

# FOR SALE AND LEASE

**OWNER USER DEVELOPMENT SITE/VALUE-ADD REPOSITION**

## **Voit**

REAL ESTATE SERVICES



**TWO (2) BUILDINGS TOTALING 6,000 SF ON 14,000 SF OF LAND IN NORTH PARK**

**GROUND LEASE: \$150,000 ANNUALLY**

**SALE PRICE: \$3,795,000**

# 2502-20

UNIVERSITY AVENUE  
SAN DIEGO, CA 92104



**KIPP GSTETTENBAUER, CCIM**, Senior Vice President  
858.458.3345 | kipp@voitco.com | Lic. #01405420

**RYAN KING, CCIM**, Vice President  
858.458.3322 | rking@voitco.com | Lic. #01885401

**MAX STONE**, Senior Associate  
858.458.3348 | mstone@voitco.com | Lic. #01944151

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## Property Information

- 2,500 SF & 3,500 SF Retail Opportunities
- 14,000 SF of Land
- Located in the Heart of North Park
- Close Proximity to I-805 Freeway
- Walking Distance to Multiple Retailers in the Area
- 2.5/1,000 SF Parking (15 Parking Spaces)
- Zoning: C, San Diego
- Bus Stop in Front of Property
- High Population Density (282,000 Within 3 Miles)

**SF AVAILABLE: 6,000 SF**

**SALE PRICE: \$3,795,000**

**GROUND LEASE: \$150,000**



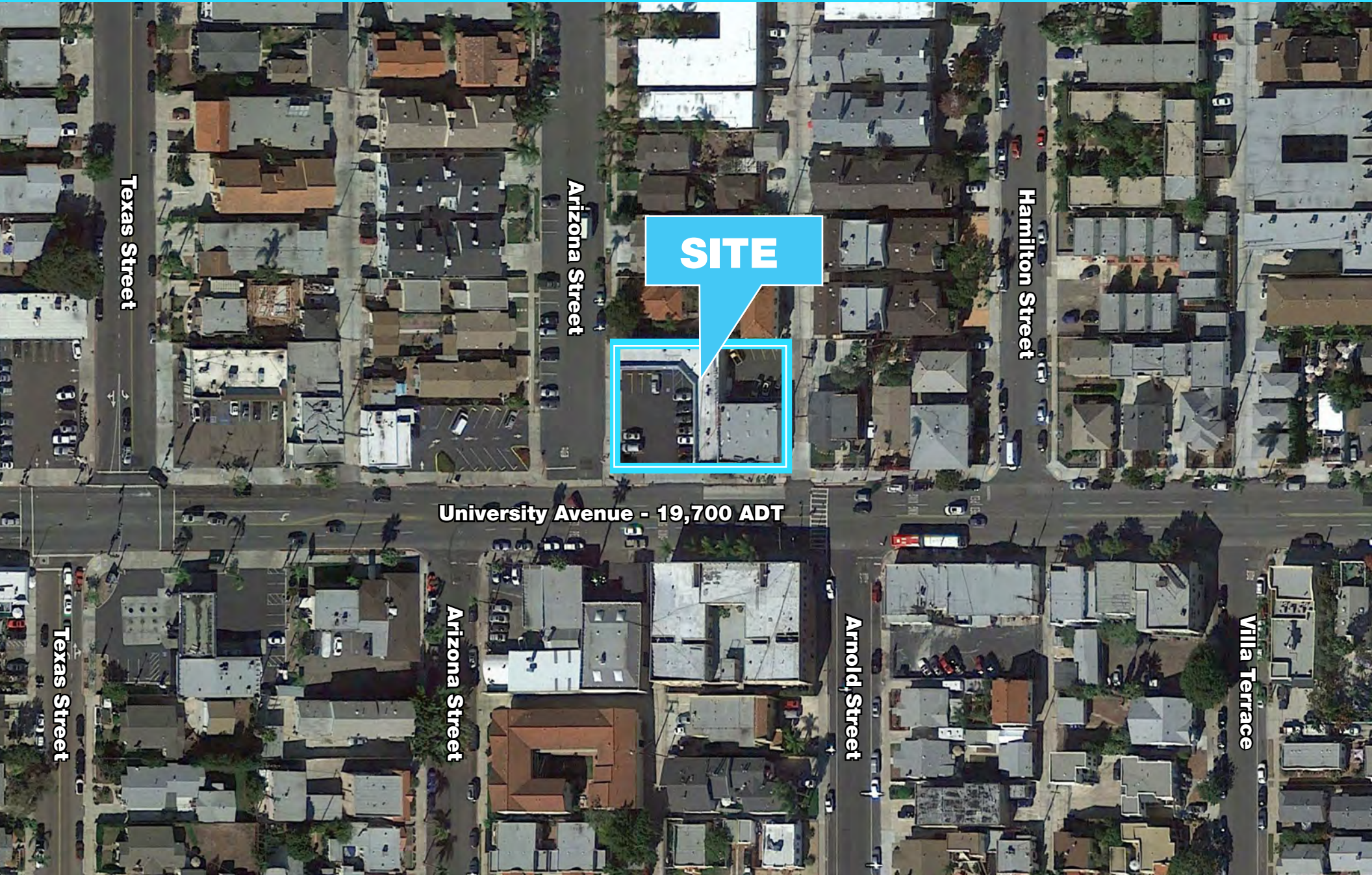
*Excellent North Park Opportunity!*

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Texas Street

Arizona Street

Hamilton Street

**SITE**

University Avenue - 19,700 ADT

Texas Street

Arizona Street

Arnold Street

Villa Terrace

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### Demographics



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population (2017)	46,915	282,613	586,430
Projected Population (2022)	49,030	297,227	616,494
Households	25,045	125,112	223,902
Average Household Size	1.80	2.20	2.40
Median Age	38.00	36.70	35.80
Average Household Income	\$73,070	\$76,350	\$76,536
Median Home Value	\$546,627	\$496,306	\$466,447



### Traffic Counts

CROSS-STREETS	DISTANCE	TRAFFIC VOLUME
University Ave Alley	0.01 mi	19,700
Texas St Lincoln Ave	0.06 mi	6,647
Lincoln Ave Alley	0.02 mi	4,600
Texas St Wightman St	0.06 mi	3,232

### Quick Stats

5 MILE RADIUS (2017)



223,902  
Households



\$76,536  
Avg. HH Income



586,430  
Daytime Population



616,494  
Projected Population



\$76,536  
Average Household Income



36.8%  
College Educated



\$466,447  
Median Home Value



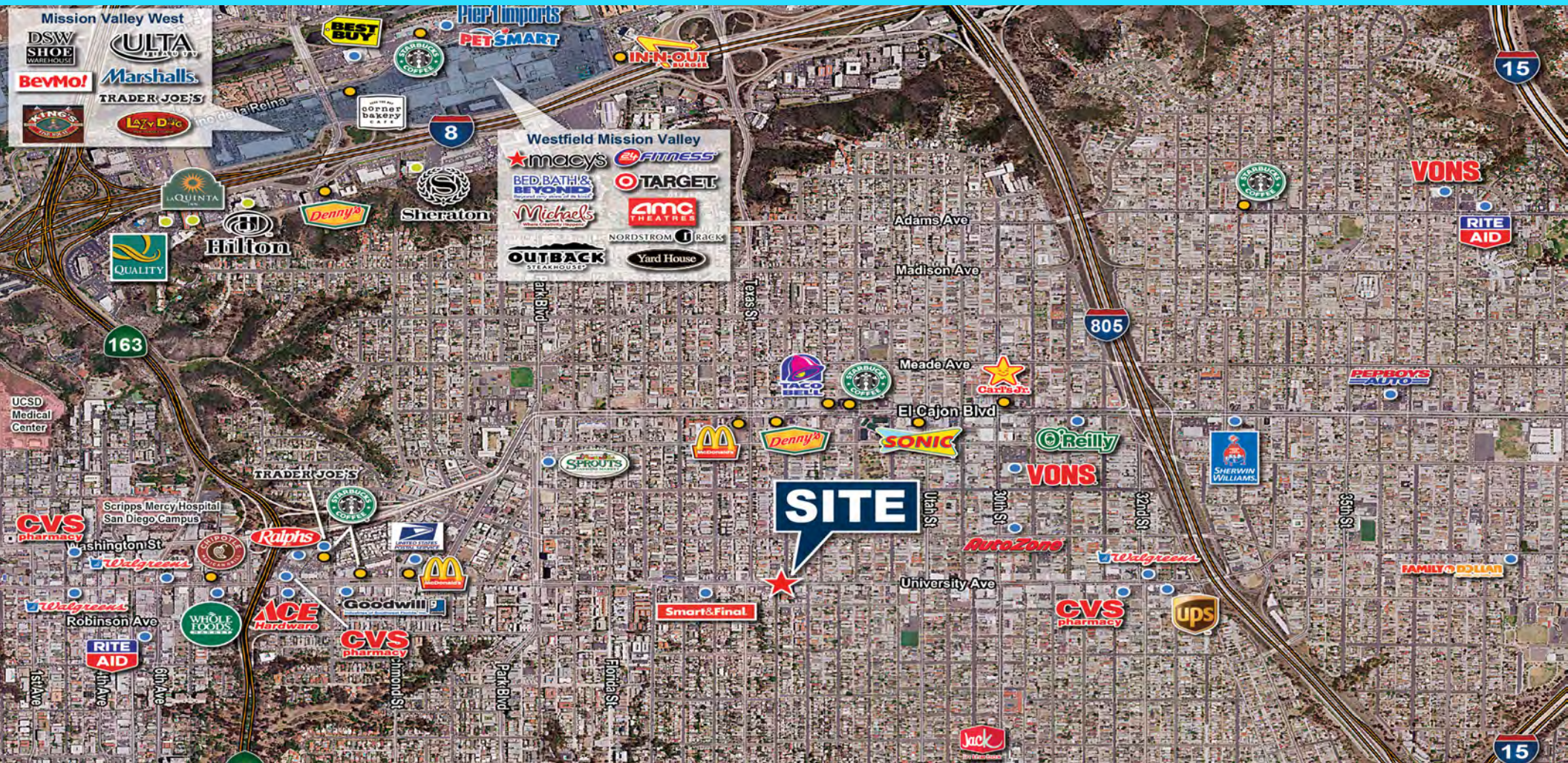
35.80  
Median Age

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4747 Executive Drive, Suite 800, San Diego, CA 92121 | 858.453.0505 | 858.408.3976 Fax | Lic #01991785 | www.voitco.com

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