

pâtisserie mélanie

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*croissants + joie de vivre*

3750

← ACCESSIBLE ENTRANCE

*oh lala*

*croissants + joie de vivre*

**3750 30<sup>th</sup> St. North Park Corner Restaurant For Sale**

+/- 1,500 SF



# Highlights

## Closed Restaurant For Sale with Type 41 ABC License



Restaurant asset sale opportunity on one of the most sought-after corners in North Park, San Diego's hottest dining neighborhood.

Fully built from shell condition just 3 years ago, turn-key restaurant with high end designer finishes and full kitchen with both a Type 1 & Type 2 hood.

2024 Orchid Nomination for Interior Design (Asquared Studio / Melanie Dunn)

Ideal conversion opportunity for an experienced operator at a fraction of the cost of a new build-out.

Sale includes FF&E, leasehold interest, and Type 41 Beer & Wine license.

**Address:** 3750 30<sup>th</sup> St., San Diego, CA 92104

**Size:** ± 1,500 SF plus patio

**Rent:** Contact Broker

**Lease Term:** Contact Broker

**Parking:** 2 reserved spaces, 388 stall garage just 1 block away

**ABC License:** Type 41 Beer / Wine

**Price:** \$245,000





EXIT

premises



premises

premises



NORTH PARK RESTAURANT SALE

# Premier Block

“(North Park is) Pulsing with Eclectic-ricity”

*New York Times*

“#13 Best Hipster Neighborhood in the Nation” *Forbes*

“If a new restaurant opens in San Diego, there’s a fifty-fifty chance it’s in North Park.

Sixty-forty, even. Talent is concentrated here. Weird is also concentrated here.

North Park is a beautiful grab bag of tiny coffee shops and glitzy cocktail bars and mom-and-pop joints and zebra-printed hotel bars. Whole worlds exist behind unassuming doors.” *San Diego Magazine*

“Millennials are flocking to North Park.

They are the largest group of home buyers and more than a quarter of households are between the ages of 25 and 34.”

*CNN Money*



NORTH PARK RESTAURANT FOR SALE

# Neighborhood

“San Diego’s liveliest hipster neighborhood.”

*The Los Angeles Times*

“North Park’s been billed as the heir to the city’s central food nerve for a long, long time. After a decade of revitalization, it’s finally happening. From Tribute Pizza and Finca to Mabel’s Gone Fishing, Happy Medium, and Saigon Coffee, something delicious awaits every few feet.

The simmer is now a boil.”

*San Diego Magazine (Best Restaurants edition, 2024)*

“As much a place for families as it is for singles, this neighborhood offers an eclectic mix of restaurants, coffee houses, boutiques, and bars. North

Park is north of Balboa Park and centered on the brewery-studded intersection of University Avenue and 30th Street. Also known for its culinary scene, the area presents dining options like Mabel’s Gone Fishing for Iberian-inspired dishes, The Smoking Goat, a French mainstay, and City Tacos, serving arguably some of San Diego’s tastiest tacos.”

*Travelmag.com (16 Most up-and-coming neighborhoods in the Nation)*



## REGION

1 Mile

3 Mile

5 Mile

Residential Population

52,365

277,915

590,432

Business Population

10,689

161,110

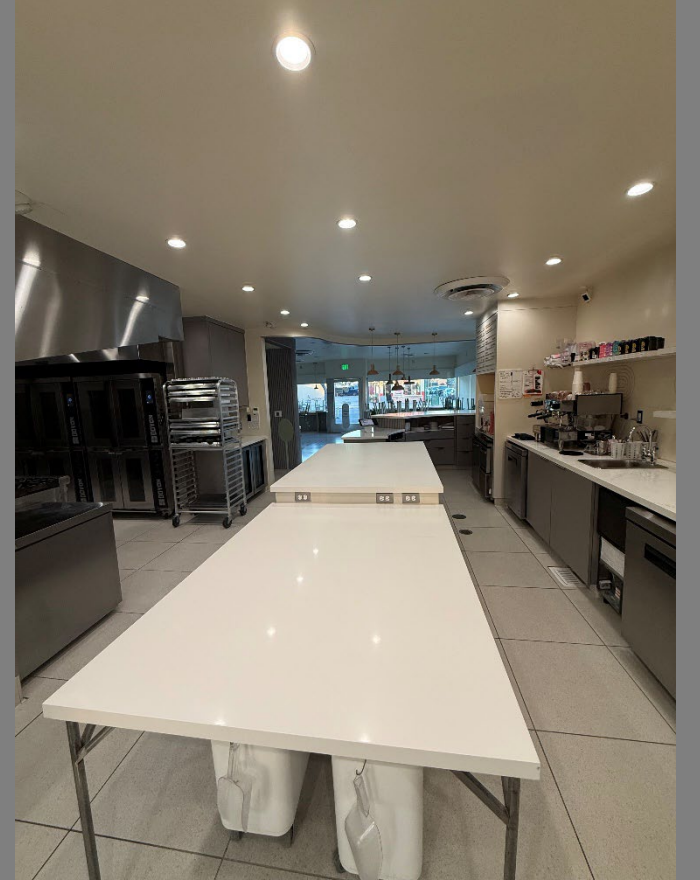
400,196

Average Household Income

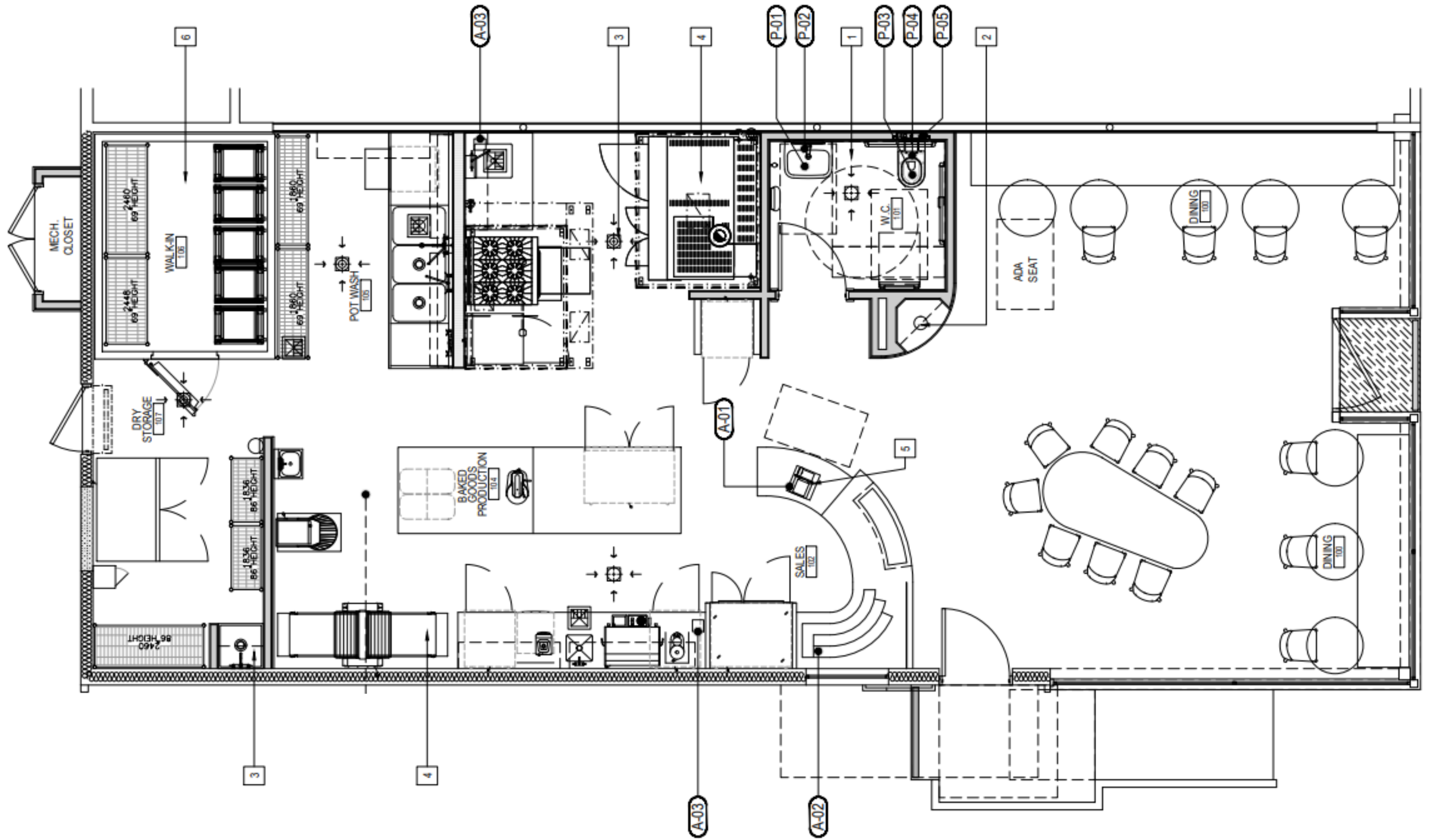
\$96,601

\$98,665

\$99,692

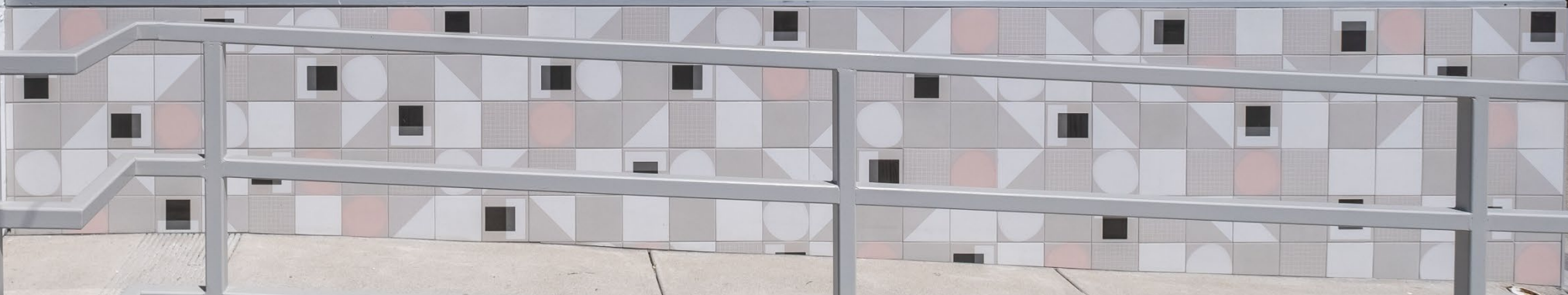


kitchen



floor plan

# pâtisserie mélanie



**contact**

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