

# FOR LEASE

2603 University Ave, Suite A1, San Diego, CA, 92104

**Availability:**  
**Suite A1: ± 464 SF Available**

## Property Highlights:

- 464 SF Small Retail/office Space facing University Ave
- Great exposure and visibility
- Located in the Heart of North Park
- Easy access from University Ave and Villa Terrace
- High Ceilings
- Heavy pedestrian and high traffic counts (University Ave – 21,325 VPD)



*For more information about this property, please contact:*

**Anthony Acosta**  
(619) 491-0048  
Anthony@DuhsCommercial.com  
CA License: 01900150

**Rick Wu**  
(619) 491-0826  
Rick@DuhsCommercial.com  
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# INTERIOR PHOTOS

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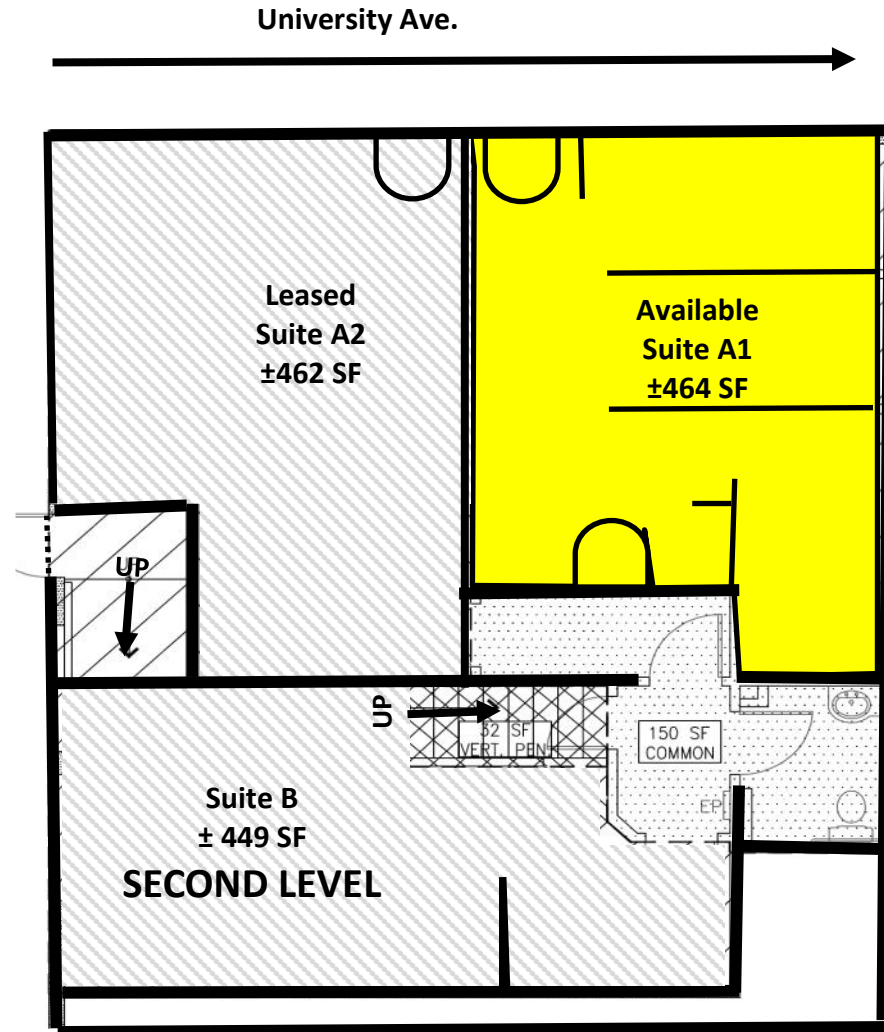
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# SPACE PLAN

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# AERIAL

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# REGIONAL MAP

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# DEMOGRAPHICS

2603 University Ave, Suite A1, San Diego, CA, 92104

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
<b>2019 Estimate</b>	45,120	271,017	584,099
2024 Projection	45,904	278,471	603,149
Growth 2019 - 2024	1.74%	2.75%	3.26%
Growth 2010 - 2019	2.40%	-1.26%	4.62%
Median Age	-1.68%	4.07%	7.49%
<b>2019 Population By Race</b>			
White	34,421 76.29%	200,207 73.87%	417,372 71.46%
Black	4,319 9.57%	24,741 9.13%	62,826 10.76%
Am. Indian & Alaskan	617 1.37%	3,706 1.37%	7,851 1.34%
Asian	3,295 7.30%	29,721 10.97%	65,679 11.24%
Hawaiian & Pacific Island	236 0.52%	1,279 0.47%	3,547 0.61%
Other	2,232 4.95%	11,363 4.19%	26,824 4.59%
<b>Population by Hispanic Origin</b>			
Non-Hispanic Origin	31,553 69.93%	168,741 62.26%	361,114 61.82%
Hispanic Origin	13,567 30.07%	102,276 37.74%	222,985 38.18%
<b>Households</b>			
2019 Estimate	23,826	121,336	224,258
2024 Projection	24,224	125,110	231,717
2010 Census	24,279	113,980	207,980
Growth 2019 - 2024	1.67%	3.11%	3.33%
Growth 2010 - 2019	-1.87%	6.45%	7.83%
2019 Average Household Size	1.90	2.10	2.40
<b>2019 Avg Household Income</b>	\$79,500	\$81,030	\$81,002
<b>2019 Occupied Housing</b>			
Owner Occupied	5,922 24.86%	33,991 28.01%	76,188 33.97%
Renter Occupied	17,903 75.14%	87,345 71.99%	148,070 66.03%
<b>2019 Median Home Value</b>	\$536,684	\$532,461	\$495,801