

4223 30TH STREET
San Diego, CA 9 2 1 0 4

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**VIRTUAL
TOUR**



ICONIC SAN DIEGO BUILDING FOR LEASE

Available: $\pm 1,600$ SF - $\pm 5,900$ SF
Entire Building or Individual Spaces

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(619)259-0791
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www.uwventures.com

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AVAILABLE FOR LEASE

Available: ±1,600 SF to ±5,900 SF
Entire Building or Individual Spaces

Patio Size: ± 1,600 SF *(shared space for free)*

SPACES:

FRONT:

Size: ±2,500 SF

Base Rent: \$7,625/month

NNN Rate: \$0.68/SF/month

Features: Direct 30th Street frontage.
Highest visibility, walk-in traffic, signage potential.

MIDDLE:

Size: ±1,600 SF

Base Rent: \$4,400/month

NNN Rate: \$0.68/SF/month

Features: Connects to fenced patio. Bar already installed indoor/outdoor service ready.

BACK:

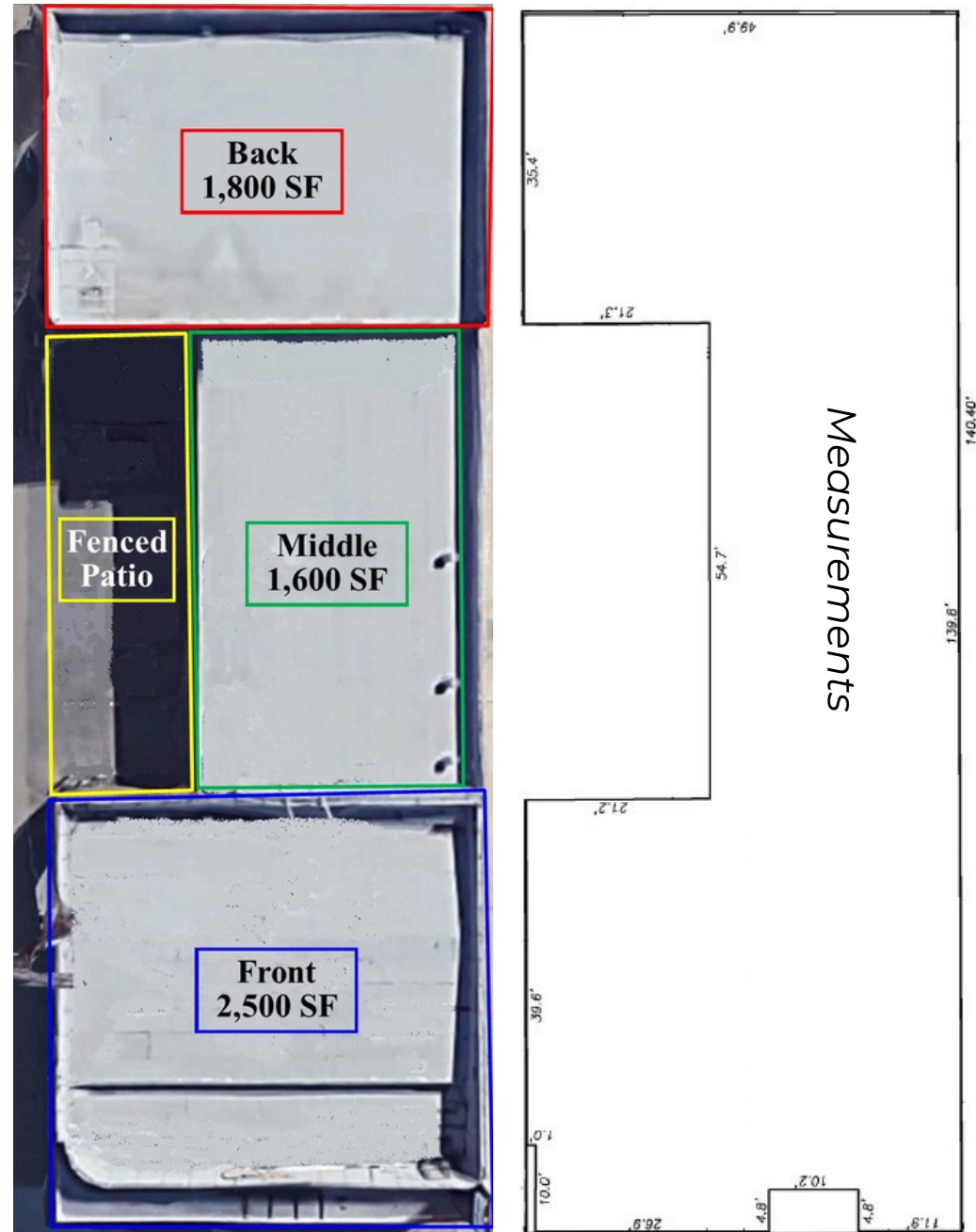
Size: ±1,800 SF

Base Rent: \$4,500/month

NNN Rate: \$0.68/SF/month

Features: 20-ft warehouse ceilings, glass rollups. Production, brewing, or staging.

FLOOR PLAN



Suite plan is not to scale; for reference purposes only.

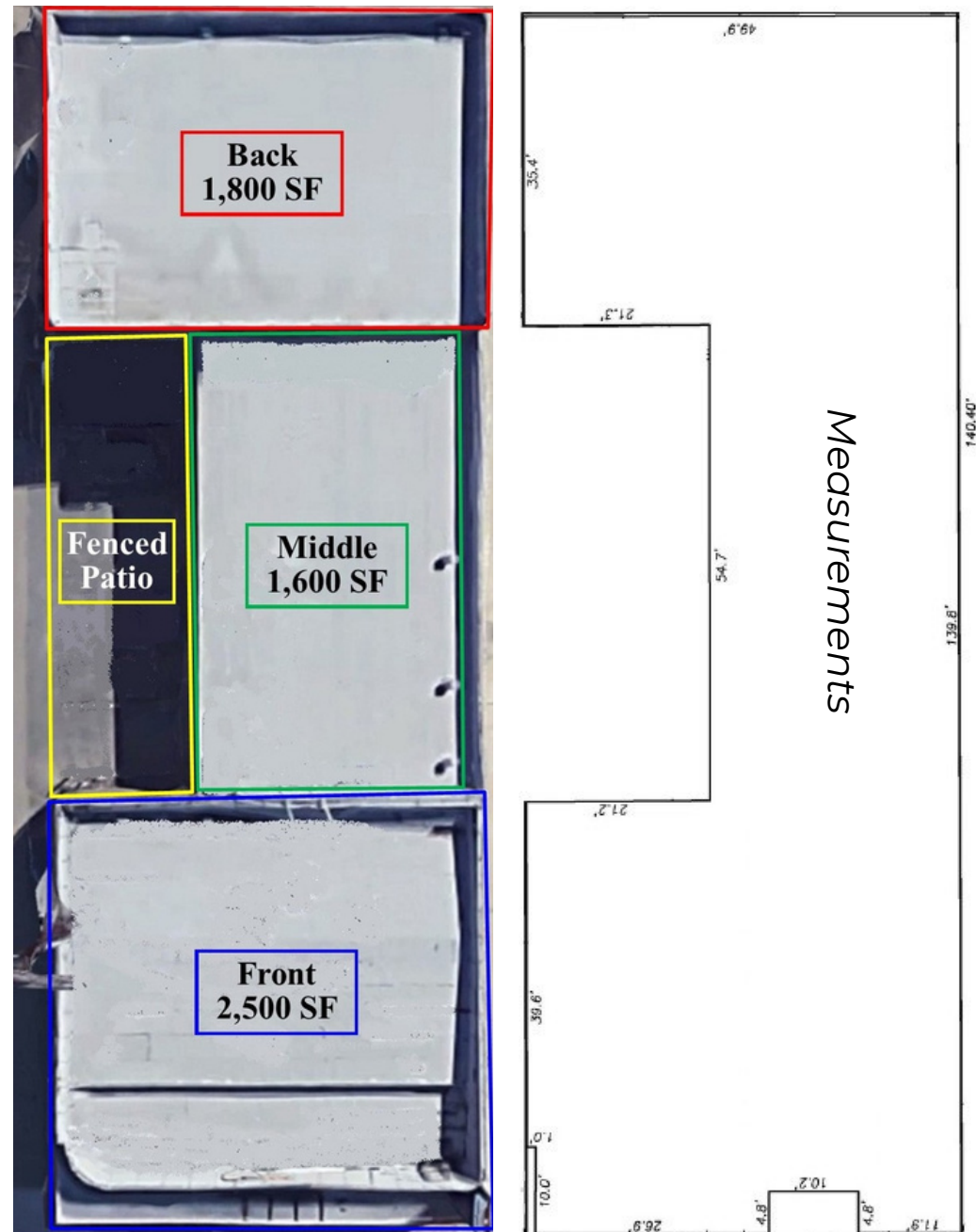
WHAT'S INSIDE

- Two (2) Existing Bars
- 600 AMP 3 Phase
- Iconic SD Mural
- Glass Roll-Up Doors
- 20FT Ceilings
- Fenced Patio (1,600 SF)

PROPERTY FEATURES

- 30th & El Cajon Blvd — corner location
- "Greetings from San Diego" mural on-site
- High traffic · high visibility corridor
- Surrounded by 1,000s of new residents
- North Park dining & nightlife hub
- Renaissance, Stella, Monroe apartments nearby
- Steps from Vons, Brewery Igniter, Lips
- Easy access to I-805 corridor
- Sidewalk seating opportunity available

FLOOR PLAN

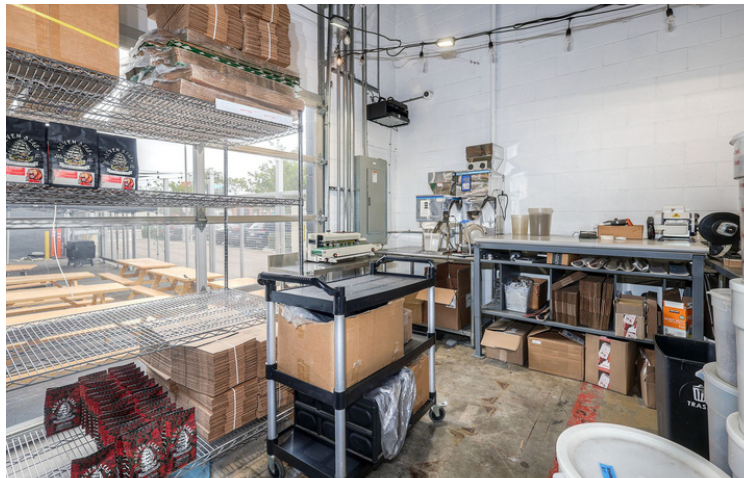


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SPACE PHOTOS

CONTACT: (619) 215-1988
leasing@uwventures.com

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PROPERTY PHOTOS

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AERIAL OVERVIEW



4223 30th Street — surrounded by Vons, Brewery Igniter, Lips, 7-Eleven, Sonic, Jack in the Box & thousands of new residential units