

# FOR LEASE

3180 University Ave, San Diego, CA

**COMMON AREA RENOVATIONS UNDERWAY!**

**\$2/SF Broker Bonus  
With 3 Year + Term**

Deals must be completed by October  
31st, 2020 from any new tours starting  
7/23/2020

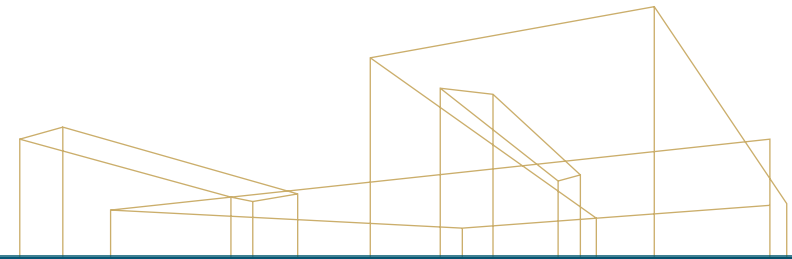
6,014 SF  
AVAILABLE

1,519-2,125 SF  
(3,644 SF)  
AVAILABLE

sdccu.com

# FOR LEASE

## 3180 UNIVERSITY AVE



Iconic North Park  
office building  
for lease



**PANORAMIC VIEWS OF  
SAN DIEGO**



**NEXT TO BANKS AND  
RETAIL AMENITIES**



**NUMEROUS  
RESTAURANTS NEARBY**



**COX, AT&T, CENTURYLINK  
FIBER AVAILABLE**



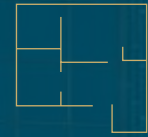
**IMMEDIATE FREEWAY  
ACCESS TO I-805 AND  
CLOSE TO I-8 AND I-15**



**HIGHLY VISIBLE  
CENTRAL LOCATION**



**ABUNDANT FREE  
PARKING**



**FULL FLOOR  
OPPORTUNITY**

**For leasing  
information  
contact**

**JEFF GILBERT**  
858.369.3045  
[jeff.gilbert@kidder.com](mailto:jeff.gilbert@kidder.com)  
LIC N° 01849738

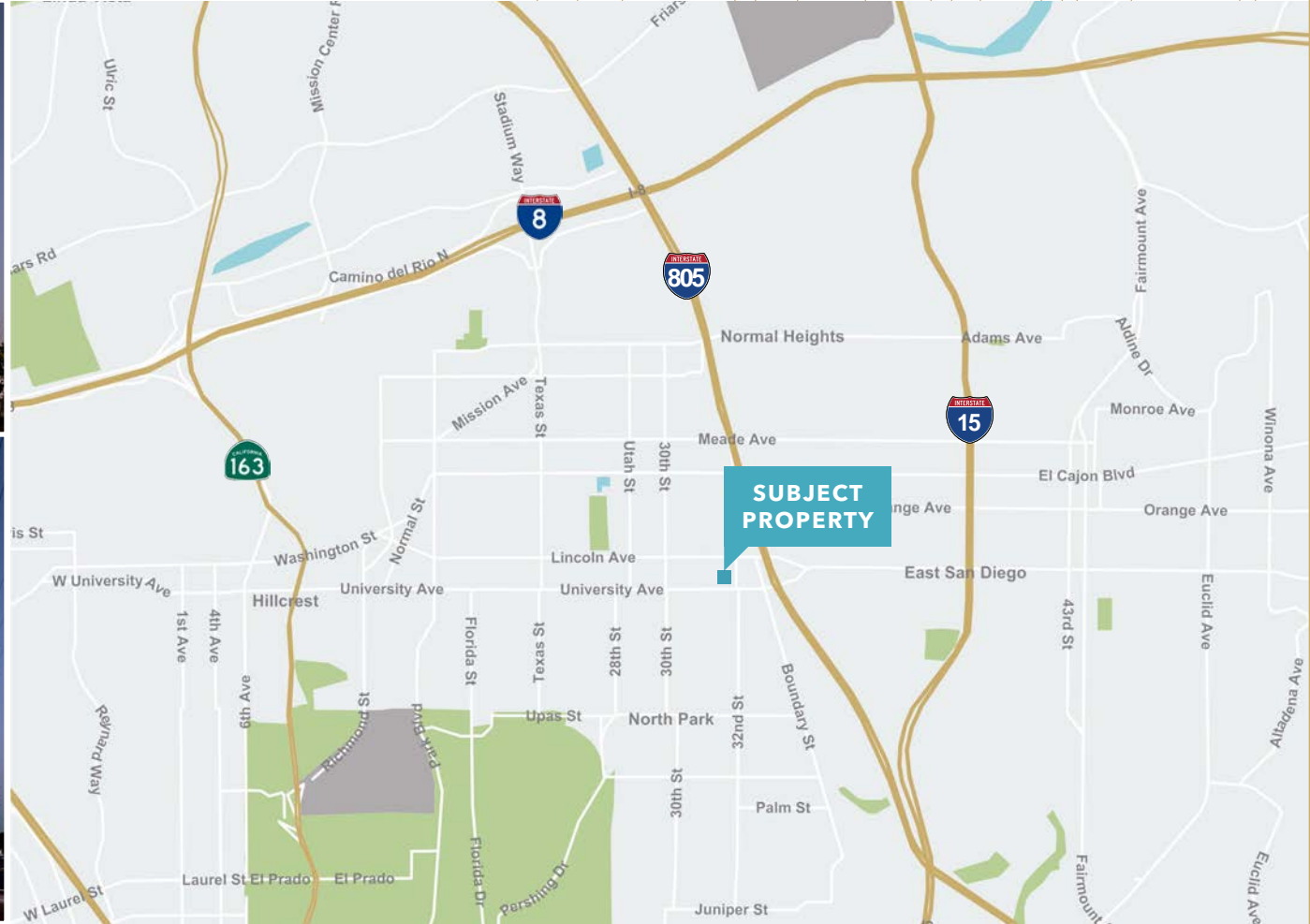
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**KIDDER.COM**

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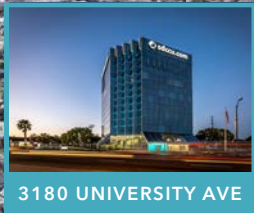
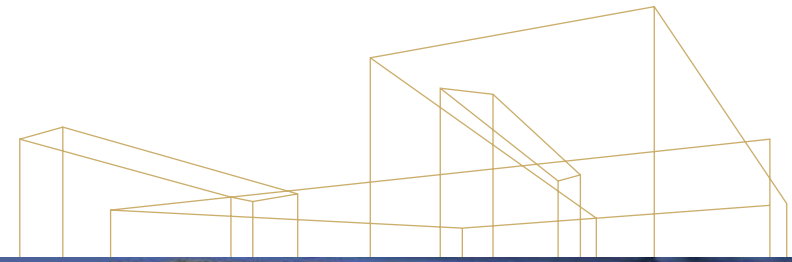
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## 3180 UNIVERSITY AVE



3180 UNIVERSITY AVE

BALBOA PARK

DOWNTOWN SAN DIEGO

ENCONTRO NORTH PARK RP

WAYPOINT PUBLIC NORTH PARK

Observatory

SWAIN'S CAFE

Tribute

MIKE HESS

BREAKFAST REPUBLIC CALIFORNIA

CVS pharmacy

ups

Target express

corepower YOGA

COIN-OP RANCHOS

urban NORTH PARK

NORTH PARK BEER CO.

POSTING Italian Cuisine

STARBUCKS COFFEE Walgreens

La Catrina TACOS & CANTINA

Caffe Calabria

UNIVERSITY AVE

INTERSTATE 805

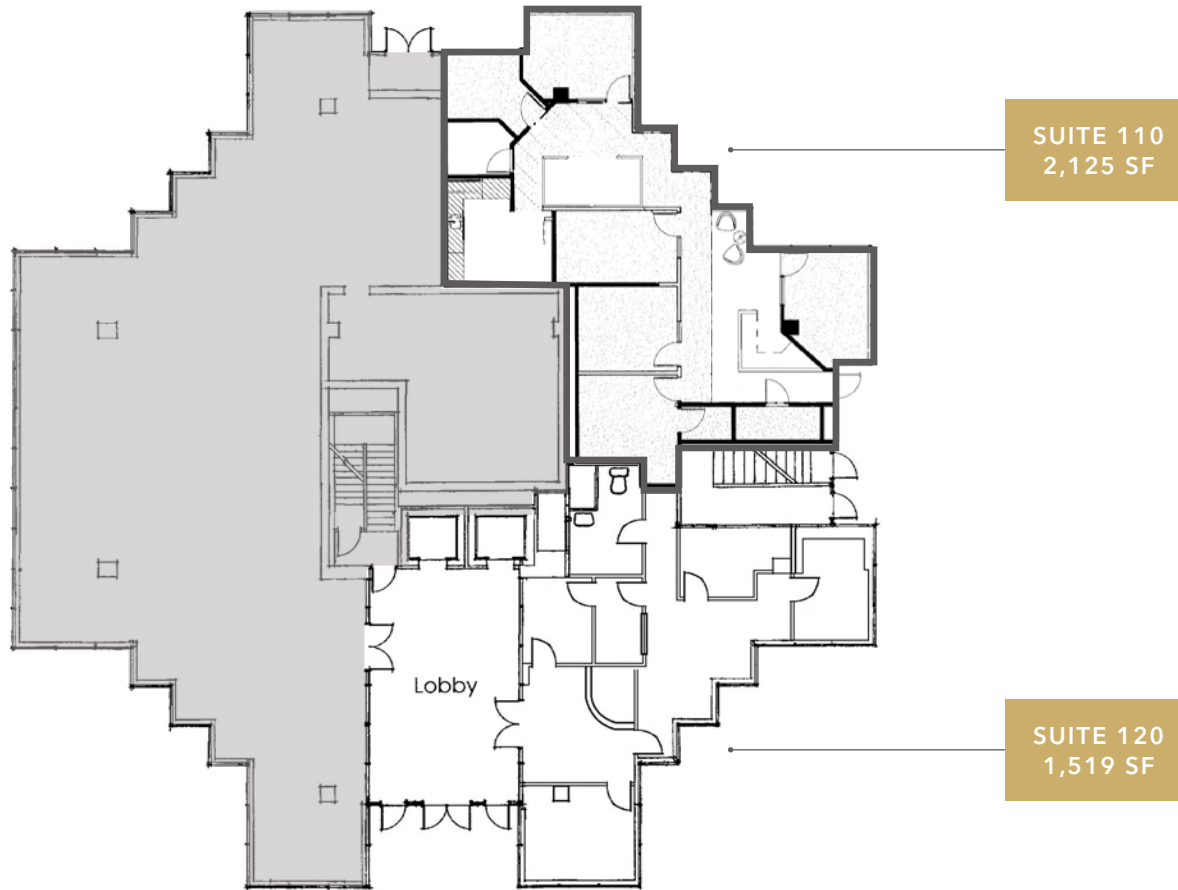
LINCOLN AVE

32ND ST

Kidder Mathews

# FOR LEASE

## 3180 UNIVERSITY AVE



### FIRST FLOOR

**2,125 SF**

SUITE 110

**1,519 SF**

SUITE 120

**3,644 SF**

SUITES 110 & 120  
CAN BE COMBINED

**NEGOTIABLE**

RENTAL RATE

**VACANT**

AVAILABILITY

\*Building eyebrow  
signage available

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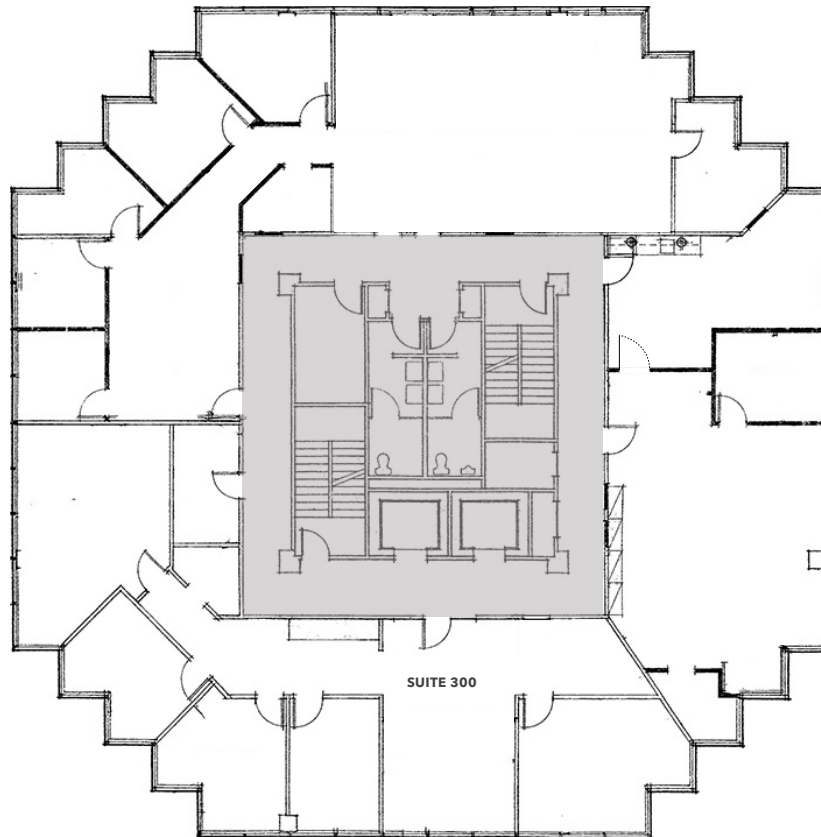
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**km** Kidder  
Mathews

# FOR LEASE

## 3180 UNIVERSITY AVE



**THIRD  
FLOOR**

**6,014 SF**

**SUITE 300 (DIVISIBLE)**

**\$2.65/SF**

**FULL SERVICE**

**VACANT**

**AVAILABILITY**

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