

# 3074-3080

UNIVERSITY AVENUE, SAN DIEGO CA 92104



## NORTH PARK RETAIL FOR LEASE

**COLTON SPEAS**

(858) 598-2873

Colton@PacificCoastCommercial.com

Lic. 02062812

**TOMMAS GOLIA, CCIM**

(858) 598-2891

Tommas@PacificCoastCommercial.com

Lic. 01890744





## PROPERTY FEATURES

The property at **3074-3080 University Avenue** is located in the **heart of North Park**, one of **San Diego's most dynamic and walkable neighborhoods**, this 9,971 square foot **mixed-use** building offers an excellent leasing opportunity. North Park is a **vibrant and walkable neighborhood** known for its thriving food, craft beer, and arts scene. Located just **one block from the bustling 30th Street and University Avenue intersection**, the area offers high foot traffic and **excellent accessibility**. North Park features historic homes, trendy boutiques, and easy access to Balboa Park, making it a desirable location for both businesses and residents. With its **prime location** and **proximity to major highways**, the property is ideal for commercial and residential

PROPERTY TYPE	2-Story Mixed-Use Retail / Residential
AVAILABILITY	3076 University Avenue ± 1,134 SF Retail Space
ZONING	CC-3-9 ( <a href="#">Link</a> )
LOCATION	Located in the Heart of North Park. 61' Frontage on University Avenue (21,766 VPD)
WALK SCORE	Walk Score of 99 1 Block away from Iconic "30 <sup>th</sup> & University" Intersection
ACCESSIBILITY	Easy Access to I-805 and Hwy 163 Via University Avenue
SIGNAGE/BRANDING	Visible from University Avenue in North Parks' Street Art Alley
HIGHEST & BEST USES	Experiential Retail, High-End Clothing Boutique, Hobby & Collectibles Shop, Lifestyle Store, etc.
AMENITIES	489 Businesses Within a 5 Minute Walk

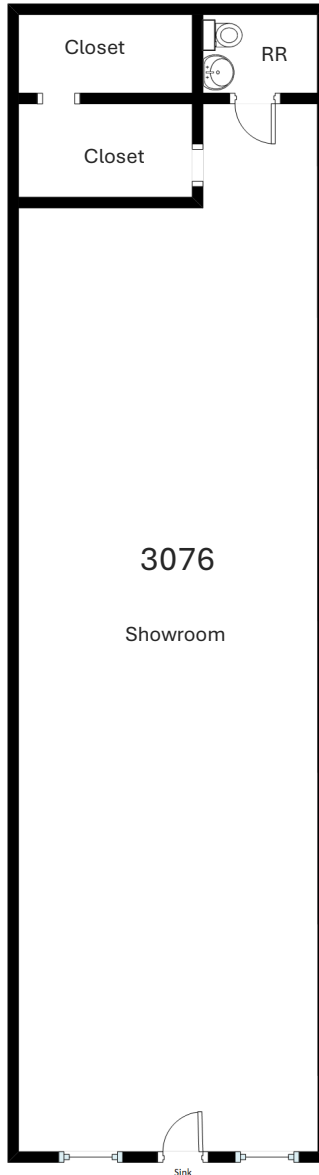




# FLOOR PLAN

FLOOR 1

Commercial



## 3076 University Ave

- ⇒ ± 1,134 SF Retail
- ⇒ Open Showroom with Private Restrooms
- ⇒ Lease Rate: Contact Agent



Floor Plan Not Fit to Scale; for Reference Purposes Only.



## NEARBY AMENITIES

10 MINUTES



5 MINUTES



3 MINUTES



**NORTH PARK COMMUNITY PARK**



**Street Side**  
THAI KITCHEN

NORTH PARK



**SHANK & BONE**  
VIETNAMESE



**NORTH PARK BEER CO**



**Gelati & Peccati**

**3074-3080 UNIVERSITY AVENUE**

**SAN DIEGO, CA 92104**

## DRIVE TIMES

7 MINS BALBOA PARK / SAN DIEGO ZOO

9 MINS DOWNTOWN

12 MINS LA JOLLA / UTC

15 MINS BEACHES

15 MINS SD INTL. AIRPORT

26 MINS U.S—MEXICO BORDER



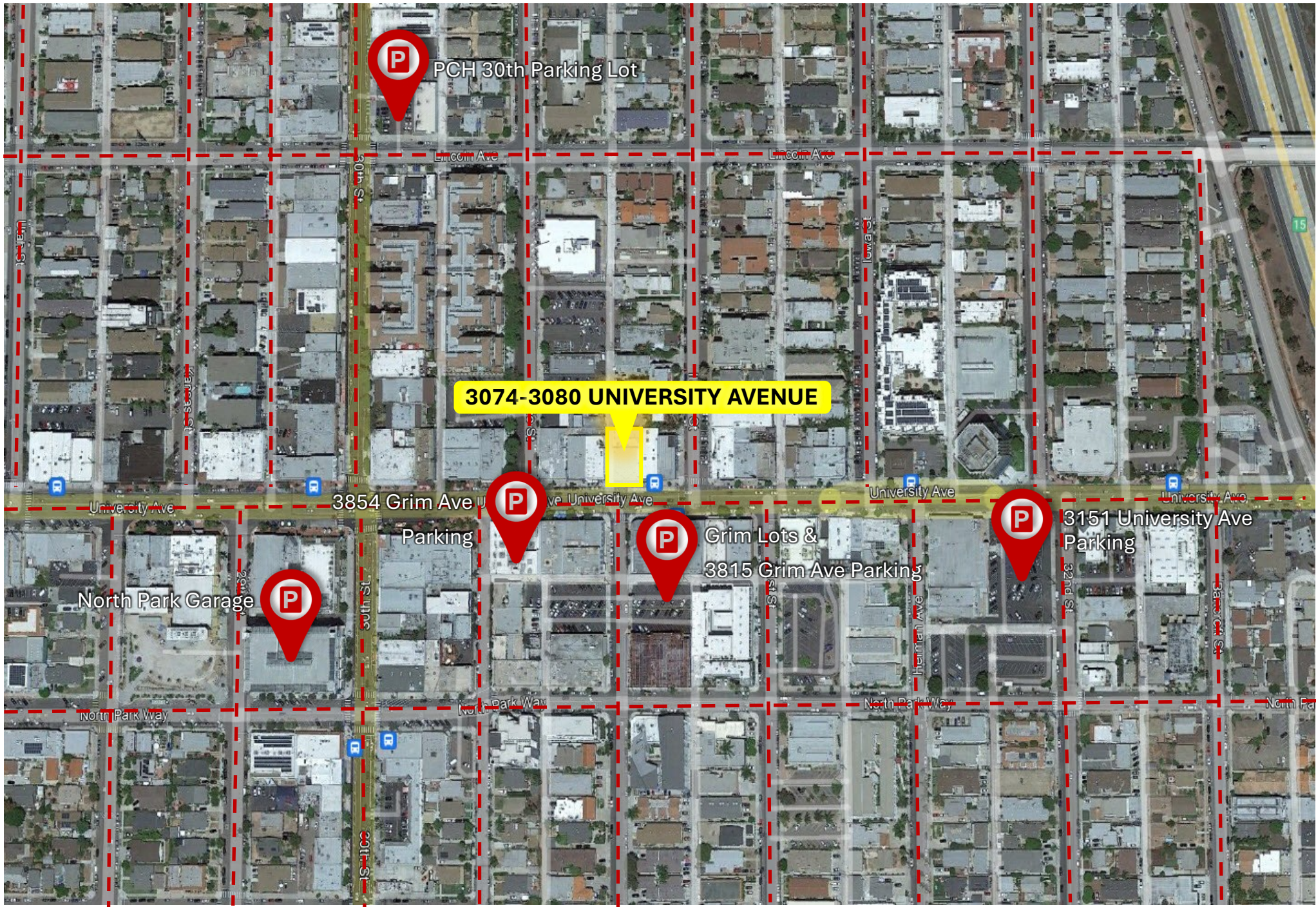
**22,700 VPD**

**UNIVERSITY AVENUE**



## NEARBY PARKING

--- Street Parking





## PROPERTY PHOTOS





# DEMOGRAPHICS

Source:  
Demographics via Site to Do Business (5 Mile Radius)

## KEY FACTS

40,810

Population

35.1

Median Age



Average  
Household Size

\$84,410

Median Household  
Income

## BUSINESS



1,707

Total Businesses



8,573

Total Employees

## INCOME



\$84,410

Median Household  
Income



\$56,716

Per Capita Income



\$55,105

Median Net Worth

## AVERAGE ANNUAL SPEND PER HOUSEHOLD ON EATING OUT



\$4,109

Food Away From  
Home



\$4,591

Food Services &  
Drinking Places  
(NAICS 722)



\$306

Alcoholic  
Beverages Away  
From Home

## EATING OUT



21

Bakers  
(Retail)



27

Bars and  
Cubs



16

Coffee  
Shops



2

Juice  
Bards



5

Doughnut  
Shops



8

Ice Cream  
Parlors



14

Pizza  
Restaurants



194

Other  
Restaurants





North Park has a Farmers Market every Thursday which has been listed as one of the top 40 in the USA. The market is located on North Park Way between Granada Ave. and 30th Street. The Spring/Summer hours are 3pm-sunset, Fall/Winter 2pm-Sunset. They feature over 35 independent vendors; locally grown produce/flowers; gourmet/ethnic foods; arts and crafts; books; and, often, live music.

**North Park** is a neighborhood in San Diego, California, United States, as well as a larger "community" as defined by the City of San Diego for planning purposes. The total population of North Park is 44,265.

Northeast of downtown and bordering Balboa Park, you'll find the diverse and eclectic uptown neighborhoods of North Park.

Catering to a local crowd, Hipsters, young professionals and students hang out in trendy North Park, where streets are lined with coffee shops, craft-beer bars, boutiques, art galleries, and diverse restaurants.

The restaurant scene is heavy on brunch spots, upscale pubs, taquerias and sushi lounges, and nightlife often revolves around the Observatory North Park, a 1929 theater that hosts rap, rock and electronica.

Downtown North Park contains the Ray Street Arts District. Ray at Night is a gallery walk held the second Saturday of every month in North Park. It is the largest and longest running art walk in San Diego's history.

The epicenter of North Park is the bar-hopping intersection of University Avenue and 30th Street, which holds claim to being **"the best beer neighborhood in the nation,"** thanks to numerous craft-beer establishments such as Toronado, Tiger! Tiger! and Modern Times Flavordome.

“Culturally diverse North Park is home to Craftsman cottages, cafes and diners, coffee shops, several microbreweries, boutiques, and the North Park Farmers Market. The North Park Theater and the Ray Street Arts District are also bastions of creativity in the area.”

► **Forbes**  
M A G A Z I N E

“North Park has all the ingredients for the cool school: It's culturally diverse and has art galleries, boutiques, trendy bars with handcrafted cocktails and local brews, and foodie-approved eateries.”

► **Los Angeles Times**



## CONTACT INFORMATION



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Lic. 01890744

619.469.3600 | 10721 Treena St., Ste 200, San Diego, CA 92131 | [www.PacificCoastCommercial.com](http://www.PacificCoastCommercial.com) | Lic. 01209930

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