

SUB-LEASE OPPORTUNITY



SAN DIEGO, CA

Walgreens #6656

± 13KSF + DT | \$195,000/yr, MG | Dec '26

3222 UNIVERSITY AVE

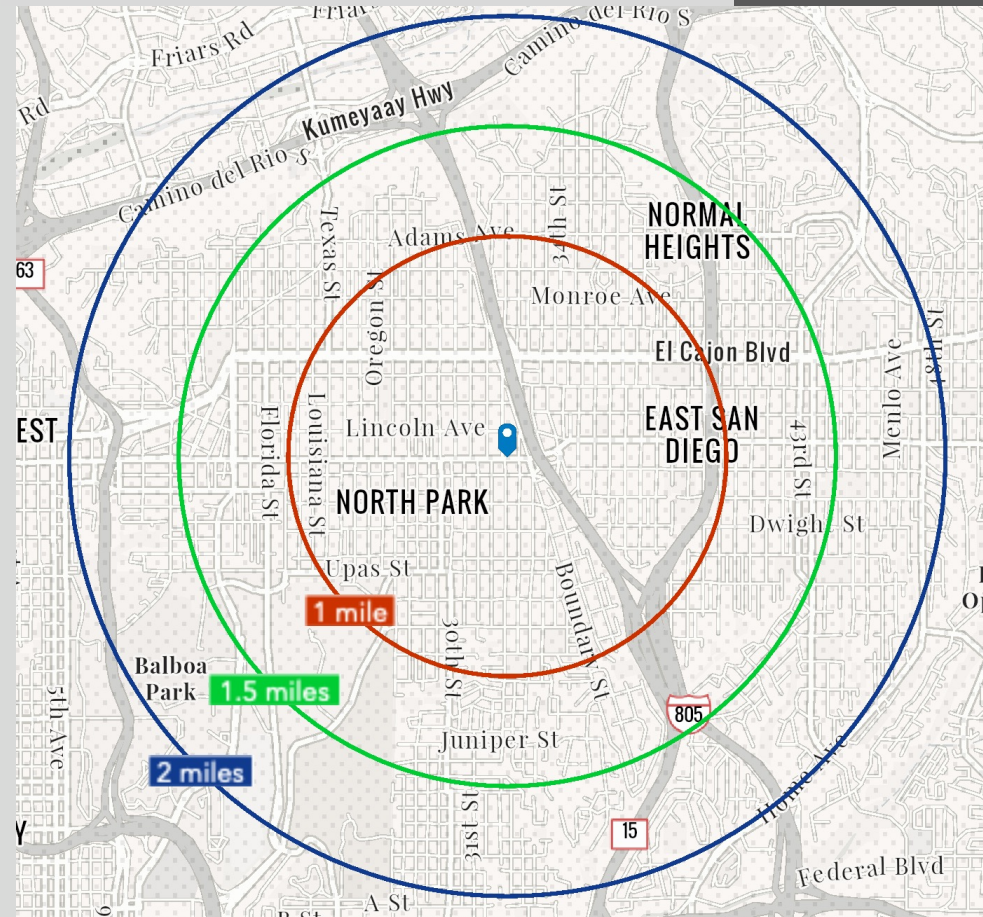


Property Overview

- ✦ **Rent.** \$195,000/yr, Modified Gross*
* (inclusive of RET; R&M, insurance, utilities separate)
- ✦ **Master Lease Expiration.** 12/31/26
- ✦ **Walgreens Premises.** ±13,650 SF + drive through
- ✦ **Parking.** ±58 spaces
- ✦ **Signage.** Pylon with reader board + building
- ✦ **Opportunity.** Immediate occupancy sublease, with parking, at below market rent
- ✦ **Zoning.** CN 1-5, San Diego - [Permitted Use Info](#)
- ✦ **Prohibited Uses.** Pharmacy, coffee / espresso bar

Location Overview

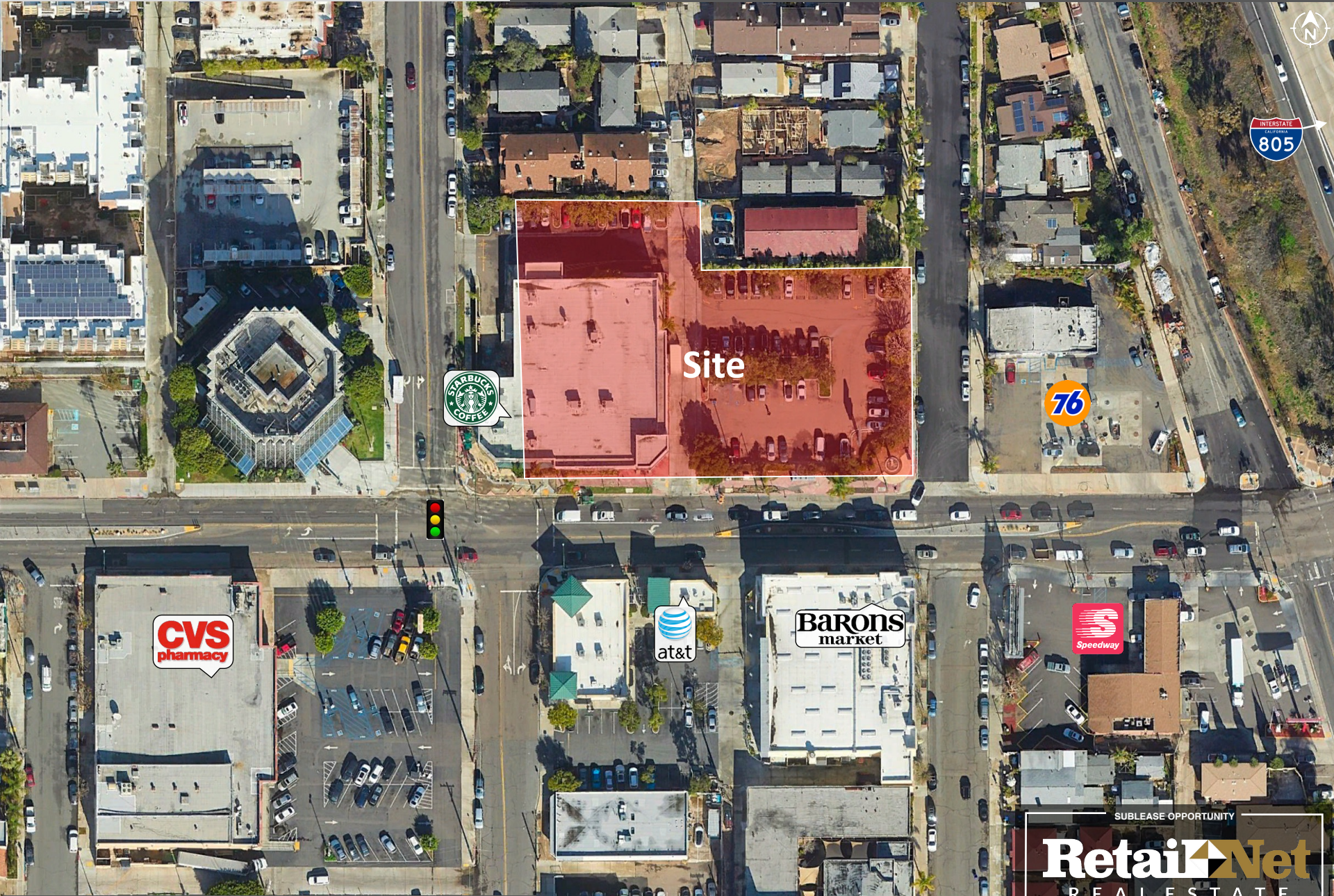
- ✦ **North Park.**
 - ✦ Property is located within the heart of North Park, a neighborhood known for its craft breweries, bars, restaurants and entertainment
 - ✦ Nearby Retailers include Starbucks, Baron's Market, CVS & Target
- ✦ **High Activity Location.**
 - ✦ 1 mile population density of ±50K
 - ✦ ±25K VPD at subject intersection
 - ✦ 2 blocks from I-805



'23 Estimates	1 Mile	1.5 Miles	2 Miles
Population	47,296	94,994	134,651
Households	23,143	45,093	61,436
Avg. HH Inc.	\$101,336	\$101,065	\$105,438
University Ave – Daily Traffic Count Estimate			21,328
32nd Street – Daily Traffic Count Estimate			2,958

san diego

3222 UNIVERSITY AVE



Site



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SUB-LEASE TERMS

SUGGESTED RENT*

\$195,000

(inclusive of RET; R&M, insurance, utilities separate)

TERM

12/31/26 *(Co-terminus with master lease)*

DELIVERY


"As-Is" *ask us about \$0 Medicare Copays*

OFFERS EVALUATED AS RECEIVED

**Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

CONTACT

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