2828 UNIVERSITY AVE

PALISADE GARDENS

SAN DIEGO, CA 92104

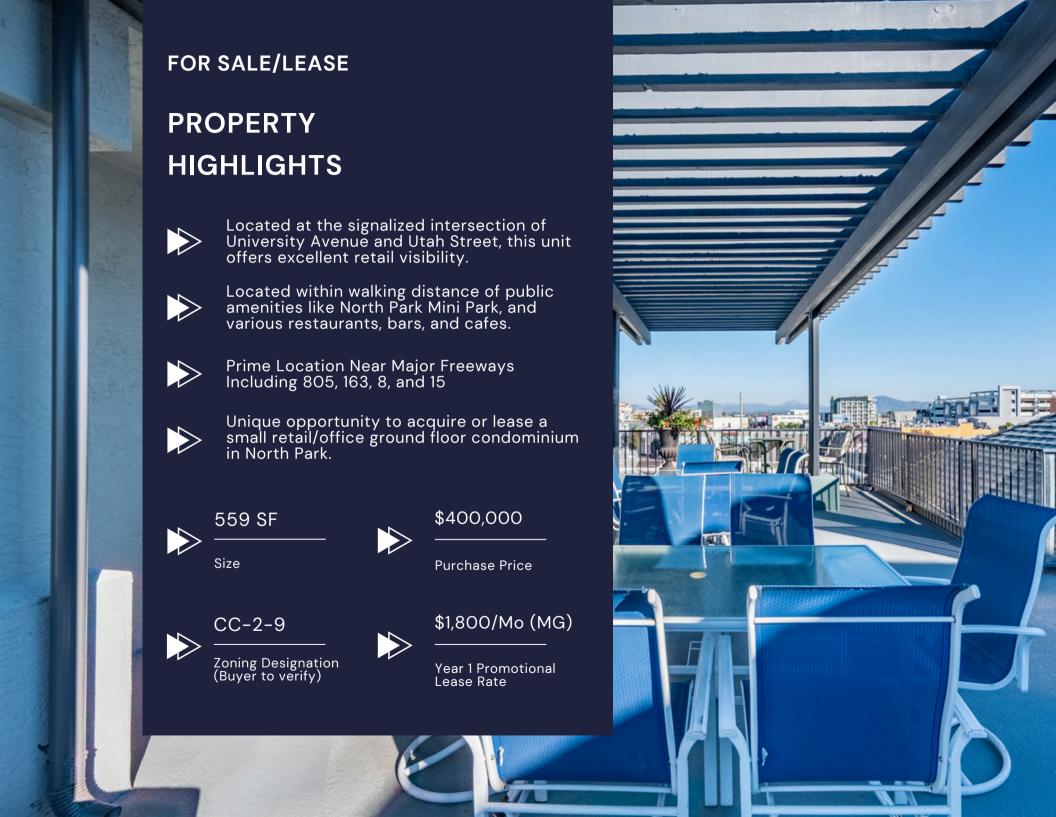
RARE SMALL GROUND FLOOR RETAIL SPACE **AVAILABLE IN THE HEART OF NORTH PARK WITH**



SPIRE

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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.

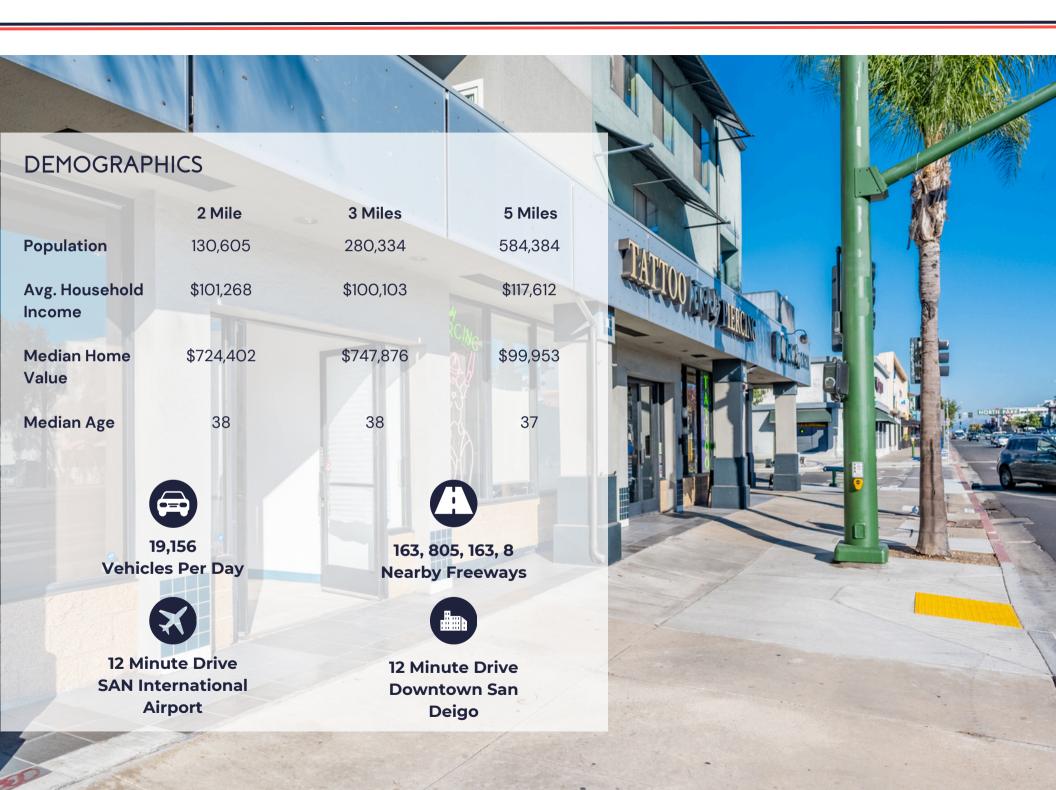
Foot and Vehicle Traffic

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.



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