

**FOR
SALE**

NORTH PARK OWNER-USER OPPORTUNITY

897 SF Office / Retail Condo



2828 UNIVERSITY AVE, SUITE 101, SAN DIEGO, CA 92104



**Exclusively
Offered By:**

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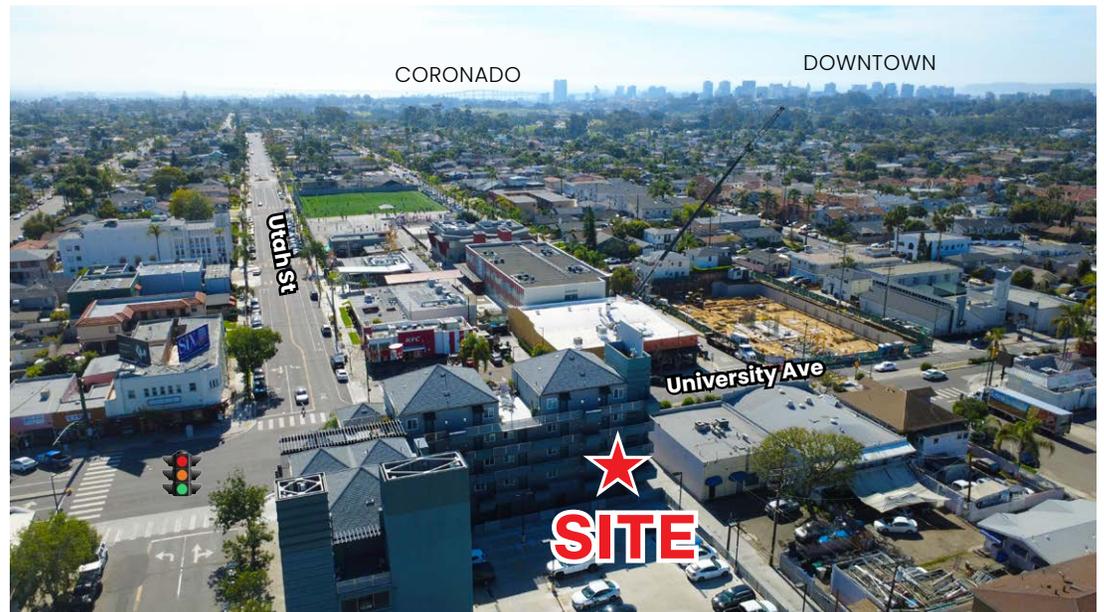
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THE OFFERING

Located in the heart of North Park, the retail / office storefront condos at **2828 University** offers a rare *owner-user* opportunity within one of San Diego's most dynamic neighborhoods. Positioned along the highly trafficked University Avenue corridor and beneath residential units, the property benefits from strong visibility, walkability, and a built-in customer base. Surrounded by popular restaurants, boutiques, and cultural amenities, **2828 University** is an ideal setting for an owner-user to put down roots and grow alongside the neighborhood's continued evolution.



*2022 Co-Star Traffic Counts



| | |
|----------------------|----------------------------------|
| ADDRESS: | 2828 University Ave Suite 101 |
| CONDO SIZE: | 897 SF |
| PARKING: | 2 Reserved Parking Spaces |
| ASKING PRICE: | \$540,000 |
| PRICE PSF: | \$602 PSF |

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



**Broker
Contact Info:**

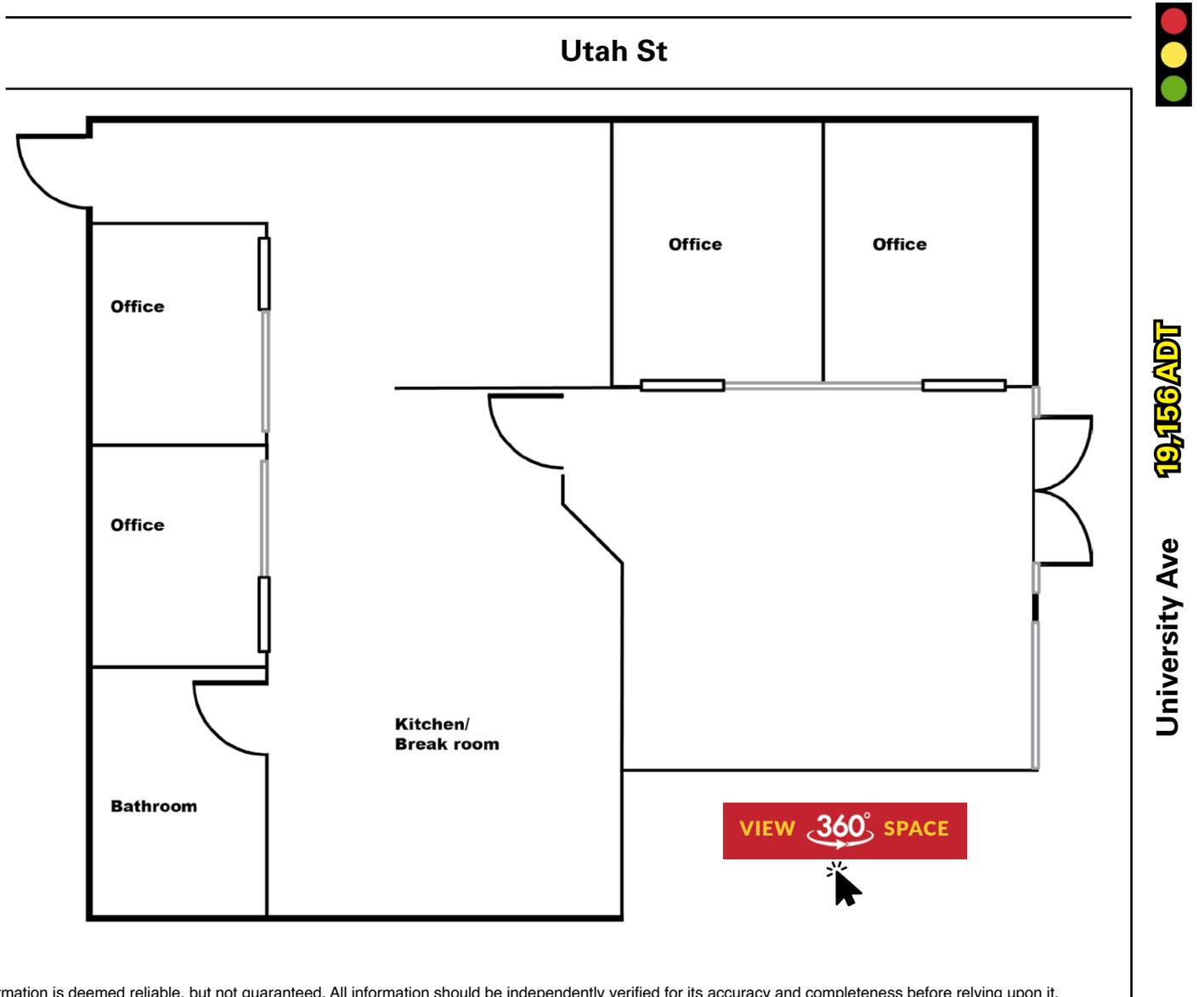
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PHOTOS



SUITE 101 FLOOR PLAN



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DEMOGRAPHICS

| POPULATION | 1 Miles | 3 Miles | 5 Miles | 2025 INCOME | 1 Miles | 3 Miles | 5 Miles |
|--|----------------|----------------|----------------|--|----------------|----------------|----------------|
| 2025 Estimated Population | 54,388 | 295,183 | 614,398 | Estimated Average Household Income | \$124,179 | \$126,515 | \$127,810 |
| 2030 Projected Population | 57,996 | 308,804 | 633,248 | Estimated Median Household Income | \$101,484 | \$100,931 | \$102,328 |
| 2020 Census Population | 49,815 | 278,004 | 583,200 | Estimated Per Capita Income | \$65,661 | \$61,295 | \$52,848 |
| 2010 Census Population | 48,256 | 263,053 | 550,043 | | | | |
| Projected Annual Growth 2025 to 2030 | 1.3% | 0.9% | 0.6% | 2025 EDUCATION (AGE 25+) | | | |
| Historical Annual Growth 2010 to 2025 | 0.8% | 0.8% | 0.8% | Estimated Elementary (Grade Level 0 to 8) | 3.2% | 6.6% | 7.2% |
| 2025 Median Age | 35.8 | 36.1 | 35.2 | Estimated Some High School (Grade Level 9 to 11) | 2.6% | 4.7% | 5.5% |
| | | | | Estimated High School Graduate | 10.2% | 14.0% | 16.4% |
| HOUSEHOLDS | | | | Estimated Some College | 19.4% | 18.4% | 19.4% |
| 2025 Estimated Households | 28,733 | 142,331 | 249,272 | Estimated Associates Degree Only | 8.8% | 7.3% | 7.6% |
| 2030 Projected Households | 30,434 | 150,005 | 260,361 | Estimated Bachelors Degree Only | 35.9% | 29.9% | 26.5% |
| 2020 Census Households | 25,764 | 126,005 | 225,174 | Estimated Graduate Degree | 20.0% | 18.9% | 17.3% |
| 2010 Census Households | 24,622 | 115,138 | 209,110 | | | | |
| Projected Annual Growth 2025 to 2030 | 1.2% | 1.1% | 0.9% | 2025 BUSINESS | | | |
| Historical Annual Growth 2010 to 2025 | 1.1% | 1.6% | 1.3% | Estimated Total Businesses | 2,009 | 18,497 | 31,895 |
| | | | | Estimated Total Employees | 9,886 | 160,606 | 297,000 |
| 2025 RACE AND ETHNICITY | | | | Estimated Employee Population per Business | 4.9 | 8.7 | 9.3 |
| Estimated White | 55.0% | 48.1% | 45.0% | Estimated Residential Population per Business | 27.1 | 16.0 | 19.3 |
| Estimated Black or African American | 7.6% | 8.4% | 9.5% | | | | |
| Estimated Asian & Pacific Islander | 9.4% | 12.3% | 12.7% | | | | |
| Estimated American Indian & Native Alaskan | 1.1% | 1.1% | 1.1% | | | | |
| Estimated Other Races | 26.9% | 30.1% | 31.6% | | | | |
| Estimated Hispanic | 31.3% | 35.1% | 36.8% | | | | |

Source: Sites, USA, 2010 - 2020 Census, 2025 Estimates & 2030 Projections Calculated using Proportional Block Groups

NORTH PARK RETAIL AERIAL



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