

**FOR
SALE**

NORTH PARK OWNER-USER OPPORTUNITY

897 SF Office / Retail Condo



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



**Exclusively
Offered By:**

HAYLEY RIEGLER

hriegler@enduringrealestate.com
Lic #02132863
626-392-9695

KEVAN MCDOUGAL

kevanm@enduringrealestate.com
Lic #01994492
619-884-8391

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



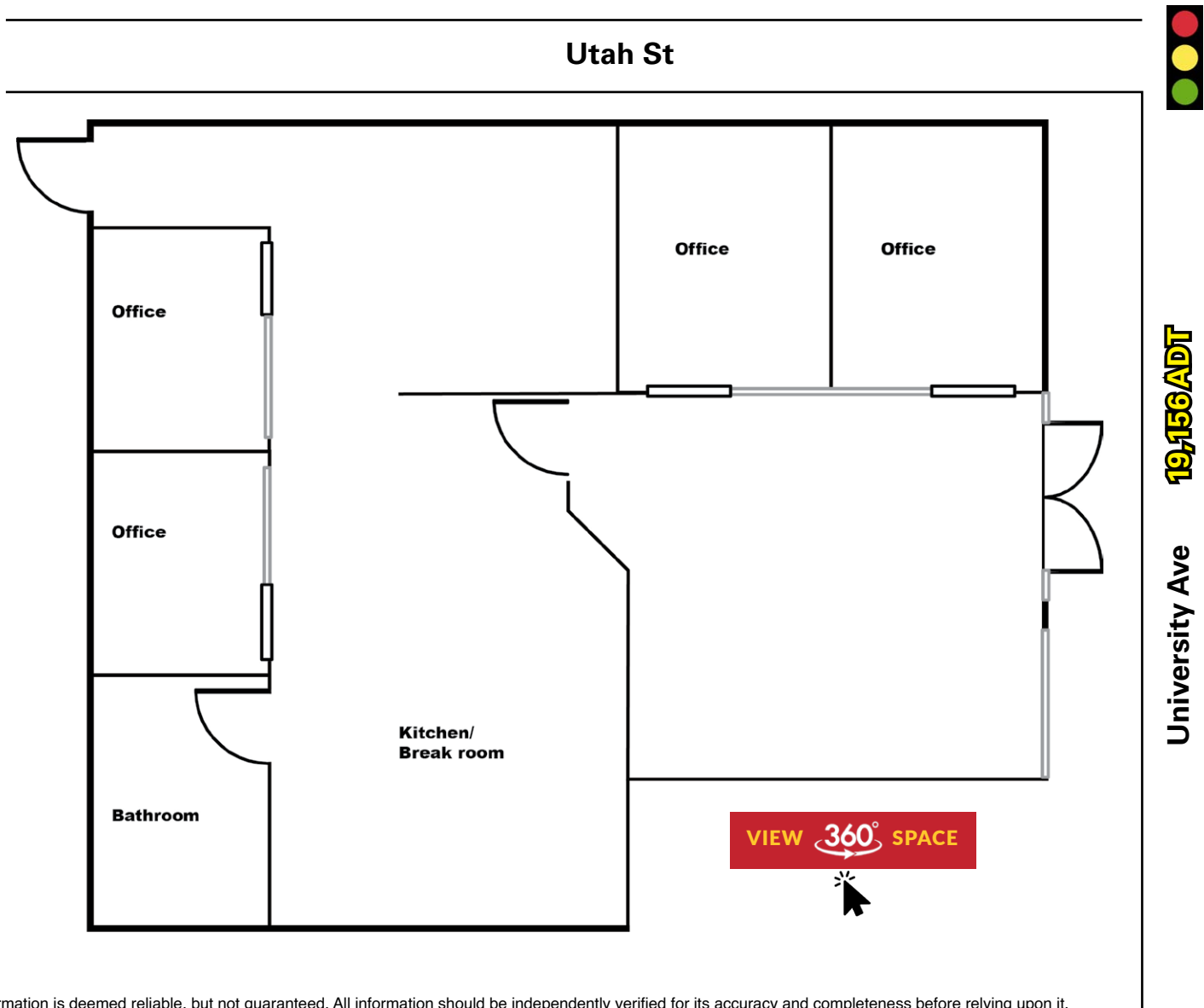
This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

***2022 Co-Star Traffic Counts**

PHOTOS



SUITE 101 FLOOR PLAN



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

DEMOGRAPHICS

POPULATION

	1 Miles	3 Miles	5 Miles
2025 Estimated Population	54,388	295,183	614,398
2030 Projected Population	57,996	308,804	633,248
2020 Census Population	49,815	278,004	583,200
2010 Census Population	48,256	263,053	550,043
Projected Annual Growth 2025 to 2030	1.3%	0.9%	0.6%
Historical Annual Growth 2010 to 2025	0.8%	0.8%	0.8%
2025 Median Age	35.8	36.1	35.2

HOUSEHOLDS

2025 Estimated Households	28,733	142,331	249,272
2030 Projected Households	30,434	150,005	260,361
2020 Census Households	25,764	126,005	225,174
2010 Census Households	24,622	115,138	209,110
Projected Annual Growth 2025 to 2030	1.2%	1.1%	0.9%
Historical Annual Growth 2010 to 2025	1.1%	1.6%	1.3%

2025 RACE AND ETHNICITY

Estimated White	55.0%	48.1%	45.0%
Estimated Black or African American	7.6%	8.4%	9.5%
Estimated Asian & Pacific Islander	9.4%	12.3%	12.7%
Estimated American Indian & Native Alaskan	1.1%	1.1%	1.1%
Estimated Other Races	26.9%	30.1%	31.6%
Estimated Hispanic	31.3%	35.1%	36.8%

2025 INCOME

	1 Miles	3 Miles	5 Miles
Estimated Average Household Income	\$124,179	\$126,515	\$127,810
Estimated Median Household Income	\$101,484	\$100,931	\$102,328
Estimated Per Capita Income	\$65,661	\$61,295	\$52,848

2025 EDUCATION (AGE 25+)

Estimated Elementary (Grade Level 0 to 8)	3.2%	6.6%	7.2%
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%
Estimated Some College	19.4%	18.4%	19.4%
Estimated Associates Degree Only	8.8%	7.3%	7.6%
Estimated Bachelors Degree Only	35.9%	29.9%	26.5%
Estimated Graduate Degree	20.0%	18.9%	17.3%

2025 BUSINESS

Estimated Total Businesses	2,009	18,497	31,895
Estimated Total Employees	9,886	160,606	297,000
Estimated Employee Population per Business	4.9	8.7	9.3
Estimated Residential Population per Business	27.1	16.0	19.3

Source: Sites, USA, 2010 - 2020 Census, 2025 Estimates & 2030 Projections Calculated using Proportional Block Groups

NORTH PARK RETAIL AERIAL



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