

for lease

3222 UNIVERSITY AVE

3222 UNIVERSITY AVE | SAN DIEGO, CA | 92104



EXCLUSIVE BROKER





±13,650 SF + DRIVE-THRU

PROPERTY HIGHLIGHTS

- High profile ±13,650 SF former freestanding Walgreens with existing drive-thru
- ±58 onsite surface level parking
- Pylon sign with reader board
- Easy access to Interstate 805 - only 2 blocks away

3222 University Ave. is strategically located off the 805 Freeway and is the gateway to North Park and the surrounding trade areas. The Property provides excellent access and visibility to some of the highest population densities in San Diego County! North Park is home to some of San Diego's best restaurants, bars and entertainment venues and draws visitors from all over the County.

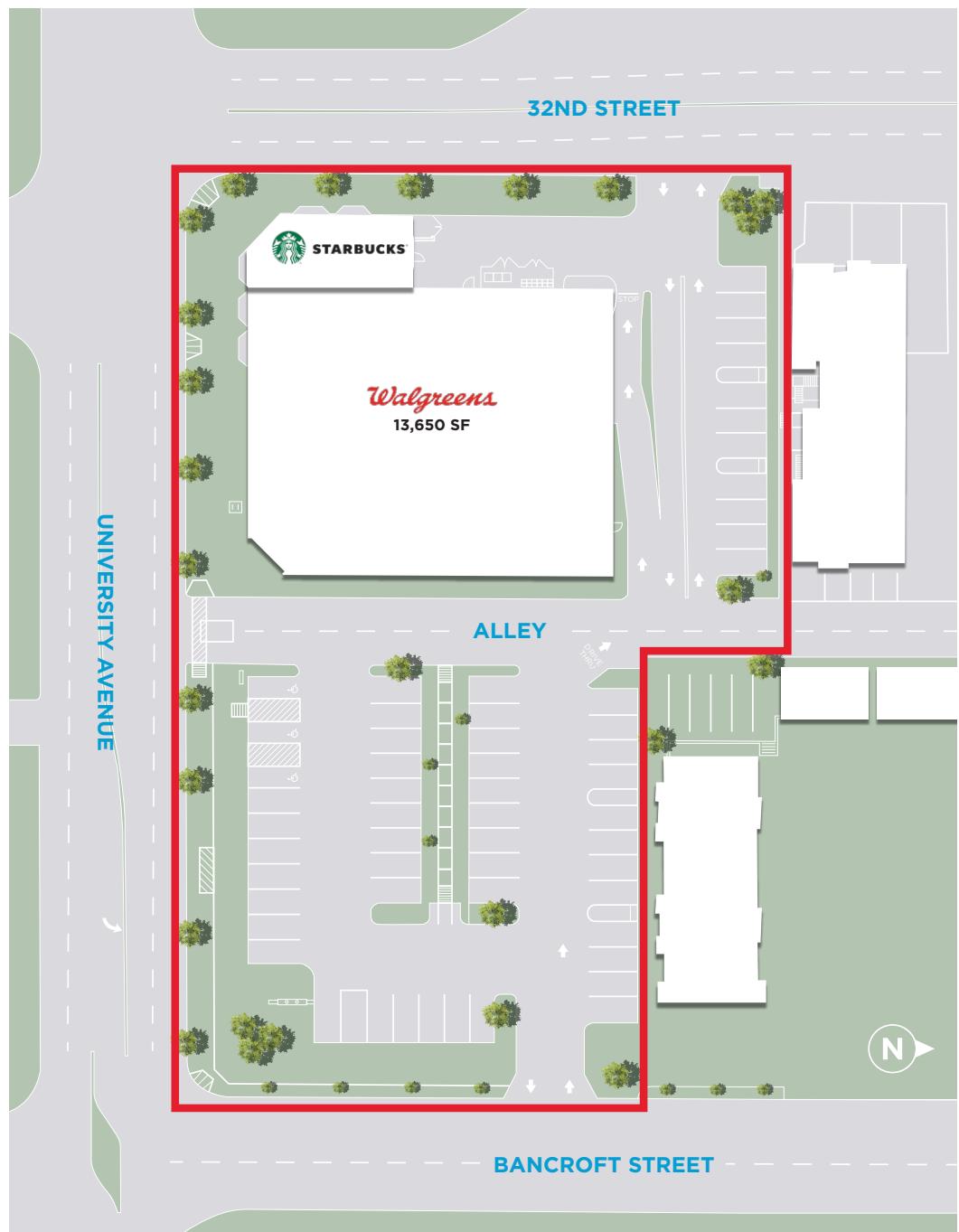
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2025)	46,186	273,031	594,992
AHH Income	\$111,669	\$116,097	\$118,451
Daytime Pop.	9,183	162,159	417,825

TENANTS IN THE AREA



SITE PLAN



BIRDS EYE VIEW



TRAFFIC COUNTS

- University Ave: 21,328 ADT
- Interstate 15: 167,000 ADT

GALLERY



DEMOGRAPHICS

1 Mile

Demographic and Income Profile

3222 University Ave, San Diego, California, 92104

Ring: 1 mile radius

Latitude: 32.74868, Longitude: -117.12468



Summary	Census 2010	Census 2020	2025	2030
Population	49,411	47,673	46,186	45,670
Households	22,373	23,036	23,133	23,268
Families	9,505	-	8,726	8,792
Average Household Size	2.20	2.05	1.98	1.95
Owner Occupied Housing Units	5,443	-	5,562	5,759
Renter Occupied Housing Units	16,930	-	17,571	17,510
Median Age	33.1	-	35.0	35.9
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	-0.22%	0.07%	0.30%	
Households	0.12%	0.33%	0.49%	
Families	0.15%	0.32%	0.44%	
Owner HHs	0.70%	0.49%	0.66%	
Median Household Income	1.82%	2.33%	2.57%	
		2025	2030	
Households by Income	Number	Percent	Number	Percent
<\$15,000	1,337	5.8%	1,195	5.1%
\$15,000 - \$24,999	1,188	5.1%	973	4.2%
\$25,000 - \$34,999	1,065	4.6%	899	3.9%
\$35,000 - \$49,999	2,030	8.8%	1,760	7.6%
\$50,000 - \$74,999	3,670	15.9%	3,416	14.7%
\$75,000 - \$99,999	3,656	15.8%	3,722	16.0%
\$100,000 - \$149,999	4,718	20.4%	4,926	21.2%
\$150,000 - \$199,999	2,850	12.3%	3,288	14.1%
\$200,000+	2,619	11.3%	3,090	13.3%
Median Household Income		\$88,772	\$97,129	
Average Household Income		\$111,669	\$120,745	
Per Capita Income		\$55,846	\$61,424	
Population by Age	Census 2010	2025	2030	
0 - 4	3,180	6.4%	1,947	4.2%
5 - 9	2,485	5.0%	1,608	3.5%
10 - 14	2,411	4.9%	1,583	3.4%
15 - 19	2,612	5.3%	1,560	3.4%
20 - 24	4,033	8.2%	3,210	7.0%
25 - 34	12,158	24.6%	13,180	28.5%
35 - 44	8,594	17.4%	8,988	19.5%
45 - 54	6,579	13.3%	5,310	11.5%
55 - 64	4,419	8.9%	4,253	9.2%
65 - 74	1,715	3.5%	3,015	6.5%
75 - 84	874	1.8%	1,226	2.7%
85+	351	0.7%	306	0.7%
			376	0.8%

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3 Mile

Demographic and Income Profile

3222 University Ave, San Diego, California, 92104

Ring: 3 mile radius

Latitude: 32.74868, Longitude: -117.12468



Summary	Census 2010	Census 2020	2025	2030
Population	264,328	271,446	273,031	276,660
Households	113,074	121,331	126,373	130,935
Families	50,601	-	54,674	56,240
Average Household Size	2.30	2.19	2.11	2.07
Owner Occupied Housing Units	33,131	-	34,991	36,412
Renter Occupied Housing Units	79,943	-	91,382	94,523
Median Age	33.2	-	36.3	37.4
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.26%	0.07%	0.30%	
Households	0.71%	0.33%	0.49%	
Families	0.57%	0.32%	0.44%	
Owner HHs	0.80%	0.49%	0.66%	
Median Household Income	2.03%	2.33%	2.57%	
		2025	2030	
Households by Income	Number	Percent	Number	Percent
<\$15,000	9,423	7.5%	8,800	6.7%
\$15,000 - \$24,999	6,527	5.2%	5,527	4.2%
\$25,000 - \$34,999	7,297	5.8%	6,454	4.9%
\$35,000 - \$49,999	10,257	8.1%	9,294	7.1%
\$50,000 - \$74,999	18,880	14.9%	18,025	13.8%
\$75,000 - \$99,999	18,530	14.7%	19,130	14.6%
\$100,000 - \$149,999	24,393	19.3%	26,402	20.2%
\$150,000 - \$199,999	13,435	10.6%	15,659	12.0%
\$200,000+	17,626	13.9%	21,641	16.5%
Median Household Income		\$87,790	\$97,053	
Average Household Income		\$116,097	\$126,625	
Per Capita Income		\$53,887	\$60,013	
Population by Age	Census 2010	2025	2030	
0 - 4	16,833	6.4%	12,126	4.4%
5 - 9	13,947	5.3%	11,025	4.0%
10 - 14	13,450	5.1%	10,725	3.9%
15 - 19	14,873	5.6%	11,723	4.3%
20 - 24	23,471	8.9%	20,524	7.5%
25 - 34	59,326	22.4%	63,361	23.2%
35 - 44	41,933	15.9%	47,845	17.5%
45 - 54	33,288	12.6%	31,743	11.6%
55 - 64	24,226	9.2%	28,057	10.3%
65 - 74	12,092	4.6%	21,380	7.8%
75 - 84	7,400	2.8%	10,933	4.0%
85+	3,491	1.3%	3,590	1.3%

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DEMOGRAPHICS (cont.)

5 Mile

Demographic and Income Profile

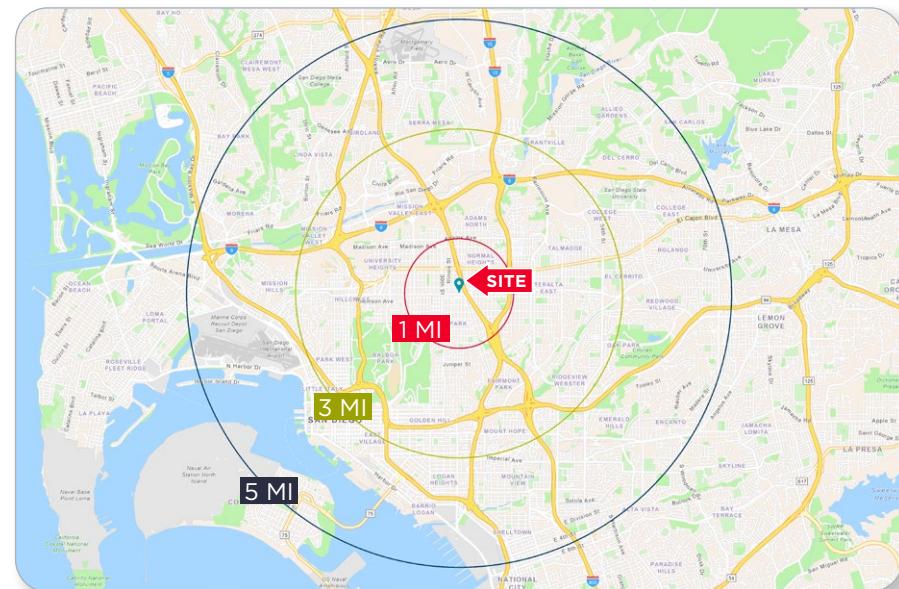
3222 University Ave, San Diego, California, 92104

Ring: 5 mile radius

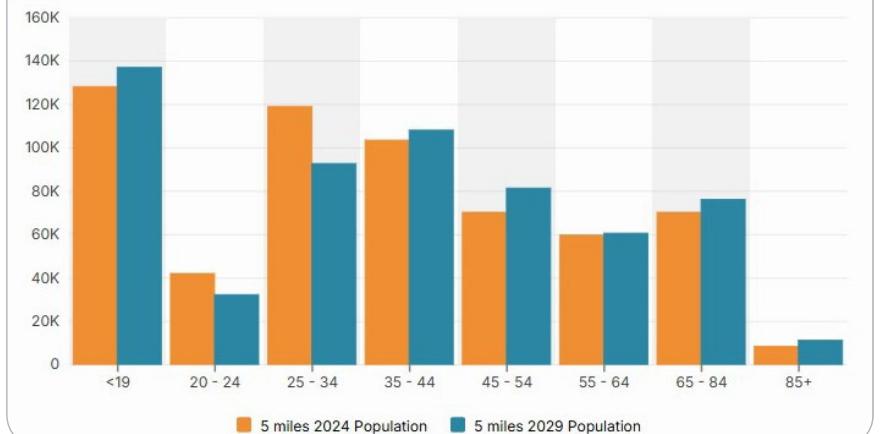
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Summary	Census 2010	Census 2020	2025	2030
Population	566,123	595,895	594,992	606,140
Households	213,548	231,657	240,436	250,455
Families	111,306	-	120,515	124,643
Average Household Size	2.52	2.43	2.35	2.30
Owner Occupied Housing Units	77,452	-	80,911	83,384
Renter Occupied Housing Units	136,097	-	159,525	167,070
Median Age	32.2	-	35.4	36.6
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.37%	0.07%	0.30%	
Households	0.82%	0.33%	0.49%	
Families	0.68%	0.32%	0.44%	
Owner HHs	0.60%	0.49%	0.66%	
Median Household Income	2.31%	2.33%	2.57%	
	2025	2030		
Households by Income	Number	Percent	Number	Percent
<\$15,000	18,469	7.7%	17,362	6.9%
\$15,000 - \$24,999	12,589	5.2%	10,679	4.3%
\$25,000 - \$34,999	13,516	5.6%	11,923	4.8%
\$35,000 - \$49,999	19,713	8.2%	17,803	7.1%
\$50,000 - \$74,999	34,947	14.5%	33,468	13.4%
\$75,000 - \$99,999	32,943	13.7%	33,872	13.5%
\$100,000 - \$149,999	45,381	18.9%	48,997	19.6%
\$150,000 - \$199,999	27,009	11.2%	31,557	12.6%
\$200,000+	35,862	14.9%	44,785	17.9%
Median Household Income	\$89,271		\$100,080	
Average Household Income	\$118,451		\$129,916	
Per Capita Income	\$48,156		\$53,970	
Population by Age	Census 2010	2025	2030	
0 - 4	37,861	6.7%	29,493	5.0%
5 - 9	32,649	5.8%	28,259	4.7%
10 - 14	31,760	5.6%	27,480	4.6%
15 - 19	40,540	7.2%	32,316	5.4%
20 - 24	58,073	10.3%	54,121	9.1%
25 - 34	110,982	19.6%	121,633	20.4%
35 - 44	81,349	14.4%	94,621	15.9%
45 - 54	68,742	12.1%	66,435	11.2%
55 - 64	51,196	9.0%	59,930	10.1%
65 - 74	26,771	4.7%	47,410	8.0%
75 - 84	17,898	3.2%	24,677	4.1%
85+	8,302	1.5%	8,618	1.4%



Population By Age



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