garage used for hundreds of music events.

Located in San Diego's hotspot with neighbors including Pigment, Swami's, Mabel's Gone Fishing, Lovesong Coffee, and many more.

With a walk score of 99, this location is a walker's paradise with amenities on every corner.

North Park historically was as an early suburbs for the city's burgeoning population and is now the epicenter for urban infill redevelopment.

# Available Space

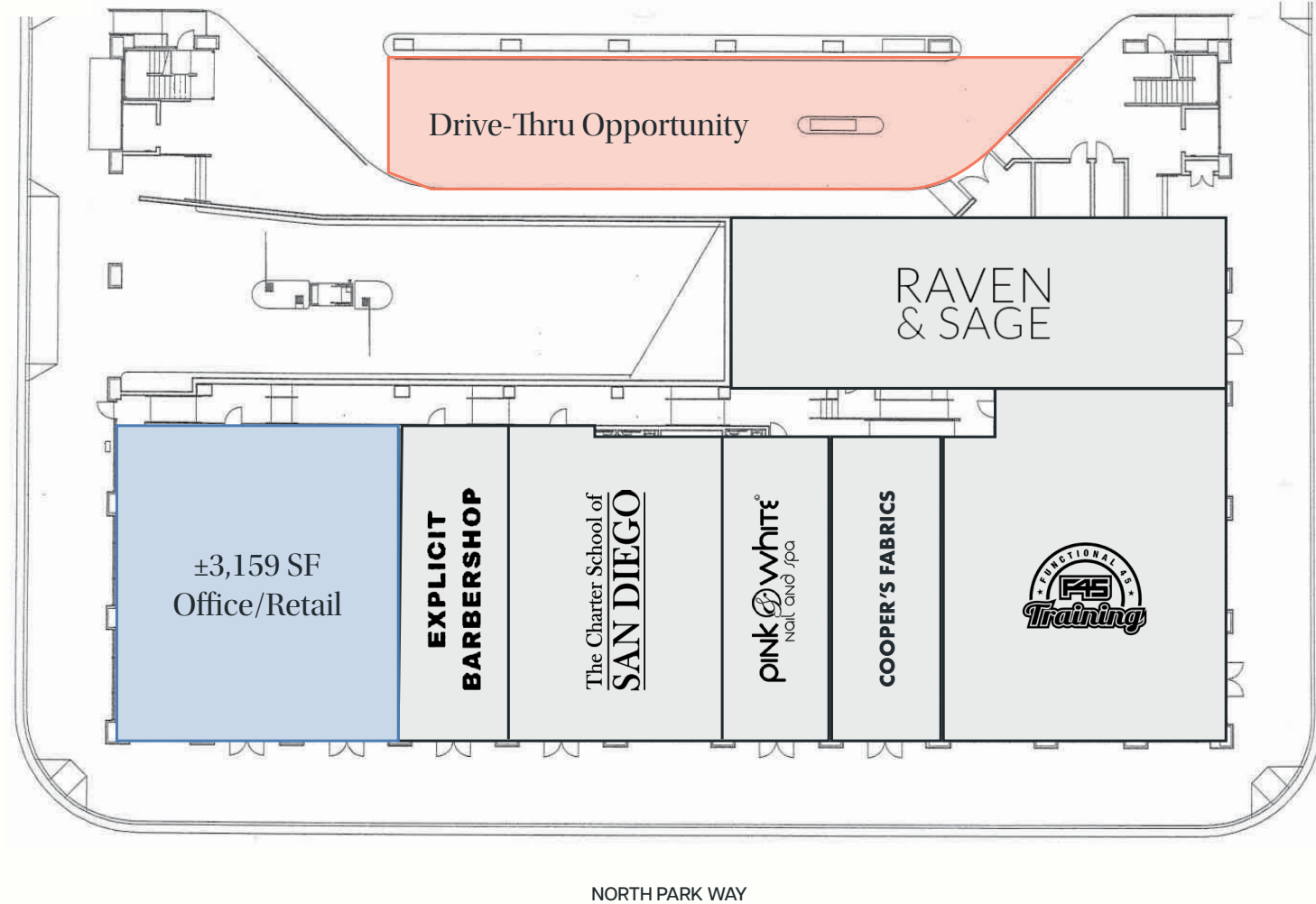
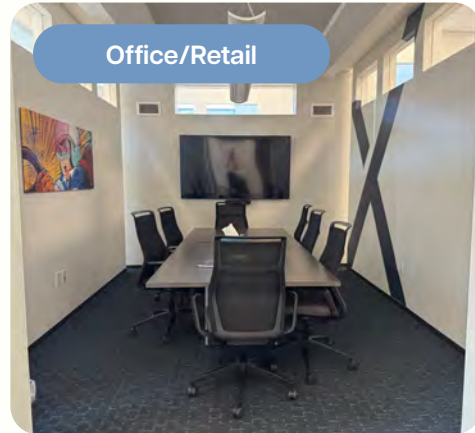
## Covered Pad Opportunity

- 24' W x 110' H
- Ideal for flower shop, coffee/beverage drive-thru, artisan ice cream concept, event/game operator, express car wash, or similar outdoor uses

*\*Dimensions are estimated and subject to verification by tenant*

## Office/Retail Opportunity

- ±3,159 SF
- Available Now
- Currently built-out as a real estate office



Adjacent to Site!  
East Side

Adjacent to Site!  
South Side

# The Neighbors

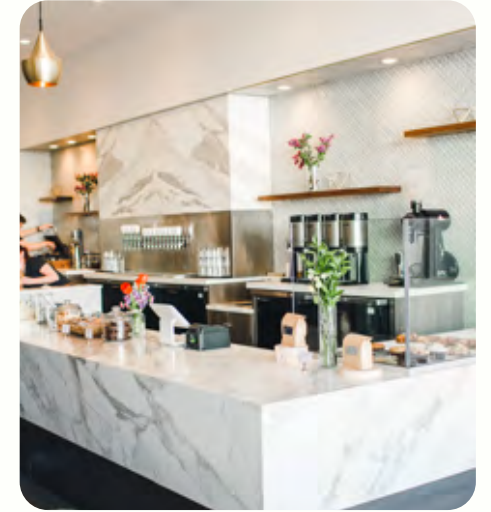


North Park is defined by a curated mix of experiential retail, chef-driven dining, and lifestyle concepts, creating a high-energy, destination-oriented environment that consistently draws strong daily foot traffic.



Cori Pastificio

Underbelly



Holsem Coffee

- |                        |                         |                               |                          |
|------------------------|-------------------------|-------------------------------|--------------------------|
| 1. Core Power Yoga     | 11. The Observatory     | 21. Mike Hess Brewing         | 31. City Tacos           |
| 2. Coin-Op Game Room   | 12. La Costa            | 22. URBN                      | 32. Pigment              |
| 3. Ranchos Cocina      | 13. Cocina de Barrio    | 23. Nomad Donuts              | 33. Lovesong Coffee      |
| 4. Biivouac            | 14. The Mission         | 24. Gelati & Pecatti          | 34. Artelexia            |
| 5. Saigon Coffee       | 15. Breakfast Republic  | 25. Northside Shack           | 35. Part Time Lover      |
| 6. Happy Medium        | 16. True North Tavern   | 26. Tabu Shabu                | 36. Dark Horse Coffee    |
| 7. Redwing Bar & Grill | 17. Flora               | 27. The Taco Stand            | 37. Swami's Cafe         |
| 8. Pure Pawish         | 18. CVS                 | 28. Underbelly                | 38. Mabel's Gone Fishing |
| 9. Sugar & Slice       | 19. North Park Beer Co. | 29. Alexander's on 30th       |                          |
| 10. MAKE Projects      | 20. North Park Fitness  | 30. Cori Pastificio Trattoria |                          |

## What's Nearby?

# Path of Development



## 2906 University Ave Historic North Park Site Set for 7-Story Residential Redevelopment

A seven-story, 92-unit apartment development is planned for 2906 University Ave in North Park, incorporating the preservation and rehabilitation of a nearly 100-year-old, two-story historic building. Located near the North Park sign and across from The Observatory, the project will restore the original facade while adding new residential units above the existing structure.

4 min walk from site!

# NORTH PARK

Numerous new developments have emerged in North Park and surrounding neighborhoods, resulting in an abundance of fresh residential units, retail spaces, restaurants, and artisan galleries.



The Monroe | 137 Units

Amp 30 | 202 Units



Flats Bancroft | 218 Units

2906 University Ave



11,470+  
Existing Units

470+  
Units Under Construction

570+  
Units Proposed

\*Within 1 mi. of site

A mixed-use development at 3727 30th St in North Park features a mid-rise building with 78 residential units and approximately 911 square feet of ground-floor retail space suited for a café or restaurant. Located in one of San Diego's most vibrant urban neighborhoods, the project sits within a dense mix of residential and retail activity known for its strong local dining and nightlife scene.

3 min walk from site!

30th & Gunn

North Park  
Mixed-Use  
Development

# Discover North Park



North Park Farmer's Market



North Park Beer Co.



*San Diego's hippiest neighborhood brimming with all things cool.*

*The Nation's Best Beer Boulevard!*



North Park is one of San Diego's most dynamic neighborhoods, known for its strong community, rapid growth, and eclectic charm. Just east of downtown near Balboa Park, it attracts new residents and businesses while offering a vibrant mix of local arts, culture, and events.

48,384  
*Population*

\$114,169  
*Avg. Household Income*

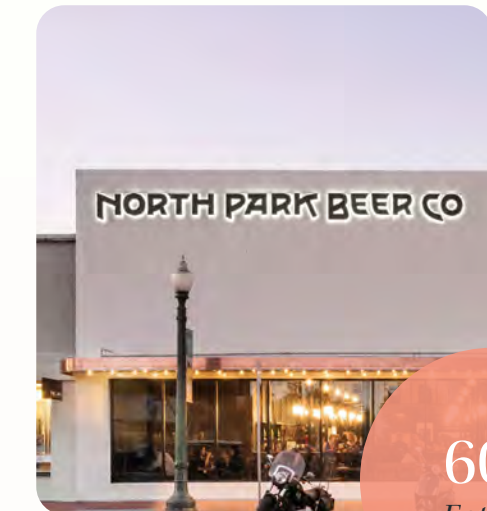
\$766.1M  
*Consumer Spending*

700+  
*Businesses*

## The Demographics

Within 1 mi. of site

North Park Beer Co.



60+  
*Eateries*



The Observatory

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North Park Leasing Opportunities

# 2900-80 North Park Way, San Diego



NORTH PARK

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