

# FORMER RESTAURANT FOR LEASE

2899 University Avenue, San Diego, CA, 92104

## Highlights

- End Cap in the Heart of North Park
- Observatory Event Building
- Across from the 383 Stall Parking Garage
- 1,700 SF



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

Austin Dias, MSRE

(619) 269-6077

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Scott Duhs

(619) 491-0614

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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)



# AERIAL

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# REGIONAL MAP

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# DEMOGRAPHICS

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	1 Mile	3 Mile	5 Mile
<b>Population</b>			
<b>2020 Estimate</b>	52,364	287,068	602,434
2025 Projection	53,240	294,172	616,391
Median Age	37.40	36.20	33.60
<b>2020 Population By Race</b>			
White	39,190 74.84%	209,880 73.11%	994,166 72.68%
Black	5,665 10.82%	27,689 9.65%	115,303 8.43%
Am. Indian & Alaskan	882 1.68%	4,149 1.45%	17,080 1.25%
Asian	3,712 7.09%	31,704 11.04%	169,280 12.38%
Hawaiian & Pacific Island	280 0.53%	1,354 0.47%	9,134 0.67%
Other	2,636 5.03%	12,292 4.28%	62,838 4.59%
<b>Population by Hispanic Origin</b>			
Non-Hispanic Origin	32,917 62.86%	173,594 60.47%	884,432 64.66%
Hispanic Origin	19,447 37.14%	113,474 39.53%	483,370 35.34%
<b>Households</b>			
2020 Estimate	25,657	125,800	510,816
2025 Projection	26,022	128,964	522,575
2010 Census	25,035	115,088	473,278
2020 Average Household Size	2.00	2.20	2.50
<b>2020 Avg Household Income</b>	\$57,658	\$75,042	\$80,140
<b>2020 Occupied Housing</b>			
Owner Occupied	6,074 23.67%	35,338 28.09%	224,436 43.94%
Renter Occupied	19,583 76.33%	90,462 71.91%	286,380 56.06%
<b>2020 Median Home Value</b>	\$677,417	\$628,706	\$617,731



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