



*See footnote

For Lease

3020 University Ave.

*Artist sample rendering provides an idea of what could be possible, however Landlord has not investigated the budget or feasibility of this design.

PRIME NORTH PARK SITE
SAN DIEGO, CA 92104

RESTAURANT OR
RETAIL OPPORTUNITY



next wave
COMMERCIAL

FOR LEASE

3020 University Avenue

PRICE: \$2.75 / SF + NNN

SIZE: +/-4,225 SF

Tenant Improvement Allowance (TIA):
Negotiable

Over 20' ceiling height throughout!

Mezzanine has over 11' ceiling height

Potential for generous sidewalk
seating space

Cool, urban, industrial feel

Landlord will contribute TI's for
qualified tenants!

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

PRIME NORTH PARK RESTAURANT OR RETAIL



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3020 University Avenue

1/2 block from the Main & Main
intersection of North Park

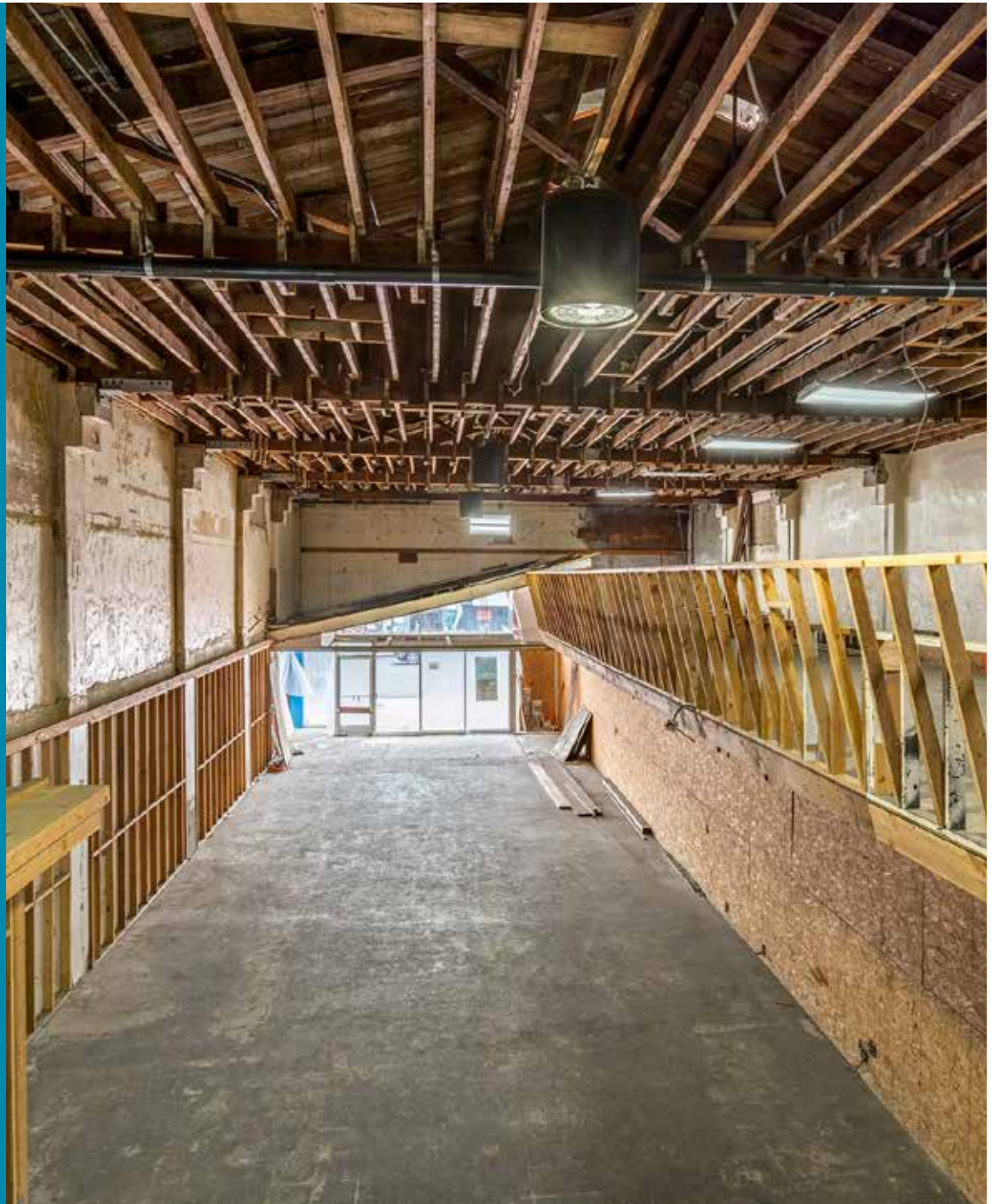
Alley access / corner visibility

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

388 stall parking garage 1 block away
with affordable rates

@22,000 cars per day on University (per
SANDAG)

details



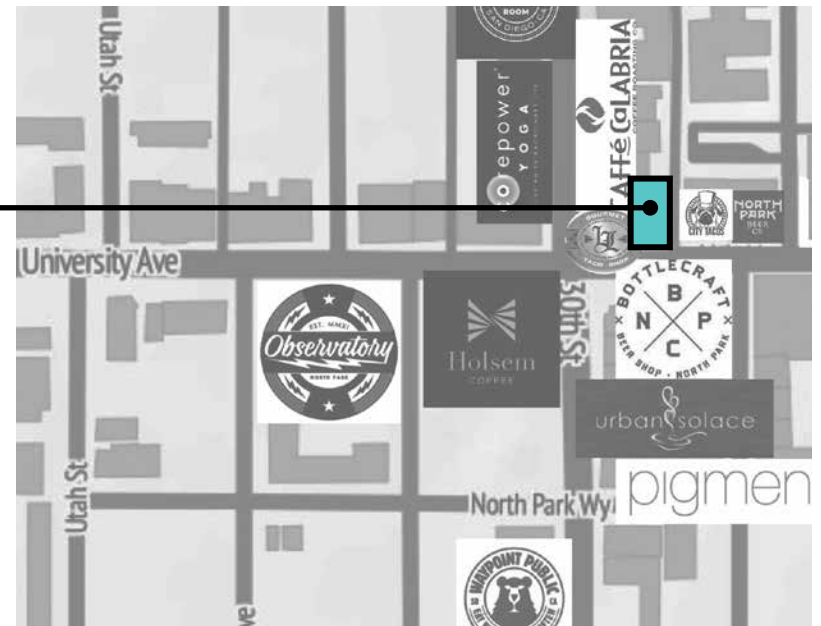
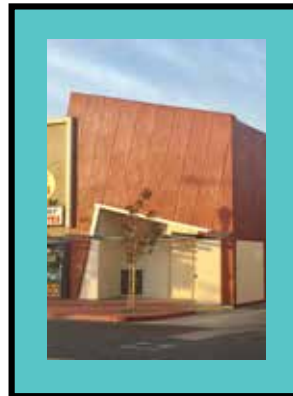
3020 University Avenue

**THE PRIME HUB OF
NORTH PARK**

1926 'Ramona' Movie Theatre ready to be reborn as your concept!

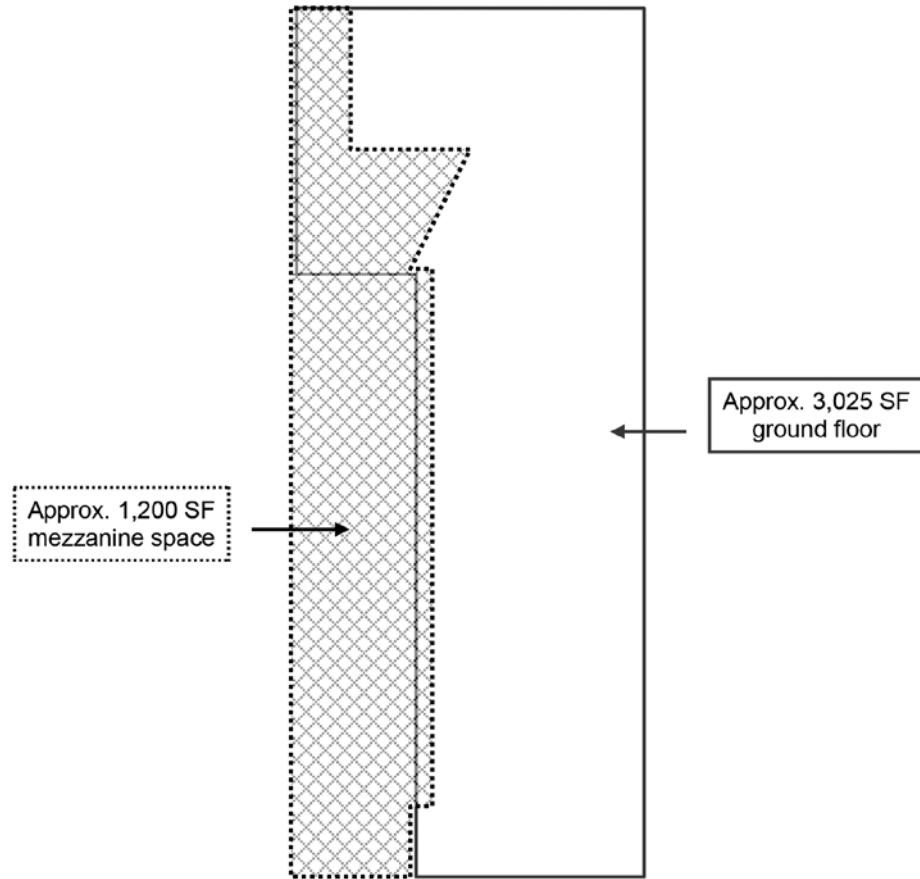
North Park rated as 13th Hippest Neighborhood in the Nation
– Forbes Magazine

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



location

3020 University Avenue



site

3020 University Avenue



contact

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