

FOR LEASE

3124 - 3138 UNIVERSITY AVENUE, SAN DIEGO CA 92104



BEER GARDEN

RETAIL

INCREDIBLE LOCATION!

The property located at 3124-3138 University Avenue in San Diego, California, is situated in the vibrant North Park neighborhood. This area is renowned for its eclectic mix of dining, entertainment, shopping and cultural attractions.

The area boasts a high walkability score, making this location attractive for residents and visitors to explore!

Disclaimer: Conceptual rendering is for illustrative purposes only and does not represent a guarantee of final design, construction, or tenant mix. All plans, signage, and improvements are subject to change at the landlord's sole discretion without notice. Prospective tenants and brokers are advised to independently verify all information.

NORTH PARK RETAIL / FOOD + PATIO CONCEPT



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SITE PLAN

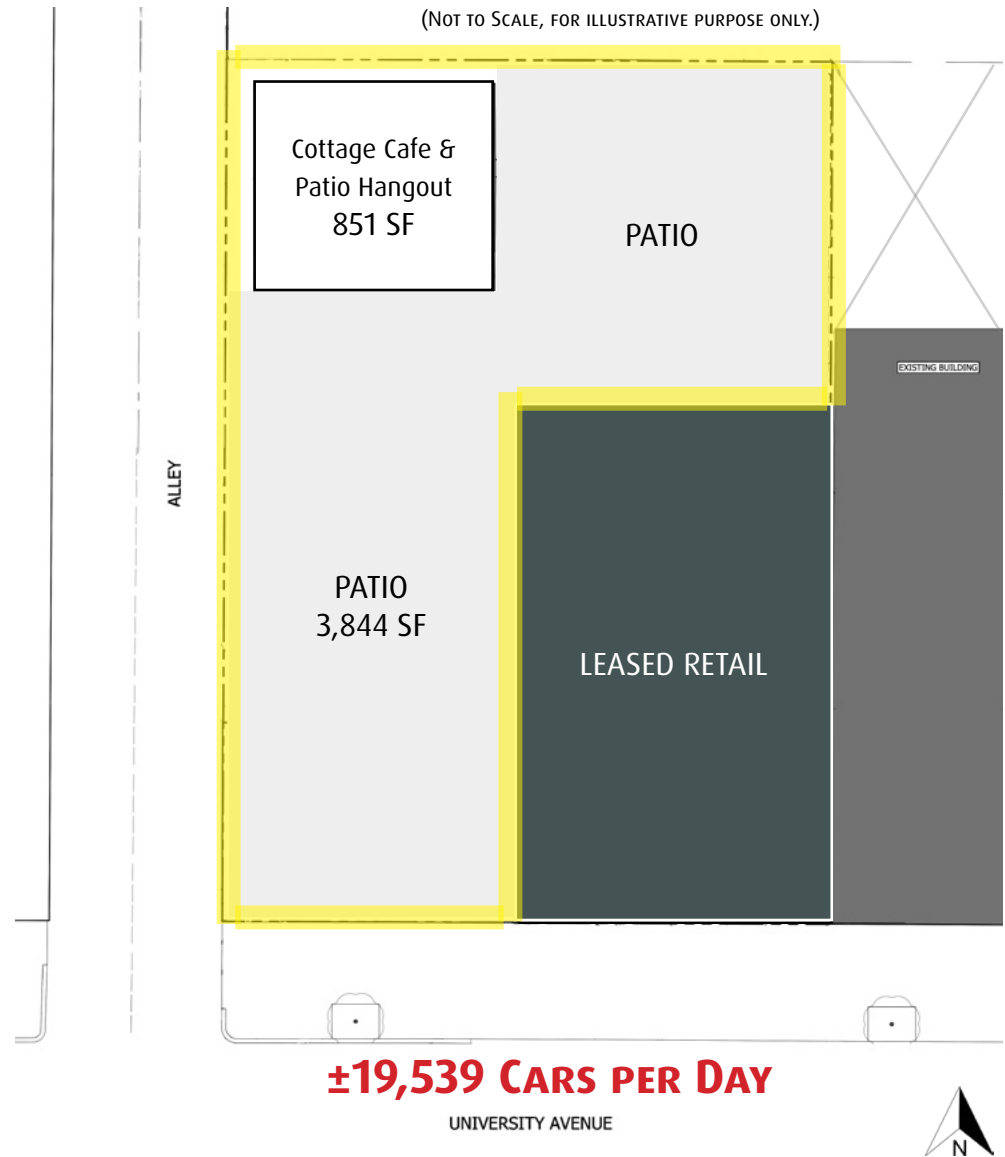
PLEASE CALL TO DISCUSS SPECIFIC VACANCIES AND LEASING OPPORTUNITIES.



AVAILABLE

- Food + Patio Concept (Approx. 4,695 SF Total Program)
- ±851 SF existing 2BR / 1BA cottage planned for restaurant conversion with walk-up capability
- Vacant retail bays being reconfigured to support patio-oriented use

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This information was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.

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LOCATION OVERVIEW



MISSION VALLEY

NORMAL HEIGHTS

UNIVERSITY HEIGHTS

HILLCREST

NORTH PARK

3124-38 UNIVERSITY AVE

Callout box listing nearby businesses:

- macys
- 24 FITNESS
- BED BATH & BEYOND
- TARGET
- Michael's
- AMC THEATRES
- NORDSTROM RACK
- OUTBACK STEAKHOUSE
- Yard House

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NEIGHBORHOOD OVERVIEW



3124-38 UNIVERSITY AVE

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