

# 3980-82 30th St

/ NORTH PARK



ASANA  
PARTNERS



craft breweries, fashionable indie boutiques, offbeat coffee shops, and trendy brunch spots.



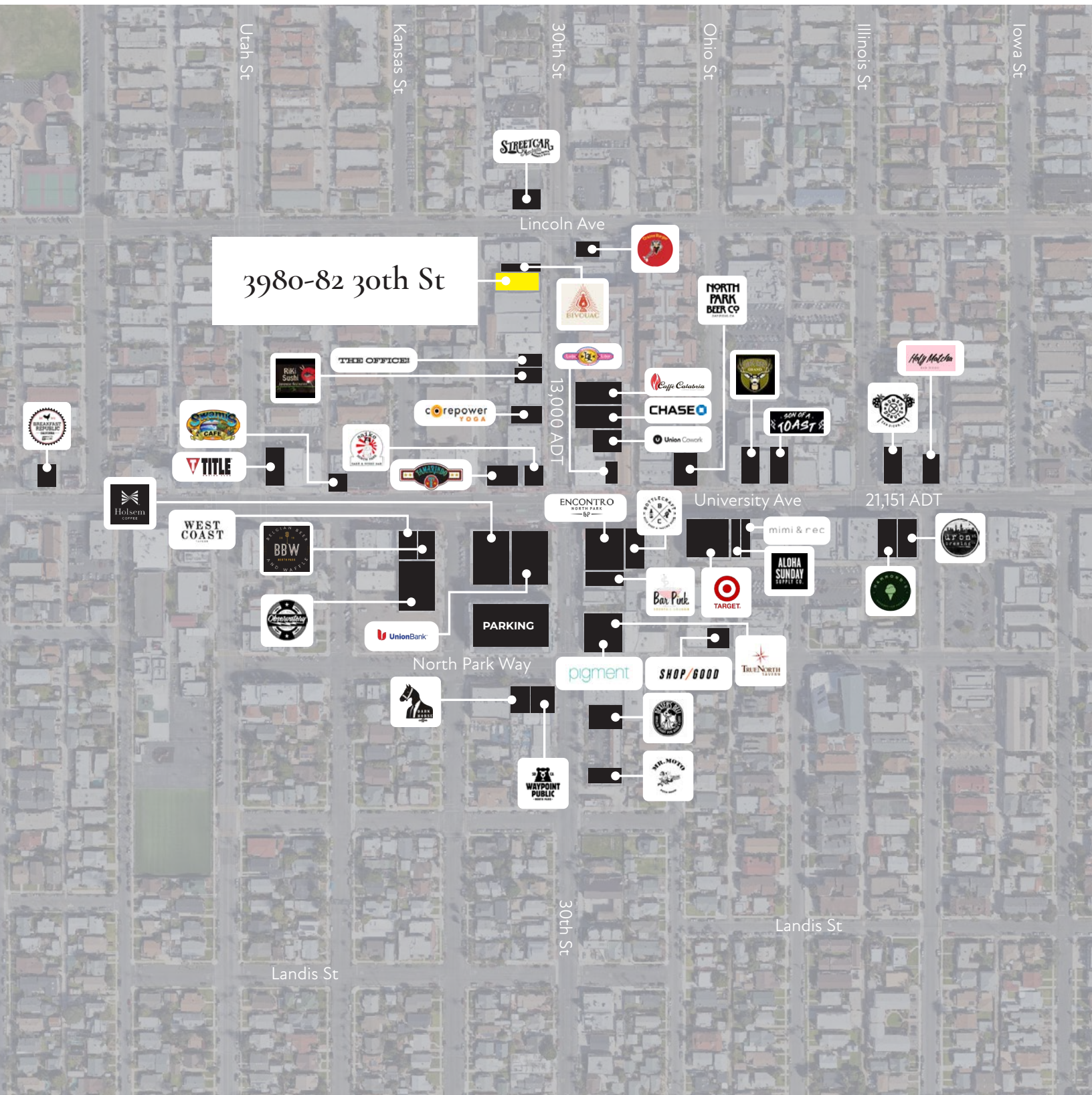
NORTH PARK

SAN DIEGO, CALIFORNIA



# North Park

## Area Map



# 3980-82 30th St

/ NORTH PARK



## *Property Highlights*

Restaurant/Retail space, located in the heart of North Park, one block from University Ave

Unit 3980-3982 - 5,735 SF

Great street visibility, strong pedestrian and vehicular traffic

Close proximity to the Observatory North Park, Bivouac Ciderworks, Coin-Op Game Room, CorePower Yoga, Caffe Calabria, Chase Bank, and Union Cowork

Accessible from I-805 and Hwy 163

Four on-site parking spaces

# Renderings



RENDERING



Warren's Warehouse, 1949 Located on the northeast corner of Commerce Avenue and Elmore Street. Warren was a popular neighborhood department store. Each of the later brick and gift stores has occupied the building in recent years. The brick '50s sign is typical of many commercial buildings constructed or renovated in the 1950s and remains, without a doubt, one of the more beautiful.

NORTH PARK HISTORICAL REFERENCE



OPTION 1



RENDERING



Shelley's Store, 1949 Along the north side of Commerce Avenue between Elmore and Clark Streets was the most substantial of Park's. William Lewis, Jack, Bob, Calvert, and Harold Parker and William Leonard Jack's "Jillington and neighborhood" Jack's local specialty hardware, and Bob's office was a reminder of the store's and family's history. In the 1950s, the building has housed several restaurants, hair salons, a clothing store, and a check-cashing business.

NORTH PARK HISTORICAL REFERENCE

OPTION 2



RENDERING

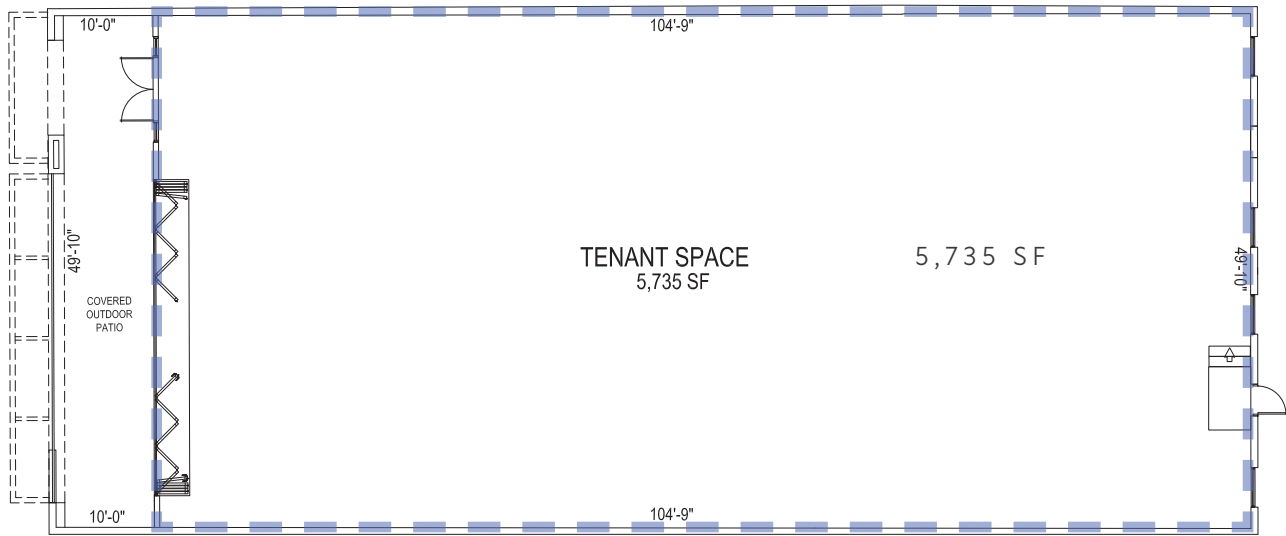


OPTION 3



# Site Plan

3980-3982 / 30TH STREET



*Retail + Restaurant Space Available*



SHOP/GOOD



BIVOUAC CIDERWORKS



PIGMENT

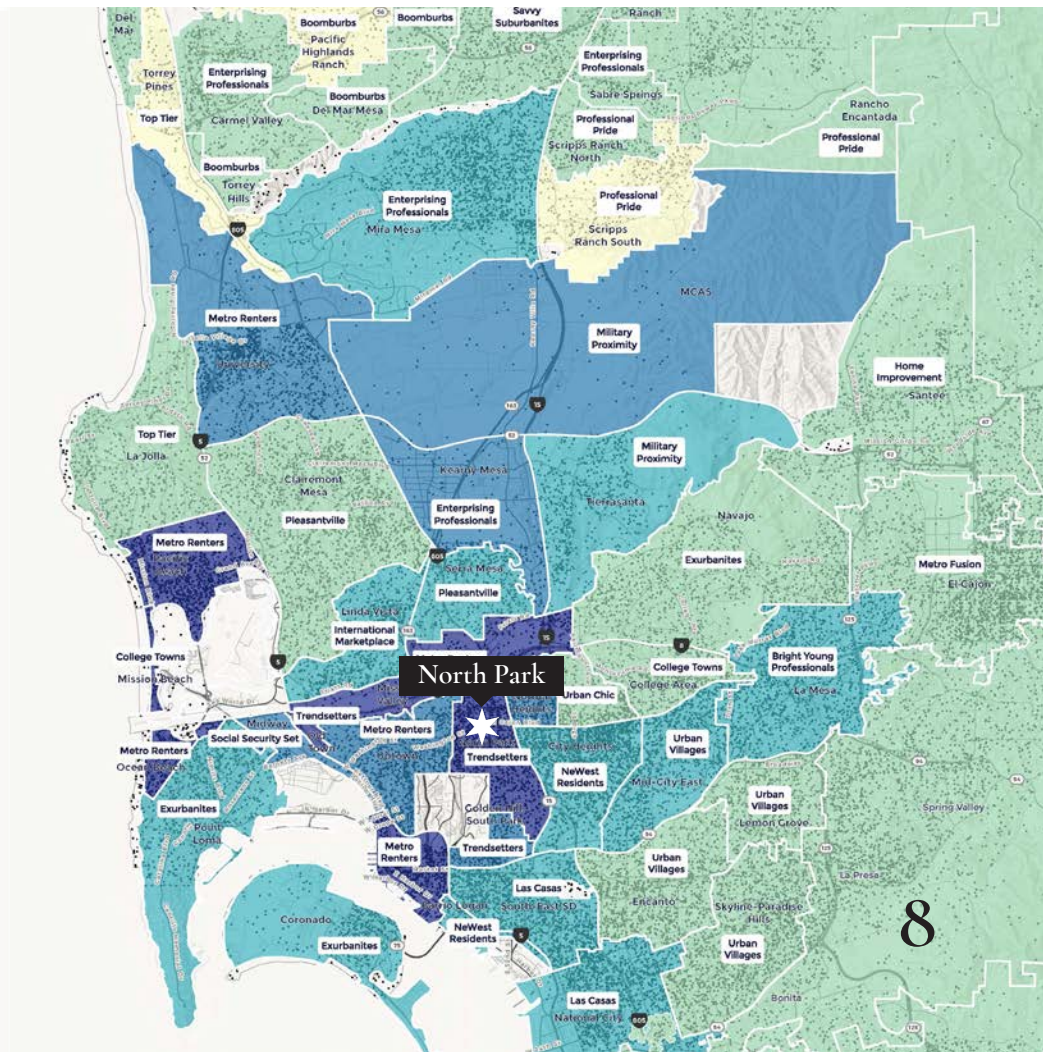


# Demographics

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<i>Total Population</i>	55,217	283,560	598,255
<i>Average Household Income</i>	\$75,279	\$85,350	\$87,182
<i>Total Households</i>	27,141	125,847	227,299
<i>Daytime Population</i>	30,080	287,584	742,414
<i>Median Age</i>	36.3	35.1	33.3

**POPULATION DENSITY 2018**  
 • DOT = 50 PEOPLE  
**MILLENNIAL POPULATION 2018**  
 Percent of Total Population

- 15% OR LESS
- 15% - 25%
- 25% - 30%
- 30% - 35%
- 35% OR MORE





# 3980-82 30th St

/ NORTH PARK

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