

±4,295 SF RETAIL BUILDING AVAILABLE FOR LEASE

3201 UNIVERSITY AVENUE, SAN DIEGO, CA 92104



GARRETT FENA, SIOR, SENIOR VICE PRESIDENT/PARTNER

LIC .01909122 | 858.458.3318 | GFENA@VOITCO.COM

Voit
REAL ESTATE SERVICES

FENA
COMMERCIAL
GROUP



PROJECT SPECIFICATIONS

BUILDING SIZE	±4,295 Square Feet
LAND ACREAGE	±0.24 Acres
YEAR BUILT	2010
# OF STORIES	One (1)
PARKING	Surface and Garage Parking
TENANCY	Single-Tenant (Divisible)
STREET FRONTAGE	90' on University Avenue
ZONING	CN-1-5

PROJECT HIGHLIGHTS

- » High profile freestanding building located in a 3 building shopping center
- » On-site parking - surface and underground parking available
- » Prominent location at the signalized intersection of University Avenue and 32nd Street
- » Located in the heart of North Park and adjacent to Barons Market, CVS and Starbucks
- » Lease Rate: Contact Broker For Details



NEARBY TENANTS

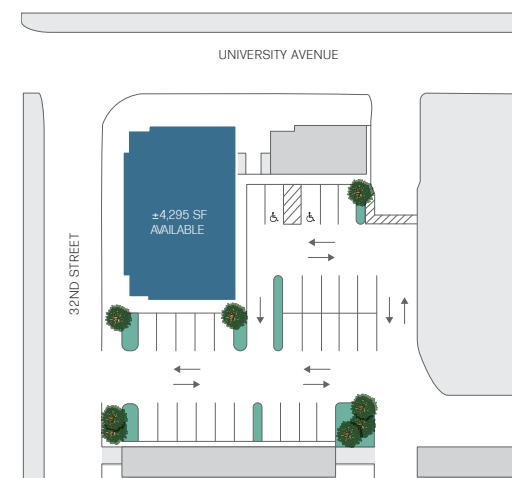
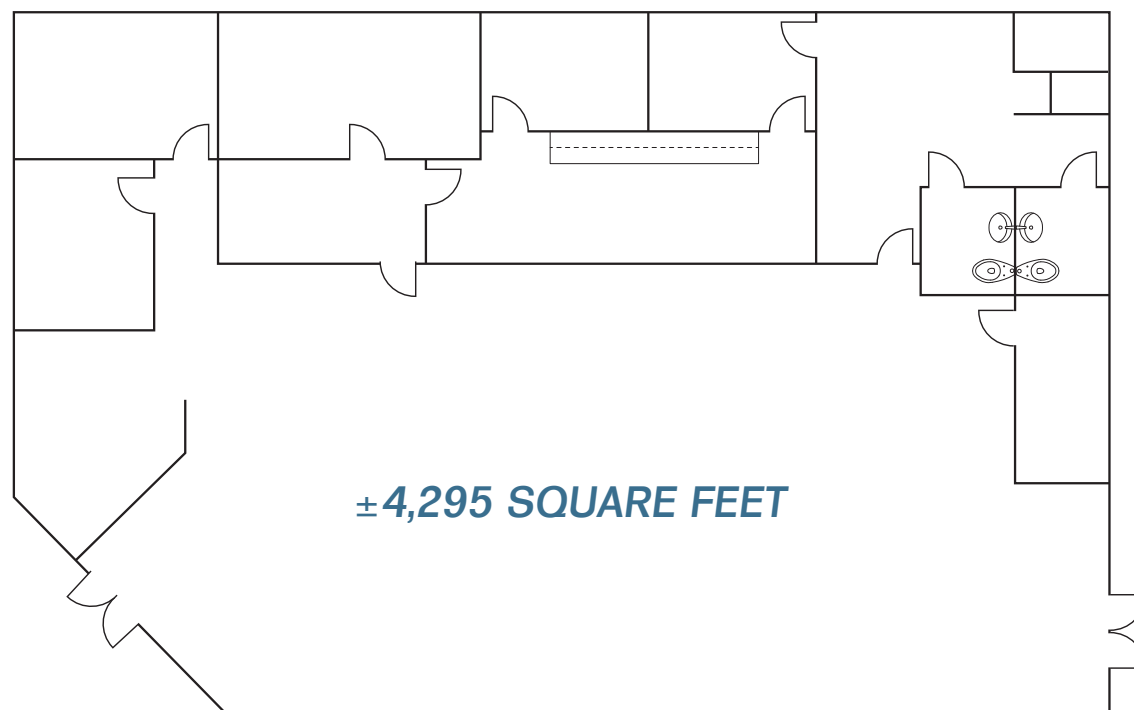
♥ **CVS** pharmacy®



Walgreens



at&t







RESTAURANTS



GROCERY STORES



HOTELS



HEALTH AND FITNESS CENTERS



BANKS

DEMOGRAPHIC COUNTS

	1 MILE	3 MILES	5 MILES
2025 Population	48,666	274,449	606,306
2030 Population Projection	48,943	276,512	610,679
Median Age	37.5	38	36.8
Bachelor's Degree or Higher	41%	40%	36%
2025 Households	23,363	123,838	236,056
2030 Household Projection	23,480	124,828	238,019
Owner Occupied Households	5,689	34,212	79,822
Renter Occupied Households	17,791	90,616	158,197
Avg Household Size	2	2.1	2.4
Avg Household Vehicles	1	2	2
Avg Household Income	\$111,263	\$112,468	\$114,826
Median Home Value	\$862,568	\$833,180	\$805,041
Median Year Built	1971	1973	1974

TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	CARS/DAY
University Avenue	32nd Street	23,112
University Avenue	Bancroft Street	24,379
805	---	189,035
32nd Street	Lincoln Avenue	3,478
University Avenue	Alley	19,539



GARRETT FENA, SIOR | Senior Vice President/Partner | LIC #01909122 | 858.458.3318 | gfena@voitco.com

9530 Towne Centre Drive, Suite 100, San Diego, CA 92121 | 858.453.0505 | 858.408.3976 Fax | Lic #01991785 | www.voitco.com

Licensed as a Real Estate Broker by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2026 Voit Real Estate Services, Inc. All Rights Reserved.

Voit
REAL ESTATE SERVICES

FENA
COMMERCIAL
GROUP