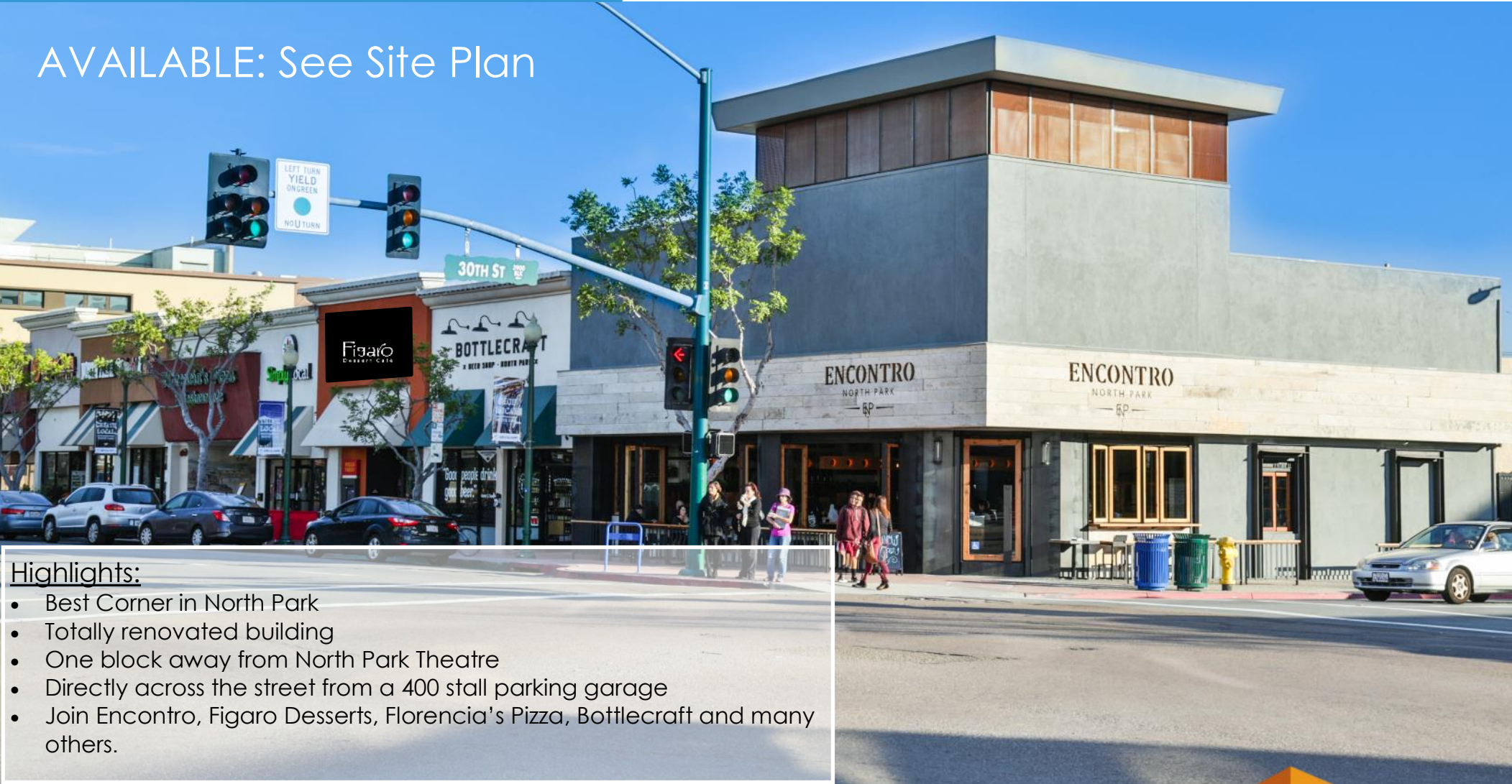


FOR LEASE

3001-3027 University Ave.
SEC 30th & University, San Diego, CA 92104

AVAILABLE: See Site Plan



Highlights:

- Best Corner in North Park
- Totally renovated building
- One block away from North Park Theatre
- Directly across the street from a 400 stall parking garage
- Join Encontro, Figaro Desserts, Florencia's Pizza, Bottlecraft and many others.

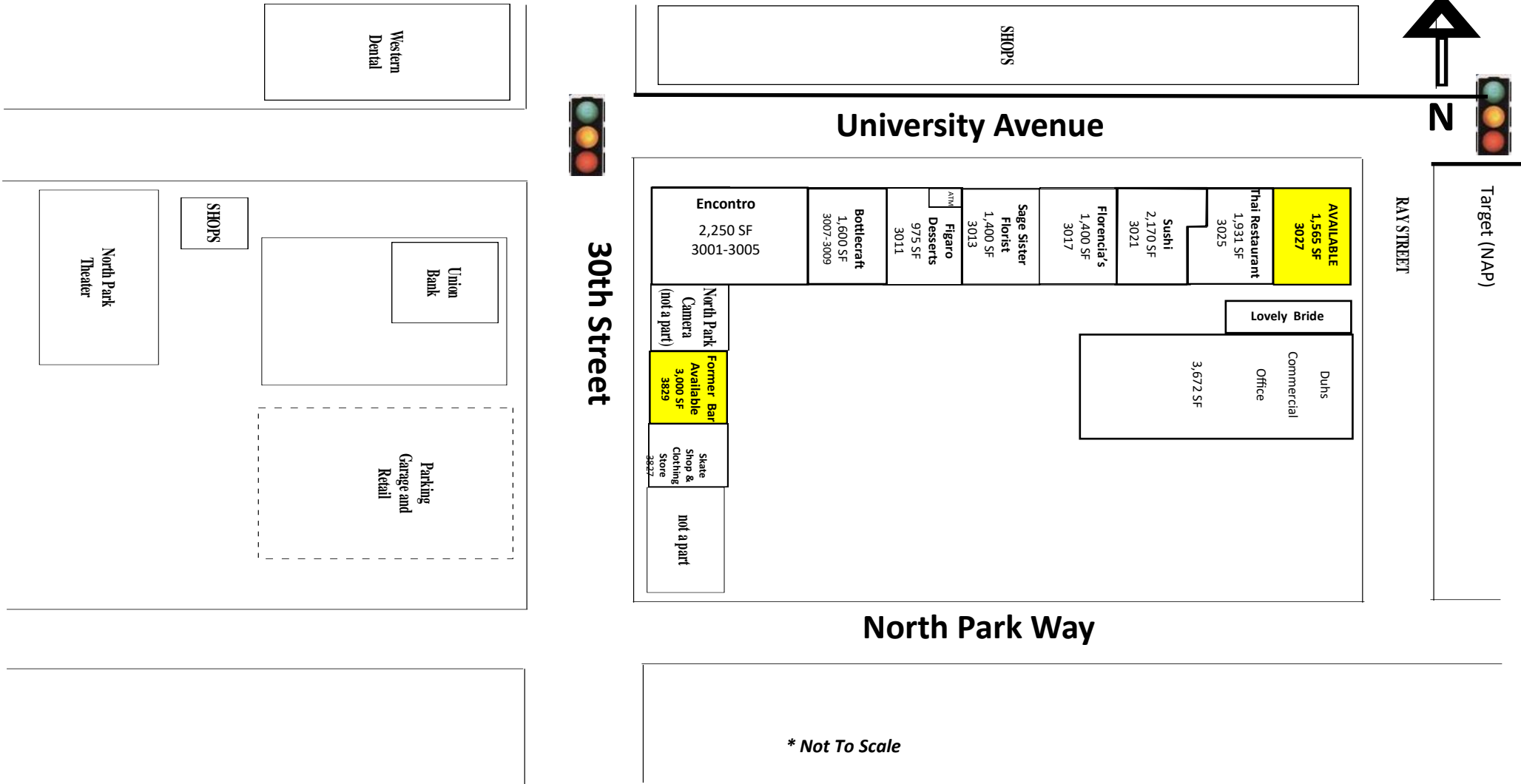
For more information about this property, please contact:

Scott Duhs
(619) 491-0614
Scott@DuhsCommercial.com
CA License: 01048874



SITE PLAN

3001-3027 University Ave.
SEC 30th & University, San Diego, CA 92104



For more information about this property, please contact:

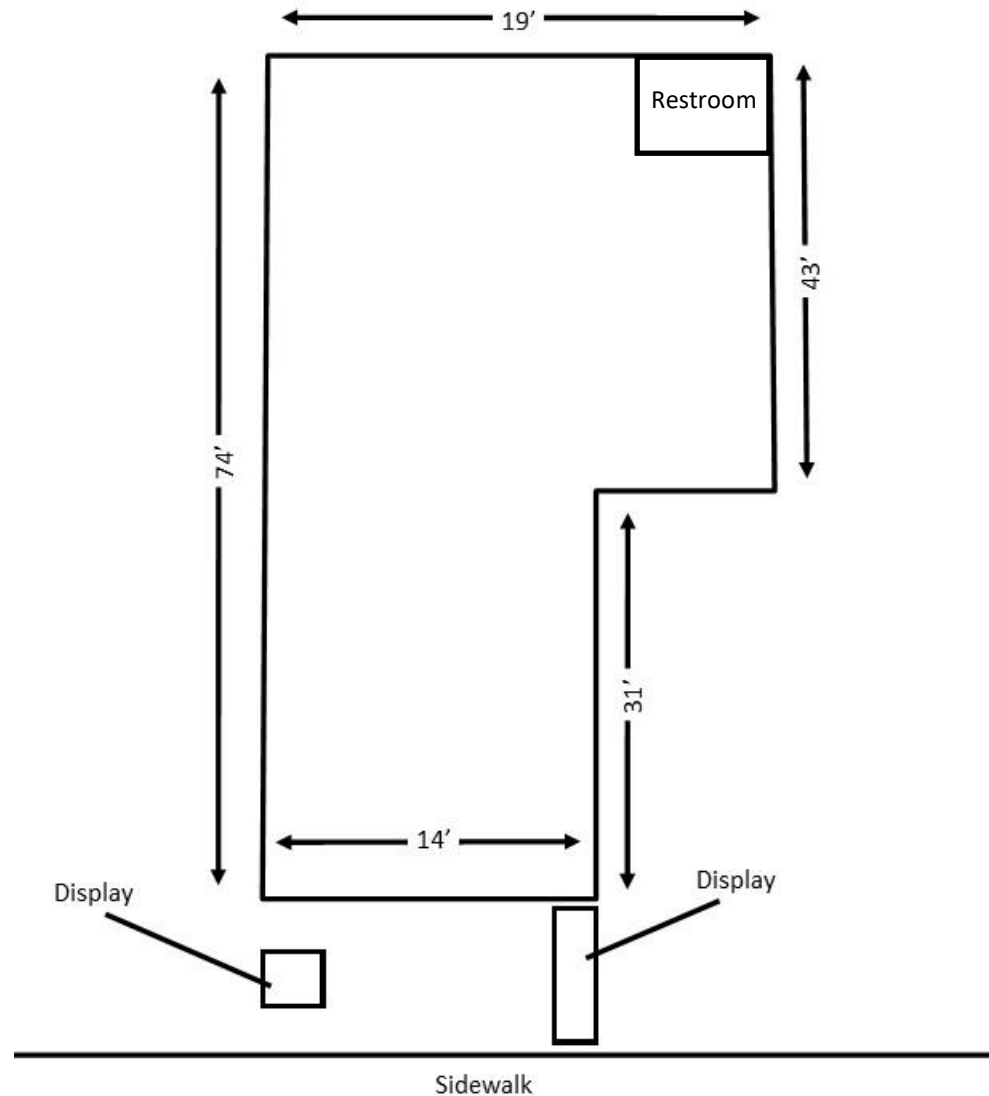
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SPACE PLAN

3001-3027 University Ave.
SEC 30th & University, San Diego, CA 92104

3027 University Ave
1,565 SF



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DEMOGRAPHICS

3001-3027 University Ave.
SEC 30th & University, San Diego, CA 92104

DEMOGRAPHICS:

2020

Population:

1 MILE

52,728

3 MILES

288,740

5 MILES

606,156

Avg HH Income:

\$79,703

\$86,044

\$86,992

TRAFFIC COUNT:

University Ave 20,151 ADT

30th Street 15,783 ADT (2018)

35,934 ADT



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BROKERAGE • INVESTMENT • DEVELOPMENT

