

FOR  
SALE

# NORTH PARK OWNER-USER OPPORTUNITY

897 SF Office / Retail Condo



2828 UNIVERSITY AVE, SUITE 101, SAN DIEGO, CA 92104



Exclusively  
Offered By:

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# THE OFFERING

Located in the heart of North Park, the retail / office storefront condos at **2828 University** offers a rare owner-user opportunity within one of San Diego's most dynamic neighborhoods. Positioned along the highly trafficked University Avenue corridor and beneath residential units, the property benefits from strong visibility, walkability, and a built-in customer base. Surrounded by popular restaurants, boutiques, and cultural amenities, **2828 University** is an ideal setting for an owner-user to put down roots and grow alongside the neighborhood's continued evolution.

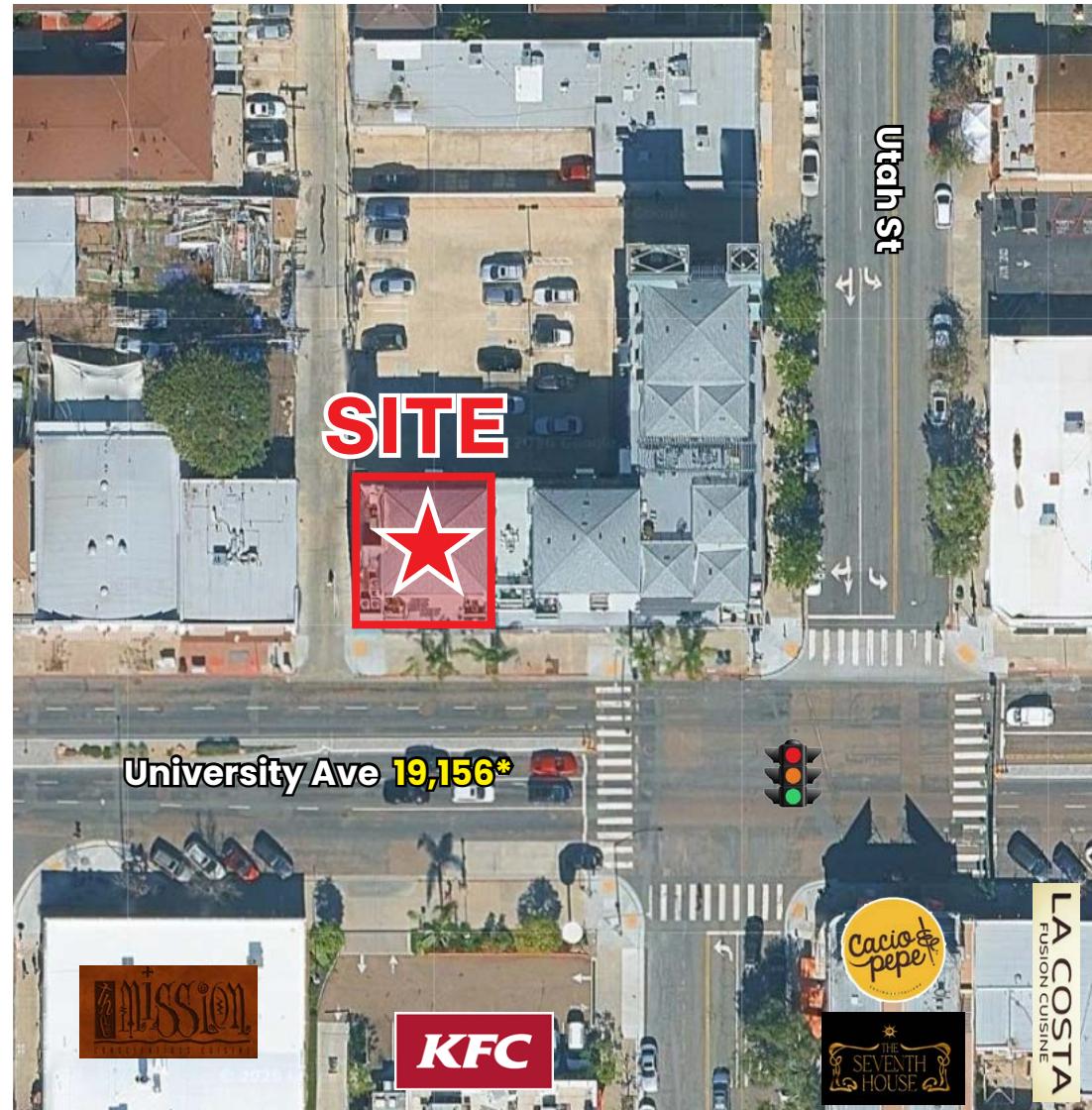
**ADDRESS:** 2828 University Ave  
Suite 101

**CONDO SIZE:** 897 SF

**PARKING:** 2 Reserved  
Parking Spaces

**ASKING PRICE:** \$560,000

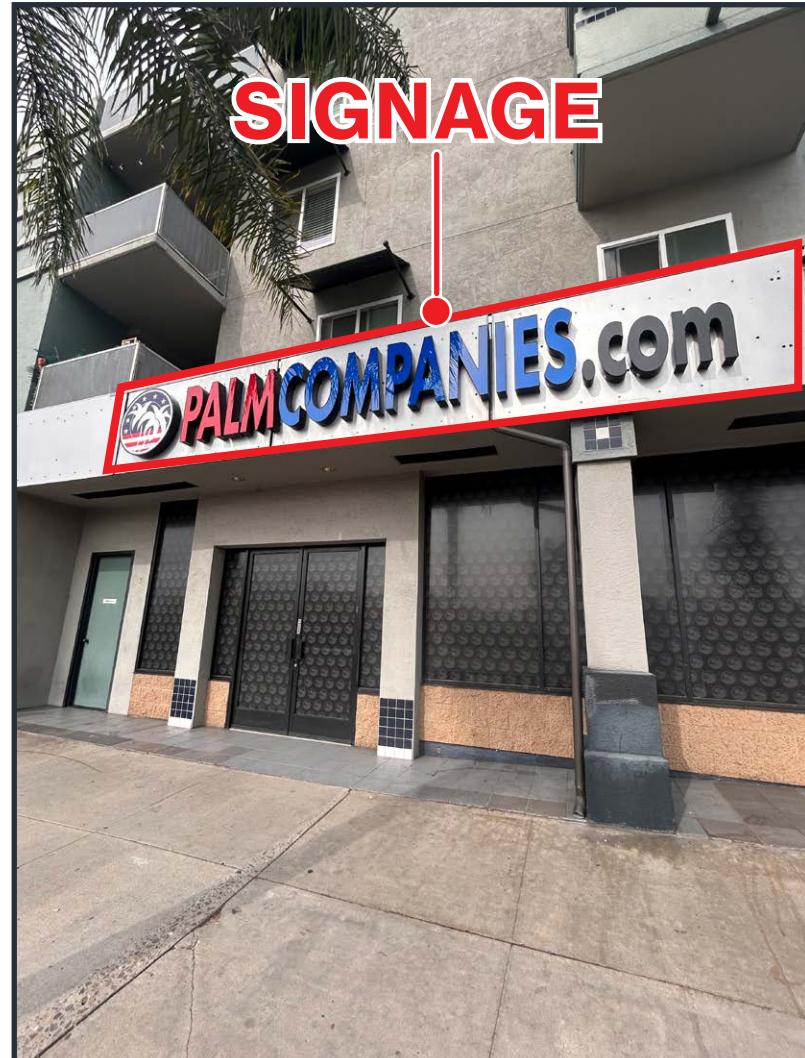
**PRICE PSF:** \$624 PSF



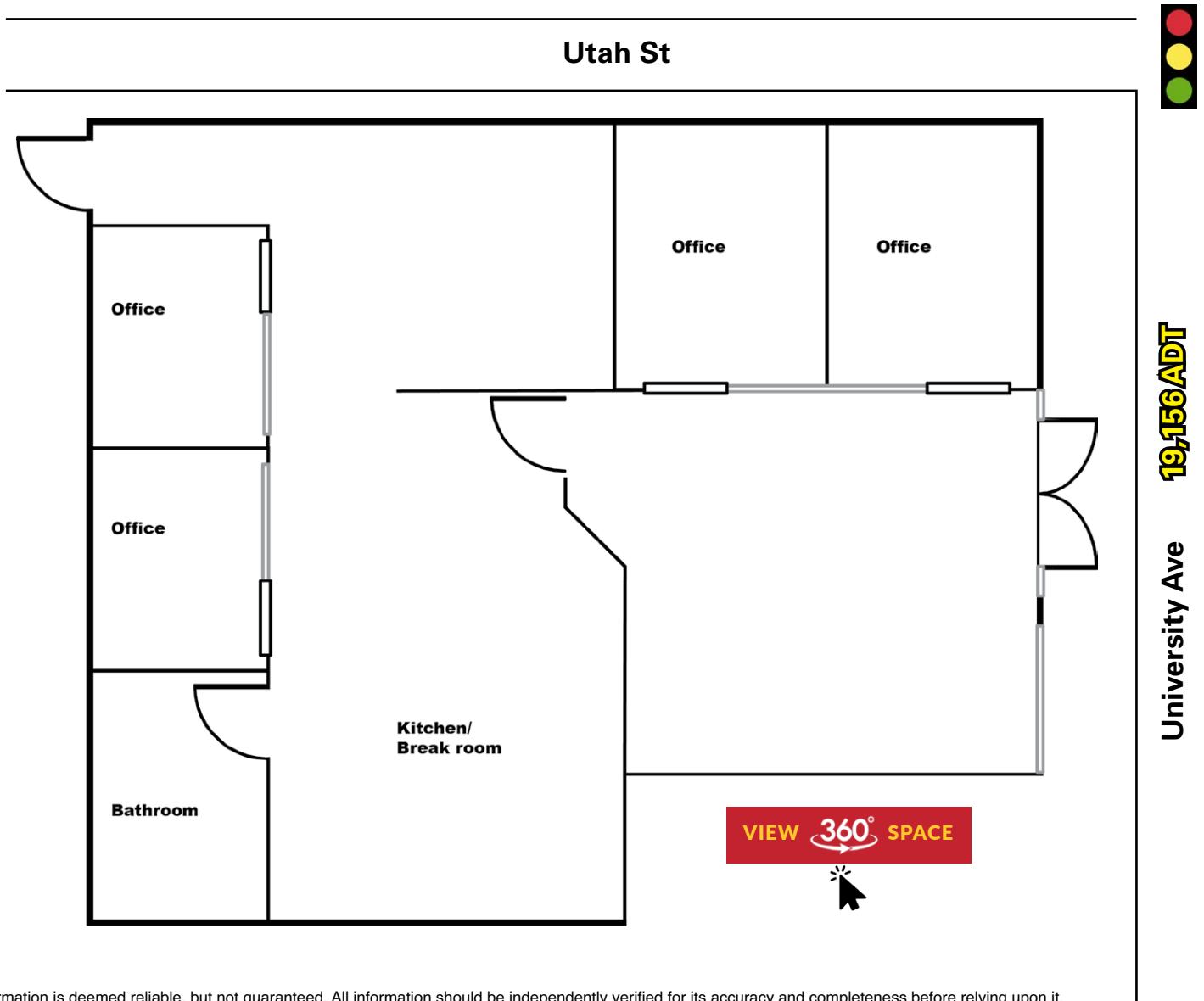
This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

\*2022 Co-Star Traffic Counts

# PHOTOS



# SUITE 101 FLOOR PLAN



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# DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles	2025 INCOME	1 Miles	3 Miles	5 Miles
2025 Estimated Population	54,388	295,183	614,398	Estimated Average Household Income	\$124,179	\$126,515	\$127,810
2030 Projected Population	57,996	308,804	633,248	Estimated Median Household Income	\$101,484	\$100,931	\$102,328
2020 Census Population	49,815	278,004	583,200	Estimated Per Capita Income	\$65,661	\$61,295	\$52,848
2010 Census Population	48,256	263,053	550,043				
Projected Annual Growth 2025 to 2030	1.3%	0.9%	0.6%	<b>2025 EDUCATION (AGE 25+)</b>			
Historical Annual Growth 2010 to 2025	0.8%	0.8%	0.8%	Estimated Elementary (Grade Level 0 to 8)	3.2%	6.6%	7.2%
2025 Median Age	35.8	36.1	35.2	Estimated Some High School (Grade Level 9 to 11)	2.6%	4.7%	5.5%
				Estimated High School Graduate	10.2%	14.0%	16.4%
<b>HOUSEHOLDS</b>				Estimated Some College	19.4%	18.4%	19.4%
2025 Estimated Households	28,733	142,331	249,272	Estimated Associates Degree Only	8.8%	7.3%	7.6%
2030 Projected Households	30,434	150,005	260,361	Estimated Bachelors Degree Only	35.9%	29.9%	26.5%
2020 Census Households	25,764	126,005	225,174	Estimated Graduate Degree	20.0%	18.9%	17.3%
2010 Census Households	24,622	115,138	209,110				
Projected Annual Growth 2025 to 2030	1.2%	1.1%	0.9%	<b>2025 BUSINESS</b>			
Historical Annual Growth 2010 to 2025	1.1%	1.6%	1.3%	Estimated Total Businesses	2,009	18,497	31,895
<b>2025 RACE AND ETHNICITY</b>				Estimated Total Employees	9,886	160,606	297,000
Estimated White	55.0%	48.1%	45.0%	Estimated Employee Population per Business	4.9	8.7	9.3
Estimated Black or African American	7.6%	8.4%	9.5%	Estimated Residential Population per Business	27.1	16.0	19.3
Estimated Asian & Pacific Islander	9.4%	12.3%	12.7%				
Estimated American Indian & Native Alaskan	1.1%	1.1%	1.1%	Source: Sites, USA, 2010 – 2020 Census, 2025 Estimates & 2030 Projections Calculated using Proportional Block Groups			
Estimated Other Races	26.9%	30.1%	31.6%				
Estimated Hispanic	31.3%	35.1%	36.8%				

# NORTH PARK RETAIL AERIAL



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