

FOR LEASE

3180 UNIVERSITY AVE SAN DIEGO, CA 92104

POWER YOUR AI REVOLUTION:

1600 Amp 3-phase power +
redundant fibre & power for
uninterrupted innovation with
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

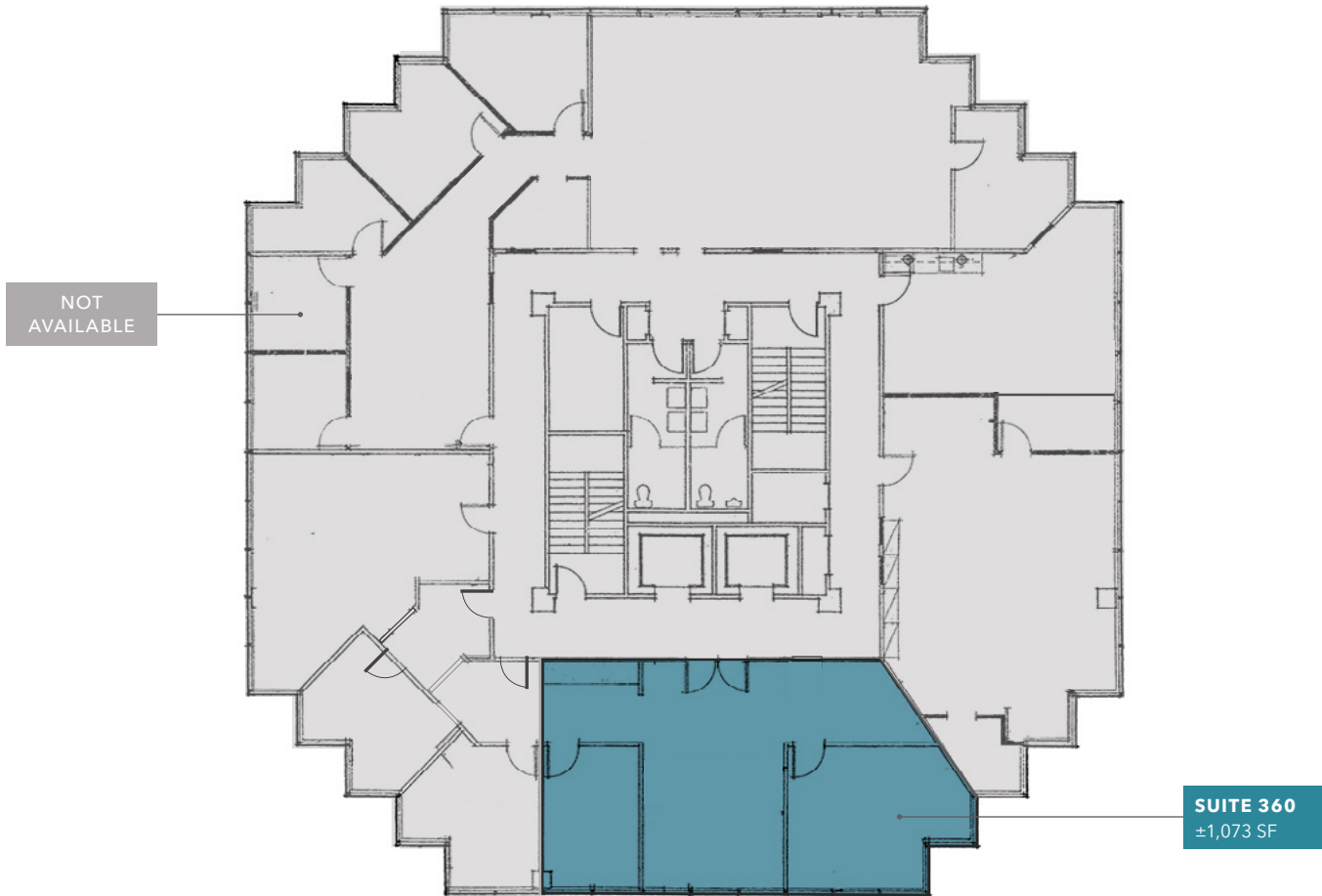


LOCATED IN THE
HUB ZONE



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

FLOOR PLAN | THIRD FLOOR



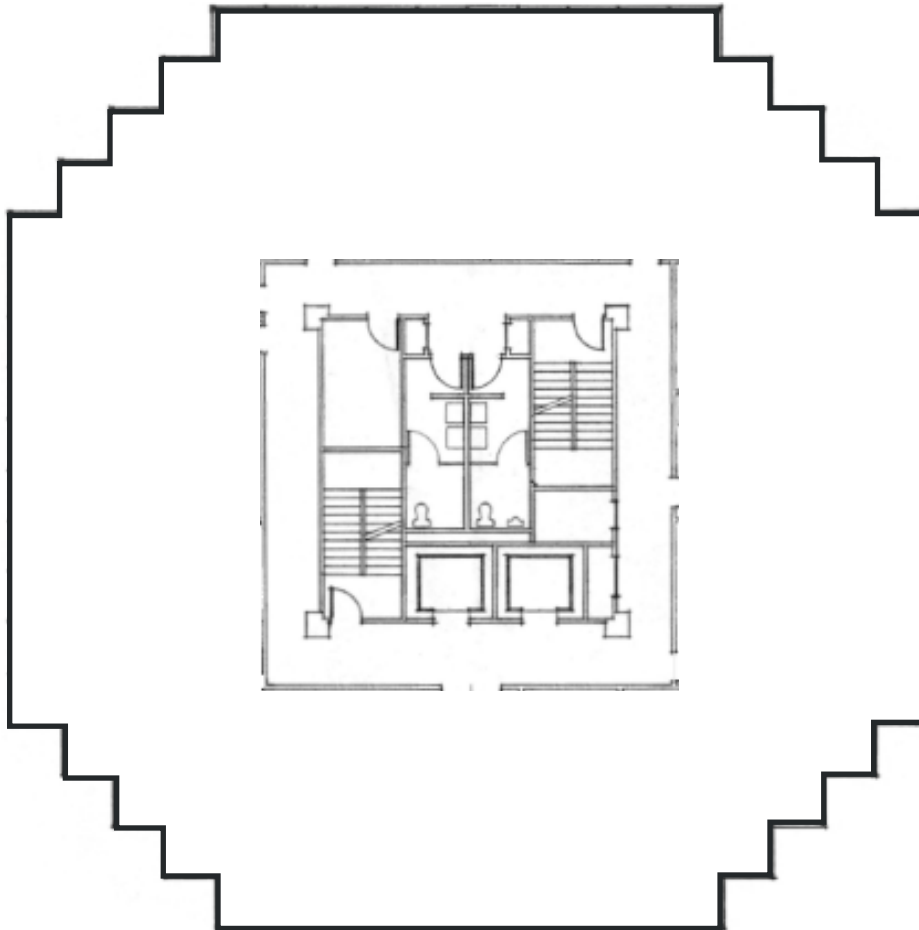
±1,073 SF

SUITE 360
AVAILABLE 7/1/26

*Panoramic views of
San Diego*

Negotiable lease rate

FIFTH FLOOR *OPEN FLOOR PLAN*



±6,713 SF

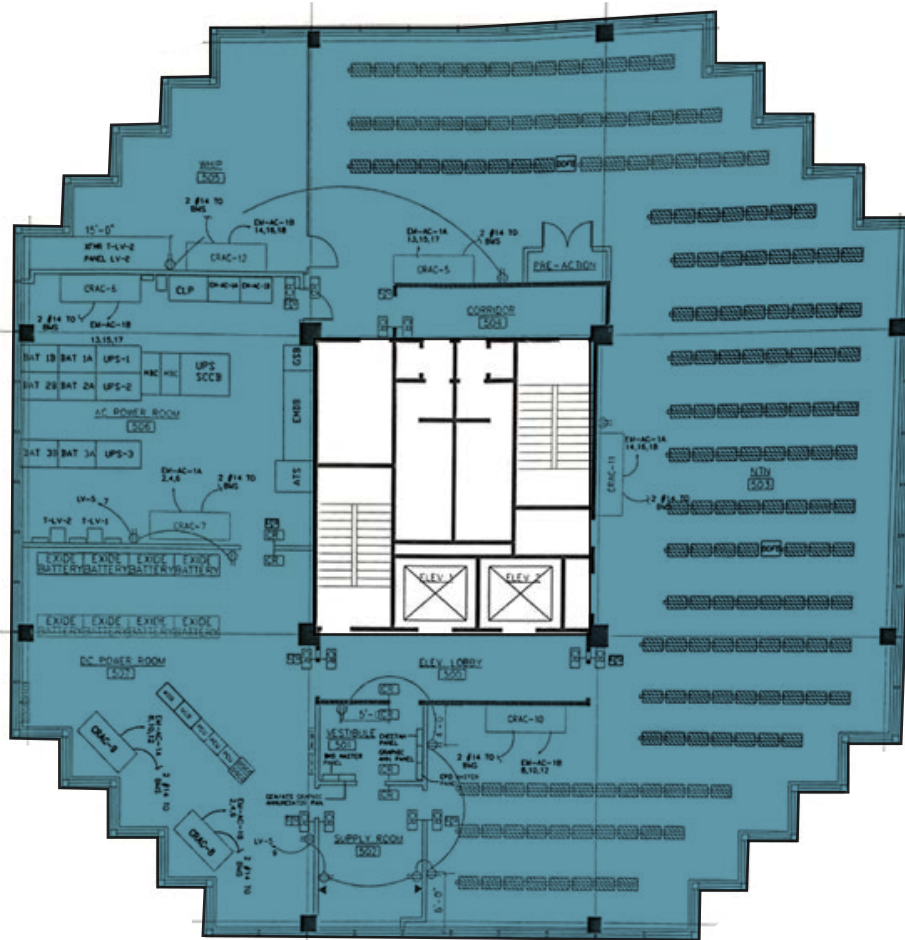
SUITE 500
AVAILABLE 3/1/27 OR SOONER

*Divisible to approx.
3,000 SF*

*Exposed creative
ceiling*

*Panoramic views of
San Diego*

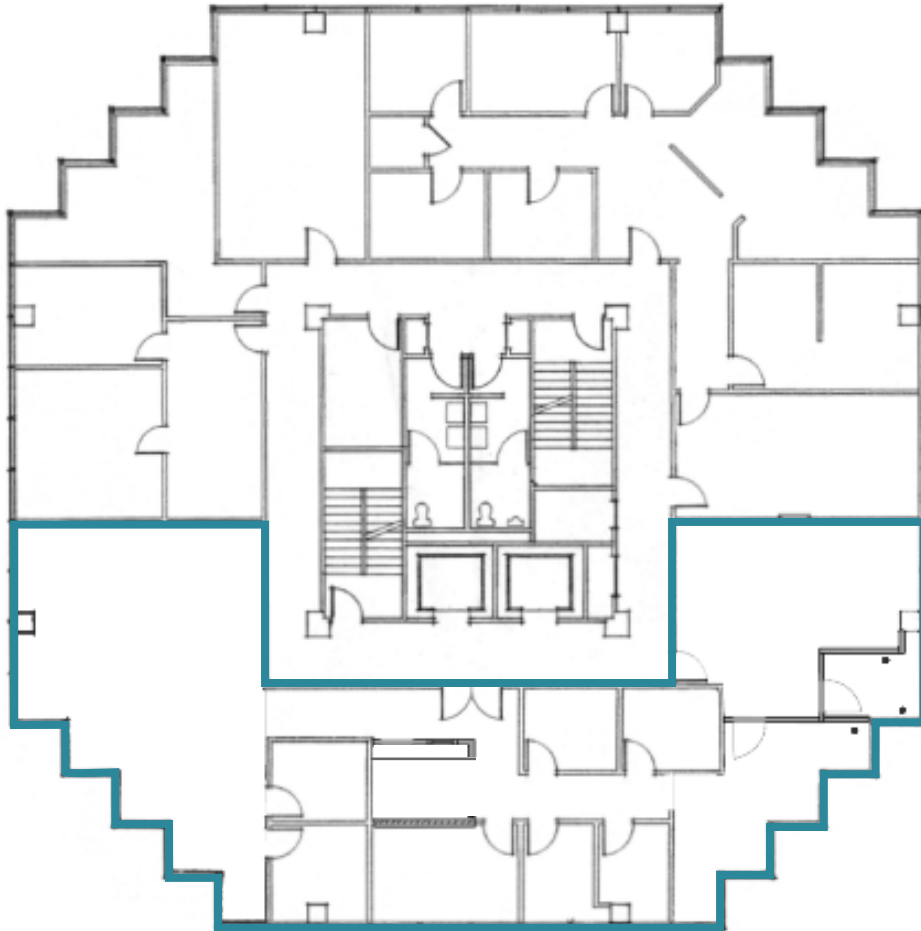
FIFTH FLOOR



- ±6,713 SF existing turn-key fiber optic/telecom POP facility ready and fully operational
- Fiber providers already feeding the space with multiple routes for redundancy
- Providers include: Lumen (formerly Century Link & Global Crossing), Crown Castle, Verizon, AT&T, Cox Communications, Zayo Group, and Google Webpass
- Electrical power system separately sub-metered includes a 1,600 Amp, 3 phase, 277/480 dedicated service already inside the space with 12 separate electrical panels. This system is connected to a 1250 KW Cat 3508B generator including a 1,700 gal fuel belly tank and transfer switch in place and operational
- DC power plant connects to a DC distribution wiring on a overhead cable way system for power and fiber distribution through-out the entire space
- Detailed fire system "FM200" gas system and a pre-action fire sprinkler system all already tied into the overall building fire alarm system
- Admin office and has 2 ADA restrooms in a common area at the stairway
- Two (2) passenger elevators
- As-built drawings for review available upon request (in PDF format)

Available 3/1/2027 or sooner

FLOOR PLAN | SIXTH FLOOR

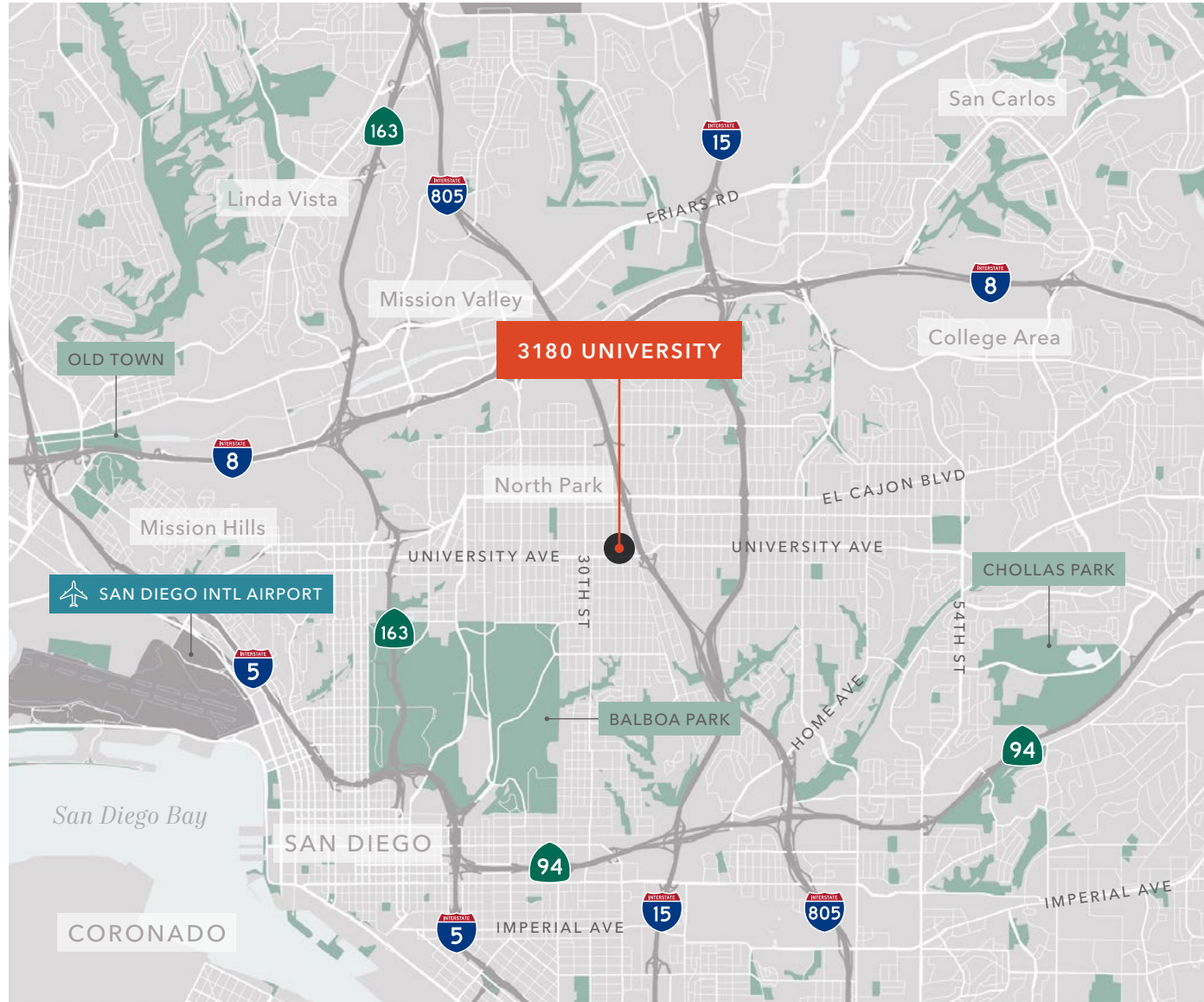


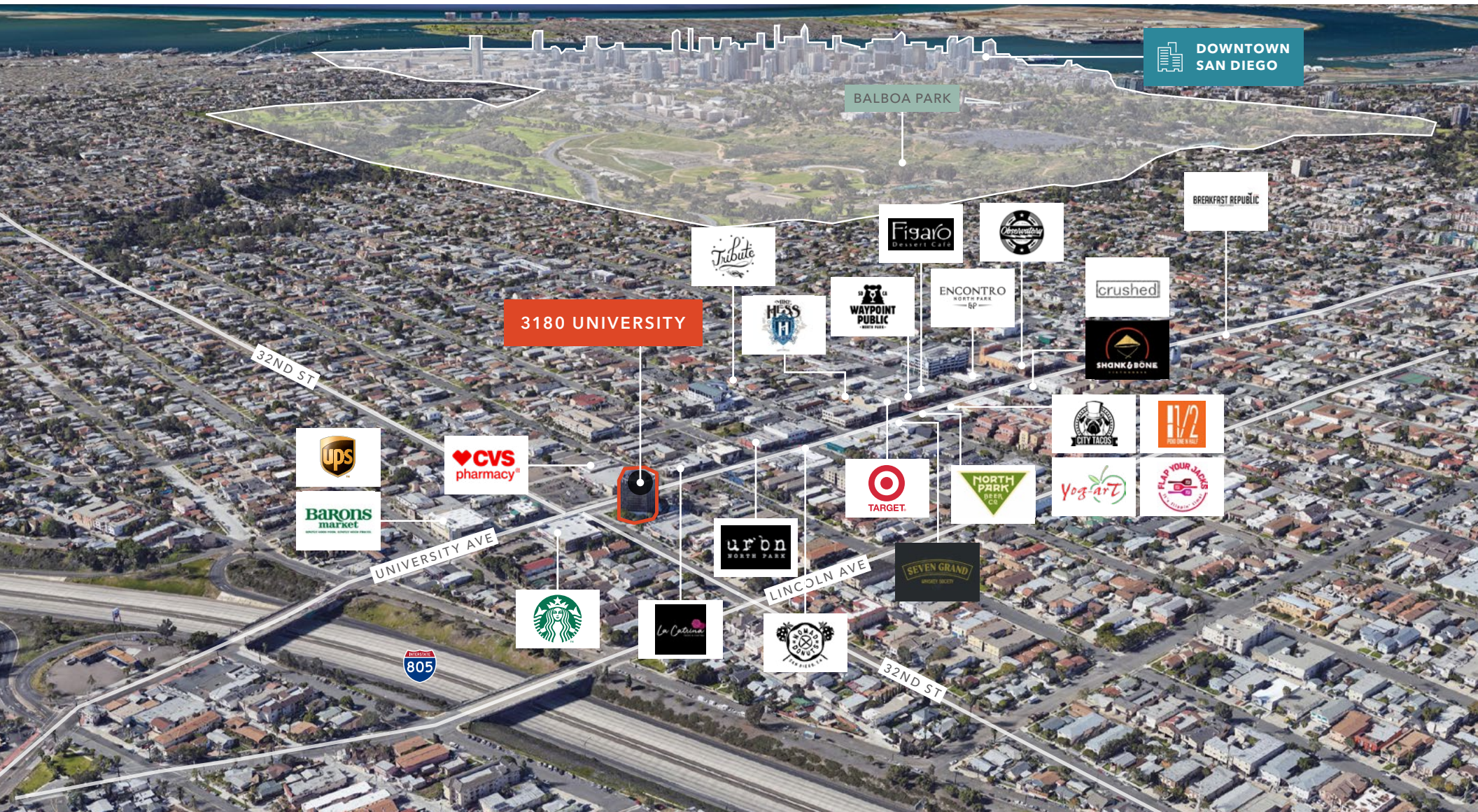
+2,750 RSF

SUITE 600
AVAILABLE 7/1/26 OR SOONER

*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

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