

REDEVELOPMENT OPPORTUNITY IN THE HEART OF NORTH PARK

Covered Land Play | High-Density Infill Redevelopment Opportunity



FOR SALE | 2505 University Ave, San Diego, CA 92104

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PROPERTY FEATURES



2505 University Ave, San Diego, CA 92104



Total Lot: +/- 13,863 SF Per Tile (University Ave Frontage)
APN: 453-071-01-00



Existing Tenant: Caliber Collision
Income Producing – Details Available Upon Request



Sale Price: Contact Agent



Zoning: CN-1-5 ([View Link](#))
Potential to capitalize on zoning and density upside (buyer to verify)*



Covered Land Play:

- Existing tenant providing in-place income
- Offset carry costs during entitlement/planning
- Flexible redevelopment timeline (buyer to verify)



Complete Communities

- Tier 3 (FAR 6.5) ([View Link](#))
- Max Height: 500'
- Allowed SF: 90,110
- Allowed Dwelling Units: Limited only by CBC 1208.4 & the allowed SF



Located in the heart of North Park, one of San Diego's most vibrant and walkable urban neighborhoods

Close proximity to University Heights, Normal Heights, and Hillcrest



Surrounded by dense residential, retail, and restaurant amenities, driving consistent foot traffic

Excellent access to major San Diego freeways and public transportation



Redevelopment or repositioning opportunity in one of San Diego's most energized submarkets

PROPERTY SUMMARY

2505 University Avenue offers a compelling investment and redevelopment opportunity in the heart of North Park, one of San Diego's most dynamic and supply-constrained urban neighborhoods. The property offers a unique covered land play with in-place income, allowing investors to generate cash flow while pursuing redevelopment.

Positioned along the highly trafficked University Avenue corridor, the property benefits from excellent visibility, strong surrounding demographics, & consistent pedestrian activity. The site is surrounded by a dense mix of residential, retail, dining, and multifamily uses, supporting both near-term income potential and long-term redevelopment upside.

With convenient access to I-805, I-15, and Downtown San Diego, this property is well suited for investor, or developer seeking to capitalize on one of San Diego's most desirable infill locations.

** Buyer is solely responsible for conducting all due diligence, including but not limited to zoning, land use, development potential, density, FAR, height limits, lot size, square footage, measurements, and overall feasibility. Seller and Seller's broker make no representations or warranties and assume no responsibility or liability for such matters.*

**Full lease terms, income details,
and redevelopment strategy
available upon request.**

NEARBY AMENITIES

Point Loma

Downtown San Diego

Coronado

Balboa Park

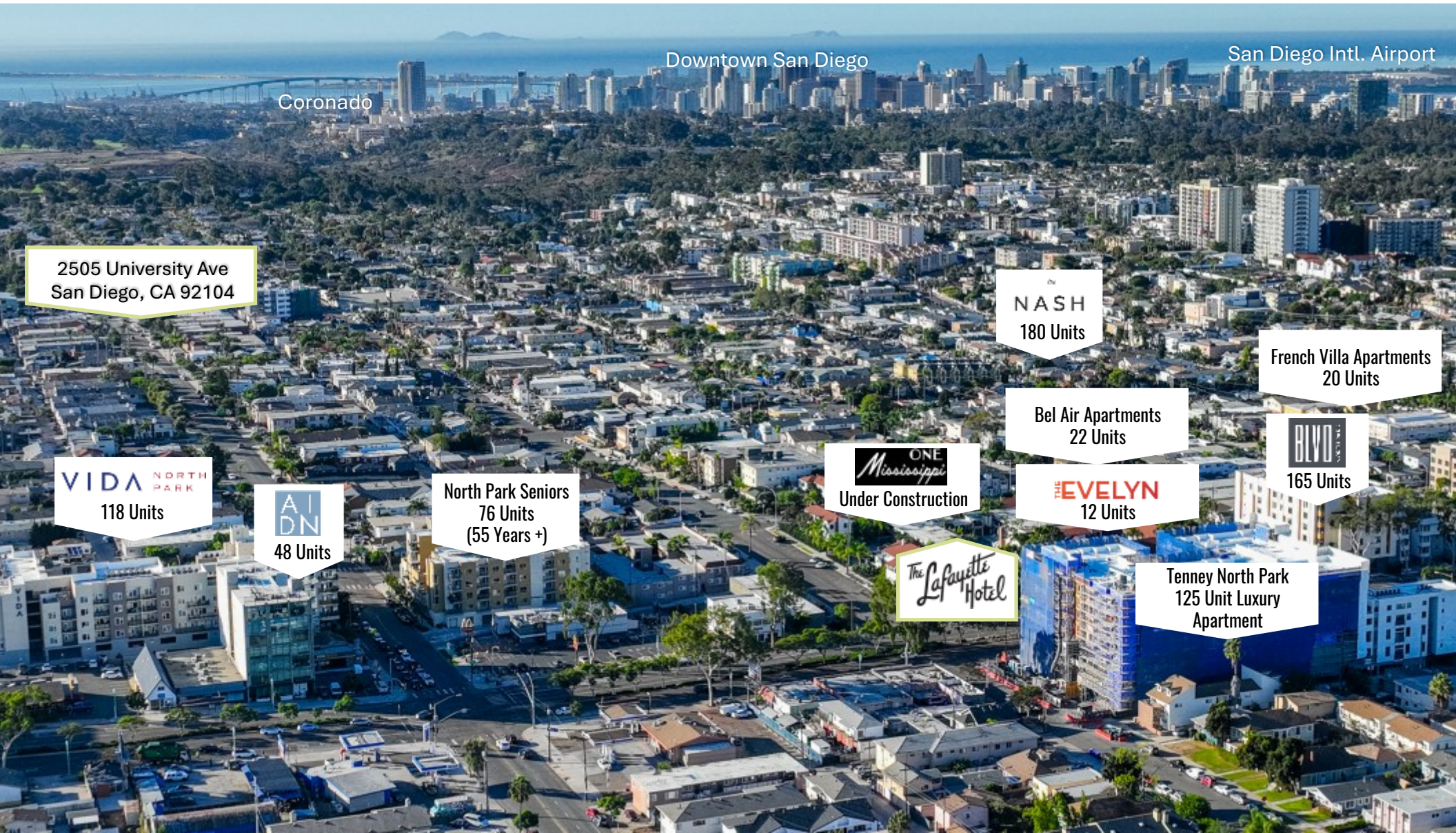
2505 University Ave
San Diego, CA 92104



WITHIN A 2 MILE RADIUS



NEARBY DEVELOPMENTS



Coronado

Downtown San Diego

San Diego Intl. Airport

2505 University Ave
San Diego, CA 92104

VIDA NORTH
PARK
118 Units

AIDN
48 Units

North Park Seniors
76 Units
(55 Years +)

ONE
Mississippi
Under Construction

The Lafayette
Hotel

NASH
180 Units

Bel Air Apartments
22 Units

THE EVELYN
12 Units

French Villa Apartments
20 Units

BLVD
165 Units

Tenney North Park
125 Unit Luxury
Apartment



379-Unit Luxury
Mixed-Use Community

THE JACKSON

37 Residential Units

THE ABINGTON
— NORTH PARK —

48-Unit Multi-Family
Development

S T * R
NORTH

41-Unit Apartment



North Park has a Farmers Market every Thursday which has been listed as one of the top 40 in the USA. The market is located on North Park Way between Granada Ave. and 30th Street. The Spring/Summer hours are 3pm-sunset, Fall/Winter 2pm-Sunset. They feature over 35 independent vendors; locally grown produce/flowers; gourmet/ethnic foods; arts and crafts; books; and, often, live music.

North Park is a neighborhood in San Diego, California, United States, as well as a larger "community" as defined by the City of San Diego for planning purposes. The total population of North Park is 32,708.

Northeast of downtown and bordering Balboa Park, you'll find the diverse and eclectic uptown neighborhoods of North Park.

Catering to a local crowd, Hipsters, young professionals and students hang out in trendy North Park, where streets are lined with coffee shops, craft-beer bars, boutiques, art galleries, and diverse restaurants.

The restaurant scene is heavy on brunch spots, upscale pubs, taquerias and sushi lounges, and nightlife often revolves around the Observatory North Park, a 1929 theater that hosts rap, rock and electronica.

Downtown North Park contains the Ray Street Arts District. Ray at Night is a gallery walk held the second Saturday of every month in North Park. It is the largest and longest running art walk in San Diego's history.

The epicenter of North Park is the bar-hopping intersection of University Avenue and 30th Street, which holds claim to being "**the best beer neighborhood in the nation,**" thanks to numerous craft-beer establishments such as Toronado, Tiger! Tiger! and Modern Times Flavordome.

“Culturally diverse North Park is home to Craftsman cottages, cafes and diners, coffee shops, several microbreweries, boutiques, and the North Park Farmers Market. The North Park Theater and the Ray Street Arts District are also bastions of creativity in the area.”



“North Park has all the ingredients for the cool school: It's culturally diverse and has art galleries, boutiques, trendy bars with handcrafted cocktails and local brews, and foodie-approved eateries.”

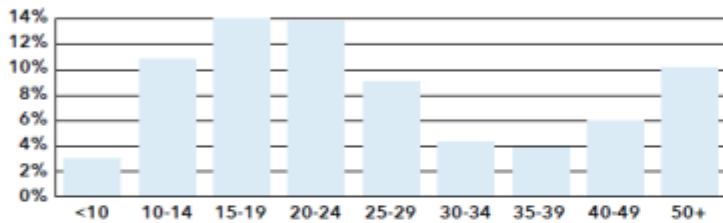


COMMUNITY SUMMARY

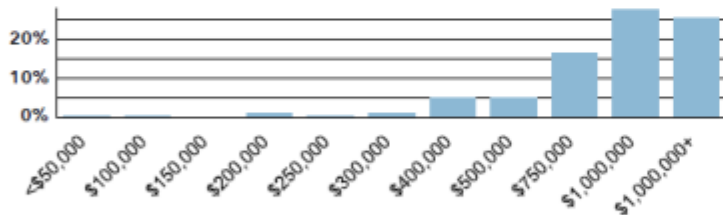
45,060 Population Total
-0.01% Population Growth
1.76 Average HH Size
78.0 Diversity Index
36.4 Median Age
\$93,249 Median HH Income
\$924,843 Median Home Value
\$68,561 Median Net Worth
9.5% Age <18
78.0% Age 18-64
12.4% Age 65+

16.5% Services
9.8% Blue Collar
73.7% White Collar

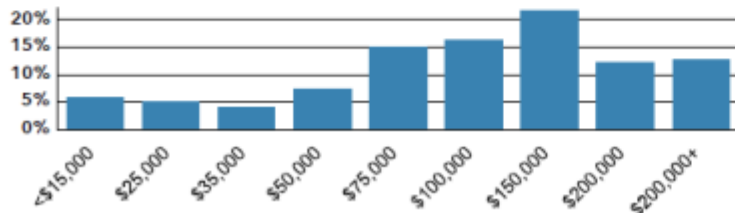
Mortgage as Percent of Salary



Home Value



Household Income

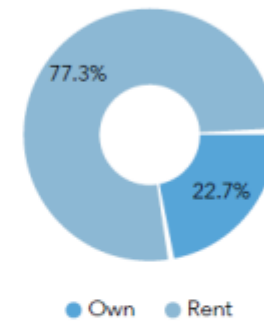


Age Profile: 5 Year Increments

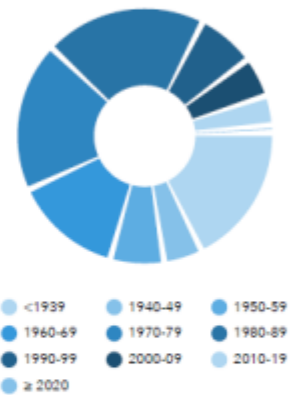


Dots show comparison to **San Diego County**

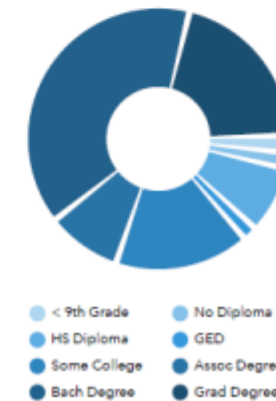
Home Ownership



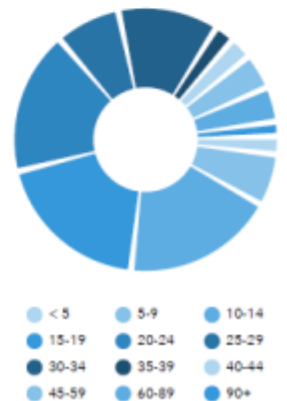
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2025), ACS (2019-2023).

DEMOGRAPHICS



3 Min Walk



13 Min Walk



9 Min Walk



2 Min Walk



5 Min Walk



3 Min Drive



4.5%
Vacancy Rate



\$2,700 - \$3,700
Market Rent on 1-2 Bedroom



The Observatory North Park
San Diego's Historic Theater, a Popular Vibrant Live Entertainment & Music Venue

TOTAL POPULATION

45,060

AVG INCOME

\$93,249

TOTAL HOUSEHOLDS

25,568

WALK SCORE

94

RENTER OCCUPIED

19,687

OWNER OCCUPIED

5,797

POP. WITH DEGREE

60.2%

AVG AGE

36.4

CONSUMER SPENDING

\$761.9M

EMPLOYEES

12,456

BUSINESSES

2,266

AVG HOUSEHOLD SIZE

1.8

Demographics via Esri & Costar: 1 Mile



The Lafayette Hotel
San Diego's Historic Boutique Hotel

CONTACT INFORMATION

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