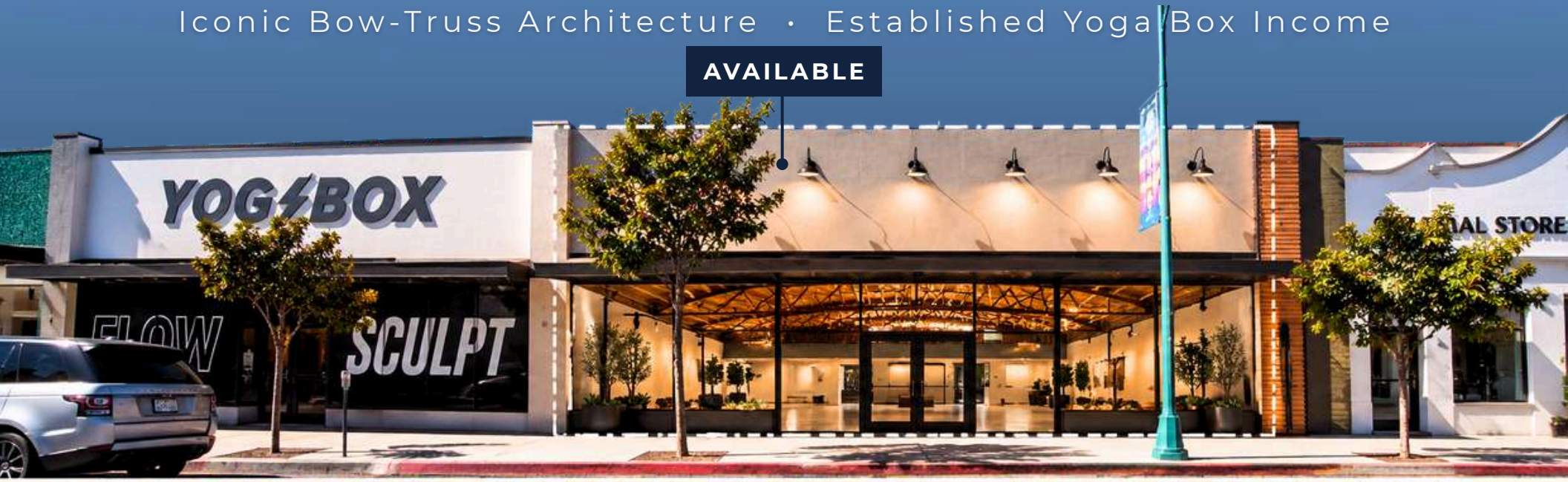
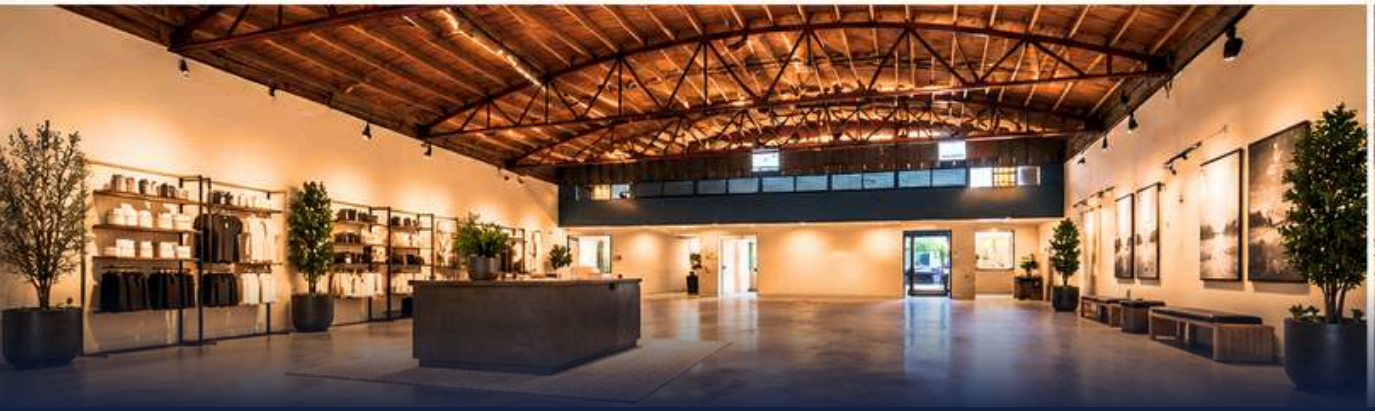
RARE NORTH PARK RETAIL OPPORTUNITY

Iconic Bow-Truss Architecture · Established Yoga Box Income

AVAILABLE







*THESE DEPICTIONS ARE RENDERINGS

FOR SALE/LEASE

3956–3974 30TH STREET

VACANT
±10,280 SF

TOTAL BUILDING
±12,934 SF

CAST
CAPITAL PARTNERS

A RARE **CONTIGUOUS** OPPORTUNITY ON 30TH ST

3956-3974 30th Street offers one of the largest contiguous retail/creative spaces available in North Park, with ±10,280 SF vacant in a ±12,934 SF building on the 30th Street corridor. Near the 30th Street and University Avenue intersection, the property sits on ±15,337 SF of land at the center of the neighborhood's main commercial district.

For a retailer, restaurant, fitness concept or creative user that has struggled to find enough square footage in North Park's small-storefront inventory, this space provides room to build a flagship-scale footprint in one of San Diego's most active pedestrian districts.

ADDRESS	3956-3974 30TH ST, SAN DIEGO, CA 92104	**BUILDING SIZE**	±12,934 SF
ZONING	CN-1/CC3-9	**LEASED SF**	±2,654 SF
POTENTIAL USES	FITNESS, CHURCH, EVENT VENUE, LIVE ENTERTAINMENT, RETAIL	**VACANT SF**	±10,280 SF

SALE PRICE: $5,500,000 ($425/SF) **LEASE RATE: $3.00/SF NNN**



RENDERING

WHY 30TH STREET

Rare ±10,280 SF Available Space – One of the largest contiguous retail/creative spaces available in North Park, with the flexibility to accommodate a variety of uses and potential demising opportunities.

Irreplaceable Bow-Truss Architecture – Dramatic exposed wood bow-truss ceilings, soaring ceiling heights of approximately 15 feet, and an expansive open floor plan create a distinctive architectural environment.

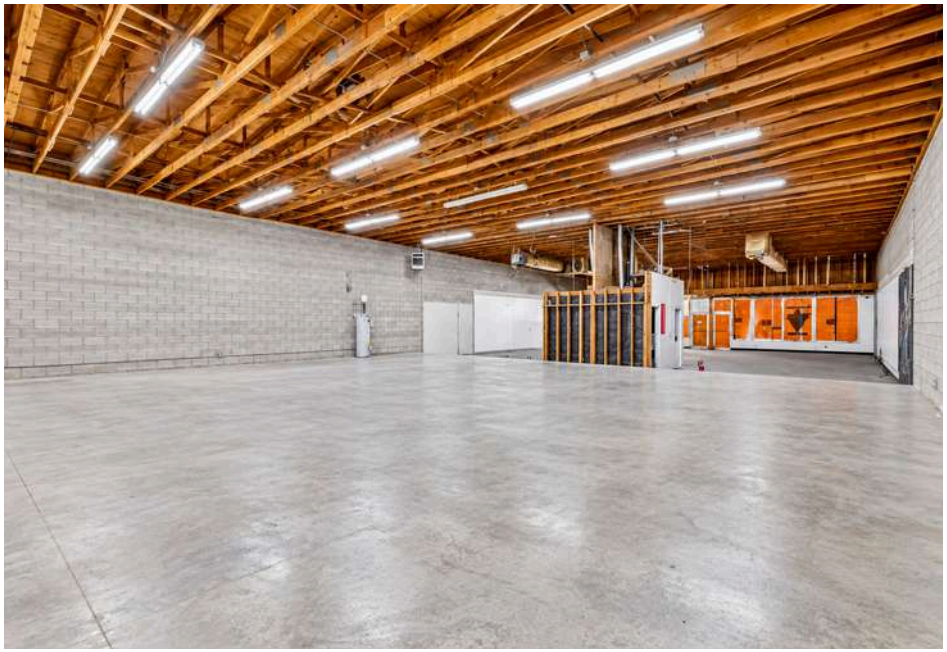
Premier North Park Location – Strategically positioned along the highly desirable 30th Street corridor, surrounded by some of San Diego's most popular restaurants, breweries, fitness studios, entertainment venues, and boutique retailers.

Strong In-Place Income from Yoga Box – The property benefits from substantial existing rental income generated by Yoga Box, an established fitness tenant occupying approximately 2,654 SF. This provides an additional $127,944 of income in Year 1.

Convenient Public Parking – Located near the North Park Garage, a multilevel structure with approximately 388 parking stalls, providing additional parking options for customers and employees.

Highly Versatile Space – Ideal for fitness and wellness, retail, showroom, church, event spaces, restaurant, entertainment, or other creative commercial concepts, subject to applicable approvals.





IN-PLACE INCOME

TENANT
THE YOGA BOX

LEASED AREA
±2,654 SF
(3964 30TH ST)

LEASE TYPE
NNN

INITIAL TERM
12 YEARS

ANNUAL INCREASES
3.0%

STARTING BASE RENT
$10,662/MO
($4.02/SF)

RENEWAL OPTION
ONE 5-YEAR OPTION
AT 3.0% INCREASES



STARTING BASE INCOME

$127,944/YR

PARKING WITHIN WALKING DISTANCE

The North Park Garage is within walking distance of the property, with approximately **388 stalls** over 5 levels.
Local businesses receive additional **parking discounts.**

NORTH PARK GARAGE

HOURLY PARKING	$1/HOUR	**DAILY MAXIMUM**	APPROXIMATELY $5
2-HOUR VISIT	$2	**MONTHLY RESIDENT PARKING**	APPROXIMATELY $45





NEARBY PARKING OPTIONS

1	PCH	4005 30TH ST
2	3854 GRIM AVE	3854 GRIM AVE
3	LA BOHEME RETAIL	3950 OHIO ST
4	3815 GRIM AVE	3815 GRIM AVE
5	DIAMOND PARKING	3963 OHIO ST
6	LAZ PARKING	3928 OHIO ST
7	NORTH PARK GARAGE	3829 29TH ST
8	2747 UNIVERSITY AVE	2747 UNIVERSITY AVE
9	3151 UNIVERSITY AVE	3864 32ND ST
10	MATHEWS CLEANERS	3925 OHIO ST

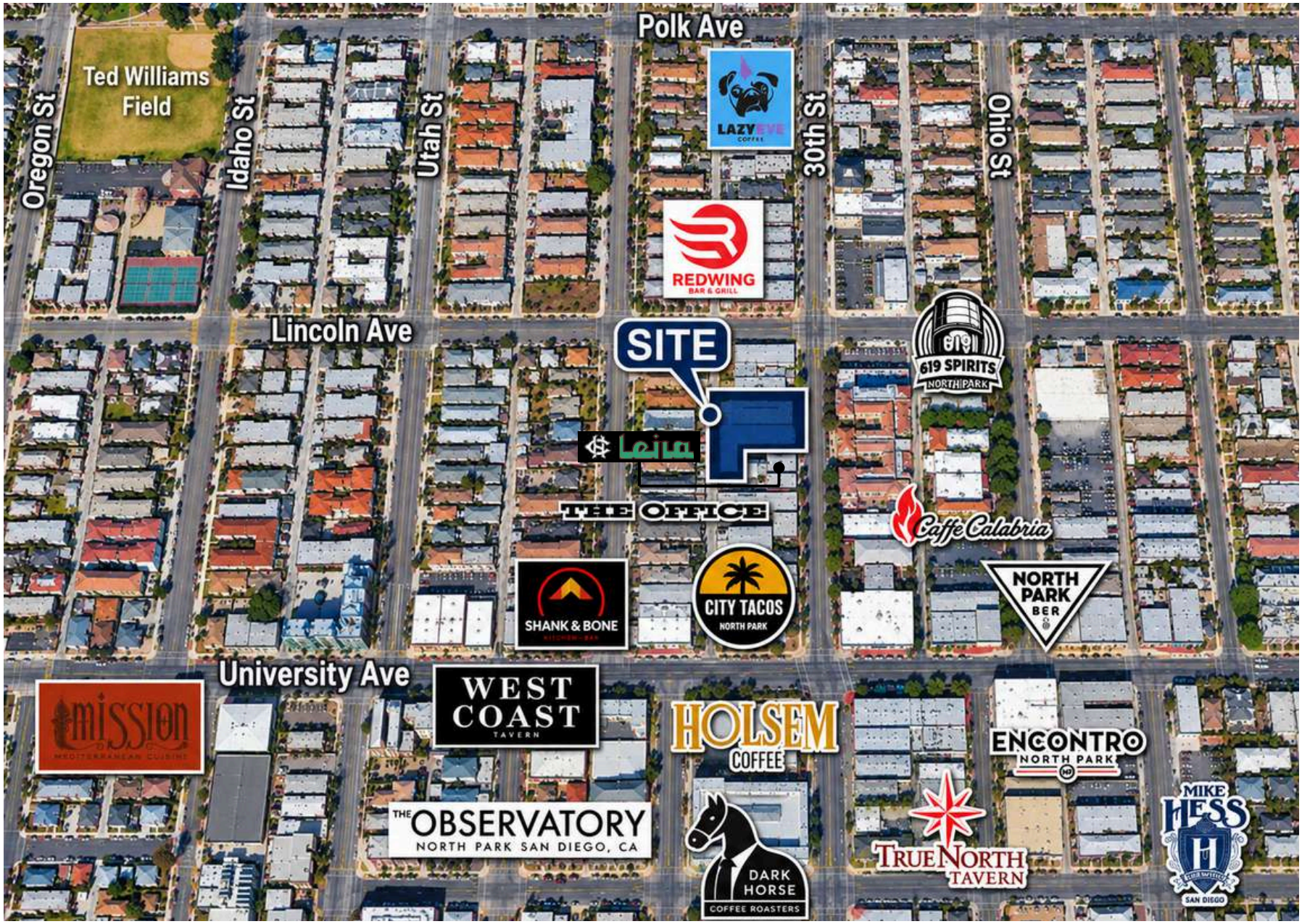
NORTH PARK SAN DIEGO

North Park is one of San Diego's most established urban neighborhoods, about 3 miles northeast of downtown and bordered by Balboa Park to the southwest. Its center is the intersection of 30th Street and University Avenue, home to the landmark North Park sign and the 1912 Stevens Building, the neighborhood's first major commercial building.

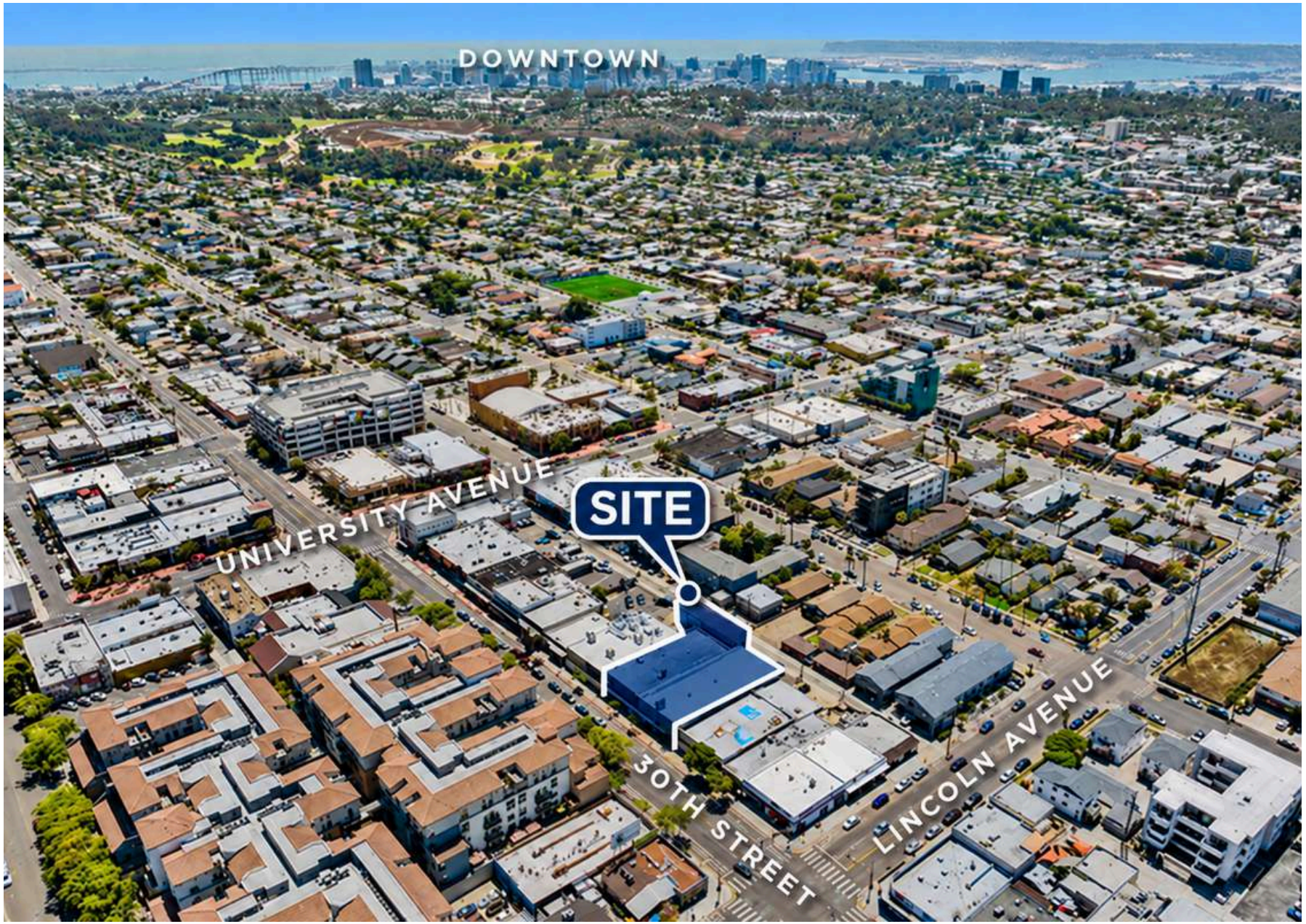
Over the past two decades the district has become one of the city's leading dining and craft-beer destinations while keeping its walkable, neighborhood-scale character. Its historic Craftsman bungalows and dense mix of apartments support a steady, local customer base within walking distance.



AMENITY MAP


Polk Ave
Ted Williams Field
Oregon St
Idaho St
Utah St
30th St
Ohio St
Lincoln Ave
SITE
REDWING BAR & GRILL
619 SPIRITS NORTH PARK
THE OFFICE
Caffe Calabria
SHANK & BONE
CITY TACOS NORTH PARK
NORTH PARK BER
University Ave
MISSION
WEST COAST TAVERN
HOLSEM COFFEE
ENCONTRO NORTH PARK
THE OBSERVATORY NORTH PARK SAN DIEGO, CA
DARK HORSE COFFEE ROASTERS
TRUE NORTH TAVERN
MIKE HESS SAN DIEGO

AERIAL MAP


DOWNTOWN
UNIVERSITY AVENUE
SITE
30TH STREET
LINCOLN AVENUE

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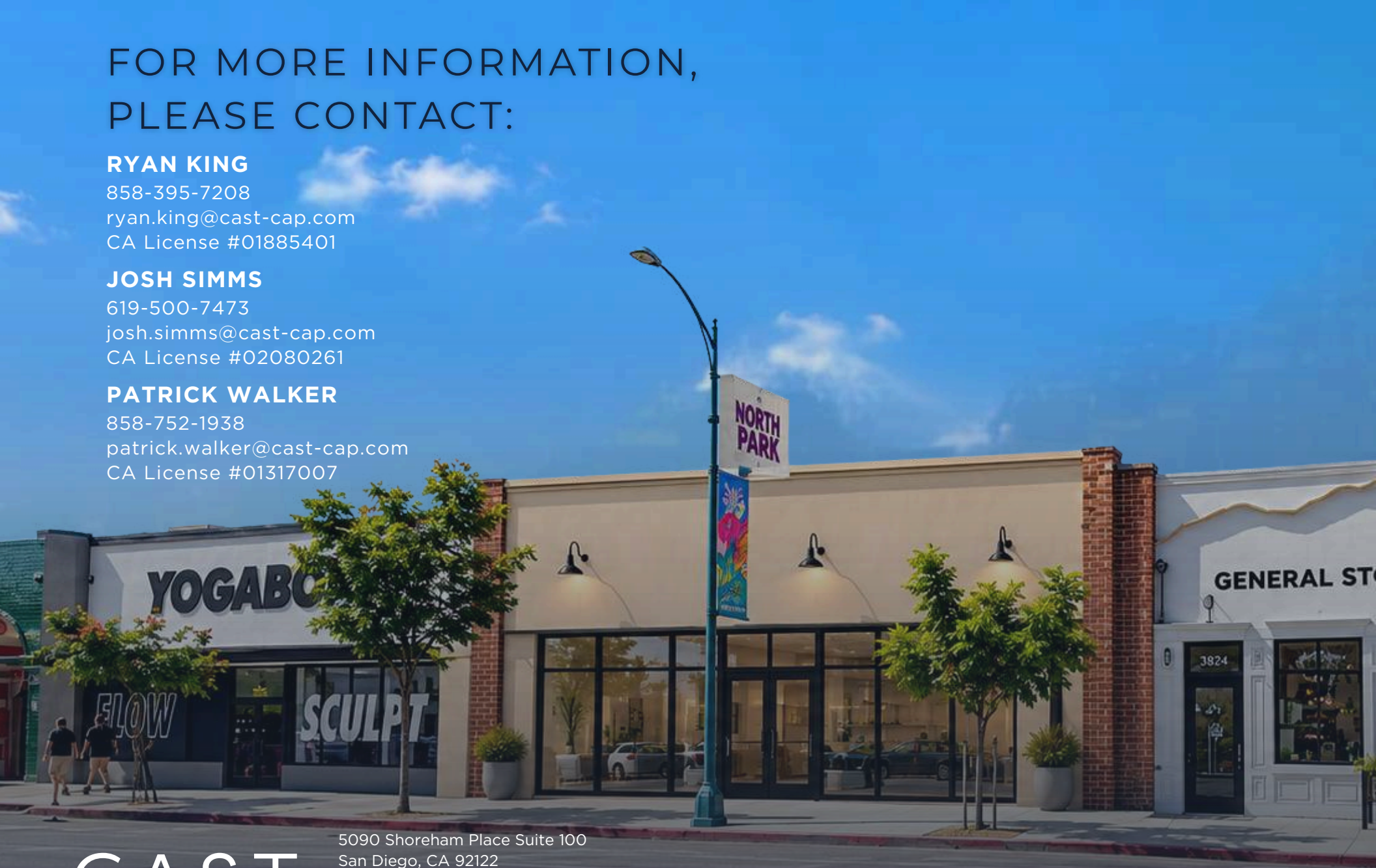

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RENDERING

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