



Rendering for Inspiration

Former Convenience Store For Lease

3152 University Ave. – North Park, San Diego



3152 University Ave

The Opportunity

One-of-a-kind retail opportunity along North Park's main corridor, University Ave. Exceptional visibility is paired with a private parking lot currently configured with 13 spaces—a major advantage as North Park continues to densify and parking becomes increasingly scarce. The result is unmatched accessibility for customers looking to shop, work out, dine, or grab something on the go.

With nearly 22,000 vehicles passing the site daily along University Avenue and more than 400,000 residents and daytime consumers within a 3-mile radius, the property benefits from a dense, built-in customer base ready to support your business from day one.

A single tenant is preferred for the +/-2,400 square foot building, however a two-suite option is in play for the right operators and terms. Drive-thru operators are also encouraged to explore the site and determine feasibility.

Join one of San Diego County's most dynamic and sought-after neighborhoods, where locals and visitors alike are constantly seeking out new brands, concepts, and experiences.



Hypothetical 2 Suite Option

3152 University Ave

Highlights / Details

Address – 3152 University Ave., San Diego, CA
92104

Size +/- 1,000-2,400 SF For Lease on 10,500 SF
Parcel

Rate / NNN – Contact Agent

Condition – Former 7-11 storefront preserved
behind current plywood protection.

Delivery – Vacant / Immediate for Single Tenant

Traffic Counts – 21,716 Daily on University

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3152 University Ave

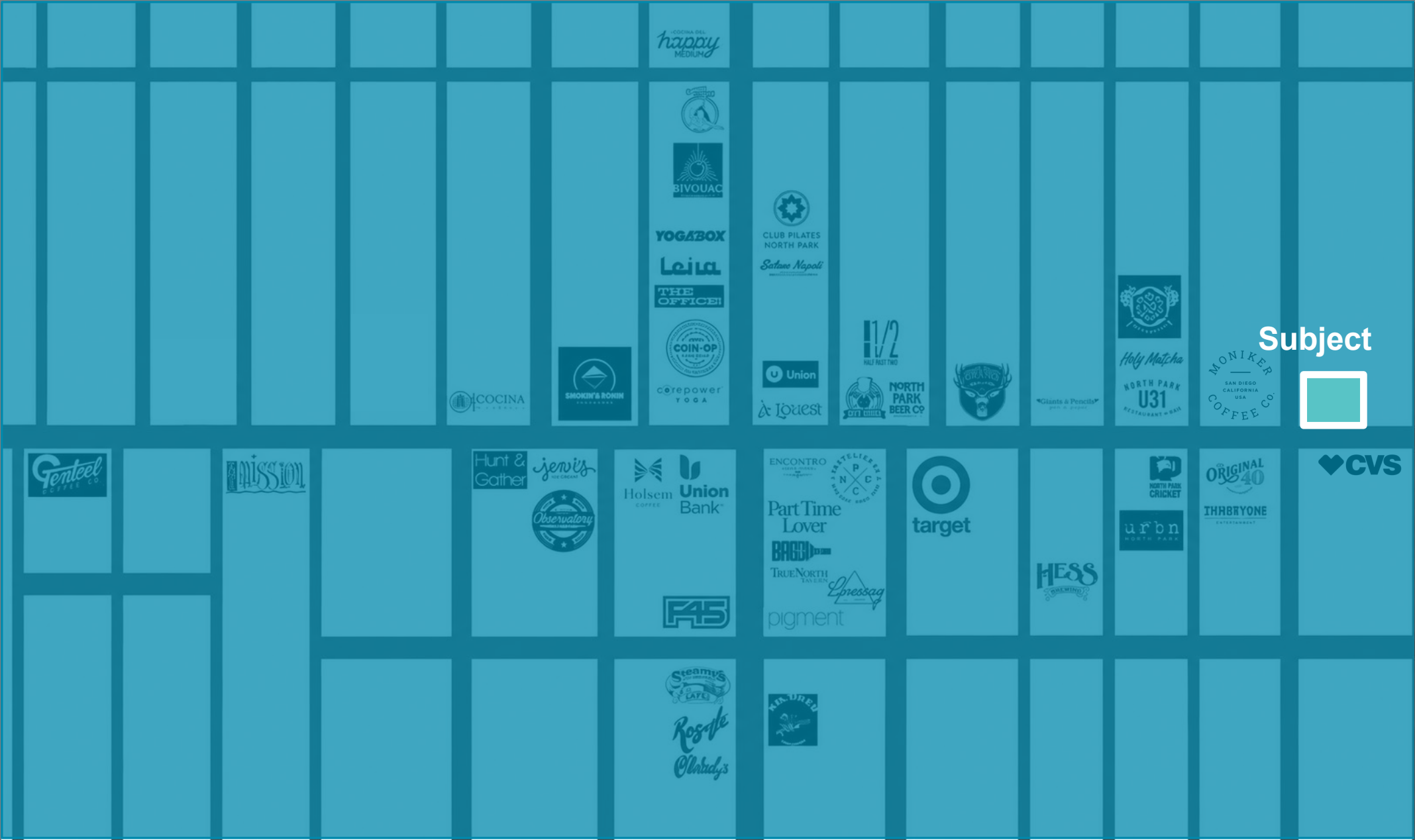
A Neighborhood Transformed

“(North Park is) Pulsing with Eclectic-ricity”

New York Times

“If a new restaurant opens in San Diego, there’s a fifty-fifty chance it’s in North Park. Sixty-forty, even. Talent is concentrated here. Weird is also concentrated here.

North Park is a beautiful grab bag of tiny coffee shops and glitzy cocktail bars and mom-and-pop joints and zebra-printed hotel bars. Whole worlds exist behind unassuming doors.” San Diego Magazine



Subject



“Millennials are flocking to North Park. They are the largest group of home buyers and more than a quarter of households are between the ages of 25 and 34.”

CNN Money



3152 University Ave

Growth Central

“San Diego’s liveliest hipster neighborhood.”

The Los Angeles Times

“North Park’s been billed as the heir to the city’s central food nerve for a long, long time. After a decade of revitalization, it’s finally happening. From Tribute Pizza and Finca to Mabel’s Gone Fishing, Happy Medium, and Saigon Coffee, something delicious awaits every few feet.

The simmer is now a boil.”

San Diego Magazine (Best Restaurants edition)

“As much a place for families as it is for singles, this neighborhood offers an eclectic mix of restaurants, coffee houses, boutiques, and bars. North

Park is north of Balboa Park and centered on the brewery-studded intersection of University Avenue and 30th Street. Also known for its culinary scene, the area presents dining options like Mabel’s Gone Fishing for Iberian-inspired dishes, The Smoking Goat, a French mainstay, and City Tacos, serving arguably some of San Diego’s tastiest tacos.”

Travelmag.com (16 Most up-and-coming neighborhoods in the Nation)



REGION

1 Mile

3 Mile

5 Mile

Residential Population

50,329

275,334

602,563

Business Population

10,788

160,027

369,302

Average Household Income

\$111,302

\$112,841

\$114,904

Contact

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Current Building Condition

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