

3152 University Avenue

SAN DIEGO, CALIFORNIA



AVAILABLE FOR LEASE

CBRE

NORTH PARK

Property Overview



3152
university
avenue

LOCATION

2,400 sf

AVAILABILITY

mid city

SUBMARKET

off-street
parking

PARKING

PROPERTY HIGHLIGHTS

- ±2,400 SF freestanding building with glass store fronts and excellent exposure
- High profile building with easy access from University Ave and Iowa Street
- Excellent location in the heart of North Park near the 805 freeway
- Close proximity to Target in North Park
- Site offers rare off street parking
- Nearby retailers: CVS, Barons, Target and Walgreens
- The North Park trade area has undergone a resurgence, and is viewed as one of the strongest retail trade areas in the County. It is considered a culturally diverse area, with art galleries, boutiques, trendy bars, many breweries, and cool restaurants.

Site Plan



This site plan is not a representation, warranty or guarantee as to size, location or identity of any tenant, and the building, improvements, parking, ingress and egress are subject to such changes, additions and deletions as the architect, Landlord or any governmental agency may direct. Any specified tenant referenced herein is subject to change, deletion, change of location, etc. at any time without prior notice.

Demographics

PLACE OF WORK

	1 MILE	3 MILES	5 MILES
2021 Businesses	1,917	31,000	25,206
2021 Employees	9,206	403,868	385,471

POPULATION

2021 Population - Current Year Estimate	51,500	598,837	594,404
2026 Population - Five Year Projection	51,974	619,647	621,541
2010 Population - Census	51,016	566,924	553,969
2000 Population - Census	53,521	551,883	539,438
2010-2021 Annual Population Growth Rate	0.08%	0.49%	0.98%
2021-2026 Annual Population Growth Rate	0.18%	0.69%	0.90%

HOUSEHOLDS

2021 Households - Current Year Estimate	24,032	227,375	224,776
2026 Households - Five Year Projection	24,246	238,114	235,698
2010 Households - Census	23,613	211,853	208,915
2000 Households - Census	23,681	200,047	197,272
2010-2021 Annual Household Growth Rate	0.16%	0.63%	1.01%
2021-2026 Annual Household Growth Rate	0.18%	0.93%	0.95%
2021 Average Household Size	2.13	2.48	2.49

HOUSEHOLD INCOME

2021 Average Household Income	\$82,869	\$91,857	\$75,464
2026 Average Household Income	\$94,438	\$105,171	\$88,167
2021 Median Household Income	\$62,715	\$65,906	\$51,837
2026 Median Household Income	\$72,633	\$76,698	\$57,759
2021 Per Capita Income	\$38,538	\$35,754	\$30,161
2026 Per Capita Income	\$43,892	\$41,270	\$34,990

HOUSING UNITS

2015-2019 Housing Units	26,316	245,030	230,008
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DAYTIME POPULATION

2021 Daytime Population	40,059	671,260	727,024
Daytime Workers	20,778	396,204	434,941
Daytime Residents	19,281	275,056	292,083



Downtown San Diego

North Park Sign

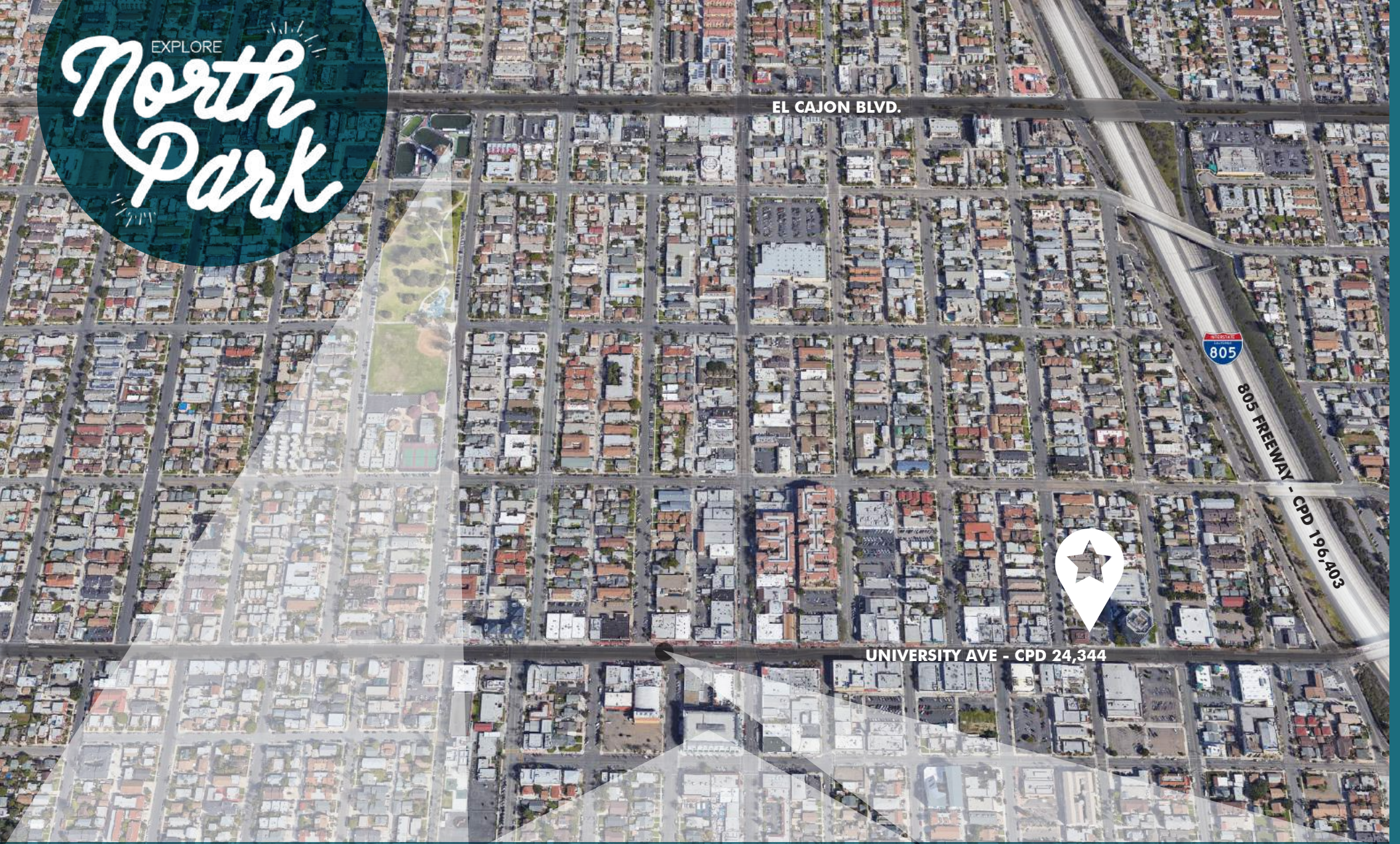


urban
NORTH PARK

CVS

University Avenue - 24,344 Cars Per Day

3152 University Avenue



EL CAJON BLVD.



805 FREEWAY

CPD 196-403



UNIVERSITY AVE - CPD 24,344



NORTH PARK WATER TOWER & SPORTS COMPLEX



NORTH PARK THEATRE | THE OBSERVATORY



NORTH PARK SIGN



RETAILERS WITHIN' WALKING DISTANCE





Walk Score

BIKE SCORE

63



Bikeable
Flat as a pancake,
Minimal bike lanes.

WALK SCORE

97



Walker's
Paradise

TRANSIT SCORE

53



Good Transit
Many nearby public
transportation options.



San Diego Area Overview

San Diego County combines innovation, culture, and a diverse and growing economy into the perfect location for doing business. The region's active port, highly educated and well-trained work force and high concentration of industry leading companies, as well as world-class research institutes, create an ideal climate for economic growth. A variety of industries, including defense and space manufacturing, biotechnology/life sciences, financial and business services, software, international trade, telecommunications, electronics manufacturing and tourism all contribute to a support system for business expansion and new job formation.

San Diego's economic output accounts for more than 9.0% of California's Gross State Product (GSP) and 1.2% of the national

Gross Domestic Product. If San Diego County were a country, it would rank as the 50th largest economy in the world.

Source: Bureau of Economic Analysis, U.S. Department of Commerce, NUSIPR

San Diego County offers businesses a robust economy, as well as a perfect climate and unparalleled quality of life. With 70 miles of stunning beaches, over 90 first-rate golf courses, and world-class attractions, San Diego regularly ranks as one of the top ten most popular vacation destinations in the country, and as one of the nation's top ten major cities with the highest quality of life.



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