

Bankers Hill

Medical/Office Space For Lease

±1,905 SF

New Development

21
31

Third Ave



Modern, centrally located office space in Bankers Hill featuring refreshed interiors and a polished professional environment in one of San Diego's most sought-after neighborhoods.

2131 Third Ave, San Diego, CA

Address

±1,905 SF

Available Space

Medical/Office

Available Space

Available Now

Timing

Signature Offering

Signature medical/office opportunity in Bankers Hill new development with building signage and co-tenancy with UCSD and iStrive Research Lab

ASCE Certified

This building is one of the few in the market that fully meets the 2030 State-required ASCE 41 earthquake standards—qualifying it for all State tenants and any tenant serving State employees, patients, or visitors.

Secure Access

24/7 access with controlled entry and an advanced security system.

Scenic & Walkable

One of San Diego's most desirable walkable neighborhoods with a dense population and breathtaking views of Downtown San Diego Bay, Point Loma, and the Pacific Ocean.

Connected

Exposure to adjacent neighborhoods including Little Italy, Balboa Park, Hillcrest, Mission Hills, and Downtown.

Prime Corridor

Located on the main thoroughfare connecting Balboa Park to I-5.

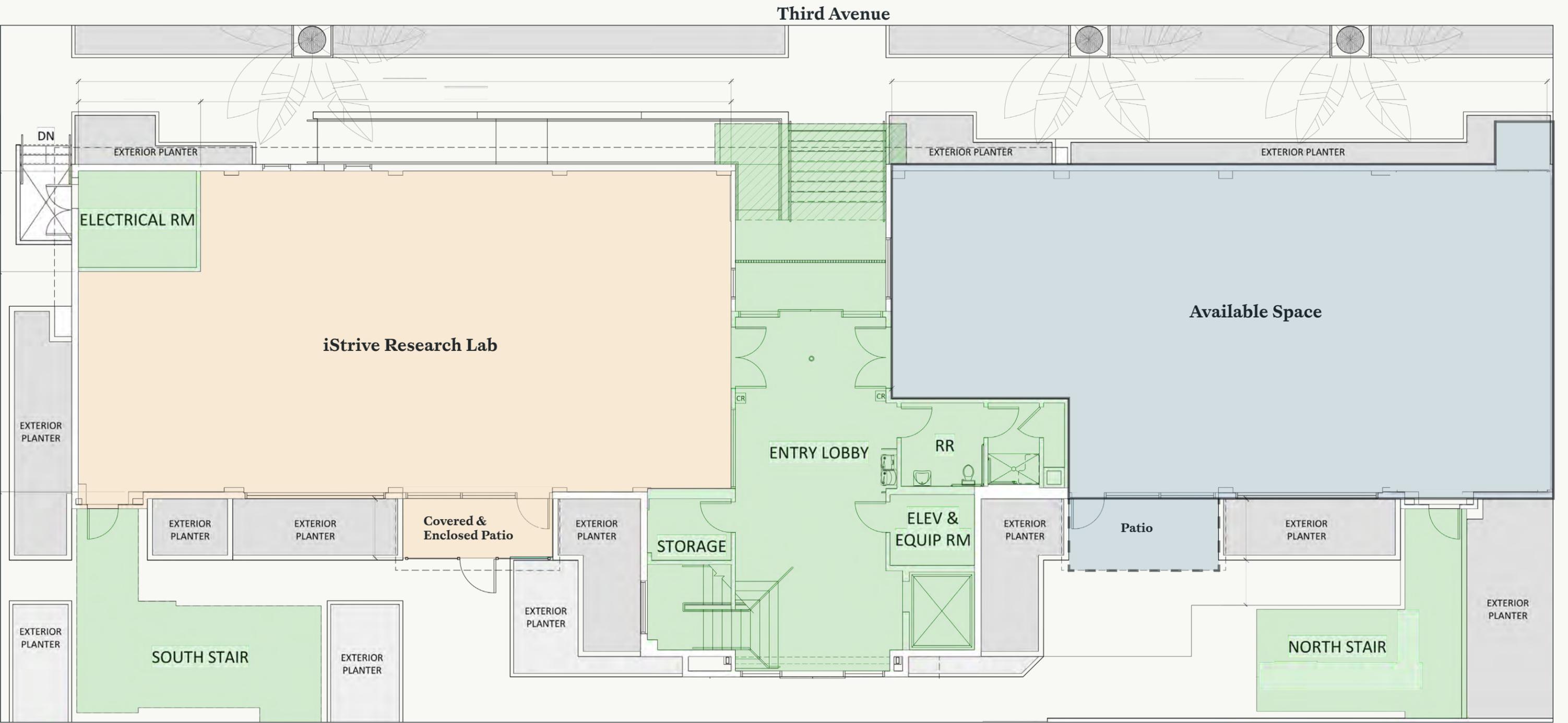


AVAILABLE SPACE.

±1,905 SF
with covered patio

Common Area

iStrive Research Lab



SEAMLESSLY INTEGRATED

into the urban fabric of the city.

21
31



7,000⁺
Existing Units

950⁺
Units Under Construction & Proposed
**Within 0.5 mi.*

Historic Charm & Modern Edge

A blend of early 20th-century architecture and contemporary design, creating a distinctive neighborhood character rooted in style and sophistication.

Central, Connected Location

Just North of Downtown and steps from Balboa Park, offering easy access to major employment centers, cultural attractions, and walkable urban amenities.

Vibrant Local Scene

An active mix of cafés, craft breweries, boutique retailers, and local favorites that contribute to the neighborhood's inviting, community-driven atmosphere.



	1 Mile	2 Mile	3 Mile
Population (2024)	34,443	112,270	209,828
Population (2029)	34,855	112,780	210,534
Total Employees	64,637	130,877	205,718
Total Households	20,088	60,540	102,650
Avg. Household Income	\$111,445	\$108,837	\$107,697
Consumer Spending	\$606.4M	\$1.8B	\$3.2B



\$271M
Spent on
Entertainment & Retail
**Within 2 mi.*

**Who
Lives
Here?**



\$525M
Spent on Food and Beverage
**Within 2 mi.*

Young Professionals

Residents are young, urban professionals primarily working in innovation industries and earning higher-than-average wages.

Top Talent

Downtown San Diego has an over-concentration of the most in-demand talent.

Cultural Hub

Downtown's surrounding urban neighborhoods are widely viewed as a hub for arts and culture, as well as a top destination for networking, gathering, and living.

City Life Age 18-35

A combination of young professionals and students living in the nation's most density populated and expensive cities. While many are starting in white-collar professional careers, others of this highly mobile group are still finishing their degrees.

Urban Diversity Age 46-75

Households predominantly in their 50's. These middle-income, white-collar professionals take advantage of urban life, enjoying the income and time that they have to the fullest. They spend their time on the Internet reading news and enjoy sports and movies.

Career Building Age 18-35

Made up of young singles with no children in the home. They are a mix of mobile renters and first-time homeowners, living in condos and single-family houses. They are beginning to save and invest while also enjoying new technology and trendy stores that cater to their age range.

City Mixers Age 30-55

Single, ethnically diverse urbanites in their 30s to 50s with no children in the home. They work in a broad spectrum of white-collar jobs. Spending reflects clothing, shoes, electronics and travel, enjoying a rich cultural experience.

**CONSUMERS
ARE DRIVING
the downtown evolution.**



WHY San Diego?

San Diego is becoming
Southern California's
coolest city.

**TRAVEL+
LEISURE**



The planned growth of Downtown will only boost its popularity among desirable American cities to live, work & play.

Forbes

Downtown is home to many attractions for residents as well as those who visit from outside the area. According to a survey of San Diegans who live and visit the Downtown area, Petco Park, Seaport Village, and Little Italy are the top three attractions. Downtown also has a reputation as the premier location for nightlife activities, attracting visitors from across the county and outside the region. Yet, those living downtown are more likely to enjoy these amenities.



32.3M

Annual Visitors
to San Diego



34,000+

Existing
Residential Units



2M+

Existing
SF of Office



21,930

Existing
Hotel Rooms

*Downtown San Diego



16.5

Blocks

Downtown San Diego is
the West Coast's premier
entertainment district

4

Major Venues

Petco Park
SD Convention Center
Balboa Theatre
Horton Grand Theatre

65K

Daytime Population

San Diego's thriving urban
center attracts both visitors
and tourists

Andrew Shemirani

andrew@upgsocal.com

Lic No 02038814

Serena Patterson

serena@upgsocal.com

Lic No 01721040



upgsocal.com

858 874 1989

New Development

**21
31**

Third Ave



©2026 Urban Property Group, Inc. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.