

MAYFAIR COMMUNITES IS PROUD TO PRESENT



RENDEZVOUS

FOR SALE
NORTH PARK OWNER-USER OPPORTUNITIES

±±679 - 1,442 SF

THE OFFERING

The commercial retail storefront condos at Rendezvous are ideal owner-user opportunities, located beneath 35 newly built residential condos in the heart of North Park.

Set at the crossroads of San Diego's most dynamic neighborhoods, this space offers unbeatable access to local dining, shopping, and culture. With a steady influx of residents and the neighborhood's continued evolution, Rendezvous is the perfect chance for an owner-user to plant roots and thrive in one of the city's most energetic lifestyle corridors.

Address	4473 30th St, San Diego, CA 92116
Condo Size	±679 - 1,442 SF
Asking Price	\$679,000 - \$1,442,000
Price PSF	\$1,000 PSF
Space Type	Retail/Office





THE HIGHLIGHTS

- Located in the heart of North Park at the crossroads of one of the city's most dynamic lifestyle neighborhoods
- Space features a brand-new modern design with large expansive storefronts to 30th Street, smooth concrete floors, large open layout for versatile design, and two dedicated parking spaces per commercial condo
- Built-in clientele with 35 residences above and over 1,500 residential units within a 0.2 mi. radius – including 5 newly built high-density luxury apartment communities within 3 blocks of Rendezvous
- Incredibly convenient efficiency with direct I-805 access, minutes to I-8, and benefits from an increase in rapid transit services
- Situated on North Park's main north/south transit corridor, 30th Street - 5,916 ADT
- With a walk score of 96, this property is nestled in one of San Diego's most walkable, bike-friendly, and densely populated neighborhoods
- North Park stands at the forefront of urban infill, continually drawing new residents and visitors
- Join landmark businesses and iconic North Park locals such as James Coffee, Fall Brewing, Polite Provisions, Fortunate Son, and An's Dry Cleaning

THE PLANS

SPACE 101

Condo Size ±1,233 SF

Asking Price \$1,233,000

HOA \$248/ Mo.



SPACE 103

Condo Size ±679 SF

Asking Price \$679,000

HOA \$230/ Mo.



SPACE 104

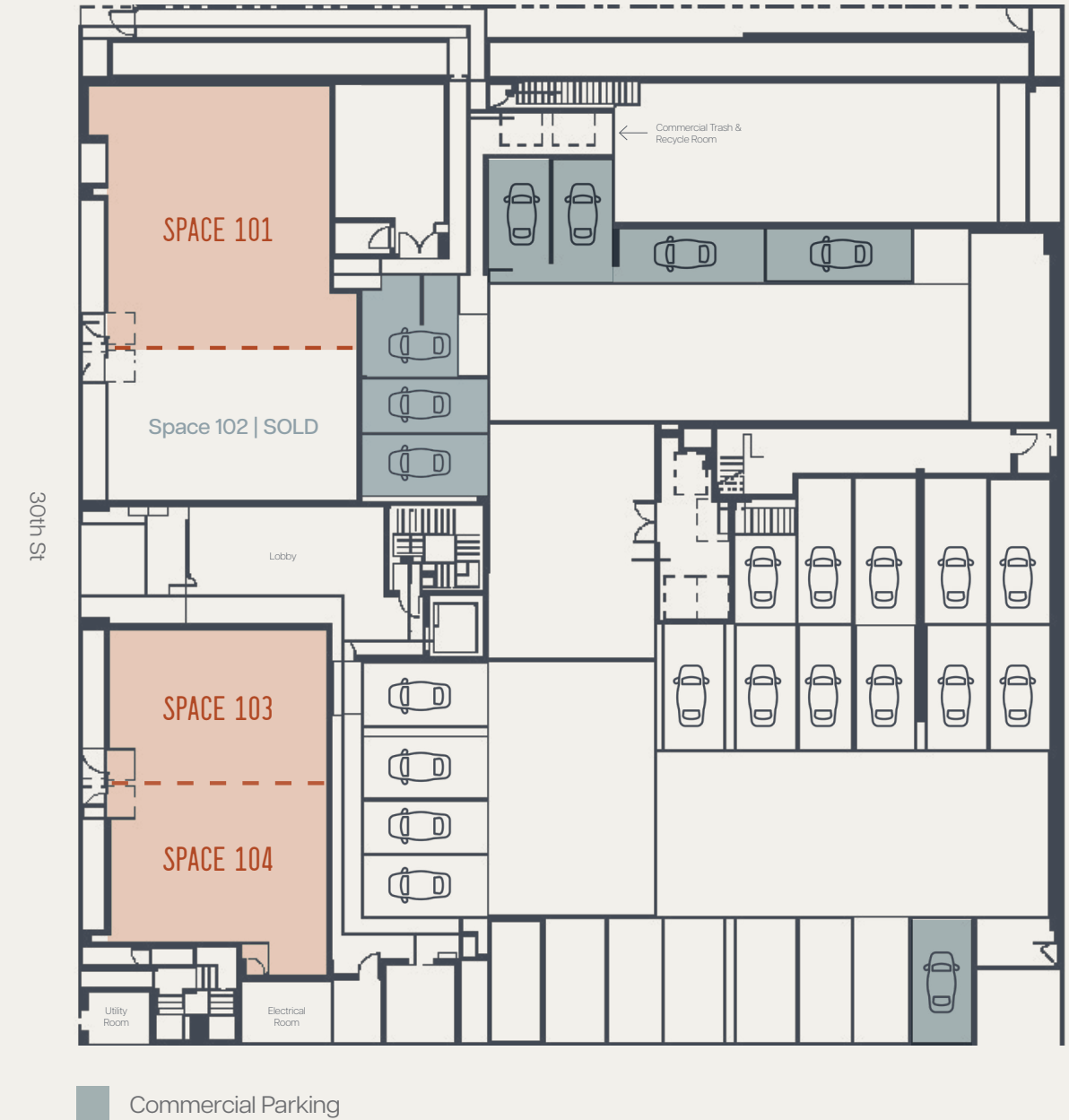
Condo Size ±763 SF

Asking Price \$763,000

HOA \$228/ Mo.



**Suites 103 & 104 contiguous to ± 1,442 SF*



THE PHOTOS

SPACE 101 & 102



SPACE 103 & 104



TO THE NORTH

- | | |
|--------------------------|--------------------------|
| ① Le Aza | ⑬ Peel Simply Skin |
| ② Poor House Brewing | ⑭ OBB Pilates |
| ③ Outfits & Oddities | ⑮ Polite Provisions |
| ④ Corner Nail Lounge | ⑯ Fortunate Son |
| ⑤ Chris Ono Island Grill | ⑰ Swan Bar |
| ⑥ Sushi Uno | ⑱ Antique Row Cafe |
| ⑦ Fall Brewing Co. | ⑲ Et Voila! |
| ⑧ Mayra's Bakery | ⑳ Le Jardin Secret |
| ⑨ Mixed Grounds | ㉑ Wormwood |
| ⑩ The Friendly | ㉒ Air Conditioned Lounge |
| ⑪ The Nood Bar | ㉓ El Zarape |
| ⑫ Senior Mangos | ㉔ Organic Facial Spa |



TO THE SOUTH

- | | |
|---------------------------|------------------------|
| ① James Coffee Co. | ⑬ Activate House |
| ② Tacotarian | ⑭ El Cid Brewing Co. |
| ③ Seek Beer Co. | ⑮ Moe Coffee |
| ④ Axeventures | ⑯ Big City Bagels |
| ⑤ Cinkuni | ⑰ Soleil Hair Boutique |
| ⑥ Belching Beaver | ⑱ Peace Love Tan |
| ⑦ Rudford's | ⑲ Working Class |
| ⑧ Coffee & Tea Collective | ⑳ Little Sisters Pizza |
| ⑨ Performace 360 | ㉑ Fairplay |
| ⑩ Cafe Madeleine | ㉒ Crazee Burger |
| ⑪ Marigold Bagels | ㉓ North Park Beer Co. |
| ⑫ Pure Project | ㉔ City Dragon |



THE DEMOGRAPHICS



POPULATION

1 Mile	48,179
2 Miles	130,116
3 Miles	256,564



CONSUMER SPENDING

1 Mile	\$719M
2 Miles	\$1.9B
3 Miles	\$3.6B



DAYTIME EMPLOYEES

1 Mile	18,098
2 Miles	75,695
3 Miles	149,491



AVG. HOUSEHOLD INCOME

1 Mile	\$94,418
2 Miles	\$102,394
3 Miles	\$102,023



NORTH PARK



SOCIAL SCENE

North Park stands out as one of San Diego's most vibrant neighborhoods, alive with craft cocktails, live music, and a thriving arts culture. Trendy bars, energetic dance spots, and top-tier breweries line the streets, while eclectic restaurants and community gatherings add to the neighborhood's dynamic rhythm. From concerts at the Observatory to art-filled strolls and local events in the Mini Park, North Park radiates a creative energy that draws crowds and fosters connection.

DINING

North Park's dining scene mirrors the neighborhood's vibrant character—an eclectic mix of global flavors and local creativity. Standout destinations like Tribute Pizza and Cori Pastificio Trattoria sit alongside inventive concepts such as Mabel's Gone Fishing and Wormwood. From wood-fired pizzas and refined seafood to French bistro classics and modern Mexican dishes, the area serves bold flavors and memorable meals in settings that reflect its dynamic culinary culture.

JUST BEYOND

Rendezvous is set in a central location with easy access to some of San Diego's most vibrant surrounding neighborhoods. Nearby, University Heights and Normal Heights feature a distinct mix of dining, shopping, and local charm. Major freeways are just moments away, providing quick connections to Downtown, the bay, airport, and other key San Diego destinations.

THE PULSE OF NORTH PARK

North Park is one of San Diego's most exciting up-and-coming neighborhoods, known for its walkable streets, creative culture, and unbeatable craft beer scene. At the heart of the action is the vibrant intersection of University Avenue and 30th Street—often hailed as the best beer neighborhood in the nation. Dubbed “Beer Street,” 30th Street is lined with brewery tasting rooms and local bars, making it a must-visit for craft beer lovers. Beyond the brews, North Park offers a colorful mix of murals, indie boutiques, and an ever-evolving dining scene that reflects the neighborhood's eclectic and energetic spirit. Whether exploring by day or night, North Park delivers a unique slice of San Diego life.



Botanica





San Diego, California's second-largest city and the eighth largest in the U.S., has a population of nearly 1.3 million and over 3 million countywide. Spanning 4,200 square miles, the county includes 18 cities and vibrant communities like the Gaslamp Quarter, La Jolla, Coronado, and Hillcrest. Known for its booming arts, culture, and culinary scene, San Diego features 6,400 restaurants, Balboa Park's museums and zoo, 92 golf courses, luxury resorts, historic districts, and multicultural events. With so much to explore, San Diego offers an unforgettable experience for every visitor.

SAN DIEGO



RANKED NO. 1 AS THE MOST FUN PLACE TO LIVE IN THE U.S.



RANKED NO. 2 AS THE MOST INCENTIVE CITY IN THE WORLD





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