

North Park Restaurant/Bar Available For Lease

3025 El Cajon Blvd, San Diego, CA 92104



HIGHLIGHTS

- Rare Fully Fixturized Restaurant/Bar Available on El Cajon Blvd in the heart of North's Park Brewery Scene.
- Approx. 3637 SF Building + Rear Covered Patio
- Bustling Nightlife Scene – Amazing synergy with bars, breweries, trendy eateries, coffee shops, art galleries, and hip boutiques.
- Go-to Destination for Craft Beer Enthusiasts.

Anthony Acosta

Associate
Anthony@duhscommercial.com
619.491.0335 Ext. 18
CA Lic. # 01900150

Rob Bloom

Vice President
Rob@duhscommercial.com
619.269.6076
CA Lic. # 01302163



PHOTOS

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BROKERAGE • INVESTMENT • DEVELOPMENT

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NEIGHBORHOOD PROFILE

NORTH PARK

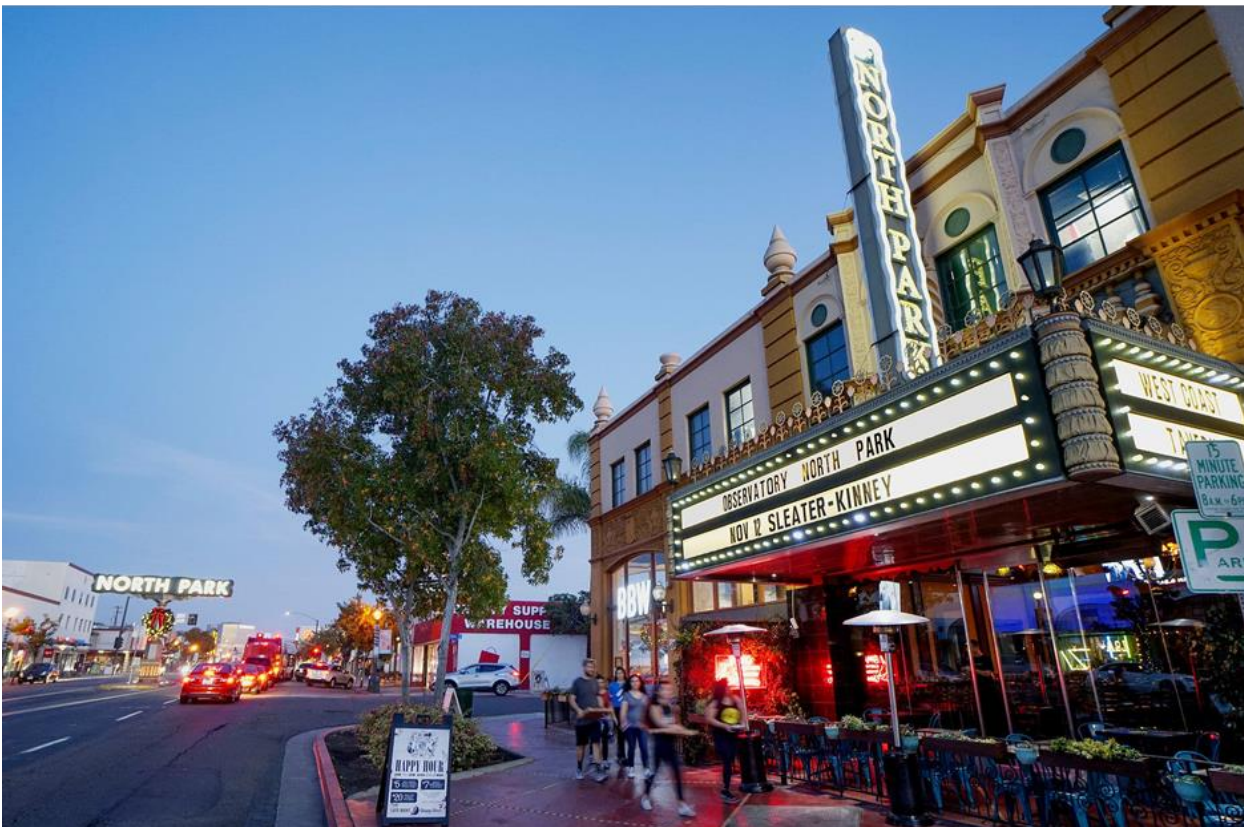
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North Park is home to countless restaurants, cafes, coffee shops, breweries, tasting rooms, and more. What makes North Park a perfect place to enjoy a meal is the walkability of the neighborhood. Within a short walk you can shop at the Thursday Farmers Market, enjoy happy hour and a meal, grab a delicious craft beer, then head out for a nightcap.

Your food and beverage options are nearly endless, and offered by some of the best restaurants, bars, and breweries in town. North Park is home to no fewer than 15 world class breweries and tasting rooms, all within walking distance of one another.

Local and visitors alike love to shop for clothing in North Park. The neighborhood is filled with a variety of boutique, privately owned small businesses offering wears you can't get anywhere else. Find the latest trends, classics, or something off-beat to wear at shops all close to one another. Local stores offer an assortment of unique gifts, including rare, one-off items, as well as handmade or limited supply offerings. With all the artisans, craftsmen, and artists who live in the surrounding community, the variety and quality of gifts is unmatched in San Diego.



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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

AERIAL MAP

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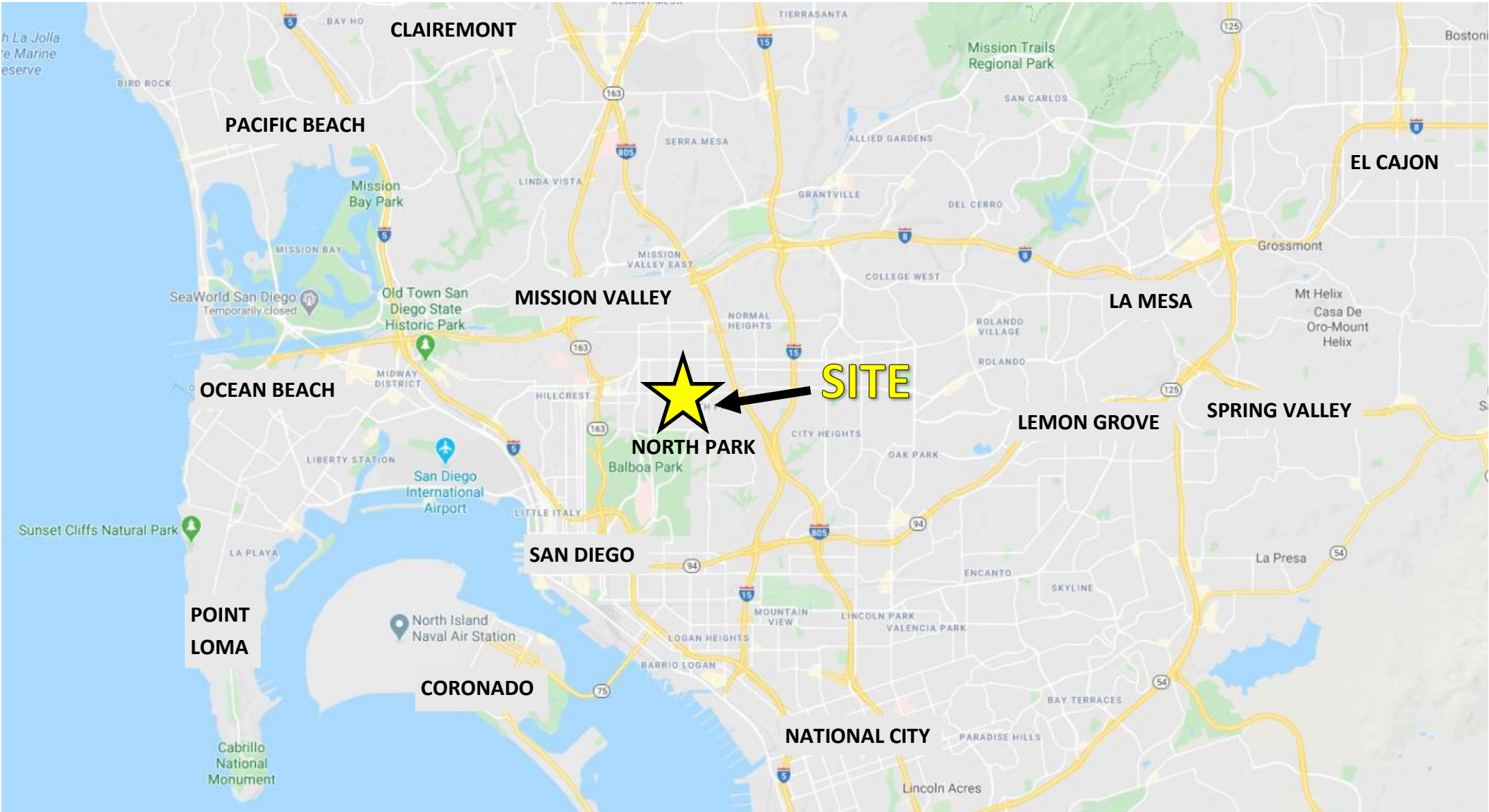
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REGIONAL MAP

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DEMOGRAPHICS

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	1 Mile	3 Mile	5 Mile
Population			
2020 Estimate	55,555	271,996	1,371,659
2025 Projection	56,494	278,445	1,402,979
Growth 2020 - 2025	1.69%	2.37%	2.28%
Growth 2010 - 2020	4.15%	8.49%	8.06%
Median Age	36.70	36.20	35.60
2020 Population By Race			
White	40,994 73.79%	196,840 72.37%	996,246 72.63%
Black	6,546 11.78%	25,107 9.23%	115,615 8.43%
Am. Indian & Alaskan	966 1.74%	3,822 1.41%	17,020 1.24%
Asian	3,924 7.06%	32,880 12.09%	170,453 12.43%
Hawaiian & Pacific Island	330 0.59%	1,362 0.50%	9,088 0.66%
Other	2,795 5.03%	11,986 4.41%	62,237 4.61%
Population by Hispanic Origin			
Non-Hispanic Origin	33,445 60.20%	171,335 62.99%	895,237 65.27%
Hispanic Origin	22,110 39.80%	100,662 37.01%	476,422 34.73%
Households			
2020 Estimate	26,717	119,218	513,481
2025 Projection	27,098	121,957	525,307
2010 Census	26,064	110,521	475,715
Growth 2020 - 2025	1.43%	2.30%	2.30%
Growth 2010 - 2020	2.51%	7.87%	7.94%
2020 Average Household Size	2.00	2.20	2.50
2020 Avg Household Income	\$76,699	\$87,937	\$81,002
2020 Occupied Housing			
Owner Occupied	5,886 22.03%	35,420 29.71%	225,297 43.88%
Renter Occupied	20,831 77.97%	83,797 70.29%	288,184 56.12%
2020 Median Home Value	\$536,684	\$532,461	\$495,801

