

FREESTANDING BUILDING

4034 30th St

CREATIVE OFFICE/RETAIL/RESTAURANT

FOR LEASE | ±5,000 SF (POTENTIALLY DIVISIBLE)

Don't miss out on
this opportunity
within one of San
Diego's hippest
neighborhoods.

5+ parking spaces

50'+ frontage on
30th Street



UPG **URBAN**
PROPERTY
GROUP EST. 1989

upgsocal.com | 858.874.1989

About

A rare opportunity to make your mark in one of San Diego's most vibrant and sought-after neighborhoods. The approximate **5,000 SF freestanding building** offers the flexibility to create a distinctive **creative office, retail, restaurant, or hybrid concept** with a strong street presence.

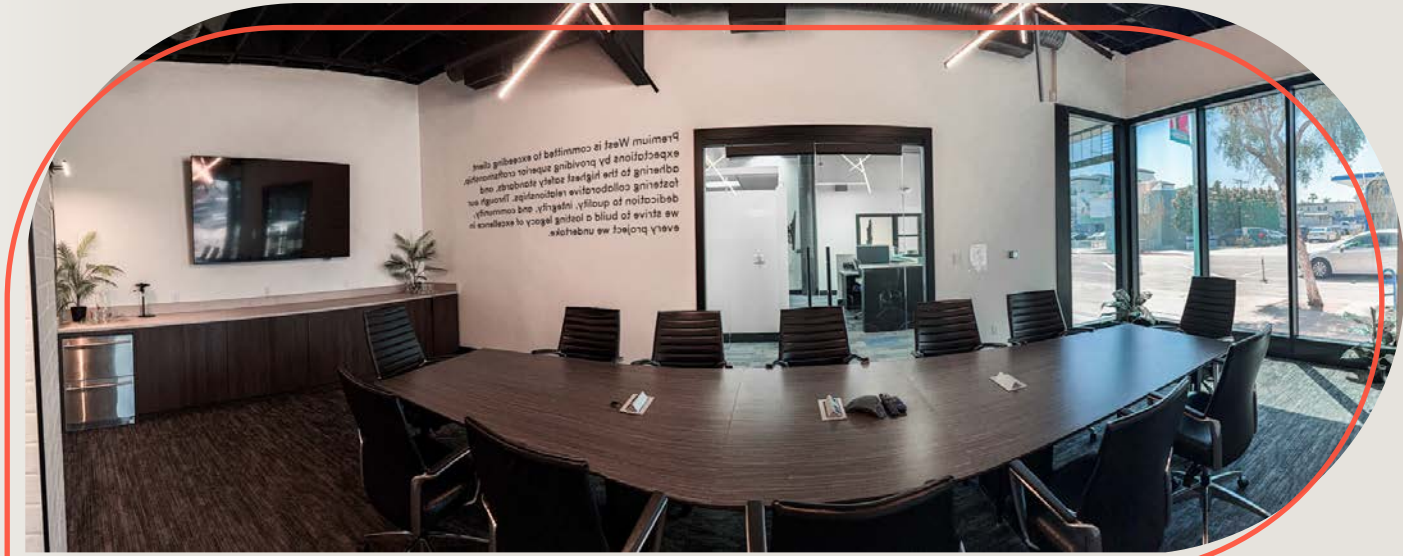
Positioned directly on **30th Street**, the property features **50+ feet of frontage**, creating excellent visibility and an inviting presence for customers, clients, and visitors. With **5+ on-site parking spaces**, the property offers a valuable combination of walkability, accessibility, and convenience.



“30th Street in North and South Park is easily the Nation’s best beer boulevard”

-Men's Journal

The Property





Office/Retail/Restaurant
Space Use



±5,000 SF
Available Space
**Potentially Divisible*



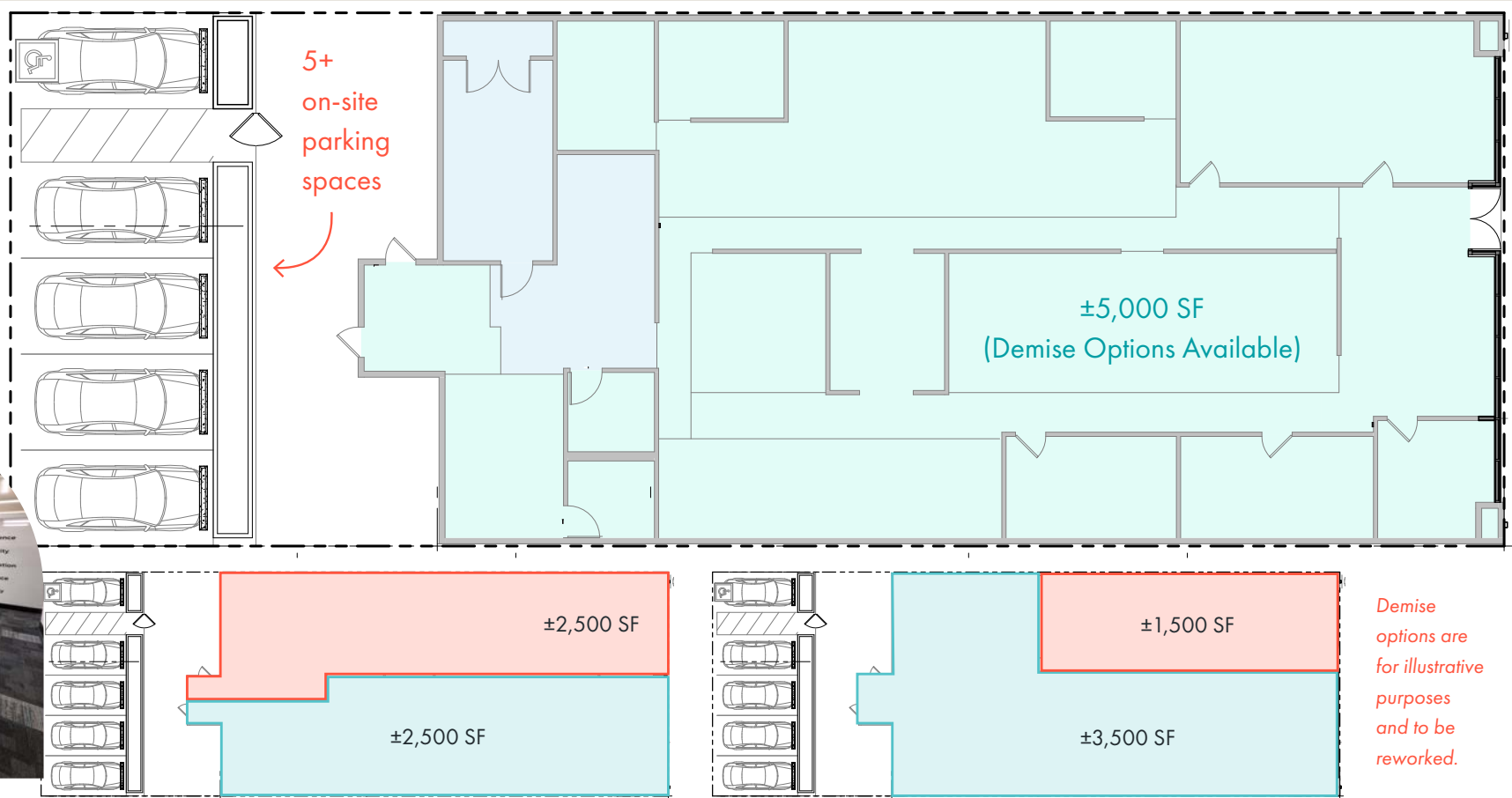
4034 30th St.
Address

Located along one of San Diego’s most active neighborhood corridors, the property offers **50+ feet of prime frontage** along 30th Street with exceptional visibility. The location provides **convenient access** to I-805, SR-163, and Downtown San Diego, while the dense surrounding residential population creates a strong built-in customer base. Ample nearby street and public parking adds convenience, and the property offers excellent opportunities for **prominent signage** and branding to maximize visibility.



#13
*America’s
Best Hipster
Neighborhood*
Forbes

Ceiling Heights
approx 13’, Free
Span Building



Path of Development

Partial Lists

Numerous **new developments** have emerged in North Park and surrounding neighborhoods, resulting in an abundance of fresh residential units, retail spaces, restaurants, and artisan galleries.

5 min walk from site!



2906 University Ave

Historic North Park Site Set for 7-Story Residential Redevelopment

11,470+
Existing Units

470+
Units Under Construction

570+
Units Proposed

**Within 1 mi. of site*

A seven-story, 92-unit apartment development is planned for 2906 University Ave in North Park, incorporating the preservation and rehabilitation of a nearly 100-year-old, two-story historic building. Located near the North Park sign and across from The Observatory, the project will restore the original facade while adding **new residential** units above the existing structure.

The Monroe
137 Units

5 min walk
from site!



Amp 30 | 202 Units

15 min walk
from site!



30th & Gunn

North Park Mixed-Use Development



A mixed-use development at 3727 30th St in North Park features a mid-rise building with 78 residential units and approximately 911 square feet of ground-floor retail space suited for a café or restaurant. Located in one of San Diego's most **vibrant urban neighborhoods**, the project sits within a dense mix of residential and retail activity known for its strong local dining and nightlife scene.

8 min walk from site!

The Neighbors

THE LAFAYETTE HOTEL REOPENS

FOLLOWING \$31M RENOVATION

Located just 5 minutes from 30th St, **The Lafayette Hotel** in San Diego has undergone a \$31 million renovation, blending historic charm with modern upgrades. Originally opened in 1946, the revitalized hotel now features 139 upgraded guest rooms, eight new bars and restaurants, and a vibrant pool area open to both guests and locals.

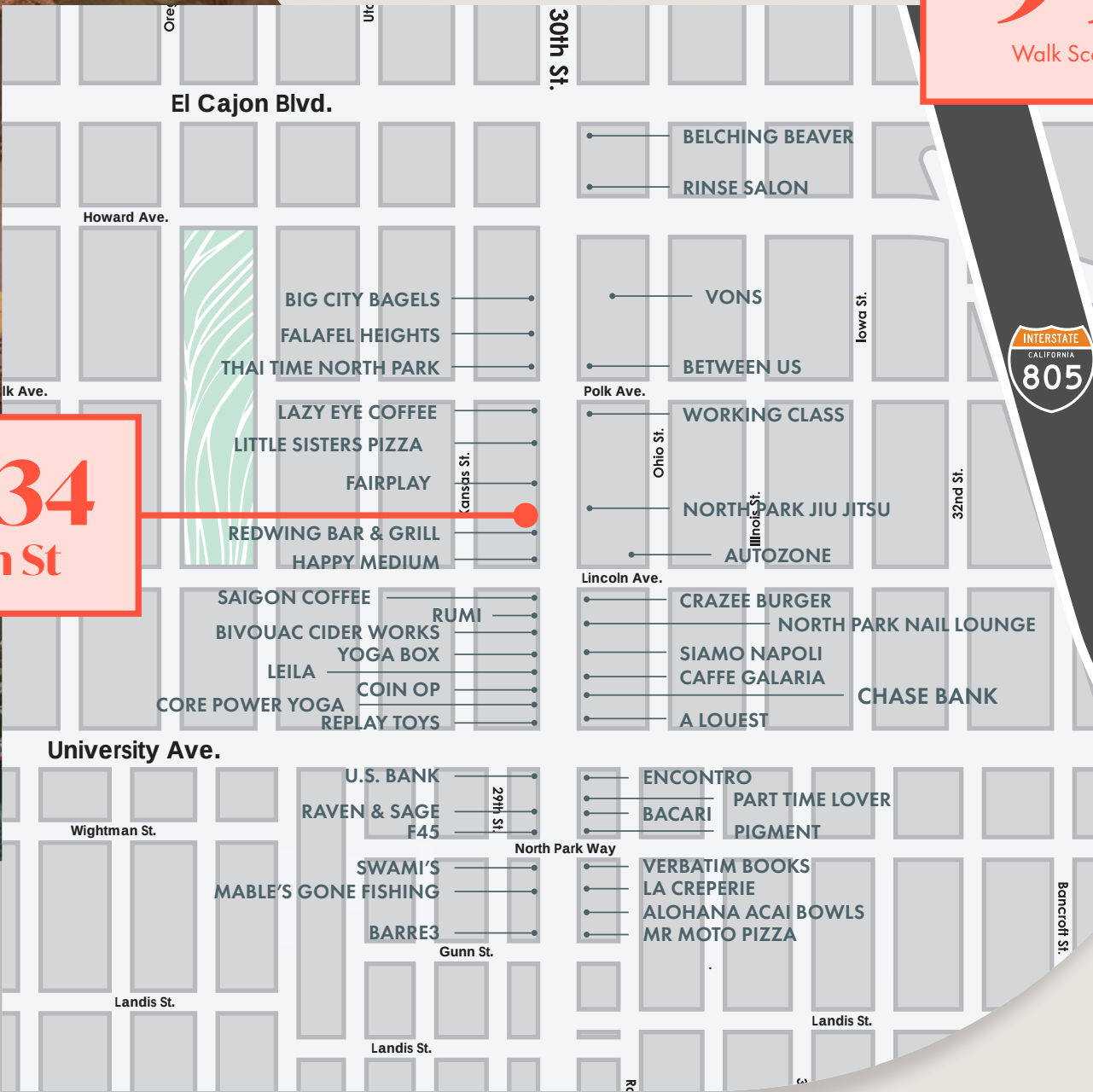
The transformation has been widely praised, making it a **prime staycation destination** and cultural hub in North Park. Notable additions include a vintage-style diner, a moody Oaxacan restaurant, and a bar with a two-lane bowling alley, further elevating the neighborhood's appeal.



4034
30th St

99

Walk Score



À Louest



The Community

Discover North Park

Surrounded by **nonstop neighborhood activity**, this location places you steps from a lively mix of cafés, restaurants, boutiques, fitness studios, and everyday essentials that keep University Avenue thriving from morning to night. Located just east of downtown and bordering Balboa Park, it has become **a magnet for new residents and businesses**, cementing its reputation as a desirable and dynamic area. The neighborhood hosts vibrant festivals and events that showcase local arts, culture, and diversity, fostering an inviting and energetic atmosphere.



As the sun goes down, North Park comes alive with one of San Diego's most **energetic nightlife scenes**. Trendy cocktail lounges, craft breweries, live music venues, and chef-driven restaurants line the neighborhood's walkable streets, creating a vibrant atmosphere that attracts locals and visitors alike. From casual patio drinks to late-night entertainment, North Park offers a **dynamic mix of culture, creativity, and social energy** that keeps the neighborhood buzzing well into the evening.

Where hipsters, craft beer, and music converge.

1,500+

Taste of North Park Attendees

15,000+

North Park Music Fest Annual Attendees



Botanica



131,431
Population



\$116,128
Avg. Household
Income



\$2M
Consumer Spending



79,441
Employees

Contact

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NORTH PARK

