

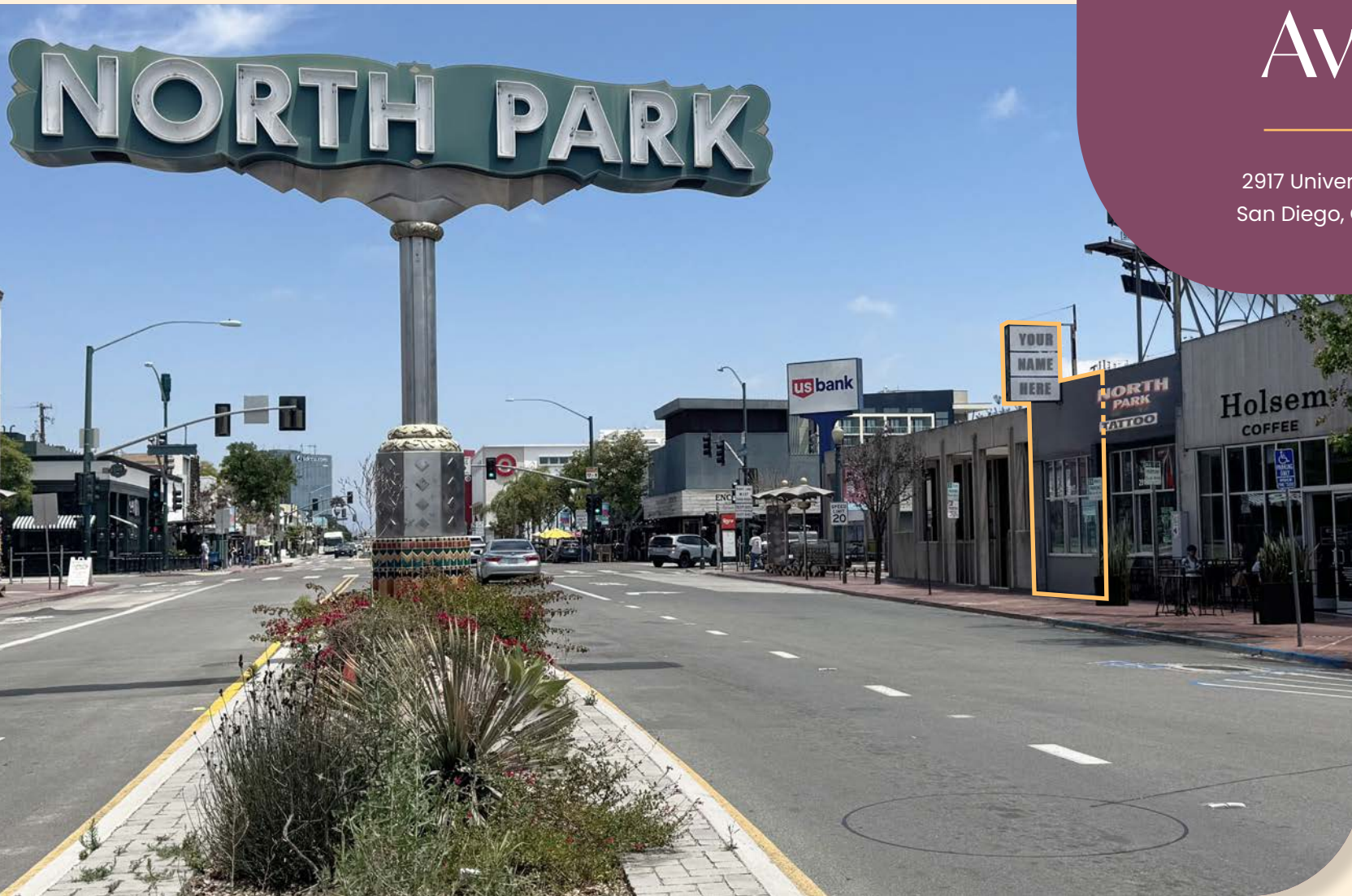
For Lease

Located in the Heart of North Park

±750 SF Retail for Lease – Available Now!

University
Ave.

2917 University Ave.
San Diego, CA 92104



“Recognized for its walkability, thriving culinary scene, independent retail, vibrant arts culture, and nationally acclaimed craft beer community, North Park has emerged as one of San Diego’s most dynamic and sought-after urban neighborhoods.”

sandiego.org

“#13th Best Hipster
Neighborhood in the Nation”

Forbes



THE PROPERTY

PROPERTY DETAILS

Address

2917 University Ave., San Diego CA, 92104

Size

±750 SF - 2nd generation retail/service

Position

Prime retail/service space located on University Ave.

Location

Located in the heart of North Park, between Golden Hill and University Heights. Ability to capitalize on the ongoing development along University Ave and El Cajon Blvd

Accessibility

Easy access via I-15 and I-805

Near By

Surrounded by local favorites like Lafayette Hotel, Tribute Pizza, The Observatory, The Mission, LEILA, Target, and more!



DON'T MISS OUT ON THIS RARE VACANCY WITHIN ONE OF THE TOP BLOCKS IN SAN DIEGO'S HIPPEST NEIGHBORHOOD.

Located in
the Heart of
North Park



130,743

POPULATION
2 MI. RADIUS



12,263

DAYTIME BUSINESSES
2 MI. RADIUS



99 M

WALK
SCORE



17 Mins

TO PETCO PARK



15 Mins

SAN DIEGO
INTERNATIONAL



16 Mins

TO CONVENTION
CENTER



TURN THIS...



University Avenue serves as the primary commercial corridor through North Park, connecting residents, visitors, and businesses to one of San Diego's most walkable urban neighborhoods. North Park's 92104 ZIP code is consistently ranked among the most walkable areas in San Diego. northpark.us



INTO THIS...





KNOW YOUR NEIGHBORS

North Park is one of San Diego’s best up-and-coming neighborhoods, known for its strong sense of community, dynamic growth, and vibrant spirit. This diverse and eclectic uptown neighborhood, located east of downtown and bordering Balboa Park, attracts new residents and businesses, solidifying its reputation as one of the most desirable areas in the city. North Park’s numerous festivals and events celebrate local arts, culture, and diversity, creating a lively atmosphere. The streets are lined with coffee shops, boutiques, art galleries, diverse restaurants, and craft beer pubs, catering to a local crowd and adding to the neighborhood’s unique charm. **North Park buzzes with dynamic retail and diverse dining.** (partial list)

- | | | | | | |
|-----|----------------------------|-----|-------------------------|-----|-----------------------------|
| 1. | Barre 3 | 15. | Genteel Coffee Roasters | 29. | Seven Grand |
| 2. | F45 | 16. | The Friendly Tavern | 30. | Mike Hess Brewing Co. |
| 3. | Swami’s Cafe | 17. | Breakfast Republic | 31. | Senor Mangos |
| 4. | Dark Horse Coffee Roasters | 18. | Cocina de Barrio | 32. | Tribute Pizza |
| 5. | Mr. Moto Pizza | 19. | Shank & Bone | 33. | Finca |
| 6. | Lovesong Coffee + Market | 20. | Core Power Yoga | 34. | Botanica Art & Cocktail Bar |
| 7. | True North Tavern | 21. | Coin-Op Game Room | 35. | Tabu Shabu |
| 8. | Flora | 22. | LEILA | 36. | Bangkok Spices |
| 9. | Figaro Dessert Cafe | 23. | Yoga Box | 37. | Alexander’s on 30th |
| 10. | Raven & Sage | 24. | Saigon Coffee | 38. | Communal Coffee |
| 11. | The Observatory | 25. | Siamo Napoli | 39. | Underbelly |
| 12. | Jeni’s Splendid Ice Creams | 26. | Crafted Coupe | 40. | One Door North |
| 13. | Cacio E Pepe | 27. | City Tacos | 41. | Part Time Lover |
| 14. | The Mission | 28. | North Park Beer Co. | 42. | Bacari |



60+

Eateries

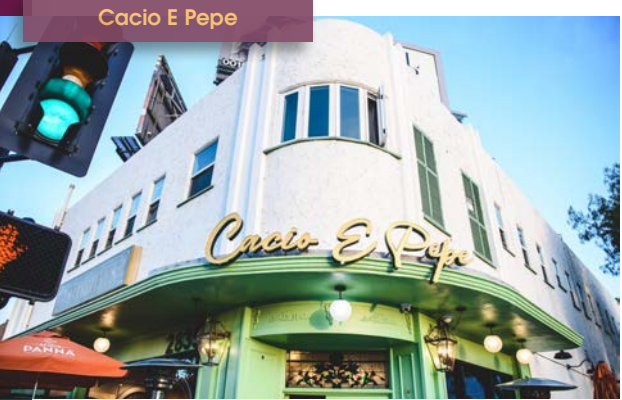


700+

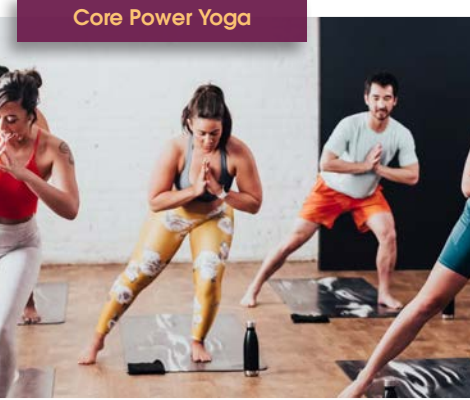
Businesses



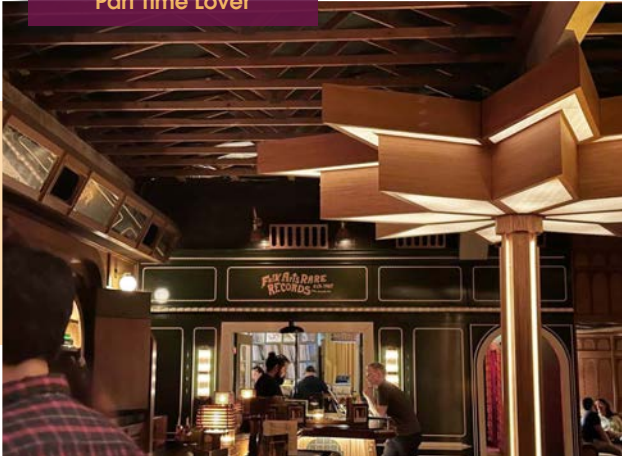
Tribute Pizza



Cacio E Pepe



Core Power Yoga



Part Time Lover



Finca

Food & Drink



North Park offers fresh bites, craft drinks, and nonstop energy.

Arts & Entertainment



A creative hub filled with galleries, shows, and nightlife.

Local Events



Packed with festivals, markets, and community fun.

“30th Street in North and South Park is easily the Nation’s best beer boulevard”

-Men’s Journal

DISCOVER NORTH PARK

North Park is one of San Diego’s most exciting up-and-coming neighborhoods, celebrated for its strong sense of community, rapid growth, and eclectic charm. Located just east of downtown and bordering Balboa Park, it has become a magnet for new residents and businesses, cementing its reputation as a desirable and dynamic area. The neighborhood hosts vibrant festivals and events that showcase local arts, culture, and diversity, fostering an inviting and energetic atmosphere.

North Park Farmer’s Market



The Lafayette Hotel



LOCAL BUSINESSES

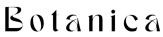
North Park is home to a thriving community of locally owned businesses that contribute to the neighborhood’s distinctive character and economic vitality. Independent boutiques, specialty retailers, fitness studios, coffee shops, and creative service providers line its walkable streets, creating a vibrant environment that supports entrepreneurship and fosters strong community connections. This diverse mix of businesses helps make North Park one of San Diego’s most desirable destinations to live, work, and explore.

There’s something for Everyone to enjoy!

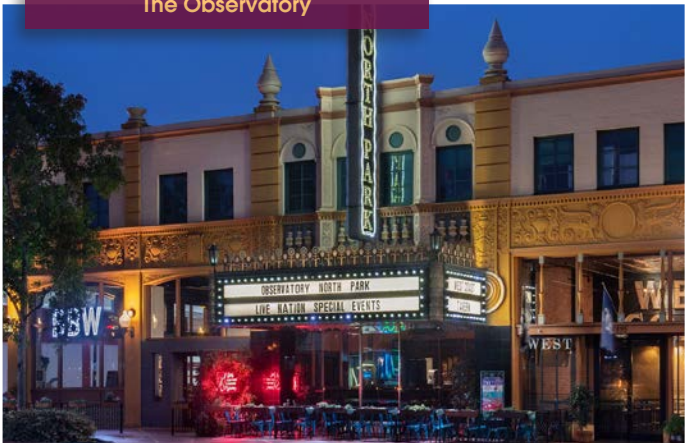
UNIQUE DINING & NIGHTLIFE

As the sun goes down, North Park comes alive with one of San Diego’s most energetic nightlife scenes. Trendy cocktail lounges, craft breweries, live music venues, and chef-driven restaurants line the neighborhood’s walkable streets, creating a vibrant atmosphere that attracts locals and visitors alike. From casual patio drinks to late-night entertainment, North Park offers a dynamic mix of culture, creativity, and social energy that keeps the neighborhood buzzing well into the evening.

NORTH PARK		1 Mile	2 Mile	3 Mile
The Demographics →	Population (2025)	50,514	130,864	279,887
	Project Population (2030)	50,949	131,641	282,410
	Total Daytime Employment	10,972	76,832	181,356
	Avg. Household Income	\$113,908	\$115,638	\$113,792
	Total Consumer Spending	\$780M+	\$1.9B+	\$4B+

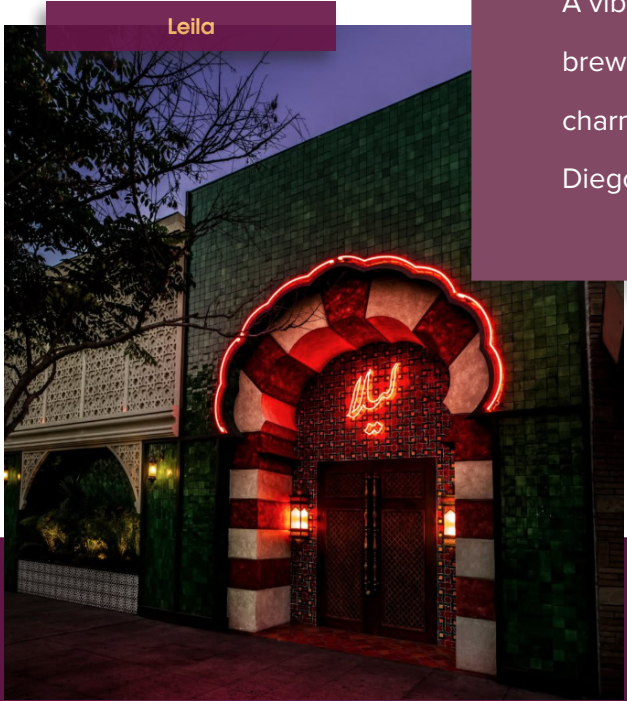


The Observatory



30TH STREET

30th Street has become a major draw for locals and visitors, thanks to its eclectic mix of dining, shopping, and cultural experiences. Stretching through Normal Heights, North Park, and South Park, the street is lined with chef-driven restaurants, cozy cafés, independent boutiques, and vibrant art spaces that create a built-in destination experience. From award-winning eateries and artisanal coffee shops to unique vintage stores and local galleries, each block offers something new to explore. This concentration of diverse businesses and creative energy continues to bring people to the area, making 30th Street a cornerstone of San Diego’s lively urban culture.



Lella

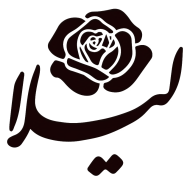


Alexander's on 30th



A Walk Through 30th Street, North Park’s Beating Heart

A vibrant corridor lined with craft breweries, eclectic eateries, and historic charm, pulsing with the energy of San Diego’s creative community.



Dark Horse Coffee



America's Finest City!

*Ranked No. 1 as
the most fun place
to live in the U.S.”*

U.S. News & World Report



LIFE HAPPENS HERE

California's second largest city and the United States' eighth largest, San Diego boasts a citywide population of nearly 1.3 million residents and more than 3 million residents countrywide. Within its borders of 4,200 sq. miles, San Diego County encompasses 18 incorporated cities and numerous other charming neighborhoods and communities, including Mission Gorge, downtown's historic Gaslamp Quarter, Little Italy, Coronado, La Jolla, Del Mar, Carlsbad, Escondido, La Mesa, Hillcrest, Barrio Logan and Chula Vista just to name a few.

2nd

Largest
City in CA

35M

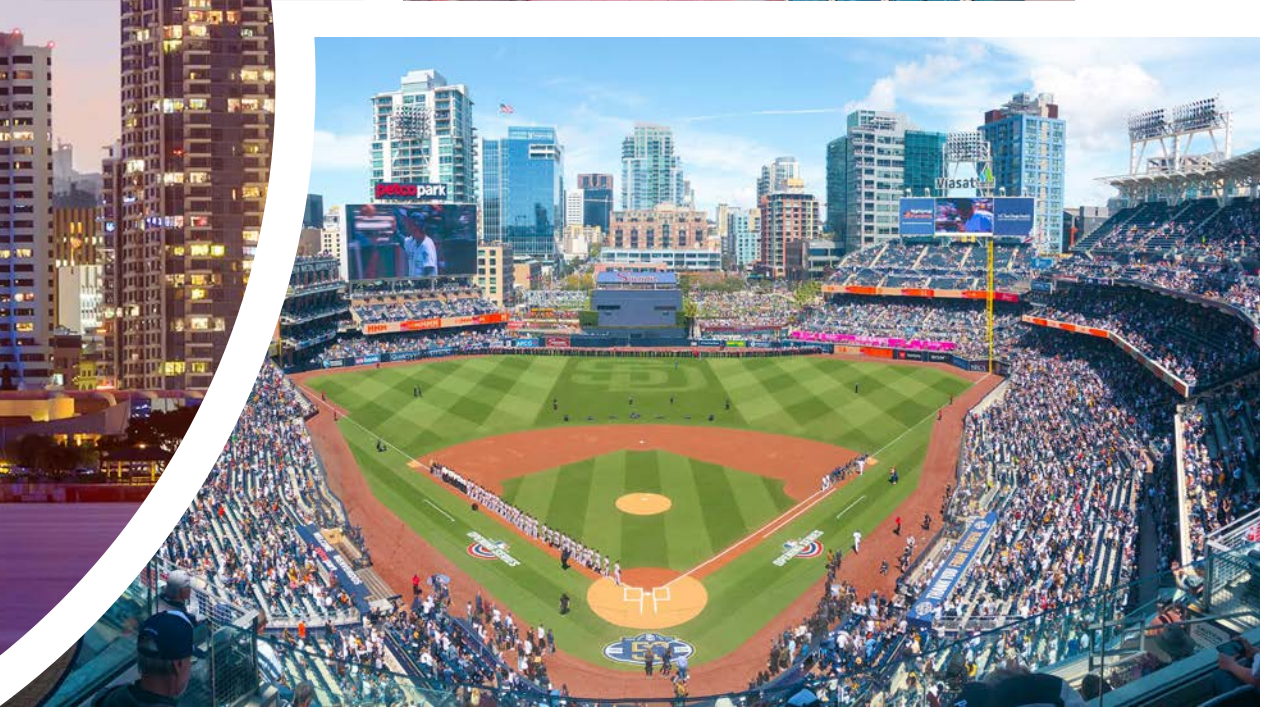
Annual visitors
to San Diego

\$10 B

Visitor
Spending

DISCOVER DOWNTOWN

Downtown San Diego has evolved into a vibrant, 24-hour urban hub through decades of strategic redevelopment and over \$14 billion in public and private investment. It now features a dynamic mix of residential, commercial, and entertainment spaces in a nationally recognized waterfront city.



*“The planned growth of downtown will only boost its popularity
among desirable American cities to live, work, and play.”*



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