

**NORTH PARK RETAIL**  
 2828 University Ave, Suite 101  
 San Diego, CA 92104



**DEMOGRAPHICS**

	1 MILE	3 MILE
Population	49,811	278,323
Median HH Income	\$91,048	\$90,594
Daytime Population	9,849	159,678

**AVAILABLE**

- 897 sf Retail/Office Space
- Fully Built Out Office
- Asking \$3.50 psf/mo + NNN (\$1.06)

**FEATURES**

- 2 Reserved Parking Spaces
- Located in the Heart of North Park
- Heavy Amenities in Close Walking Proximity
- 19,707 ADT\* on University Ave

\*CoStar Traffic Count

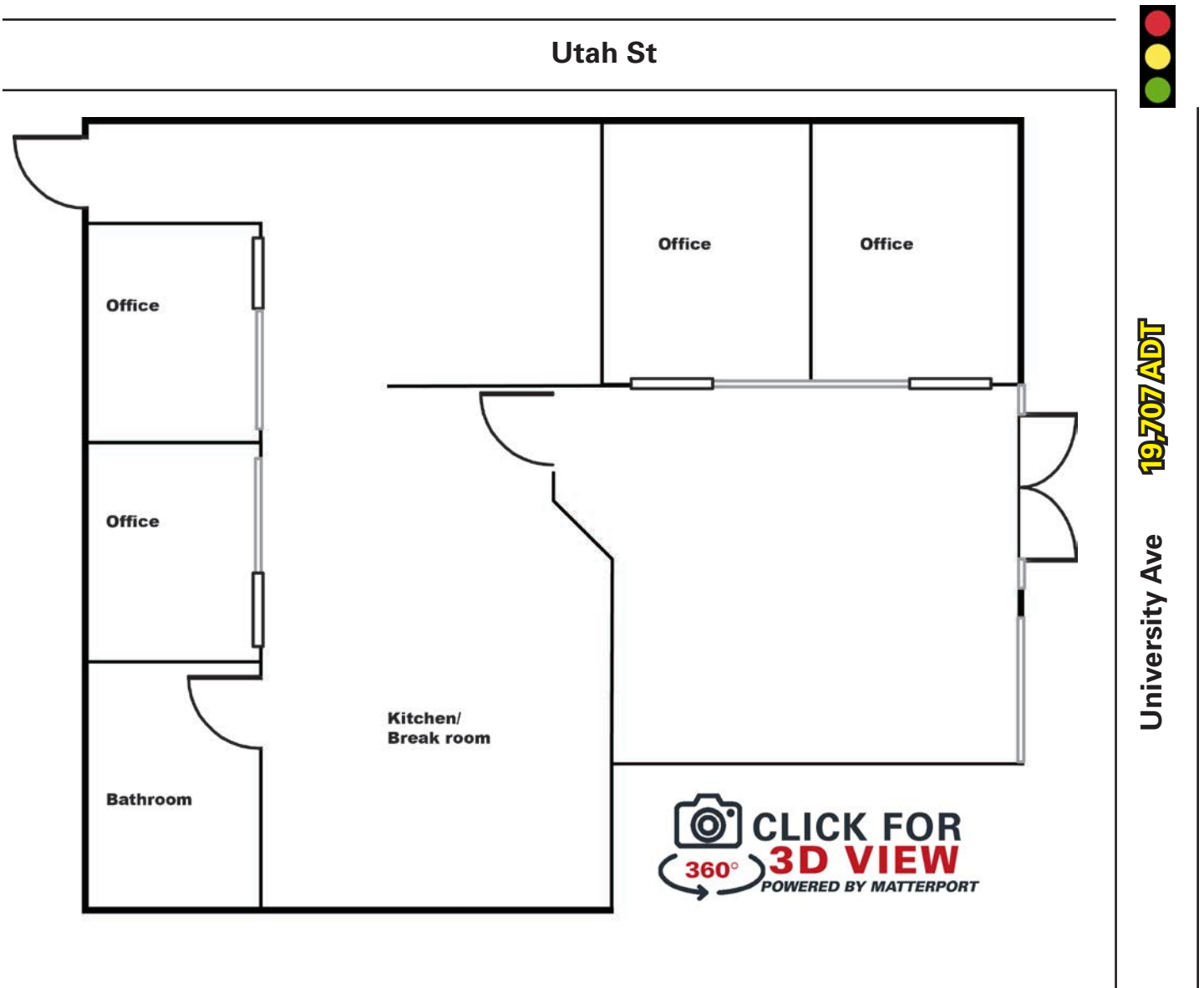


**Contact Information**

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## SUITE 101 FLOOR PLAN



## Modern Office Buildout



## NORTH PARK



This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

\*Traffic counts provided by CoStar

## BROKER CONTACT INFORMATION



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# DEMOGRAPHICS

2828 University Ave, San Diego, CA 92104



POPULATION	1 Mile	2 Mile	3 Miles	5 Mile
2023 Estimated Population	49,811	130,651	278,323	583,617
2028 Projected Population	50,035	131,849	280,775	590,764
2020 Census Population	49,871	130,799	275,452	583,401
2010 Census Population	48,313	127,519	263,339	166,416
Projected Annual Growth 2023 to 2028	–	0.2%	0.2%	0.2%
Historical Annual Growth 2010 to 2023	0.2%	0.2%	0.4%	0.5%
2023 Median Age	35.3	34.9	34.8	34.3
HOUSEHOLDS	1 Mile	2 Mile	3 Mile	5 Mile
2023 Estimated Households	26,110	63,280	127,696	53,526
2028 Projected Households	26,758	65,169	131,311	59,526
2020 Census Households	25,786	62,476	126,132	51,945
2010 Census Households	24,645	60,025	115,233	48,488
Projected Annual Growth 2023 to 2028	0.5%	0.6%	0.6%	2.1%
Historical Annual Growth 2010 to 2023	0.5%	0.4%	0.8%	0.9%
RACE AND ETHNICITY	1 Mile	2 Mile	3 Mile	5 Mile
2023 Estimated White	56.1%	51.7%	47.4%	42.9%
2023 Estimated Black or African American	7.7%	7.7%	9.1%	9.7%
2023 Estimated Asian & Pacific Islander	8.6%	10.0%	11.6%	13.5%
2023 Estimated American Indian & Native Alaskan	1.0%	1.1%	1.1%	1.2%
2023 Estimated Other Races	26.6%	29.4%	30.8%	32.6%
2023 Estimated Hispanic	31.4%	34.6%	36.6%	37.2%
INCOME	1 Mile	2 Mile	3 Mile	5 Mile
2023 Estimated Average Household Income	\$118,889	\$119,469	\$120,939	\$120,249
2023 Estimated Median Household Income	\$91,048	\$91,080	\$90,594	\$91,144
2023 Estimated Per Capita Income	\$62,371	\$58,061	\$55,834	\$47,961
EDUCATION (AGE 25+)	1 Mile	2 Mile	3 Mile	5 Mile
2023 Estimated Elementary (Grade Level 0 to 8)	3.6%	5.6%	7.4%	7.7%
2023 Estimated Some High School (Grade Level 9 to 11)	3.2%	4.7%	5.8%	6.3%
2023 Estimated High School Graduate	12.1%	13.5%	15.0%	17.4%
2023 Estimated Some College	18.1%	18.7%	18.7%	19.7%
2023 Estimated Associates Degree Only	8.0%	7.3%	7.3%	7.4%
2023 Estimated Bachelors Degree Only	35.4%	30.8%	28.3%	25.6%
2023 Estimated Graduate Degree	19.6%	19.4%	17.5%	15.8%
BUSINESS	1 Mile	2 Mile	3 Mile	5 Mile
2023 Estimated Total Businesses	1,990	7,860	18,067	30,716
2023 Estimated Total Employees	9,849	58,308	159,678	293,408
2023 Estimated Employee Population per Business	4.9	7.4	8.8	9.6
2023 Estimated Residential Population per Business	25.9	16.6	15.4	19.0