North Park Restaurant / Bar For Sale
Approx. 5,000 SF + Patio / Existing Type 47 ABC License
Waypoint Public

Extremely rare North Park restaurant / bar for sale with Type 47 ABC License (full liquor), no hourly restrictions, and live entertainment permitted.

Corner location on one of the neighborhood’s best blocks with high visibility and abundance of pedestrian / vehicle traffic.

Affordable lease in place with 13 years of term remaining including the renewal options and no FMV increases.

Simple conversion opportunity for an experienced hospitality operator looking to join San Diego’s hippest urban neighborhood.

Address – 3794 30th St, San Diego 92104
Size – 5,000 SF + Patio
Lease Term – Expires 8/31/2023
Options – (2) 5 Year Options (No FMV)
Rent – $11,388/month plus $732 NNN
Dark Horse Sublease Income - $2,500/month
ABC License – Type 47 (Full Liquor)
Entertainment – Yes
Asking Price - $325,000
The Neighborhood

“30th Street in North and South Park is easily the Nation’s best beer boulevard”

-Men’s Journal

“(North Park is) Pulsing with Eclectic

-New York Times

“Its (North Park’s) anchor is 30th Street and University Avenue, where you’ll find craft beer, sushi, taquerias, brunch spots, live music at North Park Observatory, thrift shops, and cafes – all with a hipster touch.”

-San Diego Magazine

“#13th Best Hipster Neighborhood in the Nation”

-Forbes
In Good Company…

Notable Restaurants & Bars
- The Office
- Saiko Sushi
- Swami’s Café
- Shank & Bone
- North Park Observatory
- Bealgian Beer & Waffle
- Holsem Coffee
- Coin-Op Gameroom
- Sipz Vegetarian Kitchen
- Caffé Calabria
- Encontro
- Lucha Libre Taco Shop
- City Tacos
- North Park Beer Co.
- Seven Grand Whiskey Bar
- U31 North Park
- Original 40
- Holy Matcha
- Mr. Moto Pizza
- Dark Horse Coffee
- True North Tavern

Notable Retailers
- Target
- F45 Training
- Title Boxing San Diego
- Hunt & Gather
- Artelexia
- Corepower Yoga
- Pigment
- Overload
- Club Pilates
- The LAB Salon
- Hello Birdie Nail & Lash Lab
NORTH PARK AT A GLANCE...

Residential Population:
1 Mile: 43,553
3 Mile: 271,893
5 Mile: 592,596

Business Population:
1 Mile: 9,365
3 Mile: 168,527
5 Mile: 404,269

Median Household Income:
1 Mile: $56,626
3 Mile: $58,638
5 Mile: $59,444

Average Household Income:
1 Mile: $74,367
3 Mile: $79,973
5 Mile: $80,561

"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

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