



# 3729 University Ave

San Diego, CA 92105

**Corner Retail For Lease**

±2,372 – 8,588 RSF

Available Now!

**BILLBOARD  
SIGNAGE**

**Coming Soon!**  
**YB**



# The Property



3729 University Ave  
San Diego, CA



±2,372 - 8,588 RSF  
Available Space



Available Now  
Delivery Timing



\$1.50 - 1.95 PSF, MG  
Pricing



- ➔ Prime corner retail space located on University Ave
- ➔ Phenomenal signage with maximum visibility – building and billboard opportunity
- ➔ Space features large open space, roll up door, and restrooms
- ➔ Ease of access via I-15 and I-805
- ➔ Excellent traffic flow with a VPD exceeding 18,000
- ➔ Centered in a highly populated area in the path of growth and revitalization – 57,353 residents within a 1 mile radius
- ➔ Located in the Mid-City area, between Golden Hill and North Park Ability to capitalize on the ongoing development along University Ave and El Cajon Blvd

# Available Space

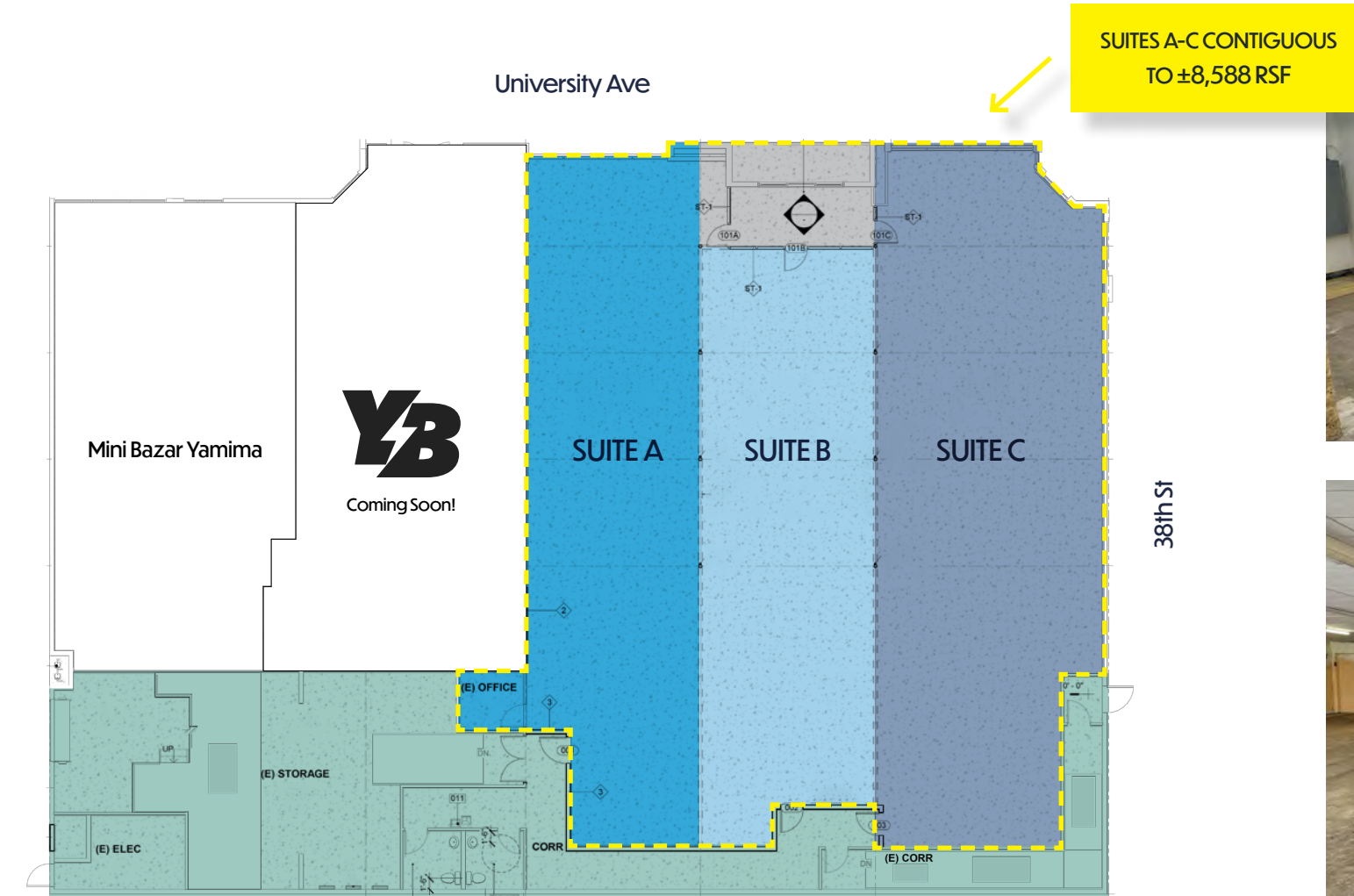


**3729 A**  
±2,745 RSF  
\$1.75 PSF, MG

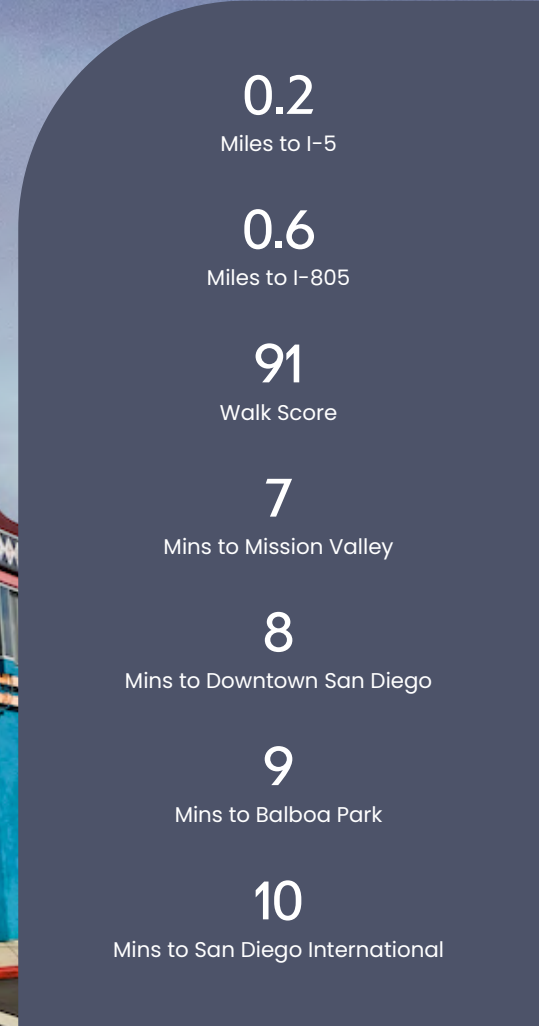
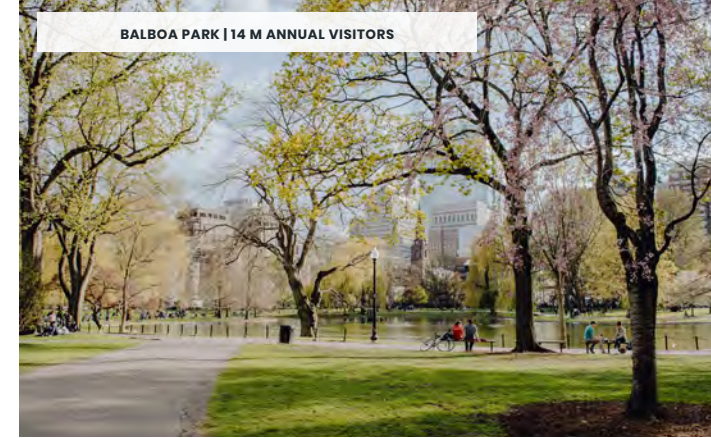
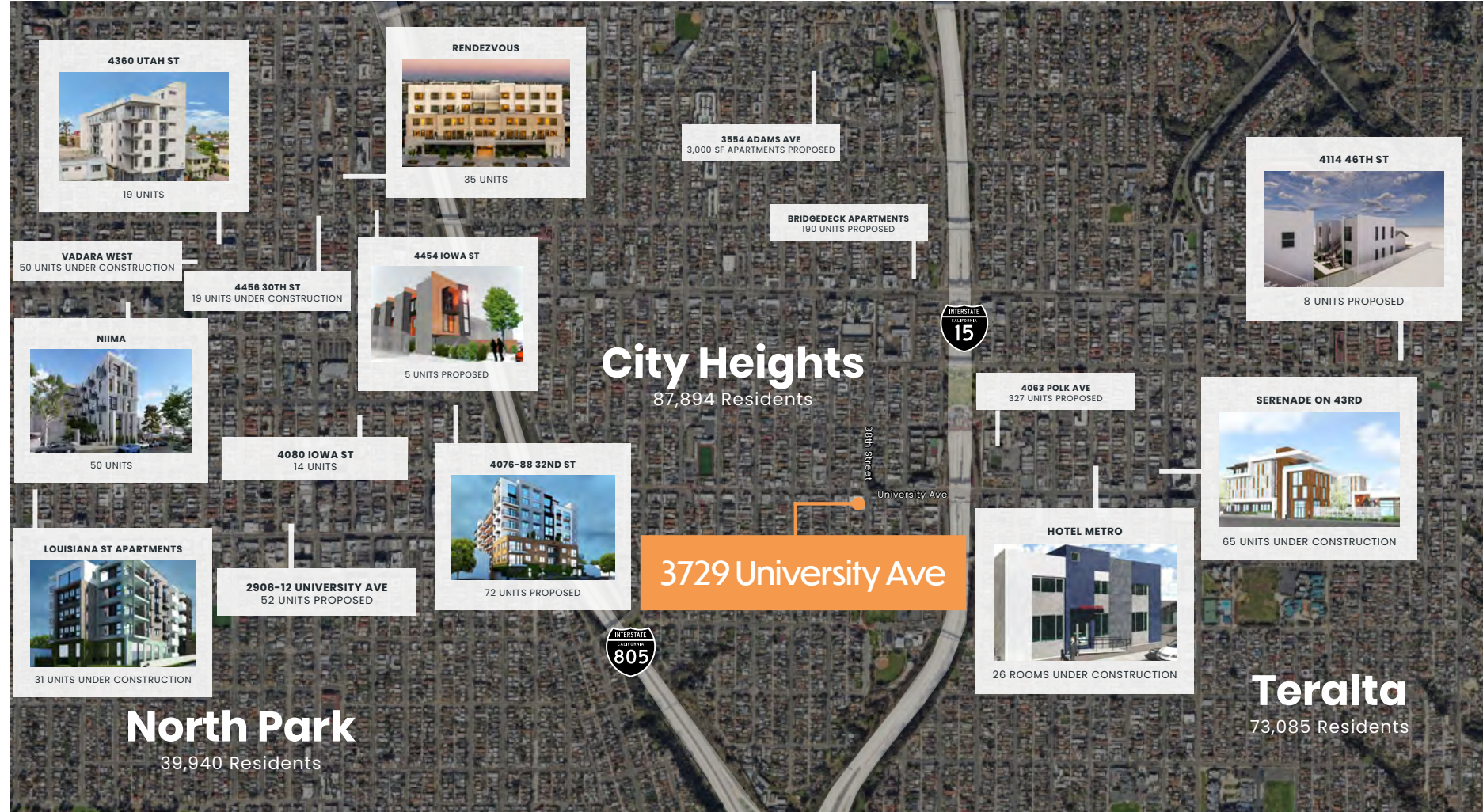
**3729 B**  
±2,372 RSF  
\$1.50 PSF, MG

**3729 C**  
±3,471 RSF  
\$1.95 PSF, MG

 Common Area Space



Suites A,B,&C



# Path of Development

## Revitalizing City Heights

City Heights in San Diego is undergoing significant revitalization with a focus on affordable housing to support its diverse community. These efforts aim to enhance community accessibility and sustainability, reflecting the neighborhood's inclusive spirit.



By the Numbers



3,700 +

Existing Units

700+

Units Under Construction & Proposed

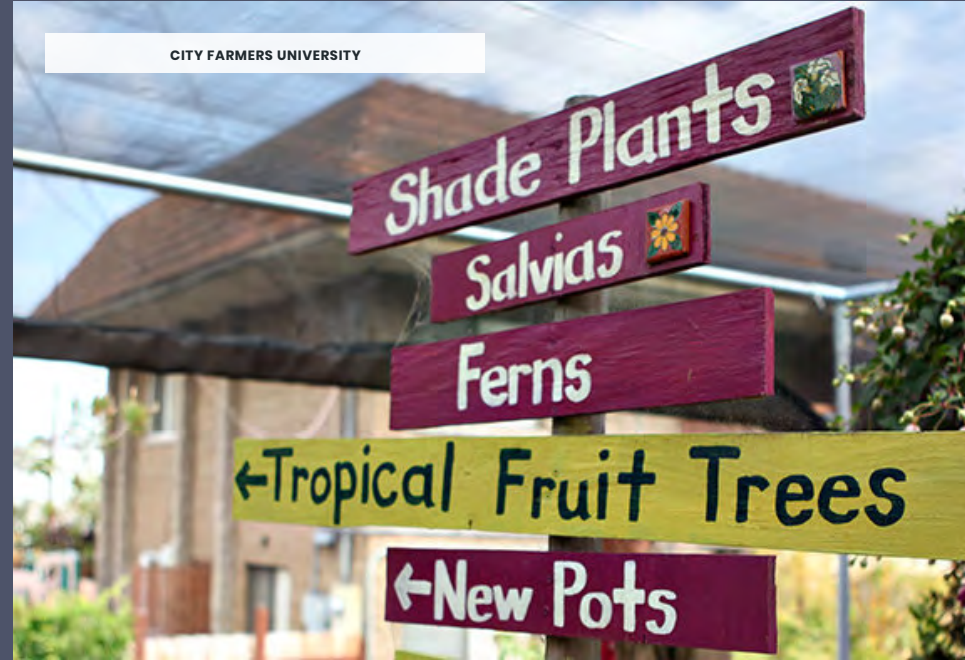
\*Within 0.5 mi. of site



## Cuatro at City Heights

Cuatro at City Heights, a \$98 million project in San Diego's Mid-City, is set to transform the neighborhood with 117 residential units and 13,000 square feet of mixed-use space. Located at 4050 University Avenue, this development will provide new community hubs. By repurposing long-vacant lots, Cuatro will offer amenities such as bicycle parking, laundry facilities, outdoor courtyards, and recreational areas. Expected to open by fall 2025, the project is a major milestone in creating a safer, cleaner, and more prosperous City Heights.





CITY FARMERS UNIVERSITY

# City Heights

## Where Diversity Inspires

Just 5 miles north of downtown, you'll find the vibrantly diverse and community-focused neighborhood of City Heights. Catering to a diverse population, streets here are lined with ethnic restaurants and markets, small businesses, community centers and parks, and murals and streets art, that draw people from the region.

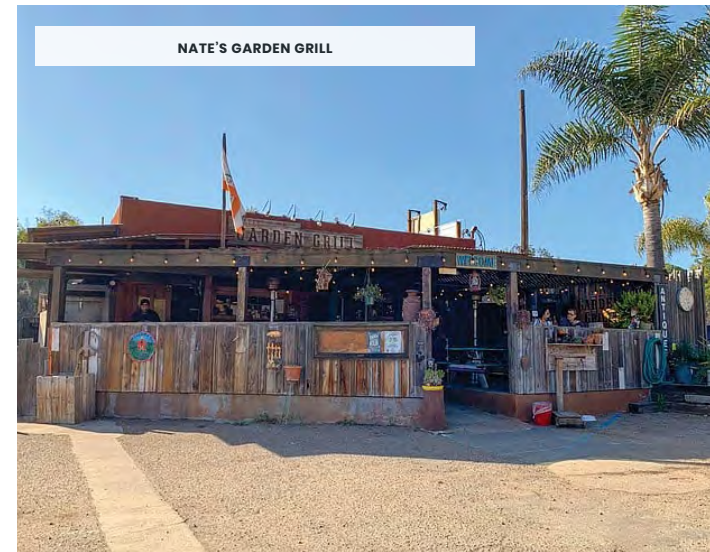
City heights has evolved significantly since its early days, seeing substantial revitalization. Community-led initiatives and investments in public infrastructure have spurred growth, bringing new housing developments, improved parks, and enhanced public services. Upcoming developments aim to continue this trend, focusing on affordable housing, transit-oriented projects, and community facilities to further foster a vibrant atmosphere for its residents and visitors.



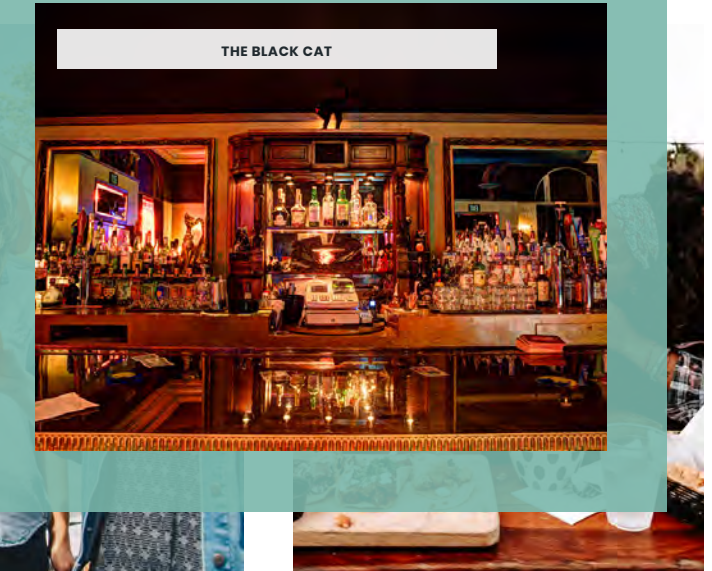
CITY HEIGHTS FARMERS MARKET



City Heights represents the very best of San Diego with its diverse communities, authentic restaurants, bars and shops, and a commitment to bridging divides through art and engagement.



NATE'S GARDEN GRILL



THE BLACK CAT

"Where diversity inspires"



"City Heights has become the melting pot of San Diego"



# San Diego



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



	1 Mile	2 Mile	3 Mile
Population (2024)	53,563	149,845	262,804
Total Daytime Employment	9,668	41,432	120,466
Total Households	21,334	63,115	109,790
Avg. Household Size	2.4	2.3	2.3
Avg. Household Income	\$82,915	\$91,277	\$95,422
Total Consumer Spending	\$600.1M	\$1.9B	\$3.4B



## America's Finest City

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.



The Demographics





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