

# FOR LEASE

**NORTH PARK  
SAN DIEGO, CA**

**Available**

- GREAT VISIBILITY AND SIGNAGE
- SIGNALIZED INTERSECTION
- LOCATED IN THE NORTH PARK AREA OF SAN DIEGO
- NEXT TO NOMAD DONUTS

**AVAILABLE: 1,430 SF**

**3104 UNIVERSITY AVE, SAN DIEGO, CA 92104**

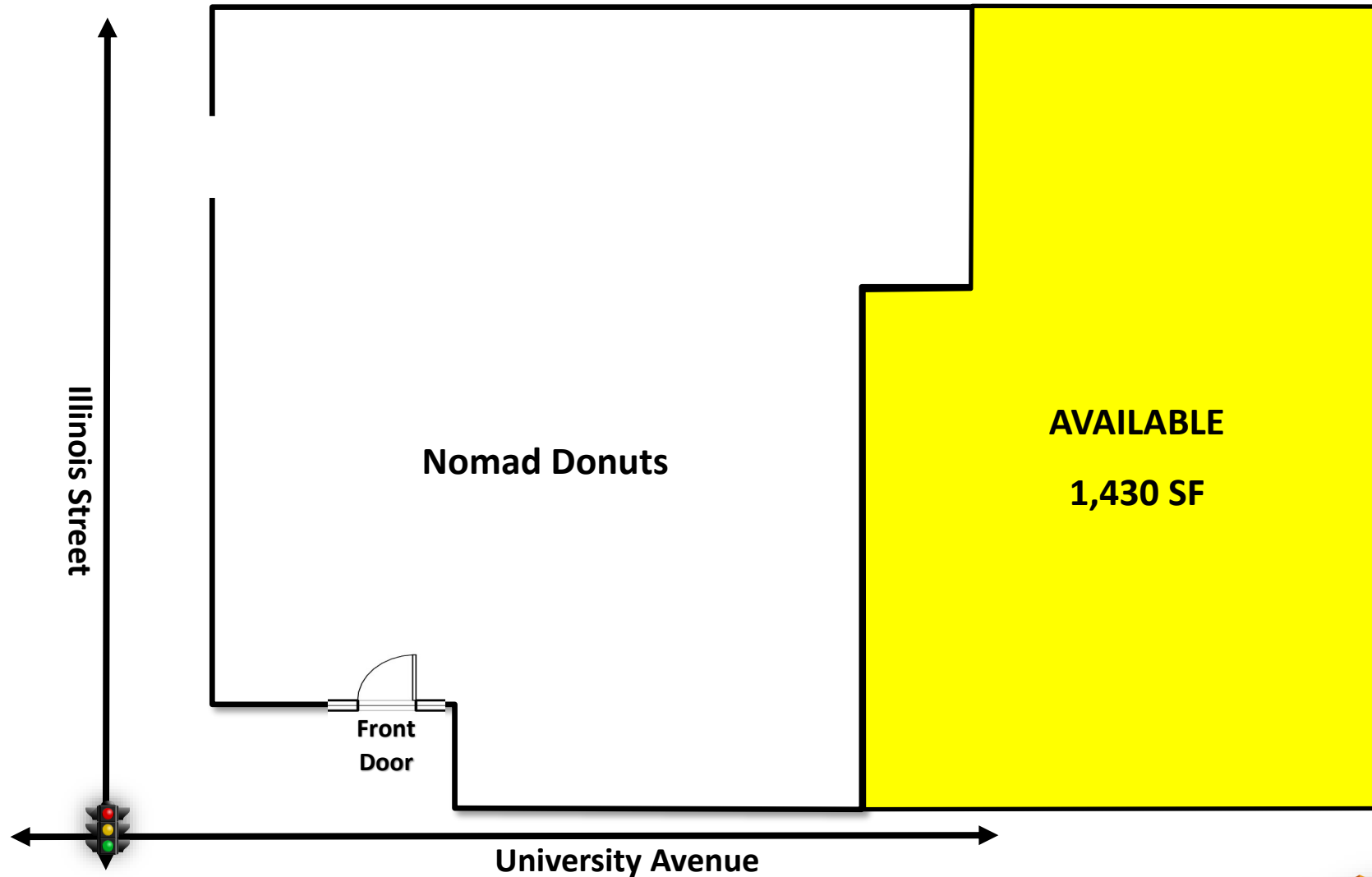
**SCOTT DUHS**  
619-491-0614  
SCOTT@DUHSCOMMERCIAL.COM  
CA LICENSE # 01048874

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.  
3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | [www.DuhsCommercial.com](http://www.DuhsCommercial.com)



# SITE PLAN

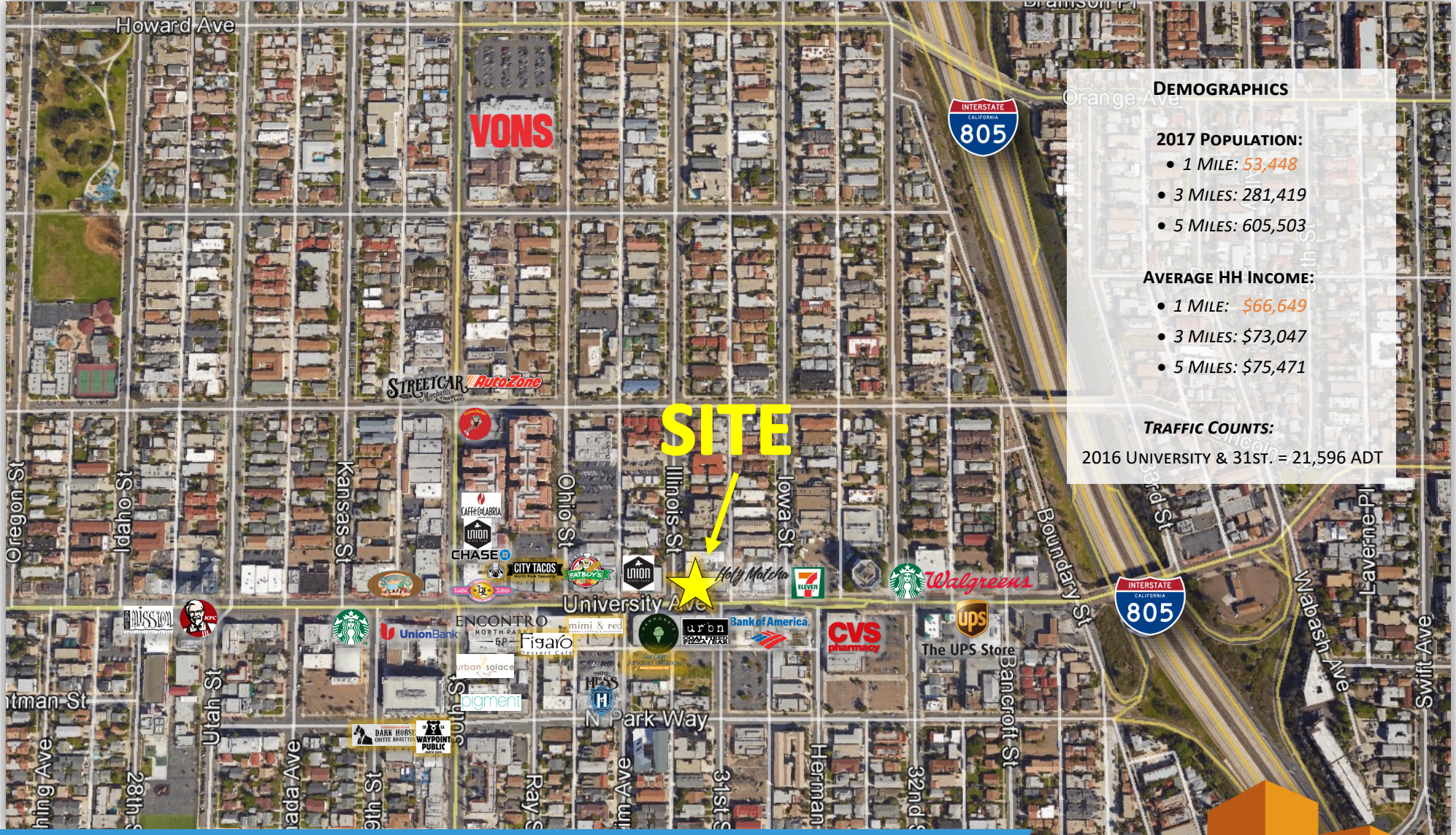
**NORTH PARK, SAN DIEGO**



For more information about this property please contact:  
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## DEMOGRAPHICS

### 2017 POPULATION:

- 1 MILE: 53,448
- 3 MILES: 281,419
- 5 MILES: 605,503

### AVERAGE HH INCOME:

- 1 MILE: \$66,649
- 3 MILES: \$73,047
- 5 MILES: \$75,471

### TRAFFIC COUNTS:

2016 UNIVERSITY & 31ST. = 21,596 ADT

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