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FOR SALE OR LEASE  
RENOVATED CREATIVE OFFICE/RETAIL | NORTH PARK

SALE PRICE:  
\$1,500,000

LEASE RATE:  
\$2.00/SF NNN

MARC POSTHUMUS  
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KURTIS BLANCHARD  
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## PROPERTY FEATURES

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### OPPORTUNITY

*Turn Key Owner  
User Opportunity*



### RENOVATIONS

*100% Renovated  
Commercial Building*



### TIMING

*Move in Ready  
Condition*



### PARKING

*3 Covered  
Garage Stalls*



### SIGNAGE

*Building Signage and  
Visibility on University*



### LOCATION

*Walkable to amenities  
and restaurants*



**MARC POSTHUMUS**

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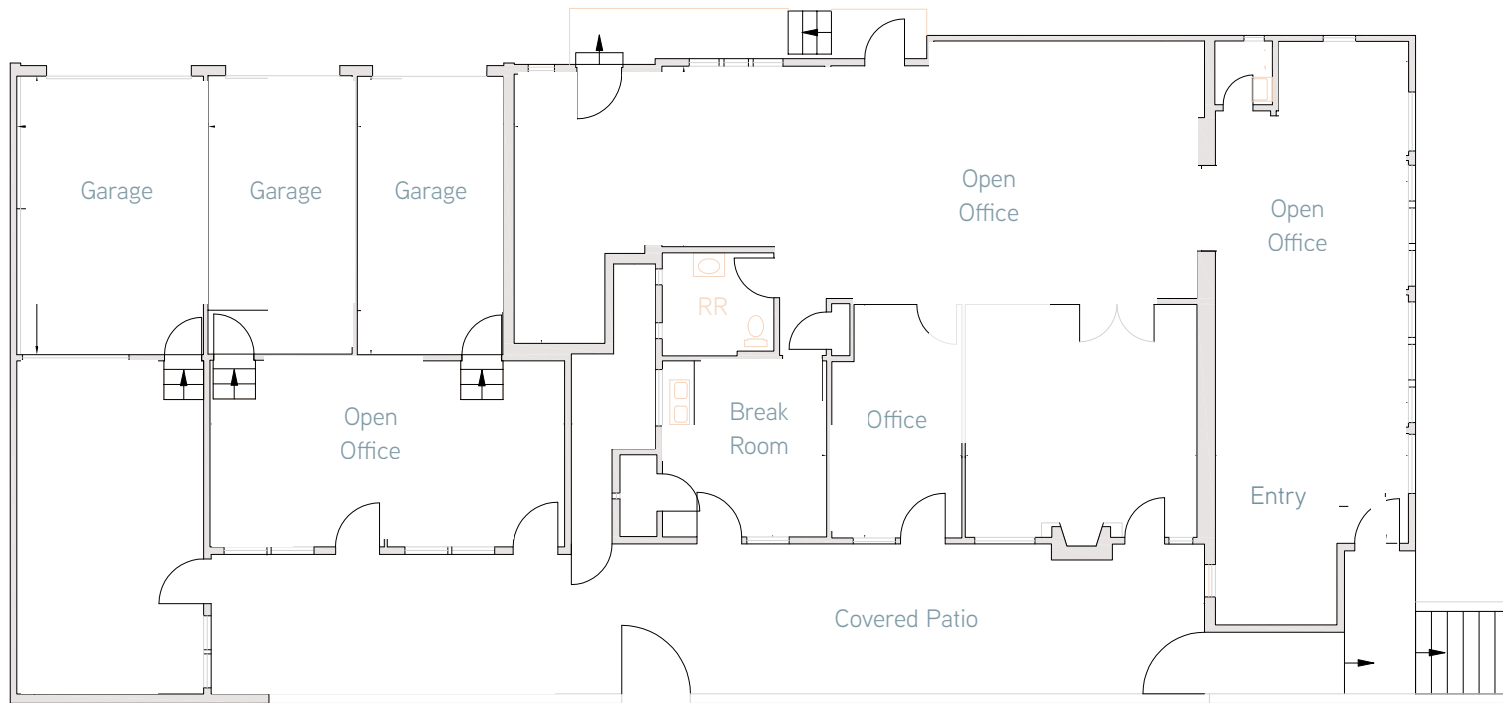
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# FLOOR PLAN

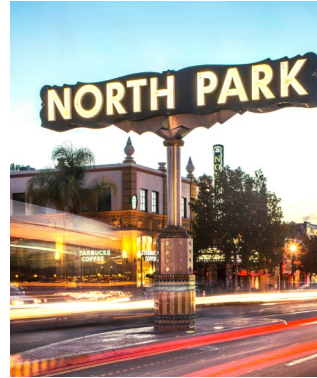


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# NORTH PARK



**66**  
BIKE SCORE



**91**  
WALK SCORE

"North Park is culturally diverse and has art galleries, boutiques, trendy bars with handcrafted cocktails and local brews, and foodie-approved eateries."

*Los Angeles Times*

## THE LOCATION

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North Park is the new black in San Diego's nightlife and arts scene with happening boutiques, salons, galleries, cafes, restaurants, wine and beer bars, and nightclubs. But the neighborhood's longtime eclectic flavor prevails, from the pockets of historic Craftsman and Spanish Revival homes to the mishmash of interesting locals.

**46,602**

POPULATION

2019 | 1 mile radius

**37.8**

MEDIAN AGE

1 mile radius

**\$82,514**

AVG HOUSEHOLD INCOME

2019 | 1 mile radius



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**RETAIL**

- 1 Simply Local
- 2 Maven
- 3 Target Express
- 4 Mimi and Red
- 5 Hunt & Gather
- 6 Geographie
- 7 Love & Aesthetics
- 8 Nok Nok
- 9 Pigment

**RESTAURANTS/DINING**

- 10 Tajima Ramen
- 11 Underbelly
- 12 Wow Wow Waffle
- 13 Nomad Donuts
- 14 Breakfast Republic
- 15 Streetcar Merchants
- 16 Il Postino
- 17 Dunedin North Park
- 18 Soda & Swine
- 19 Pop Pie Co
- 20 Trust
- 21 Madison
- 22 The Smoking Goat
- 23 Tribute Pizza
- 24 Waypoint Public
- 25 Carnitas Snack Shack
- 26 Urban Solace
- 27 Jayne's Gastropub
- 28 URBN
- 29 Thai Time
- 30 Lefty's Chicago Pizzeria
- 31 Pete's Seafood and Sandwich
- 32 Lucha Libre

**COFFEE/TEA**

- 33 Communal Coffee
- 34 Holsem Coffee
- 35 Cafe Calabria
- 36 Dark Horse Coffee
- 37 Young Hickory
- 38 Influx
- 39 Coffee & Tea Collective

**BEER/COCKTAILS/MUSIC**

- 40 Coin-Op
- 41 Livewire
- 42 Belching Beaver
- 43 North Park Beer Co
- 44 Rip Current
- 45 Modern Times Tasting Room
- 46 Fall Brewing
- 47 Eppig Brewing
- 48 Mike Hess Brewing
- 49 Bottlecraft
- 50 Tiger!Tiger!
- 51 Small Bar & Grill
- 52 Park & rec
- 53 Polite Provisions
- 54 Bar Pink
- 55 The Observatory

**HEALTH AND BEAUTY**

- 56 North Park Yoga
- 57 Hello Birdie / The Lab A Salon
- 58 Disconnected Salon

**HOTEL**

- 59 Lafayette Hotel



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# 24 20 UNIVERSITY

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**RENOVATED CREATIVE OFFICE | NORTH PARK**

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