

FOR LEASE

3032 UNIVERSITY AVE
SAN DIEGO, CA 92104

AVAILABLE 1,684 SF

- Vibrant North Park Location
- Highly Sought After North Park Location!
- Next to City Tacos & Poke One n Half
- Retail Space for Lease



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

3830 Ray Street, San Diego, CA 92104 | Phone: (619) 491-0335 | Fax (619) 491-0696 | www.duhscommercial.com

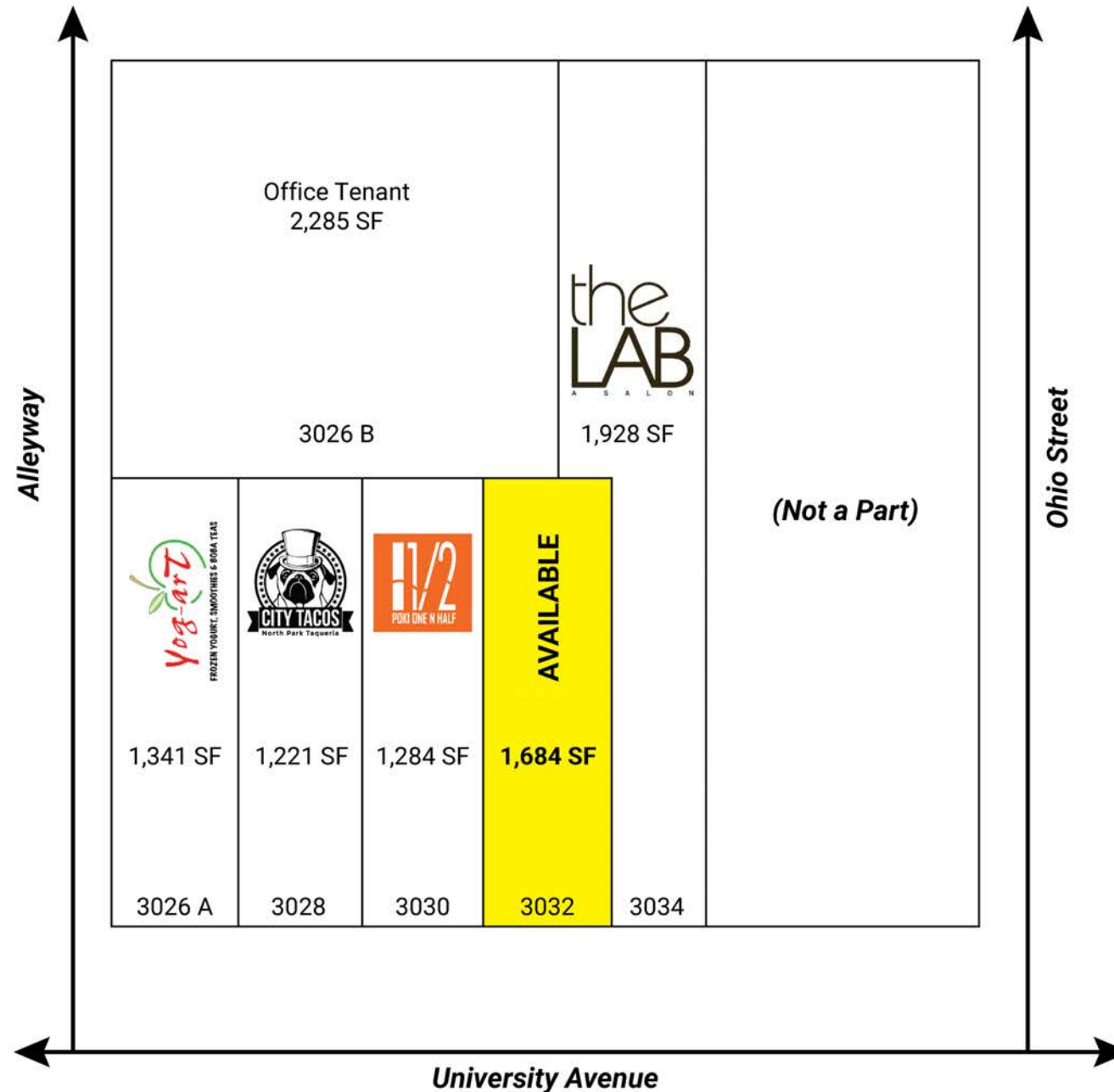
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(619) 491-0614
Scott@duhscommercial.com
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SITE PLAN

RETAIL SUITE | NORTH PARK

3026-3034 University Avenue, San Diego, CA 92104



FLOOR PLAN

RETAIL SUITE | NORTH PARK

3026-3034 University Avenue, San Diego, CA 92104



*NOT DRAWN TO SCALE

PHOTOS

RETAIL SUITE | NORTH PARK

3026-3034 University Avenue, San Diego, CA 92104



DOWNSTAIRS



RESTROOM



FRONT ENTRY

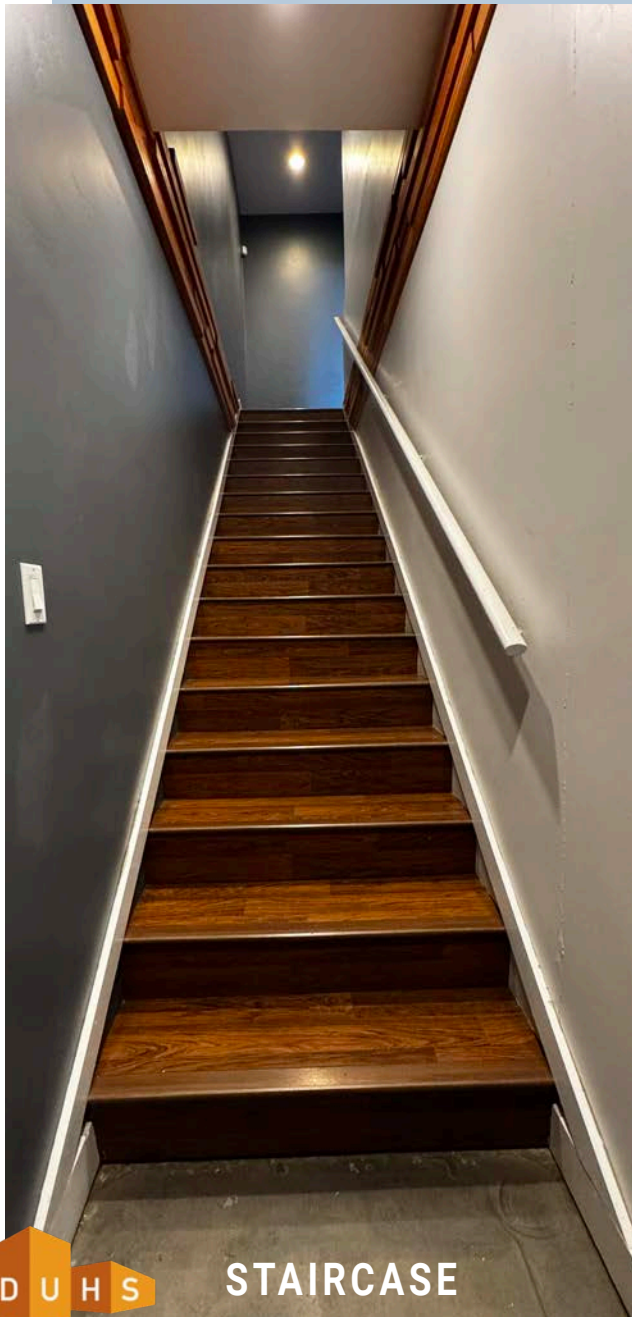


ROOM 1

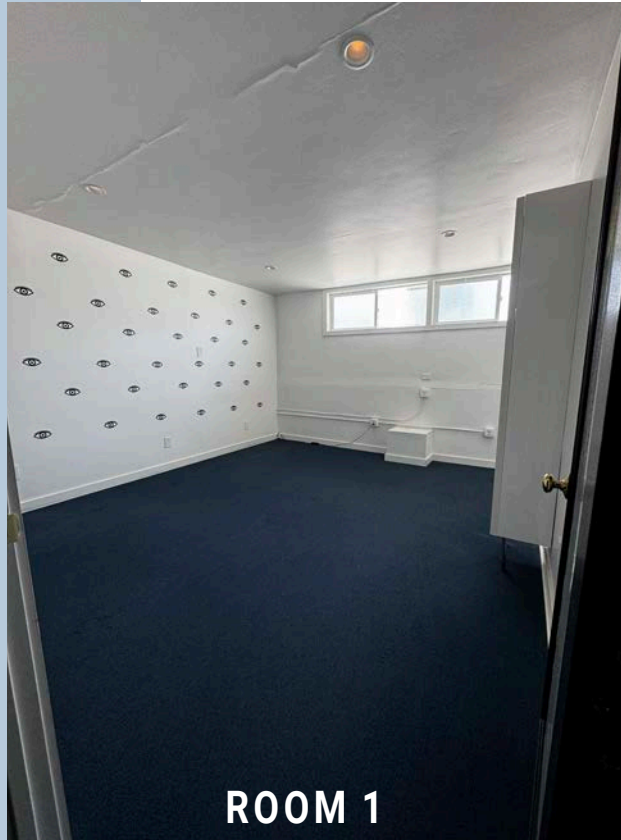
PHOTOS

RETAIL SUITE | NORTH PARK

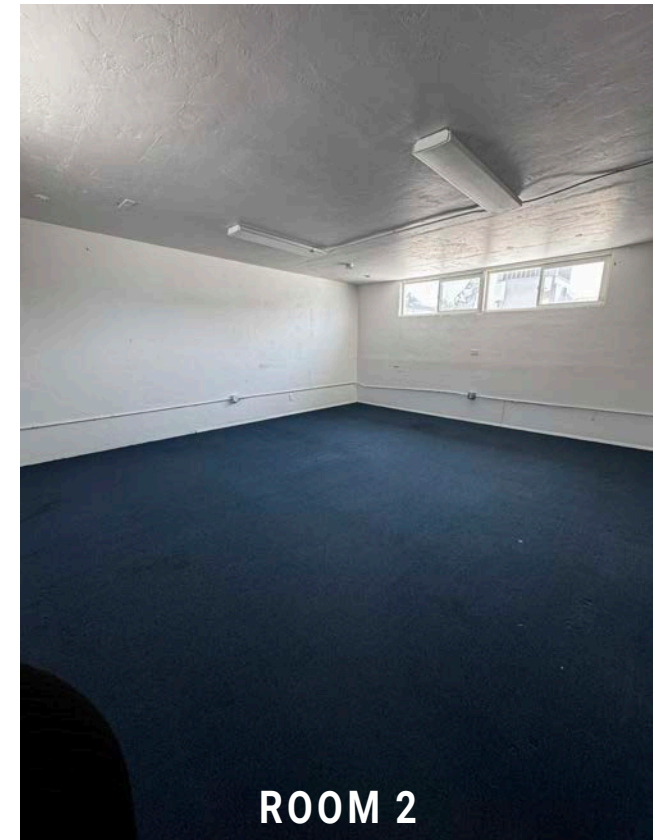
3026-3034 University Avenue, San Diego, CA 92104



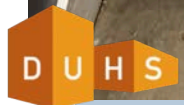
STAIRCASE



ROOM 1



ROOM 2



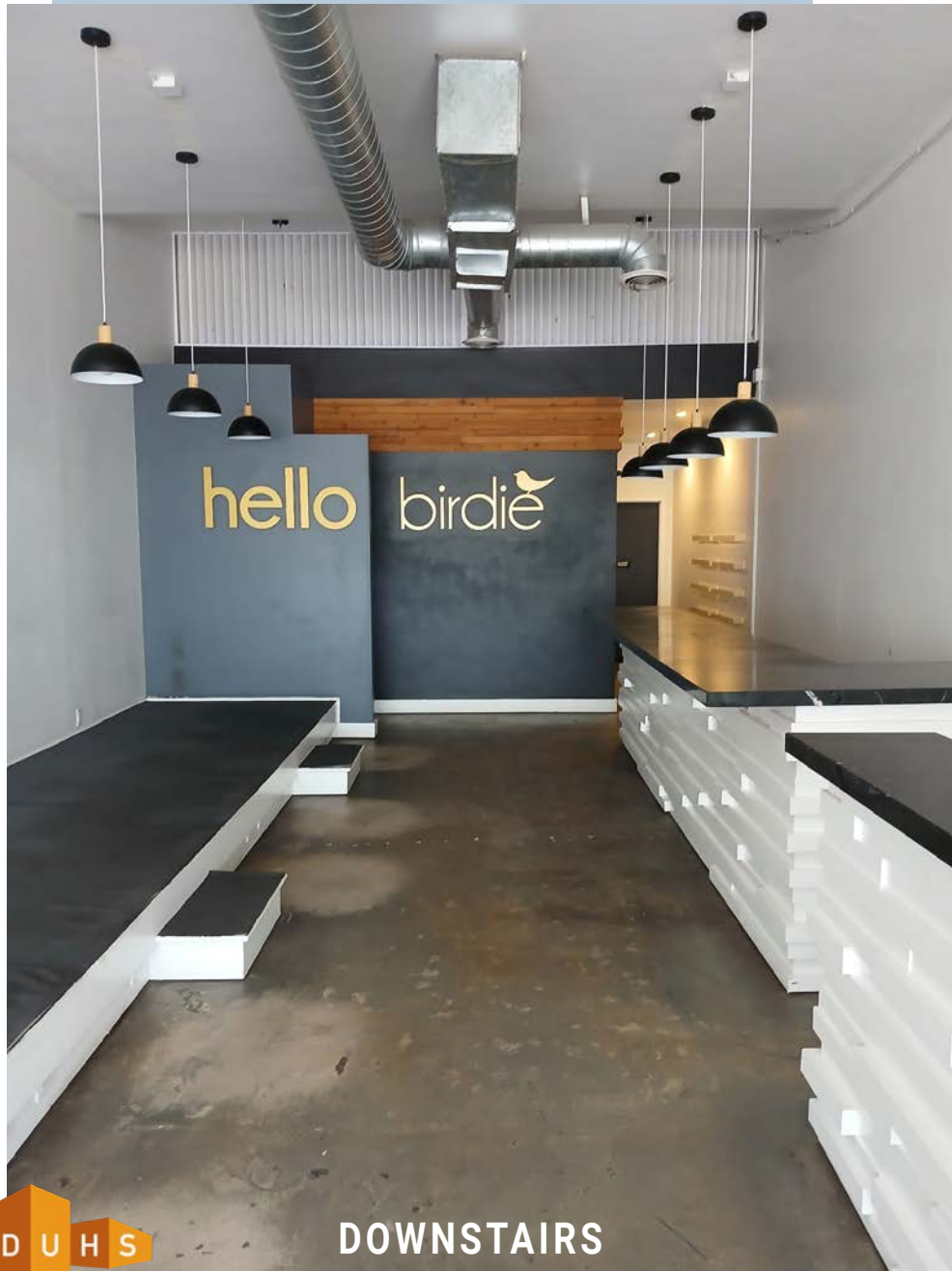
COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT

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PHOTOS

RETAIL SUITE | NORTH PARK

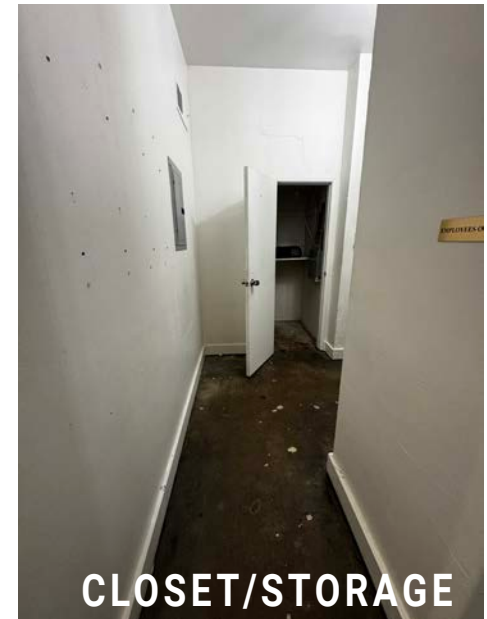
3026-3034 University Avenue, San Diego, CA 92104



DOWNSTAIRS



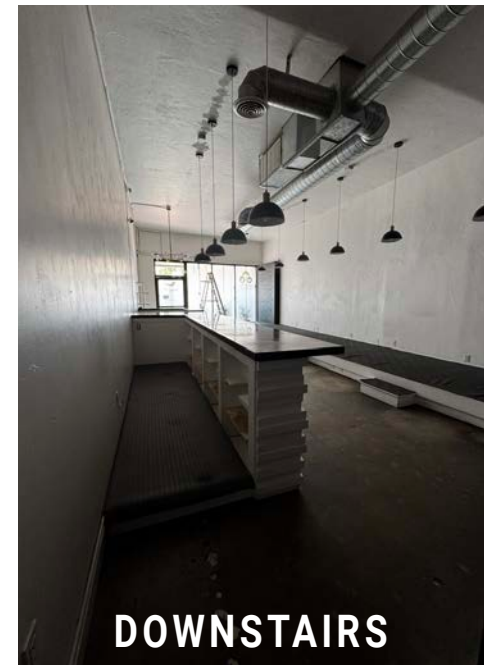
CLOSET/STORAGE



CLOSET/STORAGE



CLOSET/STORAGE

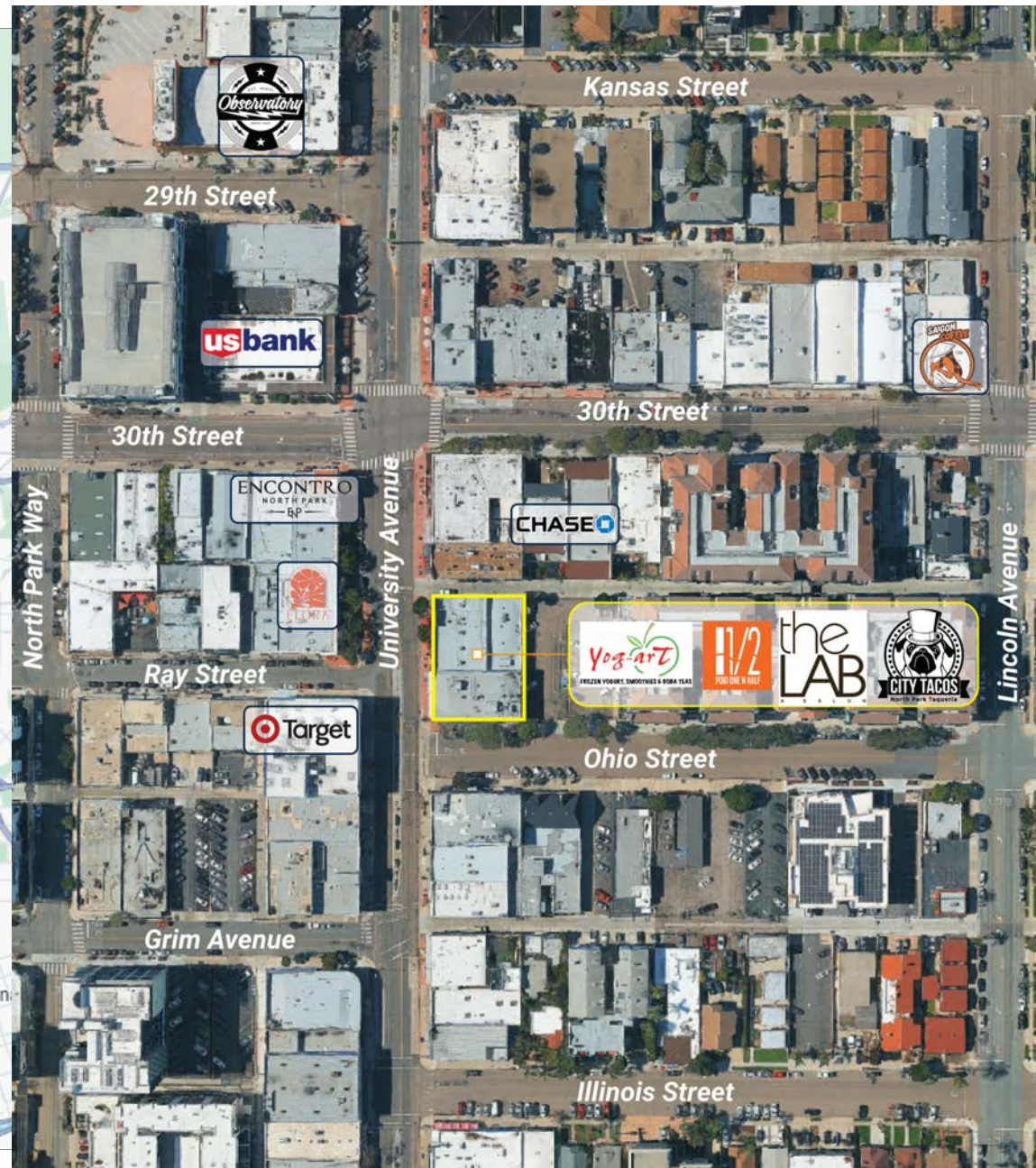
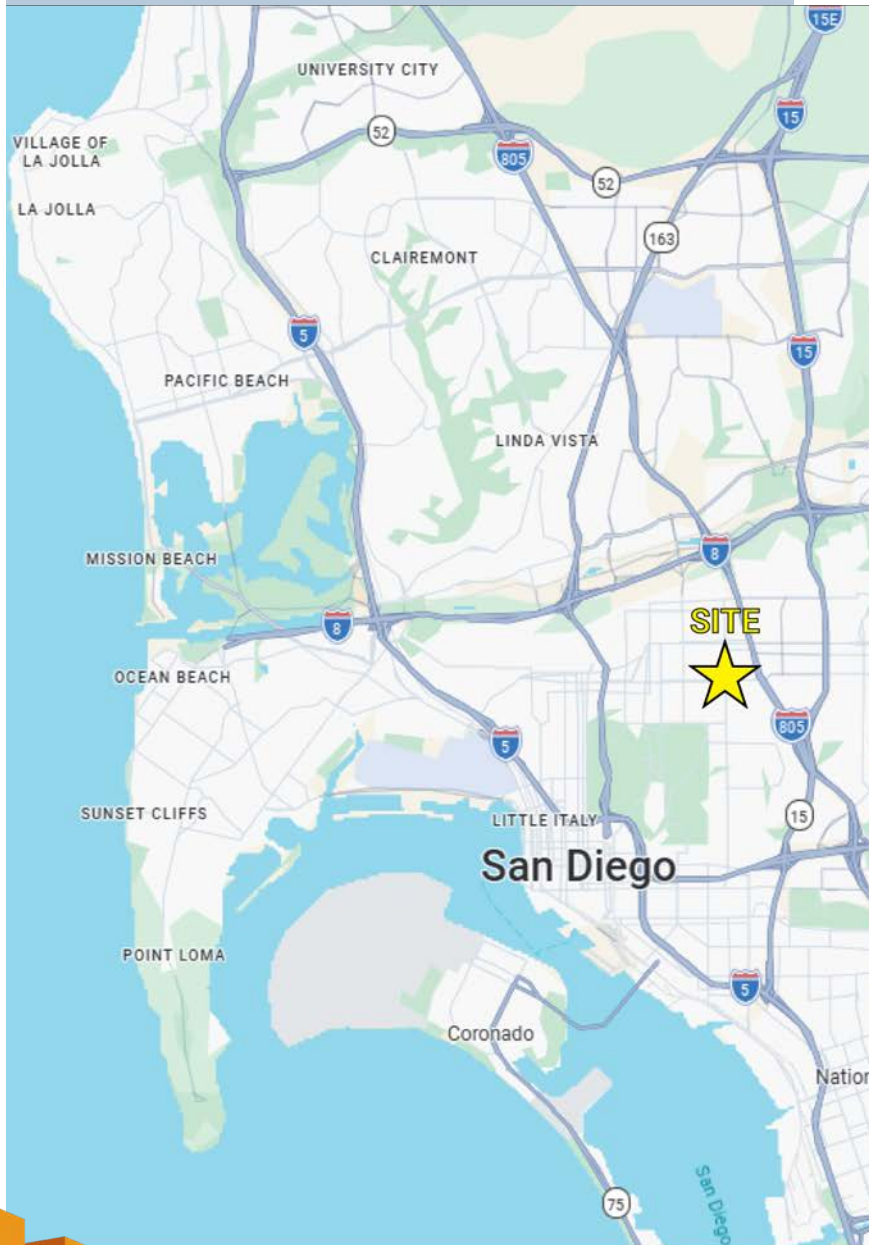


DOWNSTAIRS

AERIAL

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FOR LEASE

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AVAILABLE 1,684 SF

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population (2025)	51,524	278,700	596,347
Average HH Income	\$112,266	\$113,322	\$115,086
Traffic Counts (2025)			
University Avenue	21,412 CPD		



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