

FOR LEASE

# 3180 UNIVERSITY AVE SAN DIEGO, CA 92104

*FULL FLOOR AVAILABLE  
±1,000 SF - ±6,713 SF*

- Panoramic Views
- 1600 Amp 3-phase power
- Backup generator



PANORAMIC  
VIEWS OF SAN  
DIEGO



RETAIL RICH  
COMMUNITY



NUMEROUS  
RESTAURANTS  
NEARBY



COX, AT&T,  
CENTURYLINK  
FIBER AVAILABLE



IMMEDIATE  
FREEWAY ACCESS  
TO I-805 & CLOSE  
TO I-8 & I-15



HIGHLY VISIBLE  
CENTRAL  
LOCATION



2/1,000  
FREE PARKING

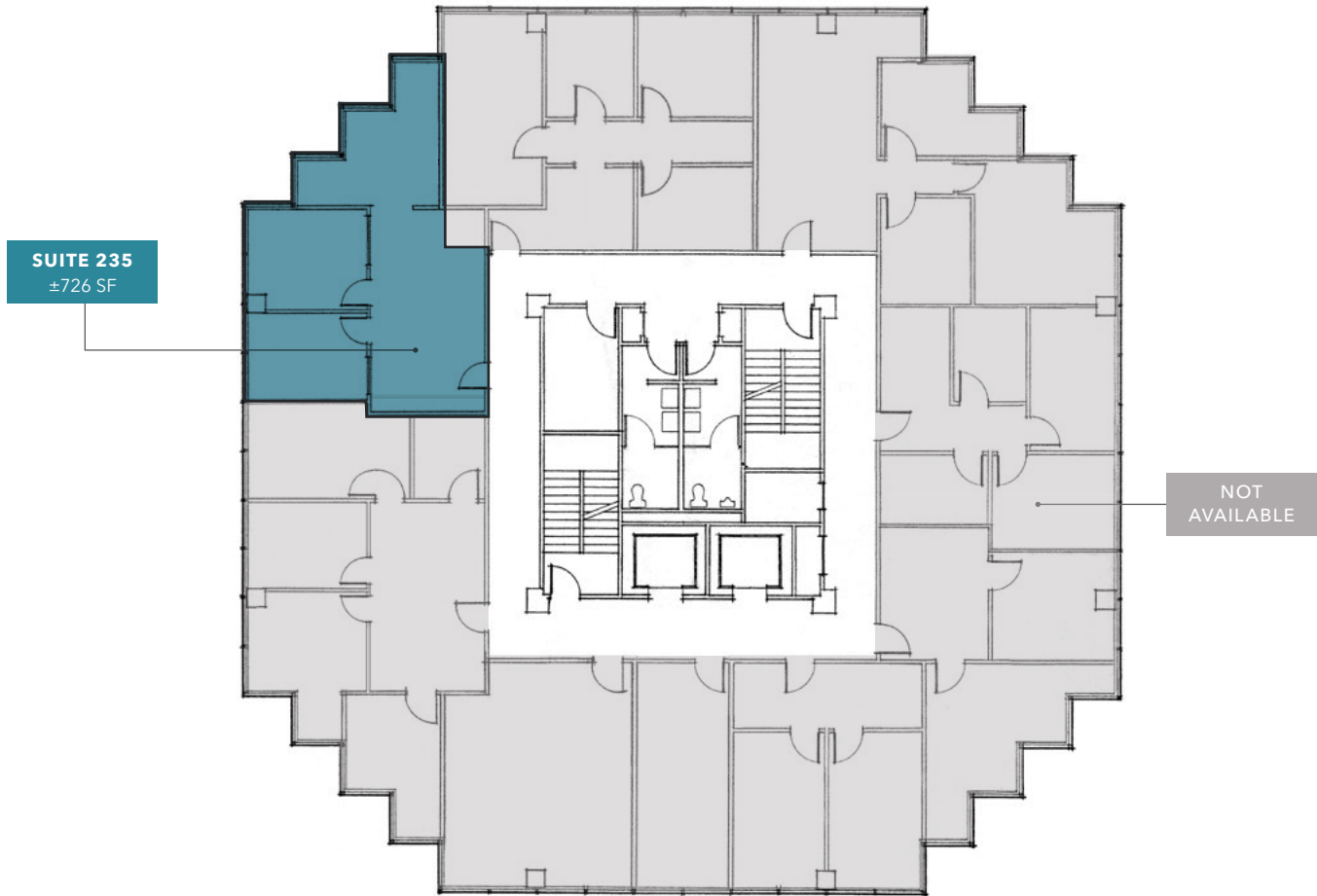


LOCATED IN THE  
HUB ZONE



CENTRALLY  
LOCATED IN  
THE *ICONIC*  
*NORTH PARK*  
NEIGHBORHOOD  
OF SAN DIEGO

## FLOOR PLAN | SECOND FLOOR



**SUITE 235**  
±726 SF

NOT  
AVAILABLE

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**±726 SF**

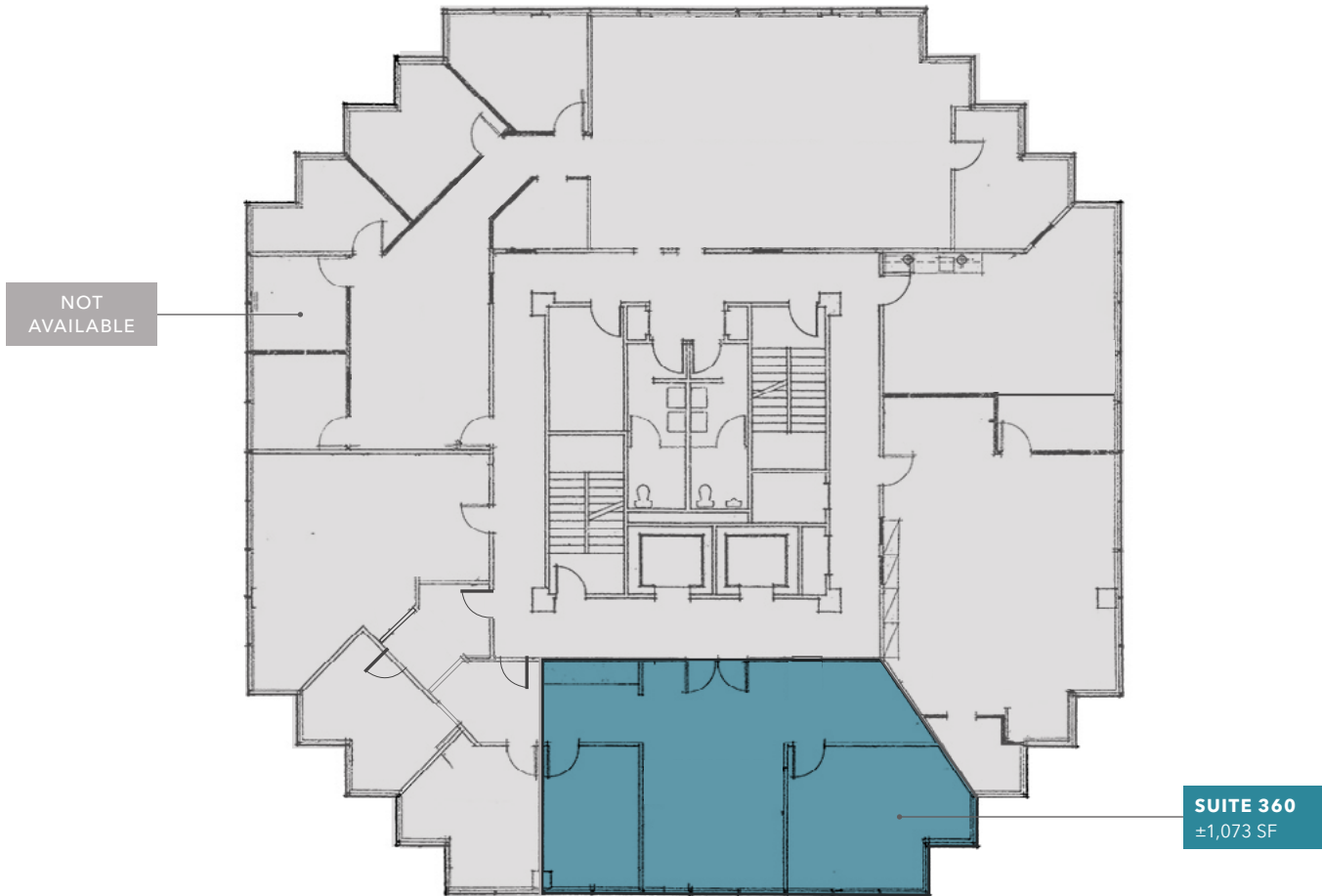
SUITE 235  
AVAILABLE 7/1/26

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*Panoramic views of  
San Diego*

*Negotiable lease rate*

# FLOOR PLAN | THIRD FLOOR



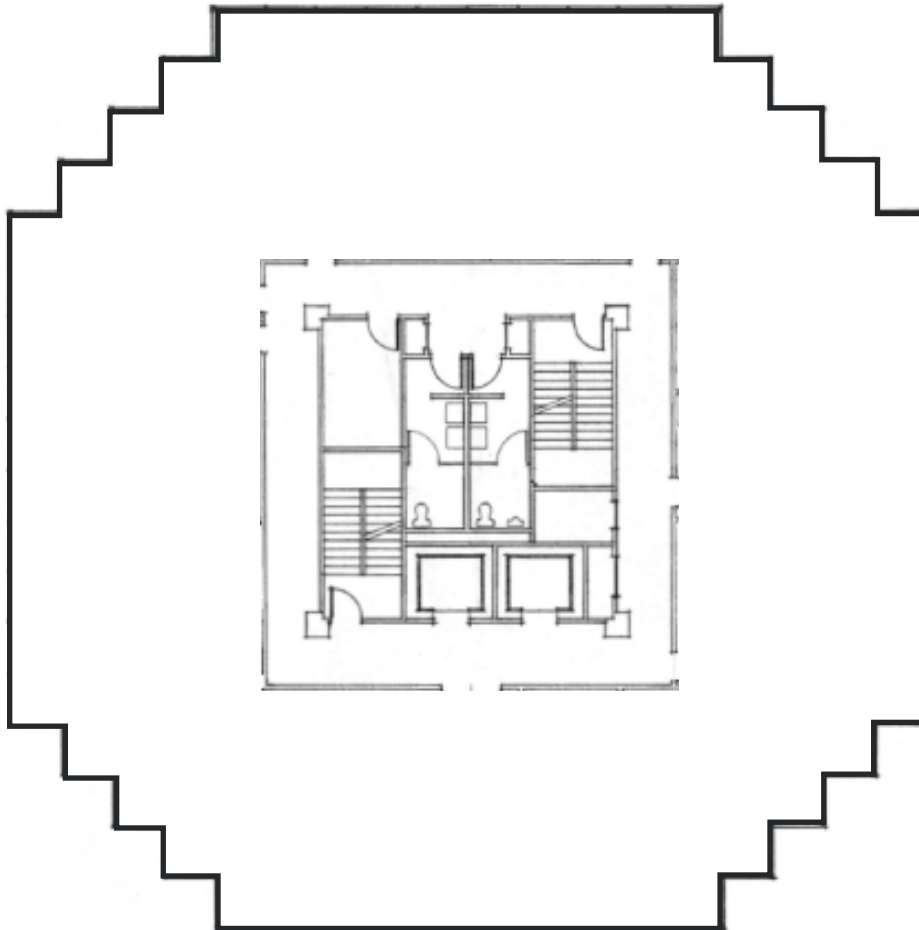
**±1,073 SF**

SUITE 360  
AVAILABLE 7/1/26

*Panoramic views of  
San Diego*

*Negotiable lease rate*

## FIFTH FLOOR *OPEN FLOOR PLAN*



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*±6,713 SF*

SUITE 500  
AVAILABLE 3/1/27 OR SOONER

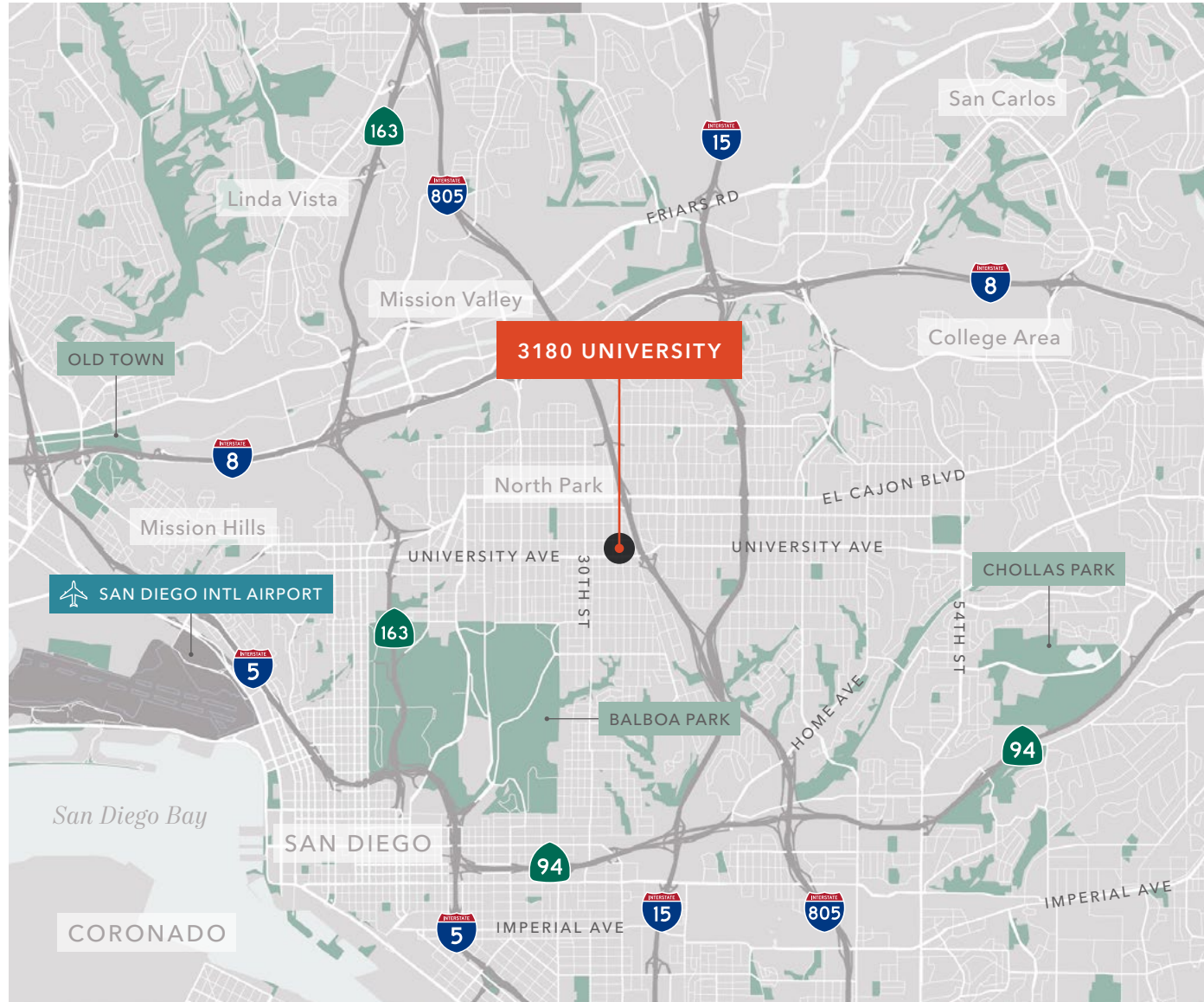
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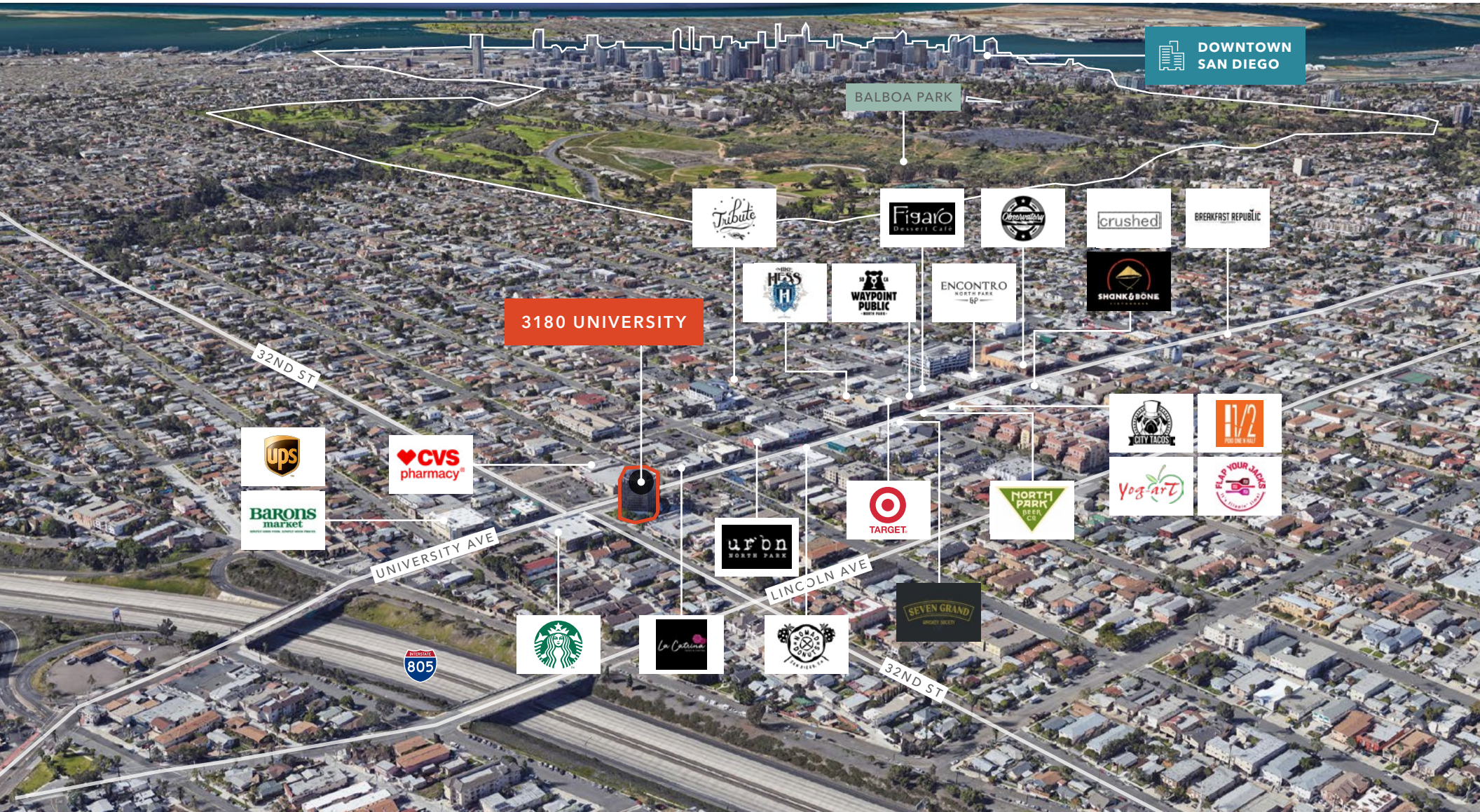
*Divisible to approx.  
3,000 SF*

*Exposed creative  
ceiling*

*Panoramic views of  
San Diego*

3180 UNIVERSITY AVE, SAN DIEGO, CA







# *DYNAMIC* AND DESIRABLE URBAN NEIGHBORHOODS

*Located just northeast of downtown San Diego, North Park, known for its eclectic charm, historic architecture, and thriving cultural scene, continues to attract a strong mix of young professionals, creatives, and long-term residents.*

Its walkable streets are lined with award-winning craft breweries, independent coffee shops, trendy restaurants, and boutique retail—creating a vibrant, 24-hour lifestyle community.

## **STRONG DEMOGRAPHICS & DEMAND DRIVERS**

North Park is centrally positioned with convenient access to major employment hubs such as Downtown San Diego, Hillcrest Medical District, and Mission Valley. The area's strong rental demand is driven by proximity to universities (notably San Diego State University and UC San Diego extension campuses), hospitals, and tech corridors. The neighborhood's demographic skews toward high-earning renters-by-choice, with a consistent trend of rising household income and population growth.

## **MULTIFAMILY MARKET FUNDAMENTALS**

North Park is one of San Diego's top-performing

submarkets for multifamily investments. Limited inventory, high barriers to new development, and consistent rental rate appreciation contribute to long-term value stability. The area boasts some of the lowest vacancy rates in the county, underpinned by its reputation as a top destination for both residents and investors.

## **TRANSPORTATION & ACCESSIBILITY**

The community offers easy access to Interstates 805, 8, and 15, providing seamless connectivity across the county. Public transit, bike infrastructure, and proximity to Balboa Park enhance North Park's appeal as a transit-friendly, urban lifestyle location.

North Park offers an exceptional setting for multifamily investment, combining cultural vibrancy, tenant demand, and long-term growth fundamentals. The offered duplex + house property is ideally positioned to benefit from the area's strong rental market dynamics and continued neighborhood revitalization.



**sdccu.com**

*3180 University Ave, San Diego, CA*

**EXCLUSIVELY LISTED BY**

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