

# FOR LEASE

**NORTH PARK**  
3026-3034 UNIVERSITY AVE., SAN DIEGO, CA 92104

**FULLY LEASED**



**TRAFFIC COUNT:** University: 21,766 ADT (2018)

<b>DEMOGRAPHICS:</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Population: (2020)	53,639	287,353	605,940
Avg HH Income (2020):	\$78,878	\$86,015	\$86,977

### COMMENTS:

- One Of the Best Corners in North Park
- Recently Remodeled
- One Block Away from the Newly Renovated North Park Theater
- Directly Across the Street From Heaven Sent Dessert and Many Popular Restaurants

### Craig Duhs

Partner  
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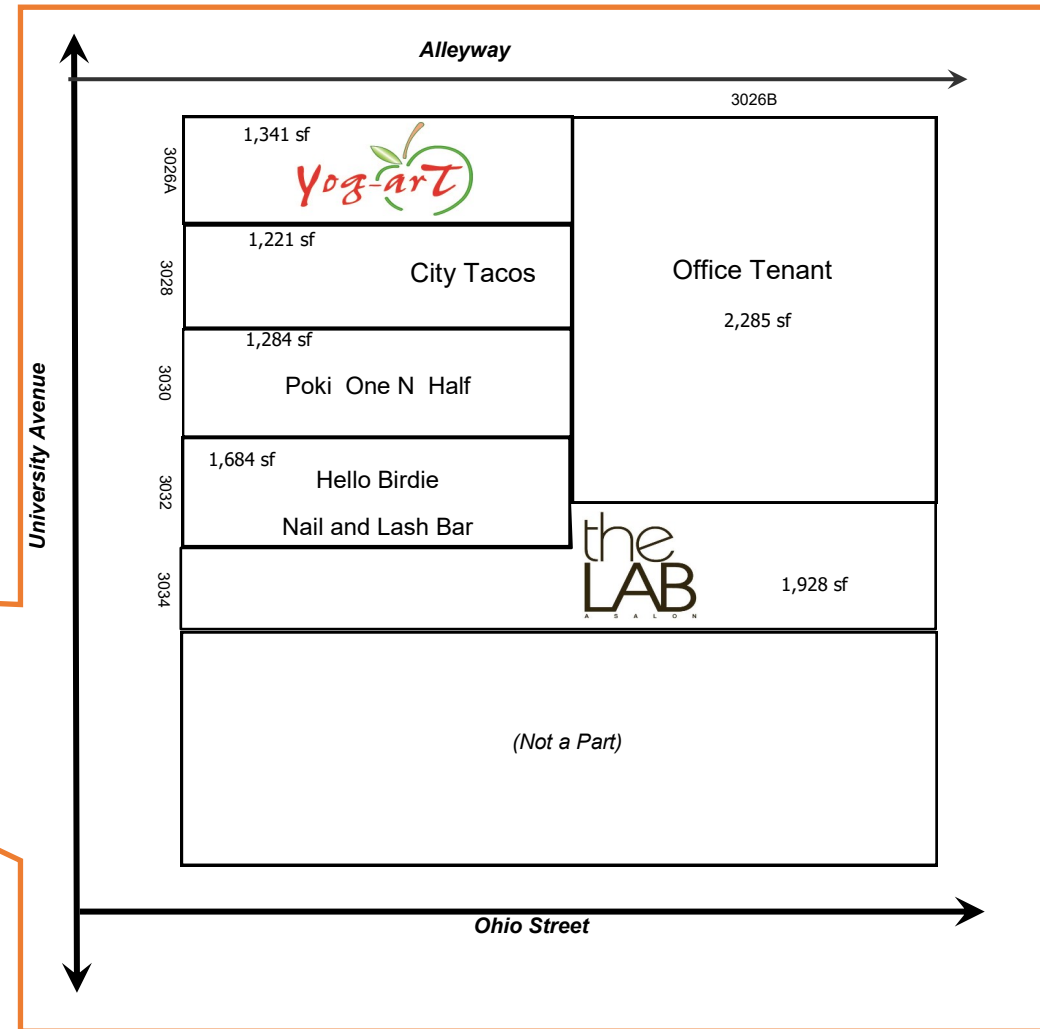
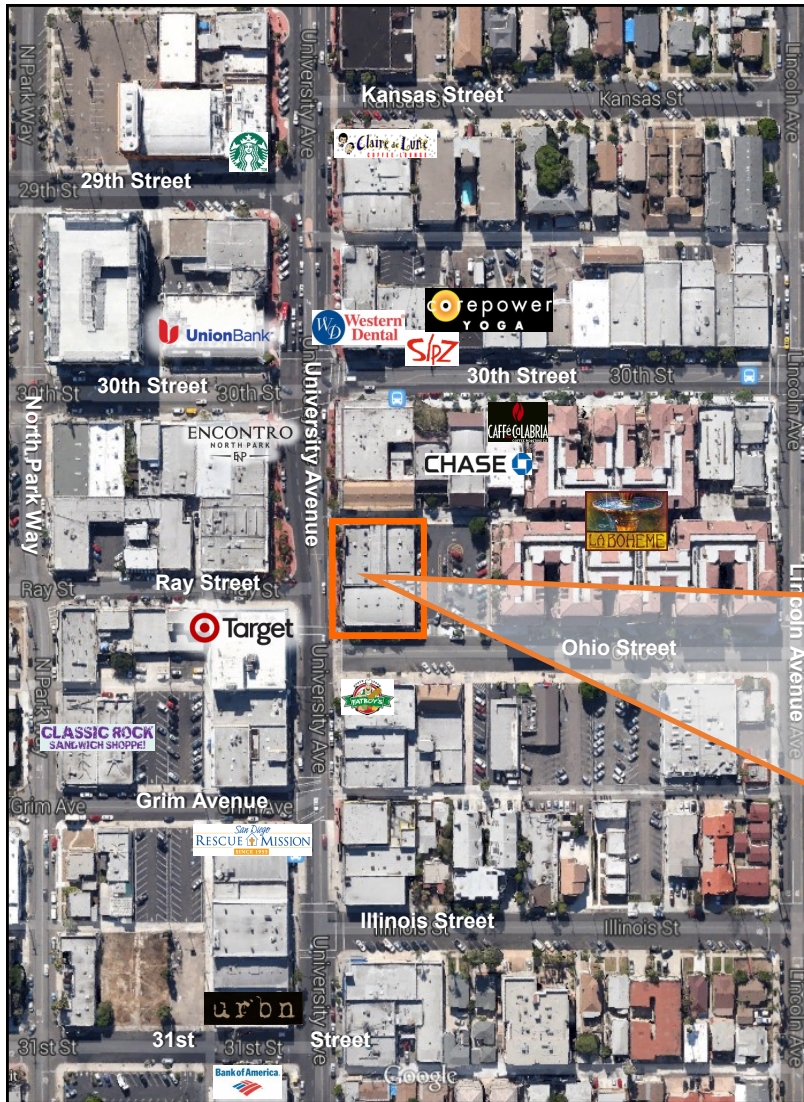
### Scott Duhs

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# SITE PLAN

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