

For Sale

North Park Owner-User/Investment Opportunity



2135 UNIVERSITY AVE.

San Diego, CA 92104

THE OFFERING

UPG is pleased to present the opportunity to acquire **2135 University Ave**, an investment or owner-user opportunity with future development potential. Positioned along University Avenue in the heart of North Park, the property offers exceptional visibility within one of San Diego's most dynamic retail corridors. The highly walkable location is surrounded by a dense residential population and a vibrant mix of popular dining, retail, and entertainment destinations.

\$1.55M
Asking Price

\$243
Price Per SF

WHY NORTH PARK?

- Strong demographics & density
- One of San Diego's top retail corridors
- Walkability & central location
- Continued growth & redevelopment



“North Park is where San Diego’s creative energy, walkable streets, and vibrant culture come together.”

2135 UNIVERSITY AVE

APN	453-031-14
Building Size	±880 SF
Parcel Size	±6,374 SF
Zoning	CN-1-5
Current Use	Automotive Repair
Complete Communities	Tier 3 - 6.5 FAR

Zoning Overlays	Sustainable Development Area (SDA)
	Complete Communities Housing Solutions (CCHS)
	Complete Communities Mobility Choices (CCMC)
	Transit Priority Area (TPA)
	Transit Area Overlay Zone (TAOZ)

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FINANCIALS + UNIT INFORMATION

Unit	SF	Tenant	Start	Expire	Current Rent	Monthly Charges	Notes
Repair Shop	6,378	Jack's Auto Repair	1/15/2020	1/14/2030	\$1,386.13	\$986.13	Won't leave until end of lease
Billboard		Clear Chanel Outdoor	11/1/2021	10/31/2030	\$2,759.53	\$2,759.53	90 day notice

Prime Corner Location

Prime corner location along University Ave in the heart of North Park

Exceptional Visibility

Exceptional visibility within one of San Diego's most active retail corridors

Walkability

Highly walkable setting with pedestrian-friendly streets and lively outdoor dining

Urban Growth

Located in a rapidly growing, high-demand urban neighborhood

Vibrant Surroundings

Surrounded by dense residential population and a thriving mix of retail and dining

Transit Access

Strong public transit access with multiple routes along University Ave

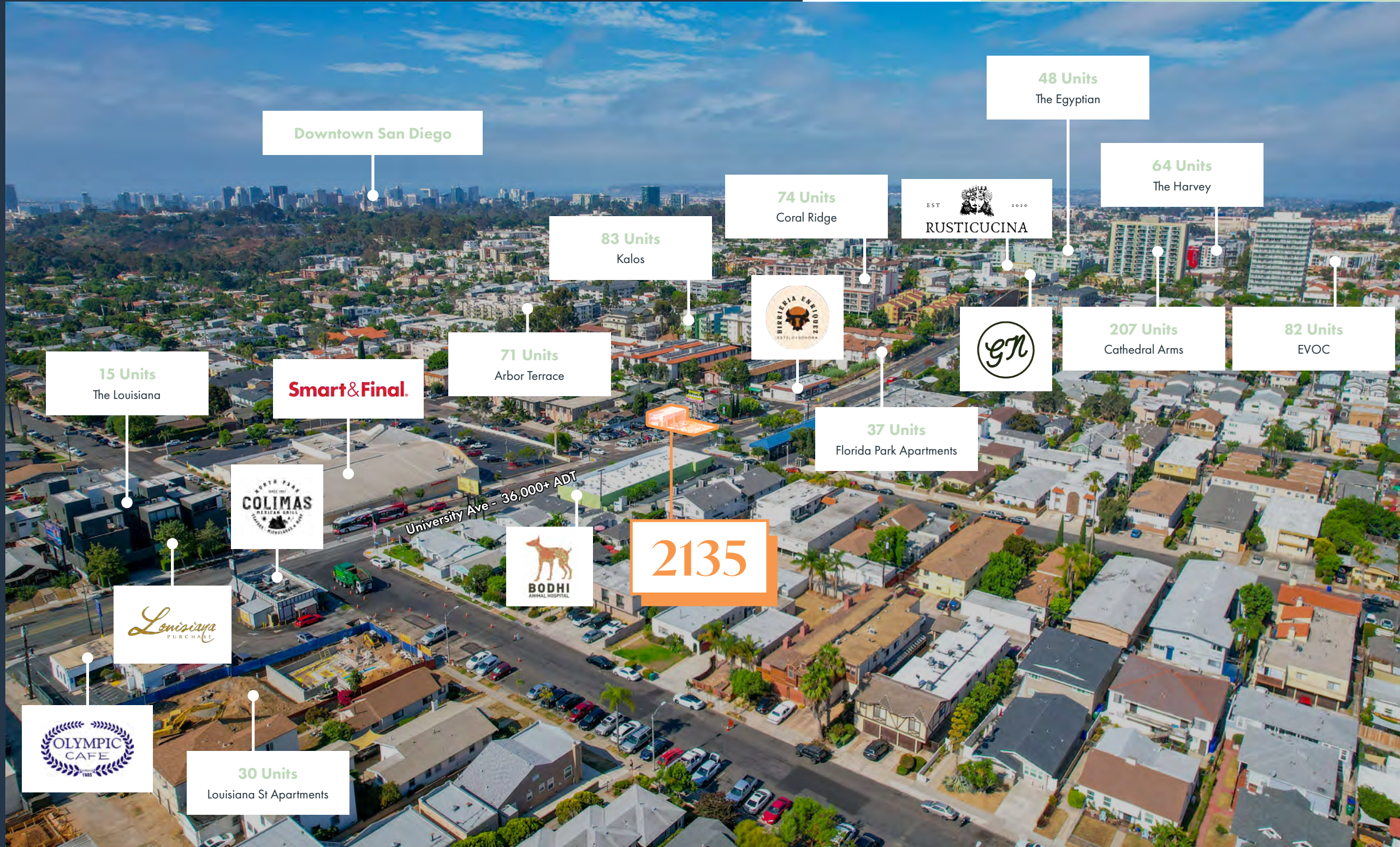
Regional Connectivity

Seamless connectivity to I-805, CA-163, and surrounding central San Diego neighborhoods

Located within several key transit and growth-focused planning areas in North Park, the property offers strong long-term potential for an owner-user, with added upside through future neighborhood growth, walkability, and continued investment throughout the surrounding area.

THE NEIGHBORS

Unit Summary Within 1 Mile of Site



Downtown San Diego

Smart & Final.



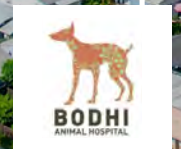
Louisiana PURCHASE



30 Units
Louisiana St Apartments

15 Units
The Louisiana

71 Units
Arbor Terrace



83 Units
Kalos

74 Units
Coral Ridge



37 Units
Florida Park Apartments



48 Units
The Egyptian

207 Units
Cathedral Arms

64 Units
The Harvey

82 Units
EVOC

11,800+
Existing
Units

840+
Units
Proposed

670+
Units
Under Construction

DISCOVER NORTH PARK

North Park is one of San Diego’s most dynamic urban neighborhoods, with University Avenue serving as its main commercial corridor and center of activity. Known for its strong foot traffic, vibrant dining scene, craft breweries, boutiques, fitness concepts, and nightlife, the area attracts both locals and visitors throughout the day and evening.

Community & Culture

North Park is one of San Diego’s most vibrant and distinctive neighborhoods, known for its creative spirit, eclectic character, and thriving local scene. The area attracts entrepreneurs, artists, and trend-conscious consumers who are drawn to its unique mix of independent boutiques, specialty coffee shops, craft breweries, and local galleries. With a culture rooted in authenticity and innovation, North Park offers an energetic atmosphere where community, creativity, and individuality come together to create a truly dynamic destination.



200+
Restaurants, Bars, Cafes, and Breweries

300+
Independent Retailers & Local Businesses

5,000+
Employees

50+
Annual Events



Finca



Working Class



Louisiana Purchase



Bacari



Pop Pie



Communal Coffee

THE DEMOGRAPHICS

North Park is home to a diverse mix of young professionals, creatives, entrepreneurs, families, and longtime residents drawn to the neighborhood’s walkability, vibrant dining scene, nightlife, and urban energy. The neighborhood hosts year-round festivals, art walks, markets, live music, and community activations that attract both locals and visitors from across Southern California.



Population

1 Mi: 43,487
 2 Mi: 121,783
 3 Mi: 282,222



Avg. HH Income

1 Mi: \$119,524
 2 Mi: \$120,962
 3 Mi: \$119,591



Employees

1 Mi: 14,755
 2 Mi: 89,983
 3 Mi: 206,154



Consumer Spending

1 Mi: \$740.5M
 2 Mi: \$2B
 3 Mi: \$4.2B



NORTH PARK ANNUAL EVENTS

- North Park Music Fest
- Beer Festival
- Ray at Night Art Walk
- Farmers Market
- North Park Community Fair
- Toyland Parade
- Holiday Festival
- Taste of North Park
- Scoop San Diego Ice Cream Fest
- December Nights
- Craft Beer Week Events

**Partial List*

Contact Us

For Additional Information!

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