

RARE SOUTH PARK OPPORTUNITY

1,600 - 4,995 SF AVAILABLE

RI

SAN DIEGO ROOSE LODGE

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6  
4  
8

30TH  
STREET  
SAN DIEGO



V I B R A N T

# SOUTH PARK

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**South Park** is a charming residential area with popular neighborhood restaurants that range from innovative vegan food to upmarket Italian eats. Tree-lined Fern and 30th streets, the main thoroughfares, are also home to indie boutiques and cafes, while nearby Grape Street Dog Park has views over the downtown skyline. The adjacent Golden Hill area is known for its classic bungalow homes and artisanal coffee bars.

# Highlights

SOUTH PARK

- Rare South Park Commercial Space – Never been Available for lease
- Prime 30th Street corridor frontage with surface parking lot
- Located:
  - 2 blocks from Buona Forchetta
  - 1 block from Hamilton's Tavern
  - 4 blocks from Target Express
- Walkable to the neighborhood, but parking availability to serve as a destination
- Between 1,600 – 4,995 SF available
- Seeking Restaurants, Fitness Concepts, and Retail Services
- Building remodel coming soon!

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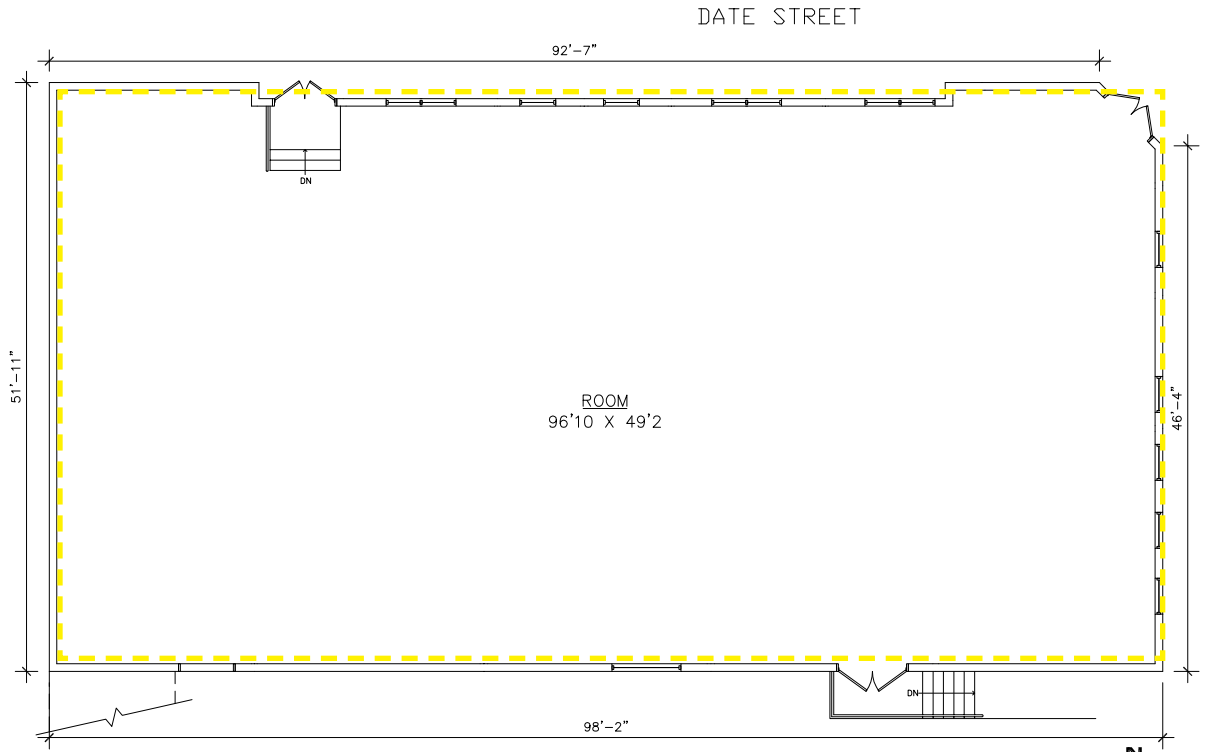


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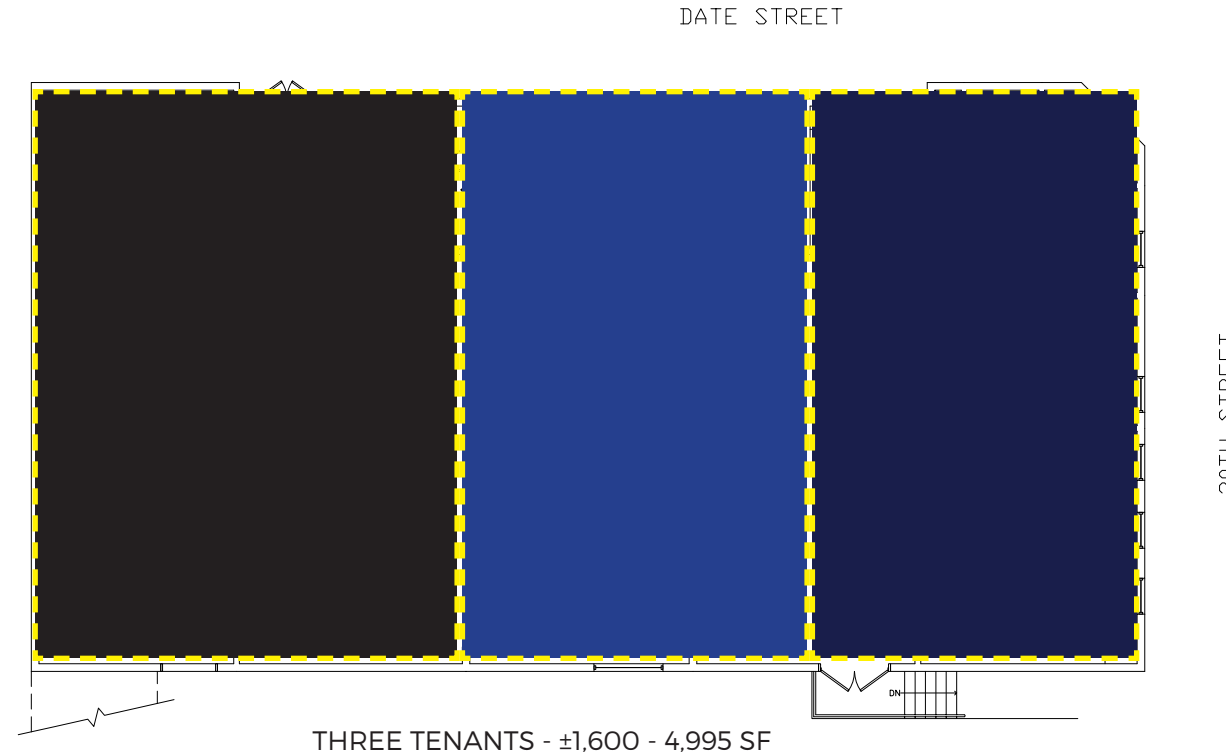
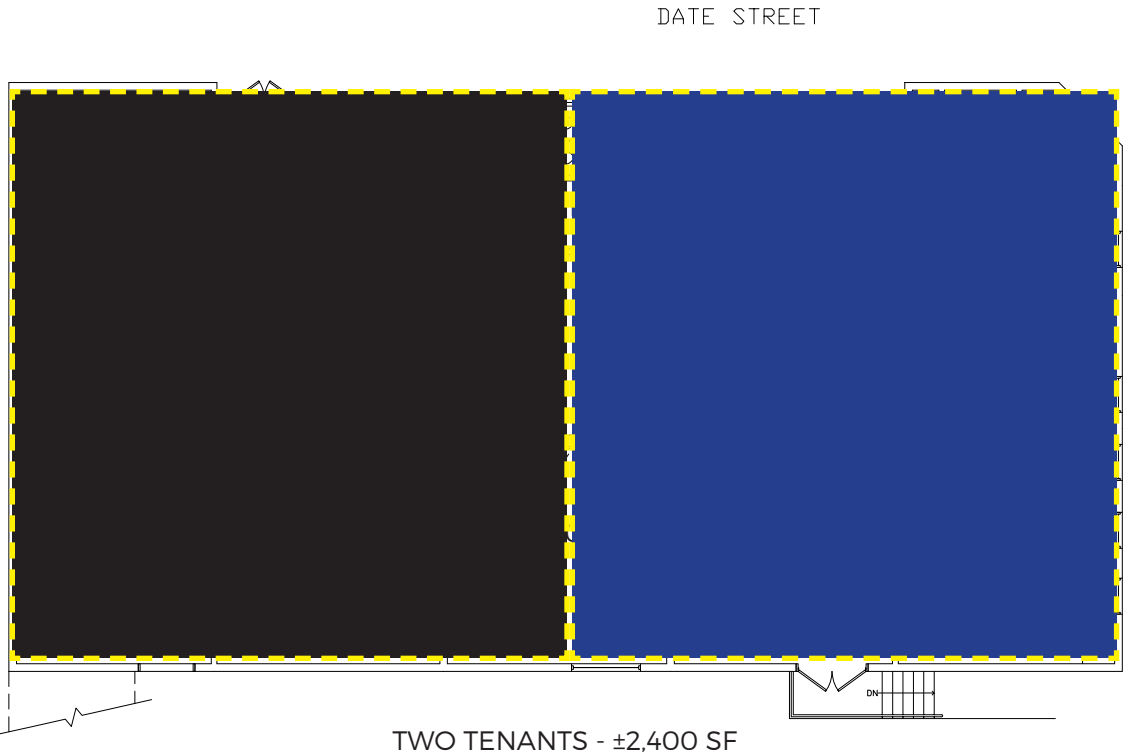


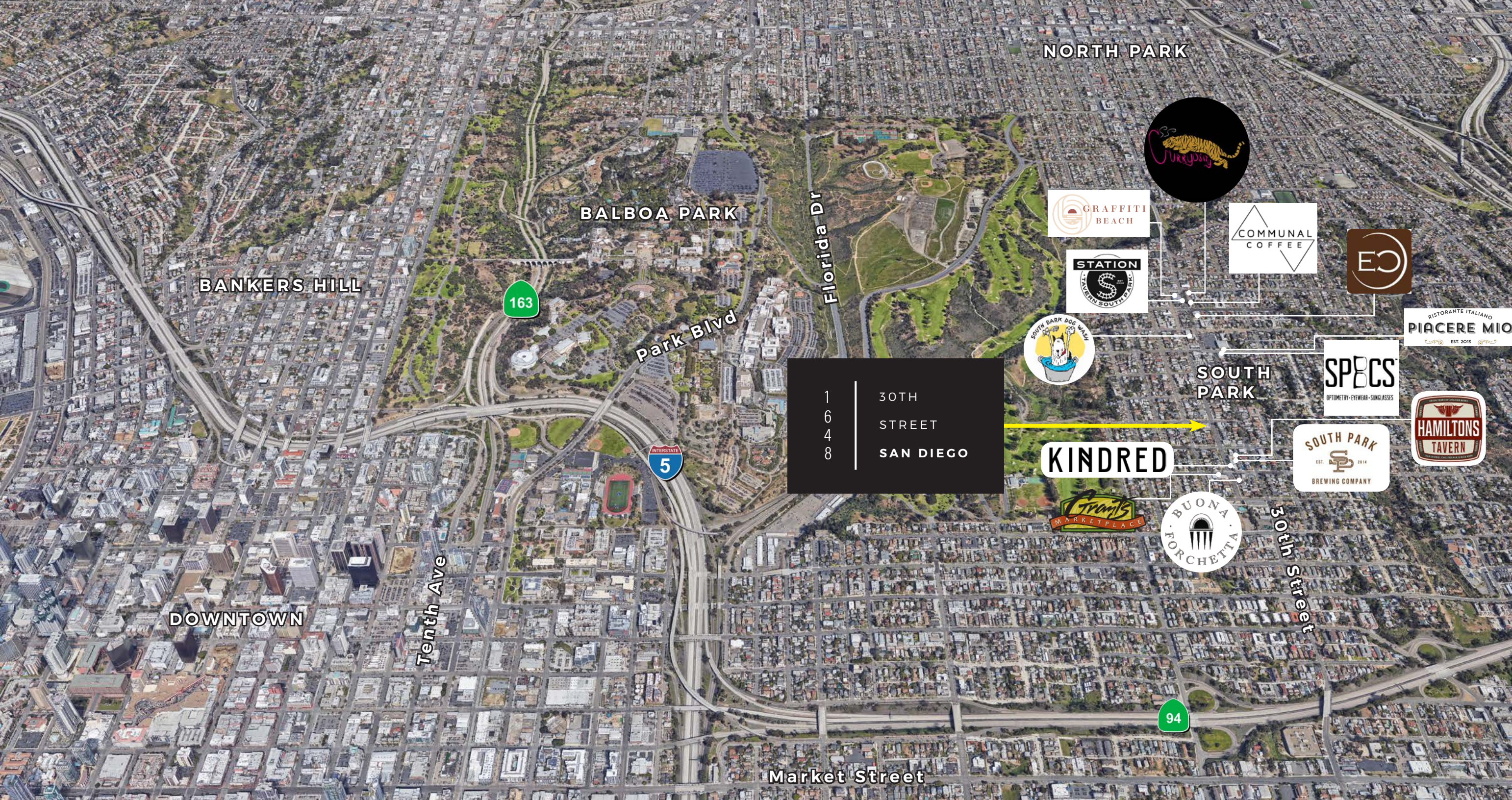
# Site Plan



FULL BUILDING - ±4,995 SF

**EXISTING**





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# Demographics

SOUTH PARK | SAN DIEGO

**Population** 25,206

**Daytime Population** 17,114

**Household Income** \$79,398

**Renters** 70%

**Not married** 48%

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**JIM RINEHART**

619.726.8557

[jrinehart@retailinsite.net](mailto:jrinehart@retailinsite.net)