

# 30TH & EL CAJON BLVD

**BEST CORNER IN NORTH PARK**

2935 EL CAJON BLVD | SAN DIEGO | 92104

RESTAURANT/BAR OPPORTUNITY  
& RETAIL SPACE FOR LEASE



# SUITE 2941

SIZE: 3,000 SF

RATE: INQUIRE

## CORNER SPACE IN SHELL CONDITION

- GLASS-LINE CORNER SPACE ON 30<sup>TH</sup> & EL CAJON
- SHELL SPACE WITH SKYLIGHTS
- BAR/RESTAURANT CONVERSION POSSIBLE WITH OPEN LAYOUT
- SUPERB SIGNAGE EXPOSURE WITH DAILY TRAFFIC COUNT OF 35,070
- SURROUNDED BY NEW DEVELOPMENT IN SAN DIEGO'S NEWEST NIGHTLIFE DESTINATION



NORTH ELEVATION



HYPOTHETICAL BAR/RESTAURANT BUILD-OUT

EAST ELEVATION

# SUITE 2939

SIZE: ±1,500-3,000 SF

RATE: INQUIRE

- FORMER TATTOO SHOP
- FLEX SPACE ON EL CAJON BLVD
- ROLL-UP DOOR WITH ALLEY ACCESS
- PERFECT FOR CLOTHING STORE, TATTOO SHOP, RETAILER, FITNESS STUDIO, ETC.
- SIGNAGE OPPORTUNITY
- CO-TENANCY WITH PERFORMANCE 360

