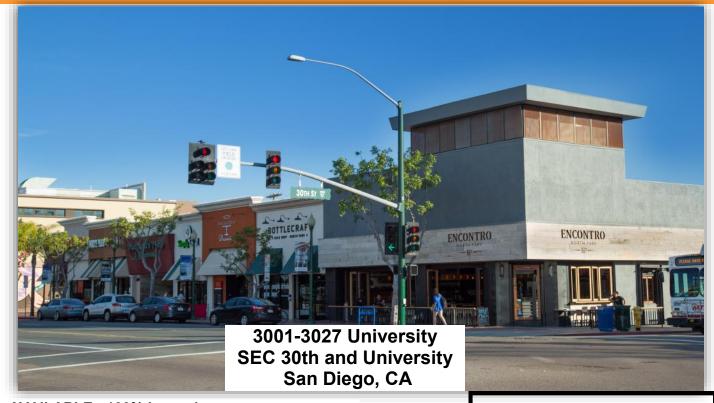
NORTH PARK FOR LEASE



AVAILABLE: 100% Leased

 DEMOGRAPHICS:
 1 MILE
 3 MILES
 5 MILES

 Population:
 50,843
 273,147
 574,306

 Avg HH Income:
 \$56,584
 \$62,394
 \$65,032

LoopKet

TRAFFIC COUNT: University Ave 21,596 ADT 30th Street 18,028 ADT

39,624 ADT (2012)

COMMENTS:

- Best Corner in North Park
- Totally renovated building
- One block away from North Park Theatre
- Directly across the street from a 400 stall parking garage
- Join Heaven Sent Dessert, Florencias Pizza, Ms. Vintage and many others.



For Further Information Contact:

El Cajon Blvd.

Site

30th Street

University Ave

North Park Way

805

Scott Duhs

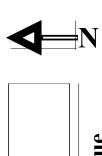
619-491-0614 (Direct) Scott@DuhsCommercial.com CA License: 01048874

3830 Ray Street, San Diego, CA 92104 www.DuhsCommercial.com 619-491-0335 (Office) 619-491-0696 (Fax)

SITE PLAN

Duhs Commercial Office

3830



SHOPS

University Avenue

RAY STREET

A&B Sporting Goods 1,565 sf 3027 Thai Restaurant 3025 1,931 SF Sushi 2,170 SF 3021 Florencia Pizza 3017 Simply Local 1,400 SF 3013 Heaven Sent 975 SF Bottlecraft 1,600 SF Encontro 2,250 SF North Park 3001-3005 Camera

3,672 SF

not a part

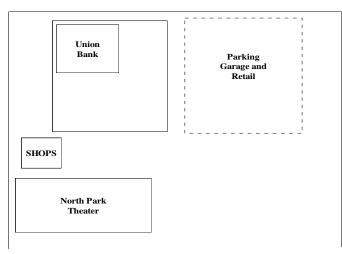
Skate Shop & Clothing Store 3827 Bar 3,000 sf

North Park Way

30th Street

(not a part)

Western Dental



* Not To Scale

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