

FOR LEASE

3180 UNIVERSITY AVE SAN DIEGO, CA 92104

*FULL FLOOR AVAILABLE
±6,713 SF Divisible*

- 175-6,713 SF Suites Available
- Panoramic View
- Free Parking

KIDDER.COM

km Kidder
Mathews

3180 UNIVERSITY AVE, SAN DIEGO, CA



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



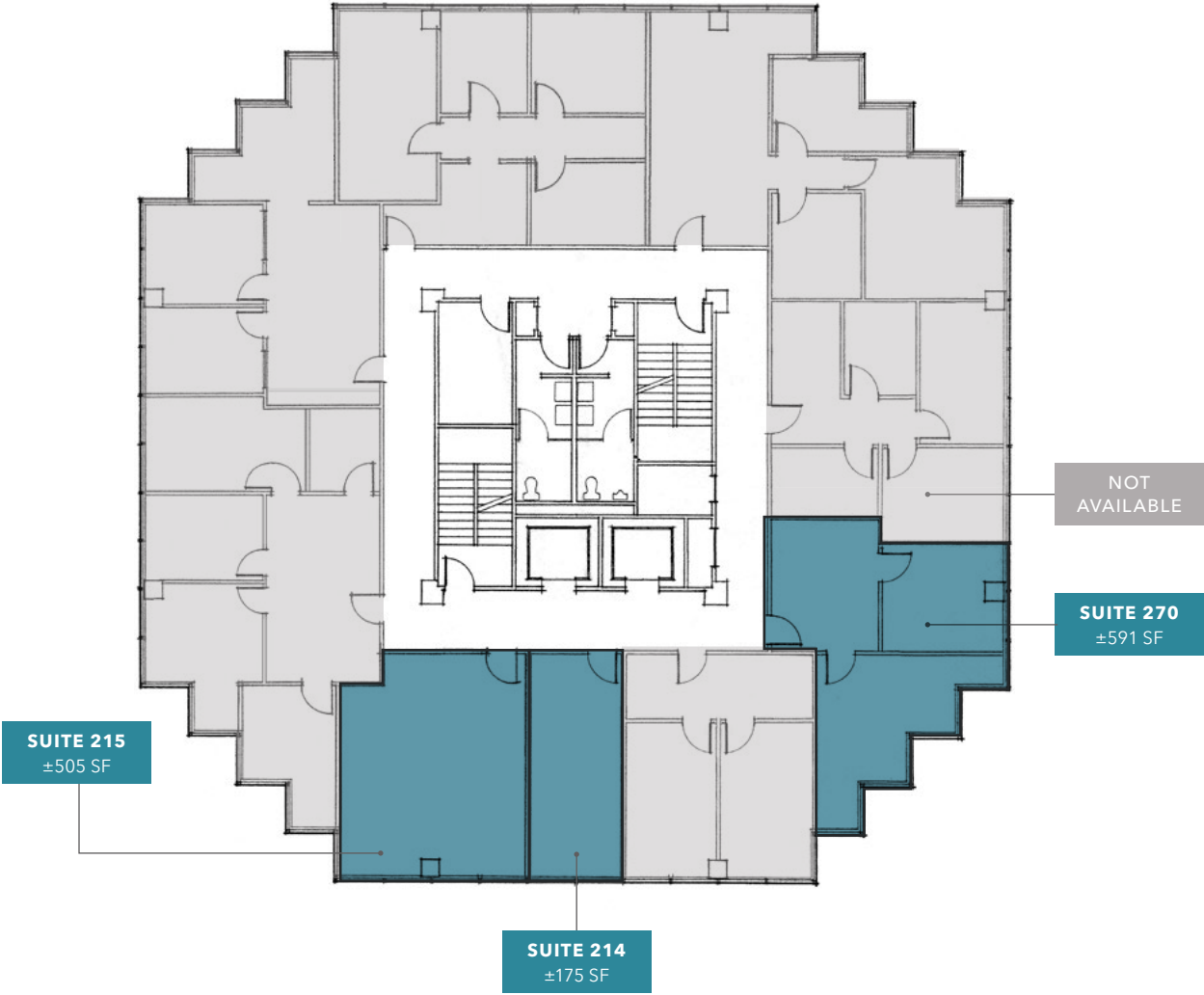
2.5/1,000
FREE PARKING



LOCATED IN THE
HUB ZONE



FLOOR PLAN | SECOND FLOOR



±175 SF

SUITE 214
AVAILABLE NOW

±505 SF

SUITE 215
AVAILABLE 10/1/26

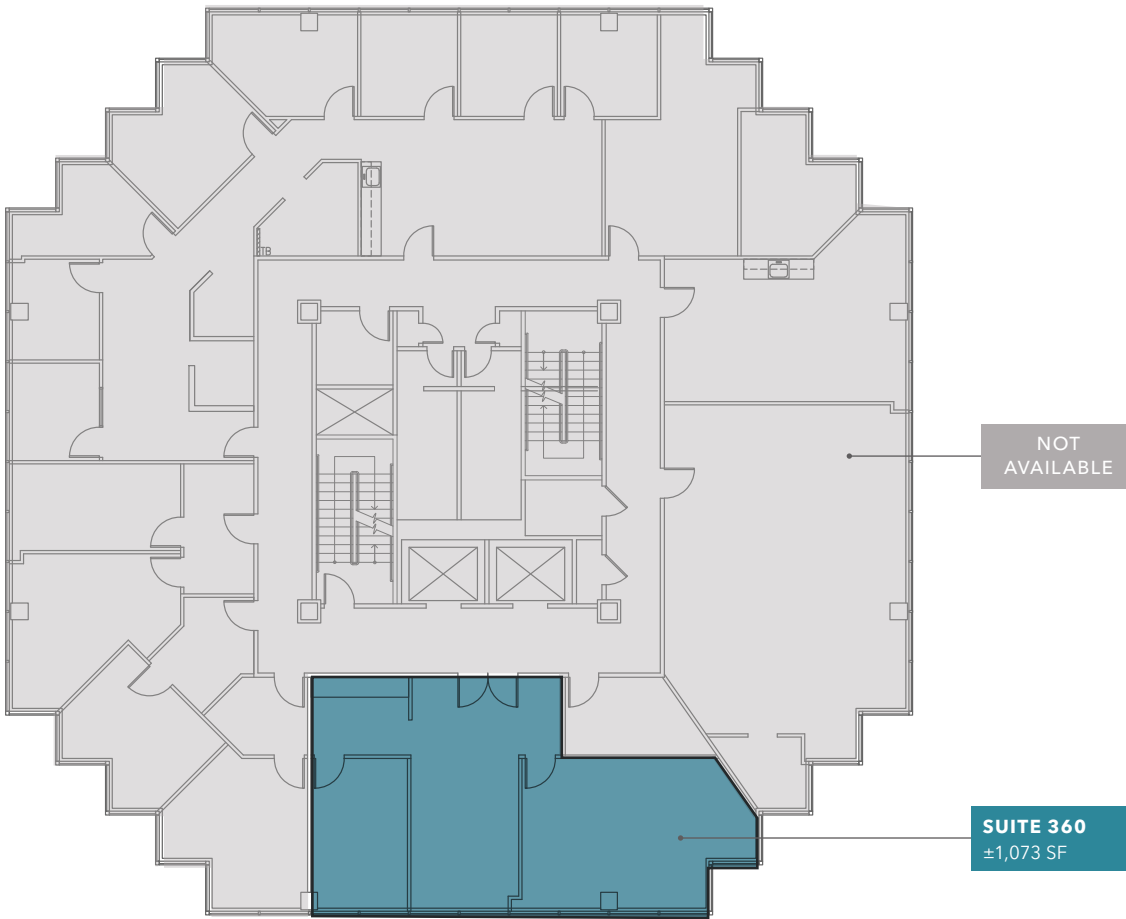
±591 SF

SUITE 270
AVAILABLE 3/1/27

*Panoramic views of
San Diego*

Negotiable lease rate

FLOOR PLAN | THIRD FLOOR



±1,073 SF

SUITE 360
AVAILABLE NOW

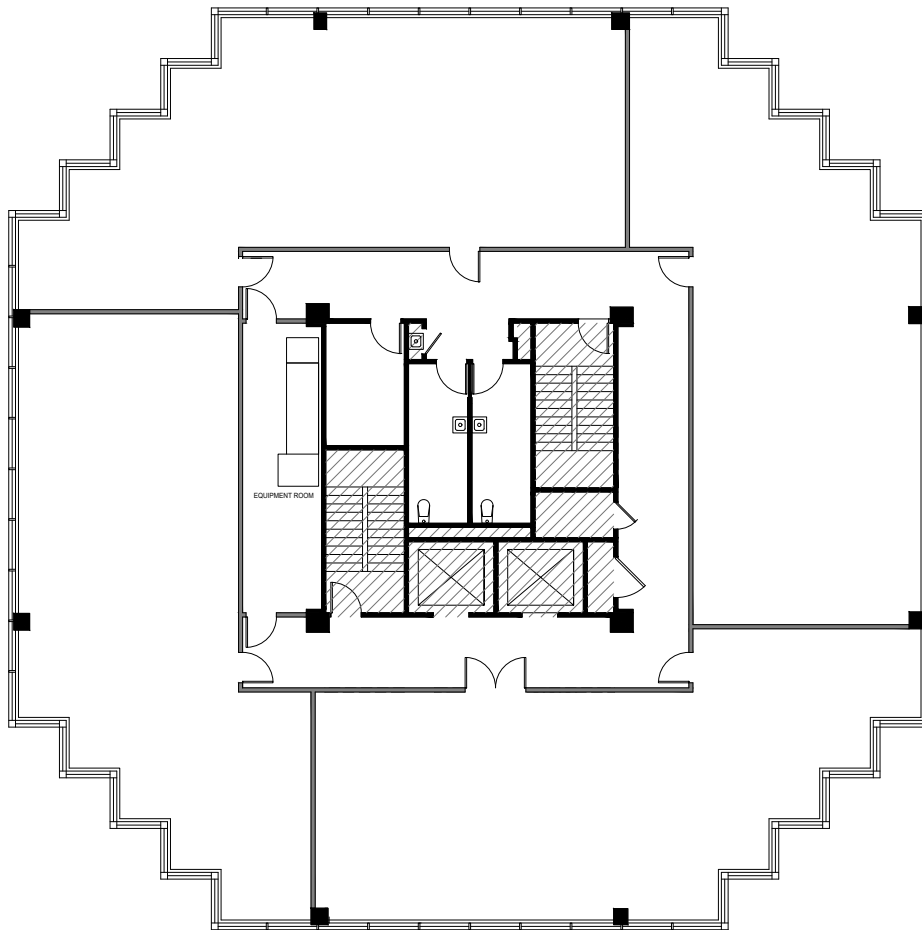
*Panoramic views of
San Diego*

Negotiable lease rate

NOT
AVAILABLE

SUITE 360
±1,073 SF

FIFTH FLOOR *HYPOTHETICAL FLOOR PLAN*

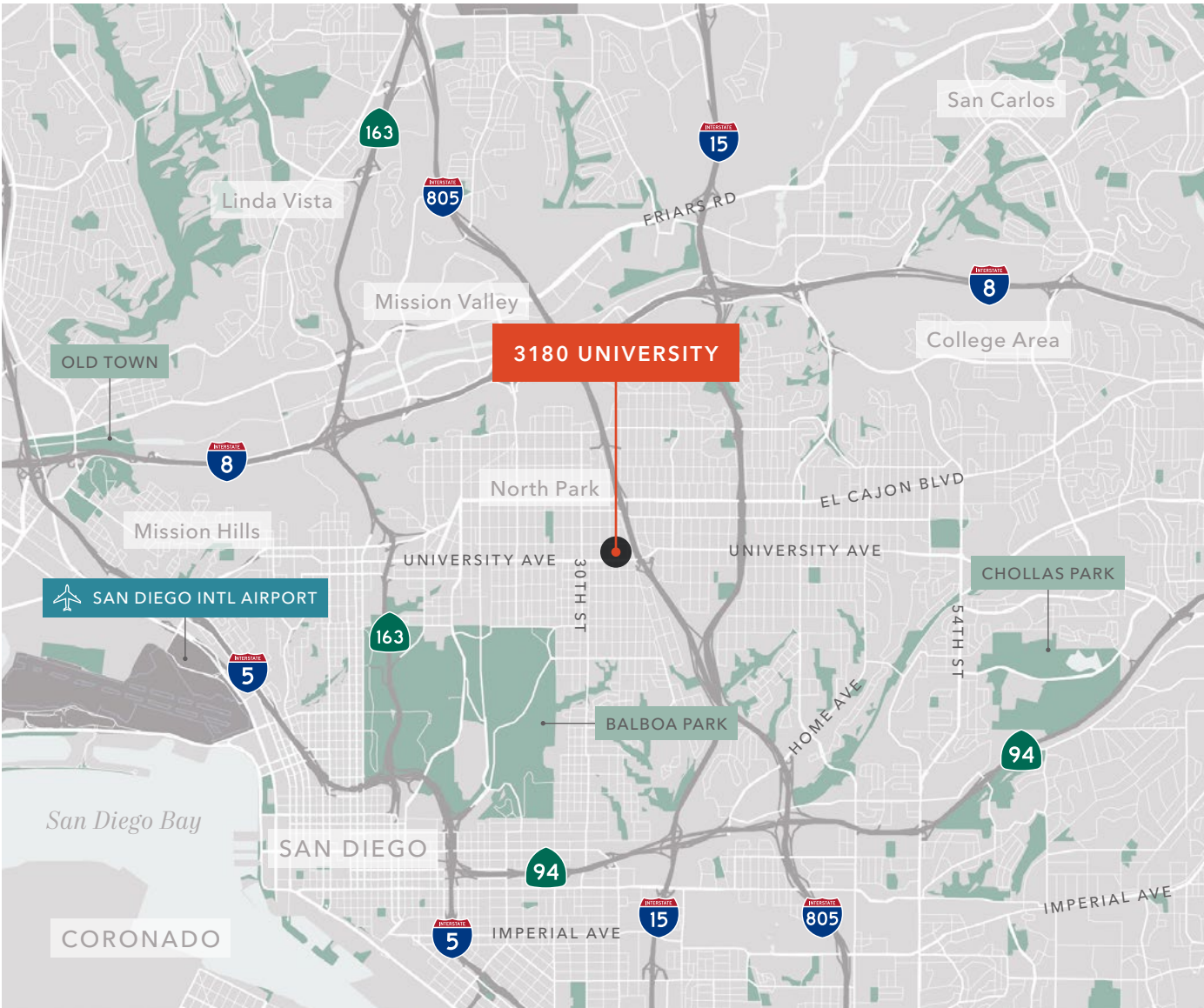


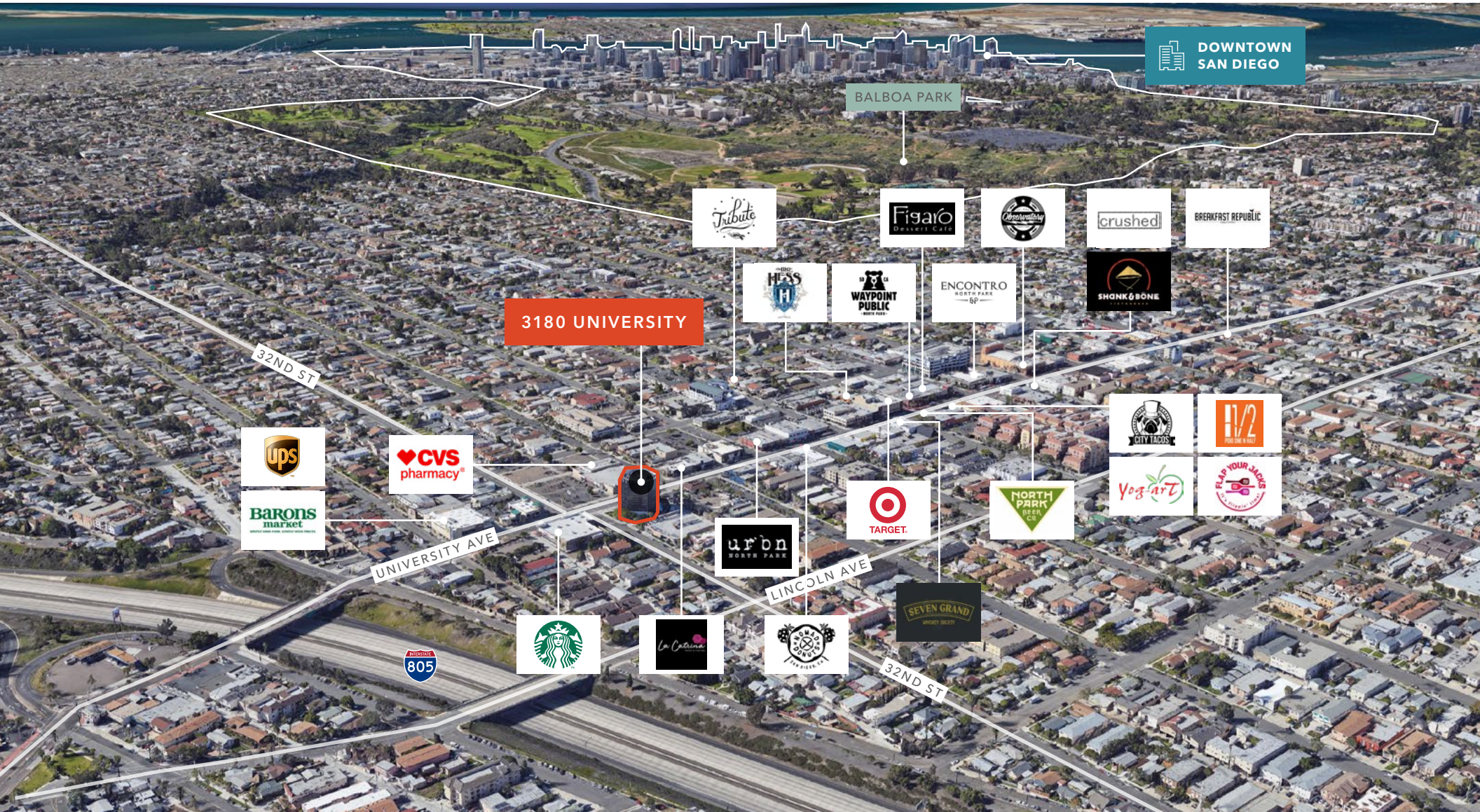
±6,713 SF

SUITE 500 DIVISIBLE

*Exposed creative
ceiling*

*Panoramic views of
San Diego*







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**

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EXCLUSIVELY LISTED BY

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