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Property Address:

North Park Commercial Center – San Diego, CA

2502 University Avenue, San Diego, CA, 92104
Last updated 05/21/2016

Quick Summary

Price	\$3,500,000
Property Type:	Neighborhood center, Retail
Listing Type:	Sale
Area:	7350 sq ft
Property use	This is an investment Property
Construction status	Existing
Cap rate	5.45%
Space leased	83%

Property Description

Marcus & Millichap is pleased to present the North Park Commercial Center at 2502-2520 University Avenue in San Diego, California. This 7,350-square foot retail building sits upon 0.32 acres of land, on the corner of University and Arizona Street. Centrally located in the North Park area of San Diego, the six suite building with a generous lot, provides its patrons with 13 parking spots. The retail center is currently 83% occupied, allowing growth for the new owner of this urban San Diego retail offering. The property sits on over 14,000-square feet, allowing for a developer to come in and acquire prime real estate on which to build.

Like other urban San Diego communities, North Park has a high rate of pedestrian activity, relative to other regions of San Diego county. The community is culturally diverse with art galleries, boutiques, trendy bars with handcrafted cocktails and local brews, and foodie-approved eateries. An eclectic and diverse array of restaurants, as well as independent coffee shops, can be found along the main arteries of 30th Street and University Avenue. The area is also dotted with bars and night clubs that cater to a wide diversity of patrons.

Location Description

2502-2520 University Ave
San Diego, CA 92104

Key Points:

Centrally Located Multi-Tenant Retail Property in North Park
7,350-Square Foot Building Divided into Six Suites
Two Parcels on 0.32 Acre Corner Lot
13 Parking Spaces
All Offers Considered!

2502-2520 UNIVERSITY AVE
2502-2520 UNIVERSITY AVENUE
SAN DIEGO, CA



PROPERTY DETAILS

PRICE	\$3,500,000	PRICE PER SF	\$476.19/04
LOT SIZE	14,000 SF	ORDERING MEMORANDUM	Click to Sign NDA
NET RENTABLE AREA	7,350 SF		

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Contact Listing Agent



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