

NORTH PARK RETAIL FOR LEASE

3074 & 3076 University Avenue, San Diego, CA 92104



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**PACIFIC COAST
COMMERCIAL**
SALES • MANAGEMENT • LEASING

TCN
WORLDWIDE
REAL ESTATE SERVICES

PROPERTY FEATURES



ADDRESS:	3074 & 3076 University Avenue, San Diego, CA 92104
AVAILABILITY:	3074: ± 2,840 SF 3076: ± 1,134 SF (Available Q2 2022)
LEASE RATE:	Contact Agent
ZONING:	CC-3-9 (Link)

Pacific Coast Commercial is pleased to present this retail space for lease located in central San Diego and the heart of San Diego's most vibrant community, North Park.

Northeast of downtown and bordering Hillcrest, Normal Heights, and University Heights, discover how the North Park community caters to a local and tourist crowd with the streets lined with coffee shops, boutiques, art galleries, diverse restaurants, craft beer pubs, and more!



PROPERTY HIGHLIGHTS



“A” Location in the Heart of North Park

61' Frontage on University Avenue (21,766 VPD)



Walk Score of 99

1 Block away from Iconic “30th & University” Intersection



Easy Access to I-805 and Hwy 163 Via University Avenue



Surrounded by Numerous Amenities & Restaurants

489 Businesses Within a 5 Minute Walk



Highest and Best Uses

Tap Room, Experiential Retail, High-End Clothing Boutique, Fast-Casual Restaurant, etc.

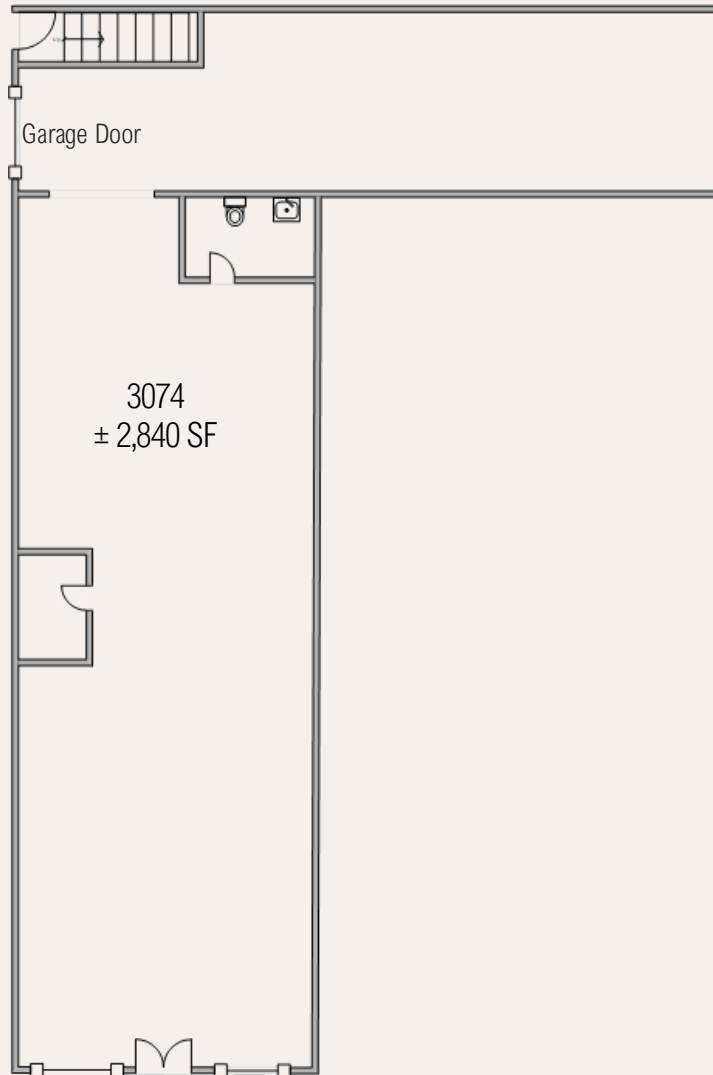


FLOOR PLAN

FLOOR 1

3074: Approx. 2,840 SF Available

3076: Approx. 1,134 SF Available





North Park has a Farmers Market every Thursday which has been listed as one of the top 40 in the USA. The market is located on North Park Way between Granada Ave. and 30th Street. The Spring/Summer hours are 3pm-sunset, Fall/Winter 2pm-Sunset. They feature over 35 independent vendors; locally grown produce/flowers; gourmet/ethnic foods; arts and crafts; books; and, often, live music.

North Park is a neighborhood in San Diego, California, United States, as well as a larger "community" as defined by the City of San Diego for planning purposes. The total population of North Park is 32,708.

Northeast of downtown and bordering Balboa Park, you'll find the diverse and eclectic uptown neighborhoods of North Park.

Catering to a local crowd, Hipsters, young professionals and students hang out in trendy North Park, where streets are lined with coffee shops, craft-beer bars, boutiques, art galleries, and diverse restaurants.

The restaurant scene is heavy on brunch spots, upscale pubs, taquerias and sushi lounges, and nightlife often revolves around the Observatory North Park, a 1929 theater that hosts rap, rock and electronica.

Downtown North Park contains the Ray Street Arts District. Ray at Night is a gallery walk held the second Saturday of every month in North Park. It is the largest and longest running art walk in San Diego's history.

The epicenter of North Park is the bar-hopping intersection of University Avenue and 30th Street, which holds claim to being **"the best beer neighborhood in the nation,"** thanks to numerous craft-beer establishments such as Toronado, Tiger! Tiger! and Modern Times Flavordome.

“Culturally diverse North Park is home to Craftsman cottages, cafes and diners, coffee shops, several microbreweries, boutiques, and the North Park Farmers Market. The North Park Theater and the Ray Street Arts District are also bastions of creativity in the area.”

► **Forbes**
M A G A Z I N E

“North Park has all the ingredients for the cool school: It's culturally diverse and has art galleries, boutiques, trendy bars with handcrafted cocktails and local brews, and foodie-approved eateries.”

► **Los Angeles Times**



WITHIN A 2 MILE RADIUS



INFOGRAPHICS

Key Facts


\$491,860
Median Home Value


\$59,457
Median HH Income

8.3
Home Value to
Income Ratio

36.9
Median Age

1,647
Households

Education

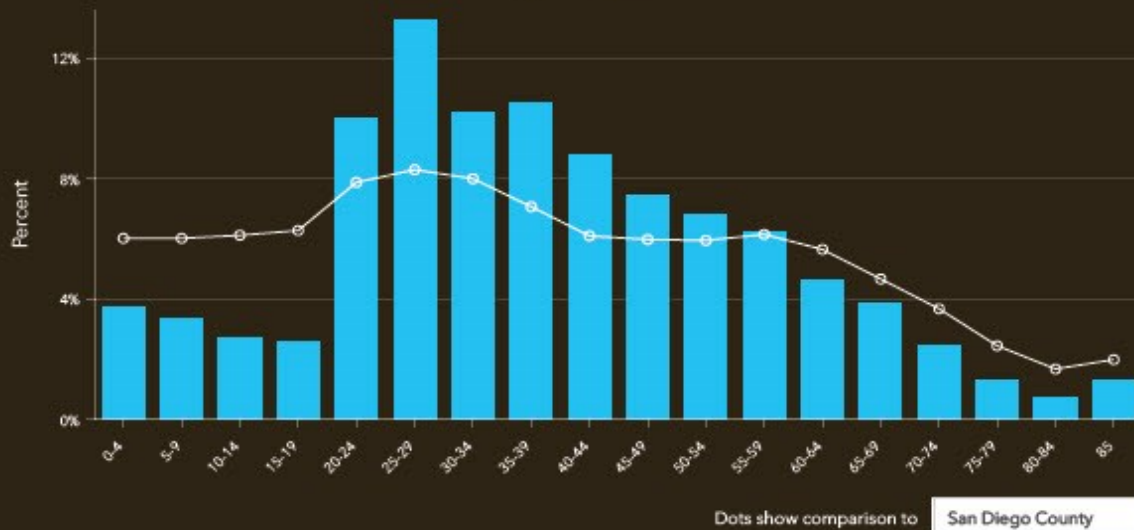

3%
No HS Diploma


14%
HS Graduate


24%
Some College


58%
Degree or Higher

Age Profile



Households By Income

The largest group: \$50,000 - \$74,999 (23.1%)




The smallest group: \$150,000 - \$199,999 (2.6%)

Indicator ▲	Value	Diff
<\$15,000	12%	+4.6%
\$15,000 - \$24,999	7.7%	+1.4%
\$25,000 - \$34,999	6.1%	-0.6%
\$35,000 - \$49,999	13%	+2.8%
\$50,000 - \$74,999	23.1%	+7.3%
\$75,000 - \$99,999	12.1%	-0.5%
\$100,000 - \$149,999	19.6%	+1%
\$150,000 - \$199,999	2.6%	-8%
\$200,000+	3.9%	-8%

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Tapestry Segments

	3B Metro Renters 860 households	52.2% of Households	▼
	3C Trendsetters 390 households	23.7% of Households	▼
	11B Young and Restless 209 households	12.7% of Households	▼



LifeMode Group: Uptown Individuals

Metro Renters

Households: 1,911,500

Average Household Size: 1.67

Median Age: 32.5

Median Household Income: \$67,000

WHO ARE WE?

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. *Metro Renters* residents income is above the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Computers and cell phones are an integral part of everyday life and are used interchangeably for news, entertainment, shopping, and social media. *Metro Renters* residents live close to their jobs and usually walk or take a taxi to get around the city.

OUR NEIGHBORHOOD

- Over half of all households are occupied by singles, resulting in the smallest average household size among the markets, 1.67.
- Neighborhoods feature 20+ unit apartment buildings, typically surrounded by offices and businesses.
- Renters occupy close to 80% of all households.
- Public transportation, taxis, walking, and biking are popular ways to navigate the city.

SOCIOECONOMIC TRAITS

- Well-educated consumers, many currently enrolled in college.
- Very interested in the fine arts and strive to be sophisticated; value education and creativity.
- Willing to take risks and work long hours to get to the top of their profession.
- Become well informed before purchasing the newest technology.
- Prefer environmentally safe products.
- Socializing and social status very important.



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.



LifeMode Group: Uptown Individuals

Trendsetters

Households: 1,319,400

Average Household Size: 2.12

Median Age: 36.3

Median Household Income: \$63,100

WHO ARE WE?

Armed with the motto “you’re only young once,” *Trendsetters* residents live life to its full potential. These educated young singles aren’t ready to settle down; they tend to not own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment. Dressed head to toe in the most current fashions, their weeknights and weekends are filled discovering local art and culture, dining out, or exploring new hobbies. Their vacations are often spontaneous, packed with new experiences and chronicled on their Facebook pages.

OUR NEIGHBORHOOD

- *Trendsetters* residents are singles—living alone or with roommates or partners.
- More than 75% rent in upscale, multiunit structures.
- High-rent cities like New York; San Francisco; Chicago; and Washington, DC are popular among renters willing to pay well above US average rent (Index 138).
- Commuting can take up to an hour; public transportation, walking, and biking are popular; many own no vehicle.

SOCIOECONOMIC TRAITS

- These residents are young and well educated; more than half have a bachelor’s degree or more.
- Well paid, with little financial responsibility, these consumers are spenders rather than savers. They seek financial advice and are already building their stock portfolios.
- Image is important to these consumers. They use the Internet to keep up with the latest styles and trends and shop around for good deals.
- *Trendsetters* residents travel often, exploring new destinations and experiences.
- Socially and environmentally conscious, they are willing to pay more for products that support their causes.
- Up-to-date on technology, they explore and exploit all the features of their smartphones.
- They are attentive to good health and nutrition.



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.



LifeMode Group: Midtown Singles

Young and Restless

Households: 2,131,500

Average Household Size: 2.04

Median Age: 29.8

Median Household Income: \$40,500

WHO ARE WE?

Gen Y comes of age: Well-educated young workers, some of whom are still completing their education, are employed in professional/technical occupations, as well as sales and office/administrative support roles. These residents are not established yet, but striving to get ahead and improve themselves. This market ranks in the top 5 for renters, movers, college enrollment, and labor force participation rate. Almost 1 in 5 residents move each year. More than half of all householders are under the age of 35, the majority living alone or in shared nonfamily dwellings. Median household income is still below the US. Smartphones are a way of life, and they use the Internet extensively. *Young and Restless* consumers are diverse, favoring densely populated neighborhoods in large metropolitan areas; over 50% are located in the South (almost a fifth in Texas), with the rest chiefly in the West and Midwest.



OUR NEIGHBORHOOD

- One of the youngest markets: More than half the householders under age 35; median age 29.8.
- Primarily single-person households (Index 163) with some shared households (Index 201).
- Highly mobile market, beginning careers and changing addresses frequently.
- Naturally, one of the top 5 renter markets (Index 233).
- Apartment rentals popular: 44% in 5–19 unit buildings (Index 487), 27% in 20+ unit buildings (Index 318).
- Majority of housing built in 1970 or later (84%).

SOCIOECONOMIC TRAITS

- Education completed: More than 2 out of 3 have some college, an associate's degree, or a bachelor's degree or higher. Almost 14% are still enrolled in college (Index 175).
- Labor force participation rate is exceptionally high at 75.0%; unemployment is low at 5.2%.
- These are careful shoppers, aware of prices, and demonstrate little brand loyalty.
- They like to be the first to try new products, but prefer to do research before buying the latest electronics.
- Most of their information comes from the Internet and TV, rather than traditional media.
- Carry their cell phone everywhere they go.

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