



For Lease

2906-2912 University Ave.

PRIME NORTH PARK CORNER RESTAURANT &
SAN DIEGO, CA 92104 RETAIL OPPORTUNITY



FOR LEASE

PRIME NORTH PARK RESTAURANT & RETAIL



2906-2912 University Avenue

PRICE: \$3.65-\$4.00/SF+NNN (.25)

SIZE: +/- 1,000-4,422 SF

2906 University Ave. +/- 2,422 SF

(includes a 242 SF mezzanine, possibility of large basement space)

2910 University Ave. +/-1,000 SF

2912 University Ave. +/-1,000 SF, +/- 1000sf basement

All suites contiguous without bearing walls

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

overview



2906-2912 University Avenue

THE PRIME CORNER AT THE HUB OF NORTH PARK

Directly across the street from the
North Park Theatre

+/- 275,000 daytime population within
a 3 mile radius (2012 census)

388 stall parking garage across the
street with affordable rates

North Park rated as 13th Hippest
Neighborhood in the Nation (Forbes
Magazine)

"30th Street in North and South Park is
easily the Nations best beer boulevard"
– Men's Journal

location



2906-2912 University Avenue

Prime, high profile corner exposure

North Park Landmark building built in 1929 by the Independent Order of Odd Fellows

@**18'** Ceiling height throughout

Original window features, abundant natural light

6' Wide sidewalk patio in place @ 400 SF

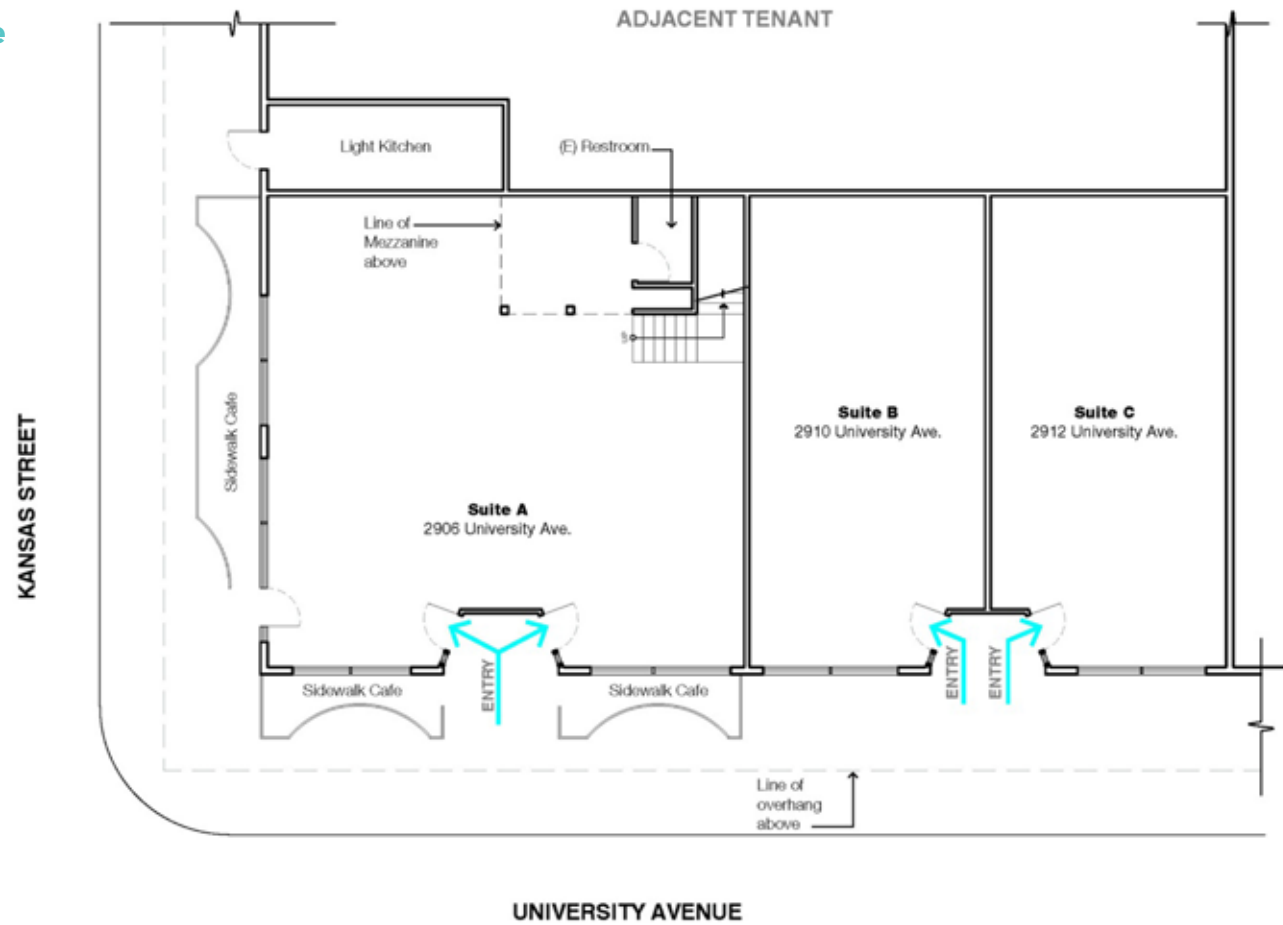
Light kitchen with grease trap

Basement storage also available for lease



details

2906-2912 University Avenue



site

STREET LEVEL	<p>SUITE A 2906 UNIVERSITY AVE. +/- 2,422 SF (INCLUDES A 242 SF MEZZANINE, POSSIBILITY OF LARGE BASEMENT SPACE)</p>	<p>SUITE B 2910 UNIVERSITY AVE. +/-1,000 SF</p> <p>SUITE C 2912 UNIVERSITY AVE. +/-1,000 SF, +/-1000SF BASEMENT</p>
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2906-2912 University Avenue



contact

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