



NORTH PARK
3201-3245 University Ave
North Park, San Diego, CA

JOIN



AVAILABLE

- 1,005 SF
- Signage Wraps Entire Project
- Fully Built Out Hair Salon

FEATURES

- Grocery Anchored Center
- Onsite Parking
- 1 Mile Population of 49,369
- High Volume Sales Reported

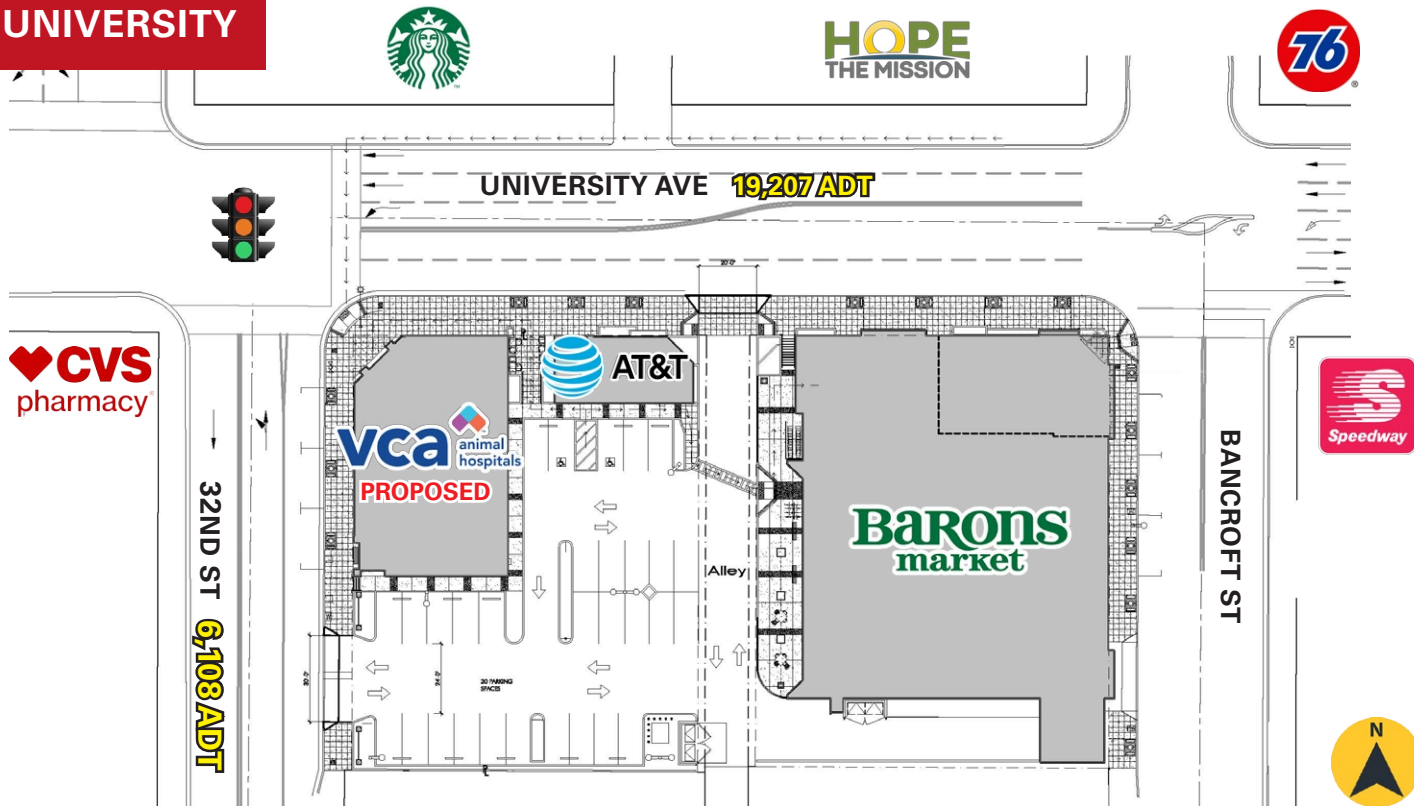
This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

Contact Information

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STREET LEVEL OF UNIVERSITY

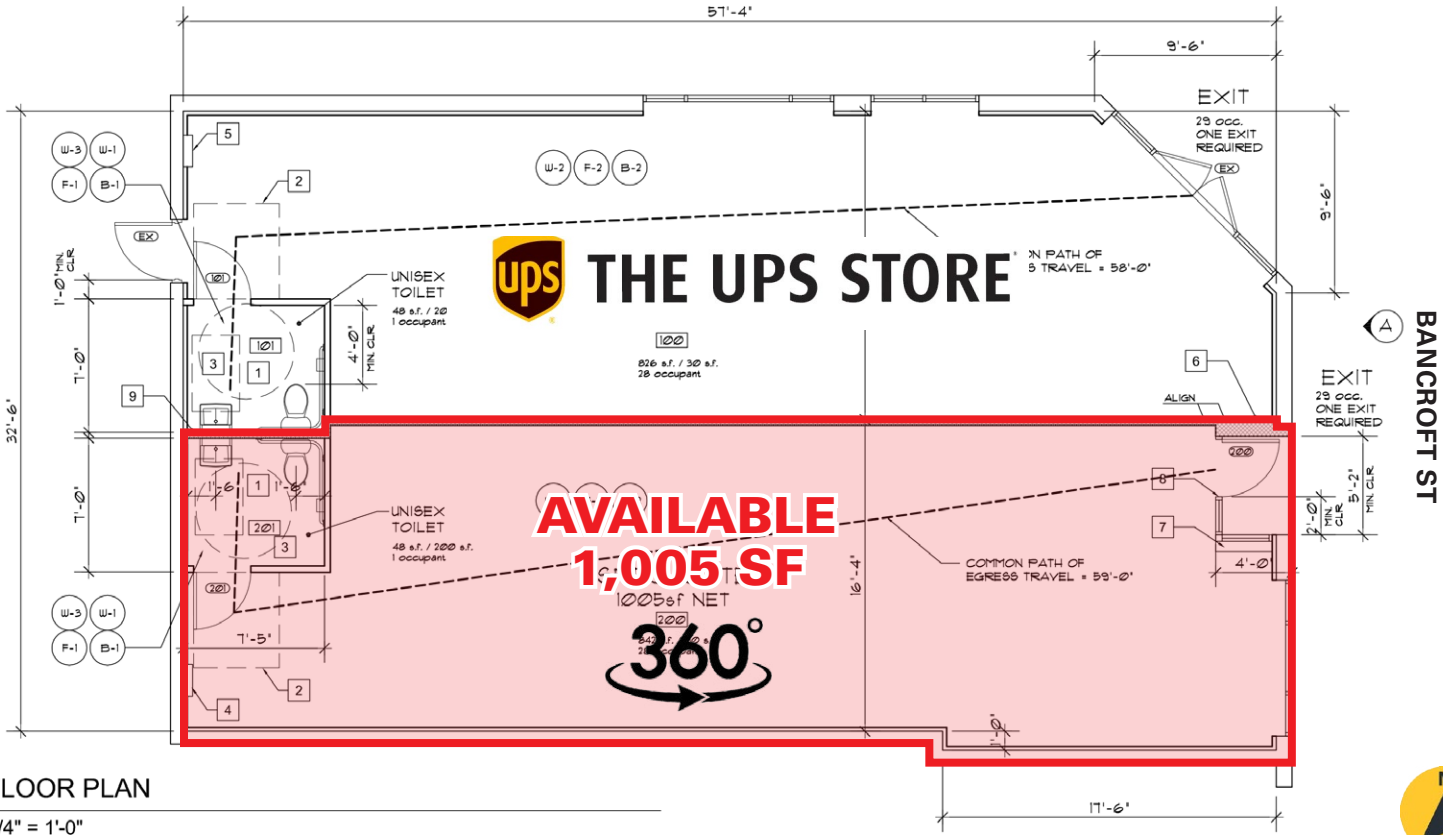


STREET LEVEL OF BANCROFT



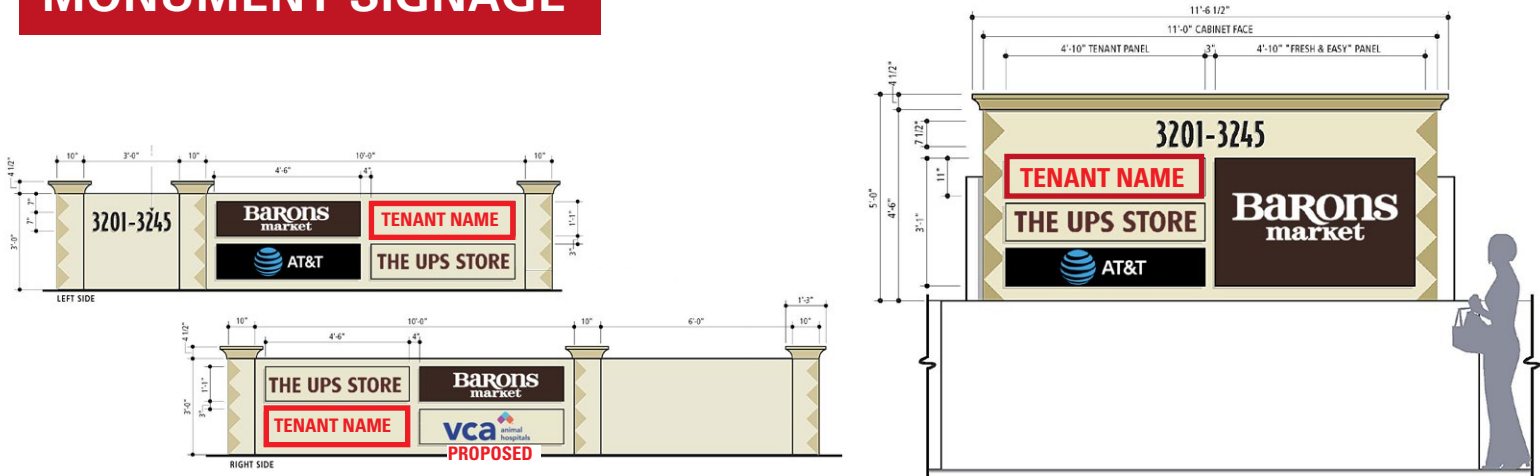
FLOOR PLAN

UNIVERSITY AVE



FLOOR PLAN
1/4" = 1'-0"

MONUMENT SIGNAGE



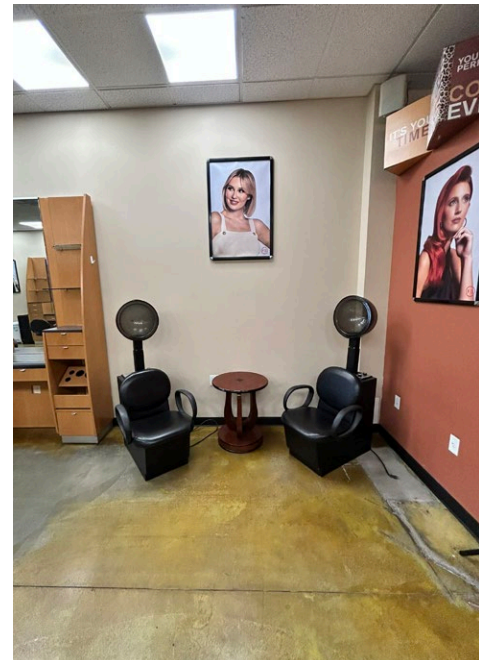
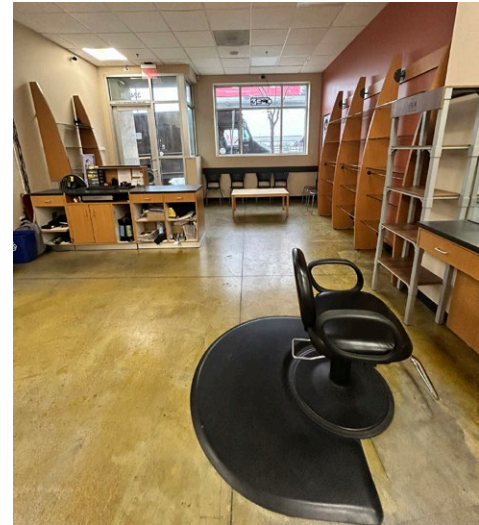
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SUITE 2 - 1,005 SF



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ENDURING REAL ESTATE

NORTH PARK | AERIAL

University Ave & 32nd St, San Diego, CA 92104



BROKER CONTACT INFORMATION



REAL ESTATE

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DEMOGRAPHICS

University Ave & 32nd St, San Diego, CA 92104



POPULATION	1 Mile	2 Mile	3 Miles	5 Mile
2024 Estimated Population	49,369	136,983	278,572	620,372
2029 Projected Population	50,333	138,137	285,980	636,436
2020 Census Population	50,271	139,662	273,453	602,754
2010 Census Population	49,352	137,615	261,573	568,524
Projected Annual Growth 2024 to 2029	0.4%	0.2%	0.5%	0.5%
Historical Annual Growth 2010 to 2024	-	-	0.5%	0.7%
2024 Median Age	34.2	35.6	35.6	35.0

HOUSEHOLDS	1 Mile	2 Mile	3 Mile	5 Mile
2024 Estimated Households	24,242	63,802	130,159	249,198
2029 Projected Households	24,738	64,471	134,737	257,404
2020 Census Households	23,018	61,268	120,160	230,251
2010 Census Households	22,418	59,564	112,155	213,956
Projected Annual Growth 2024 to 2029	0.4%	0.2%	0.7%	0.7%
Historical Annual Growth 2010 to 2024	0.6%	0.5%	1.1%	1.2%

RACE AND ETHNICITY	1 Mile	2 Mile	3 Mile	5 Mile
2024 Estimated White	50.1%	47.6%	46.6%	44.8%
2024 Estimated Black or African American	8.5%	8.0%	9.2%	9.8%
2024 Estimated Asian & Pacific Islander	9.4%	11.6%	12.6%	12.8%
2024 Estimated American Indian & Native Alaskan	1.3%	1.2%	1.1%	1.1%
2024 Estimated Other Races	30.8%	31.5%	30.4%	31.4%
2024 Estimated Hispanic	35.9%	36.8%	35.5%	36.6%

INCOME	1 Mile	2 Mile	3 Mile	5 Mile
2024 Estimated Average Household Income	\$117,254	\$119,181	\$122,755	\$125,089
2024 Estimated Median Household Income	\$95,137	\$95,139	\$93,797	\$96,645
2024 Estimated Per Capita Income	\$57,699	\$55,618	\$57,605	\$51,152

EDUCATION (AGE 25+)	1 Mile	2 Mile	3 Mile	5 Mile
2024 Estimated Elementary (Grade Level 0 to 8)	5.5%	7.4%	7.9%	7.5%
2024 Estimated Some High School (Grade Level 9 to 11)	3.7%	5.1%	5.0%	5.6%
2024 Estimated High School Graduate	13.0%	14.5%	14.4%	16.9%
2024 Estimated Some College	17.9%	17.3%	18.4%	19.4%
2024 Estimated Associates Degree Only	8.4%	8.0%	7.7%	7.8%
2024 Estimated Bachelors Degree Only	33.7%	29.7%	28.8%	26.2%
2024 Estimated Graduate Degree	17.7%	18.0%	17.9%	16.6%

BUSINESS	1 Mile	2 Mile	3 Mile	5 Mile
2024 Estimated Total Businesses	1,677	6,424	15,145	30,215
2024 Estimated Total Employees	8,264	48,257	126,748	287,429
2024 Estimated Employee Population per Business	4.9	7.5	8.4	9.5
2024 Estimated Residential Population per Business	29.4	21.3	18.4	20.5