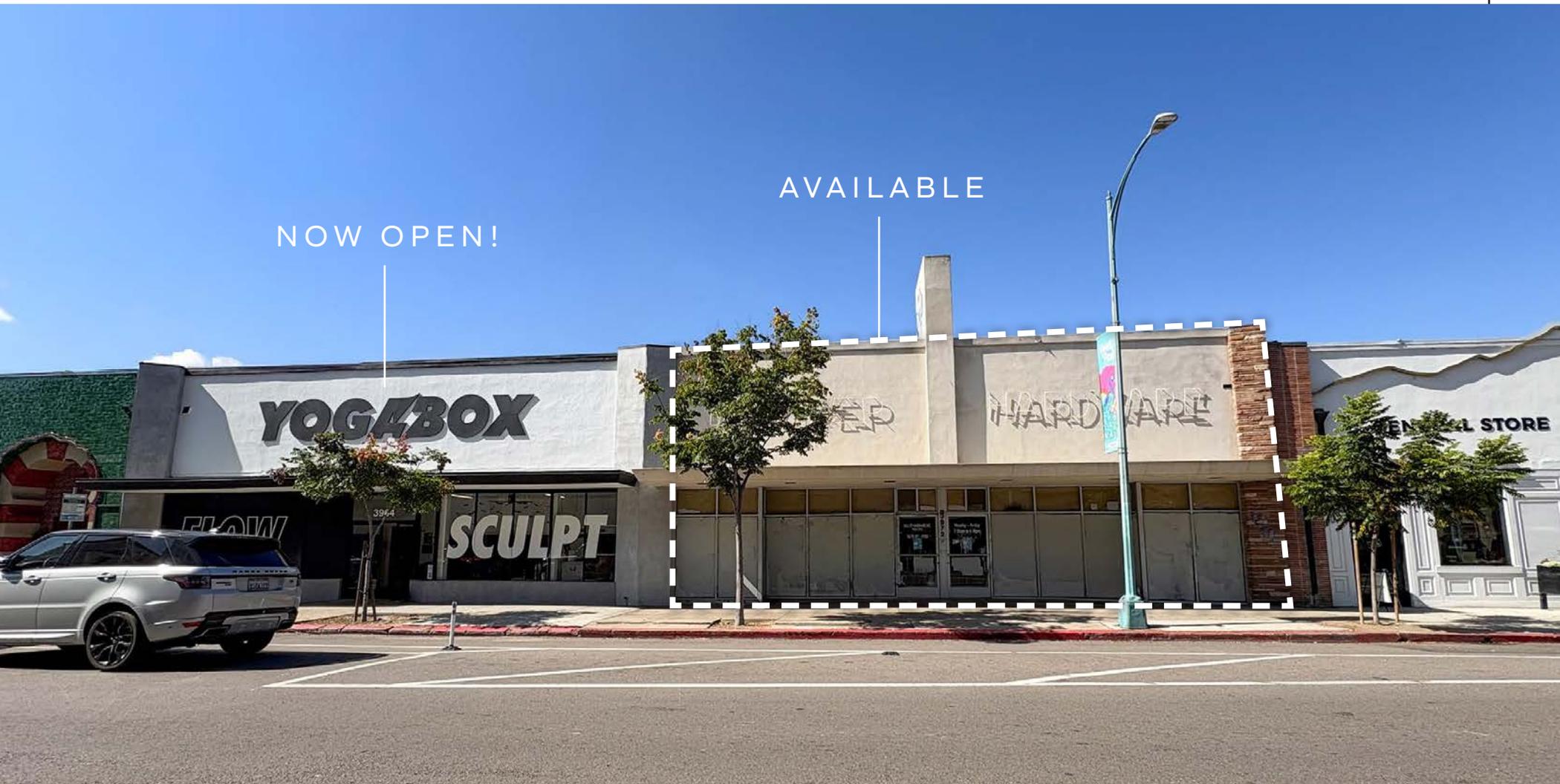


# PREMIER ±8,563 SPACE ALONG 30TH ST

NORTH PARK / SAN DIEGO



NOW OPEN!

AVAILABLE

RESTAURANT / RETAIL / FITNESS / CREATIVE OPPORTUNITY AVAILABLE

3964 30TH ST, SAN DIEGO, CA 92104

# The Opportunity.

## Where Urban Living Meets Coastal Convenience

Nestled at the heart of San Diego, California, the vibrant neighborhood of North Park boasts a central location, just a stone's throw away from the glistening Pacific Ocean. Situated northeast of downtown, this neighborhood offers a gateway to the city's diverse attractions and amenities.

North Park shares its borders with University Heights to the northwest, Hillcrest to the west, and the lush expanse of Balboa Park to the south. Its adjacency to Balboa Park, one of the nation's largest urban parks, grants residents and visitors easy access to lush green spaces, cultural treasures, and recreational adventures.

With its accessibility via major thoroughfares like Interstate 805 and Interstate 8, North Park enjoys a prime location that caters to both residents and tourists alike. The neighborhood is well-connected through public transportation options, including bus lines and nearby light rail stations, making it an ideal base for exploring the wider wonders of San Diego.

North Park offers a dynamic urban experience while keeping the captivating natural beauty of San Diego's coastline within reach. It's a haven for art enthusiasts, boasting numerous galleries showcasing the talents of local artists, including the vibrant Ray Street Arts District, where studios and galleries await exploration. Music lovers can revel in the neighborhood's live music scene, with iconic venues like the Observatory North Park hosting a diverse array of concerts and performances throughout the year.

Brought to market by  
Creative House



"A creative house project is:  
**a project that deviates beyond what is normally expected."**

Doug Hamm, CH President





30TH ST

# A Dynamic Community.

**3**  
minute drive to  
I-805

**4**  
minute drive  
to I-8

**5**  
minute drive to  
Hwy 163

**10**  
minute drive to  
Mission Valley

	1 mile	3 miles	5 miles
Daytime Population	30,367	289,132	727,520
# of Workers	13,578	176,088	458,533
Median Age	36.6	35.8	34.0
Average Income	\$102,261	\$109,060	\$109,635
Average Disposable Income	\$77,172	\$79,651	\$80,027

# The Neighborhood.

### GROCERY



### FITNESS



### CULINARY



### COCKTAILS/BREWERIES



### ENTERTAINMENT



### RETAIL



POLITE PROVISIONS



PIGMENT



THE OBSERVATORY



MABEL'S GONE FISHING



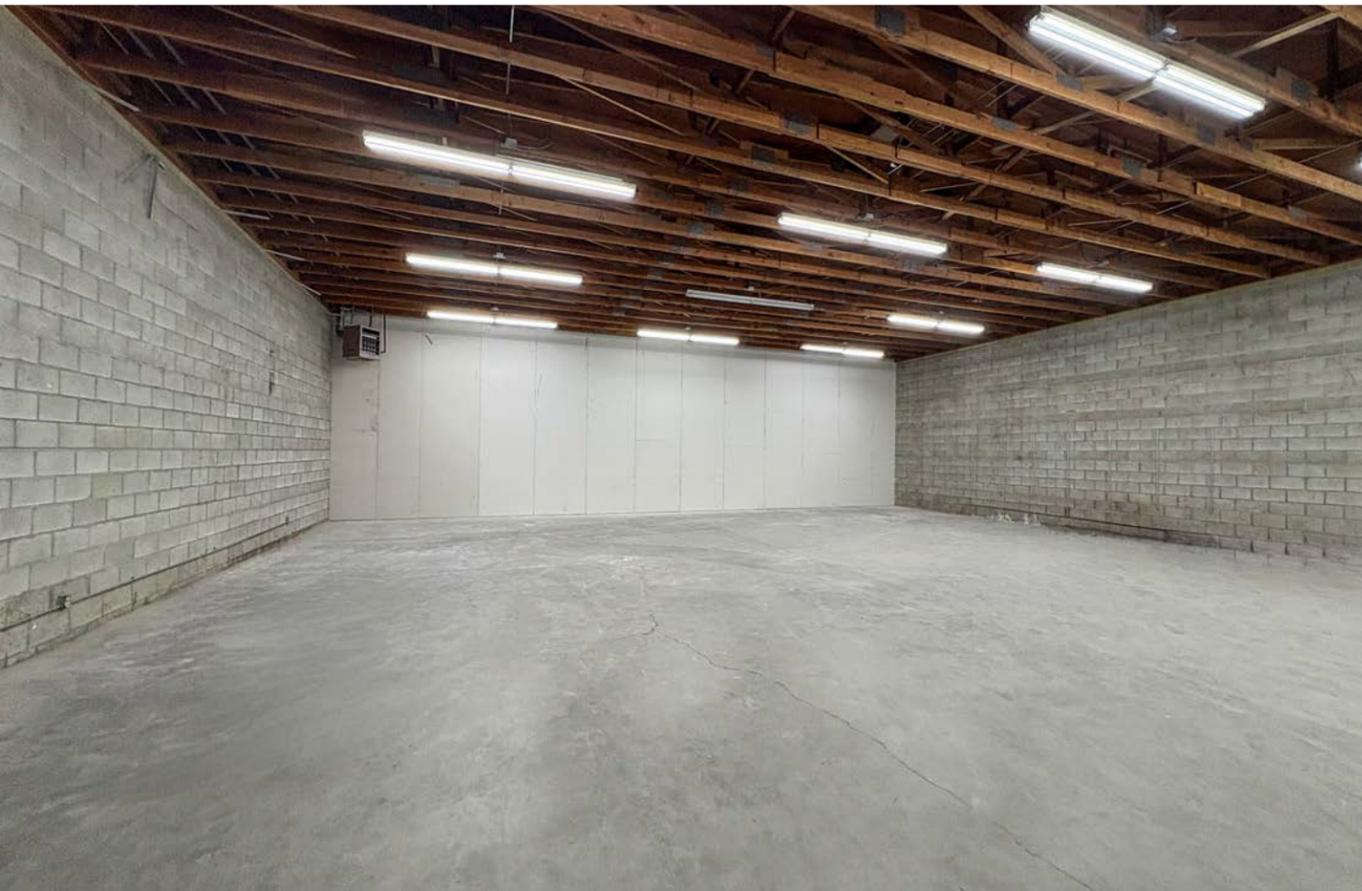
THE LAFAYETTE HOTEL



SHOP/GOOD







30TH ST

## Property Details.

Address	3964 30th St, San Diego, CA 92104
Building Size	±8,563 SF (can be demised)
Use	Retail/Restaurant/Fitness/Creative
Ceiling Height	15 feet
Zoning	CN-1, CC3-9

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

# 30th St

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A Creative House Development