

2828 UNIVERSITY AVE  
**PALISADE GARDENS**

SAN DIEGO, CA 92104

**FOR SALE/LEASE**

RARE SMALL GROUND FLOOR RETAIL SPACE  
AVAILABLE IN THE HEART OF NORTH PARK WITH  
RETAIL EXPOSURE ON UNIVERSITY AVE.



**SPIRE**

William Clemeno | Senior Advisor  
858.717.0172 | CA DRE #02060538  
william.clemeno@spireassets.com

Frank Clark, Principal Broker  
619.994.7136 | CA DRE #01919315  
frank.clark@spireassets.com

## FOR SALE/LEASE

# PROPERTY HIGHLIGHTS



Located at the signalized intersection of University Avenue and Utah Street, this unit offers excellent retail visibility.



Located within walking distance of public amenities like North Park Mini Park, and various restaurants, bars, and cafes.



Prime Location Near Major Freeways Including 805, 163, 8, and 15



Unique opportunity to acquire or lease a small retail/office ground floor condominium in North Park.



559 SF

Size



\$400,000

Purchase Price



CC-2-9

Zoning Designation  
(Buyer to verify)



\$1,800/Mo (MG)

Year 1 Promotional  
Lease Rate



# AVAILABILITY

## 2828 UNIVERSITY AVE SUITE 103

**APPROX. 559 SF RETAIL/OFFICE CONDO**

### FOR SALE

- Purchase Price: \$400,000
- Monthly Association Fee: \$362
- Ideal opportunity for an owner-user
- Flexible zoning (CC-3-9) permitting various business uses: General retail, office, medical, food and beverage

### FOR LEASE

- Year 1 Promotional Lease Rate: \$1,800 per month (MG)
- Layout features: A mostly open plan, private restroom, additional sink in the main floor space, tall ceilings and two entrances.
- One (1) reserved parking within the parking garage. Any additional will be public street parking.
- Building and suite signage opportunity available visible on the signalized intersection of University ave and Utah St.

PLEASE CONTACT BROKER FOR MORE INFORMATION.



**FOR SALE OR FOR LEASE – GROUND FLOOR RETAIL / OFFICE SPACE IN THE HEART OF NORTH PARK**

## **SAN DIEGO, CA – NORTH PARK**

North Park, one of San Diego's most vibrant and diverse neighborhoods, is known for its eclectic mix of trendy cafes, artisanal eateries, craft breweries, and boutique retail shops. Situated just northeast of Balboa Park and minutes from downtown, North Park has become a cultural hub, drawing in both locals and tourists who appreciate its urban charm and lively community spirit.

### **Demographics and Lifestyle**

The demographics in North Park reflect a youthful, dynamic community with a mix of young professionals, artists, families, and long-standing residents. The area is especially popular among individuals who prioritize a walkable lifestyle and appreciate the unique blend of historic architecture and modern amenities. North Park is recognized for its inclusivity, creating a welcoming environment for people of all backgrounds and fostering a strong sense of community.

### **Business and Commercial Landscape**

University Avenue, where the subject property is located, is a bustling corridor and the heart of North Park's commercial activity. The neighborhood boasts an impressive variety of businesses, from independent boutiques and vintage shops to well-loved cafes, fitness studios, and popular dining spots. The area is also known as one of San Diego's top craft beer destinations, home to numerous breweries that attract patrons from across the county. Nearby entertainment venues and art galleries contribute to North Park's reputation as a creative district.

### **Foot and Vehicle Traffic**

North Park experiences high levels of foot traffic, particularly on weekends and during community events such as the popular North Park Festival of Arts. The walkable layout encourages exploration, which supports local businesses and keeps the neighborhood lively. Vehicle traffic is steady on University Avenue and 30th Street, the two main arteries that run through North Park, ensuring excellent visibility for storefronts and businesses along these corridors. Ample street parking and access to paid parking structures also support customer convenience.

### **Accessibility and Public Amenities**

North Park offers easy access to major freeways, including the 805, 163, 15, and 8, connecting residents and visitors seamlessly to surrounding neighborhoods and all parts of San Diego. Adjacent to Balboa Park, the neighborhood provides close access to rich public amenities, including museums, scenic trails, and the San Diego Zoo. North Park Recreation Center and Community Park further enhance the area's appeal with outdoor spaces, sports facilities, and playgrounds, making it ideal for families and outdoor enthusiasts alike.

North Park's lively atmosphere, combined with its strategic location and strong community engagement, make it a highly desirable area for retail and business opportunities. The mix of foot and vehicle traffic, as well as proximity to amenities, creates an ideal environment for businesses to thrive and connect with a diverse, engaged audience.

## DEMOGRAPHICS

	2 Mile	3 Miles	5 Miles
Population	130,605	280,334	584,384
Avg. Household Income	\$101,268	\$100,103	\$117,612
Median Home Value	\$724,402	\$747,876	\$99,953
Median Age	38	38	37



**19,156**  
Vehicles Per Day



**163, 805, 163, 8**  
Nearby Freeways



**12 Minute Drive**  
SAN International  
Airport



**12 Minute Drive**  
Downtown San  
Deigo

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## CONTACT INFORMATION

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