

FOR LEASE

RETAIL OPPORTUNITIES



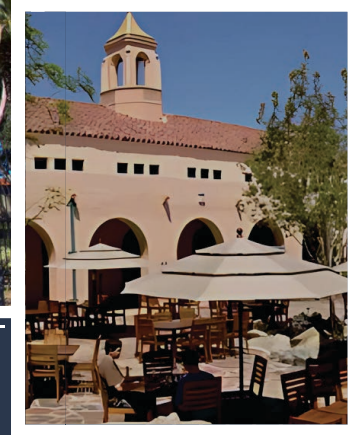
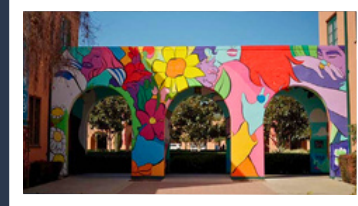
**FLOCKE &
AVOYER**
Commercial Real Estate



CAPITAL GROWTH
PROPERTIES, INC.

EXPLORE LIBERTY STATION

Liberty Station is a 360 acre mixed-use project featuring 321,000 SF of award-winning retail, abundant free parking spots with numerous EV charging stations, homes, schools, churches, hotels and conference centers.



[For a video click here.](#)

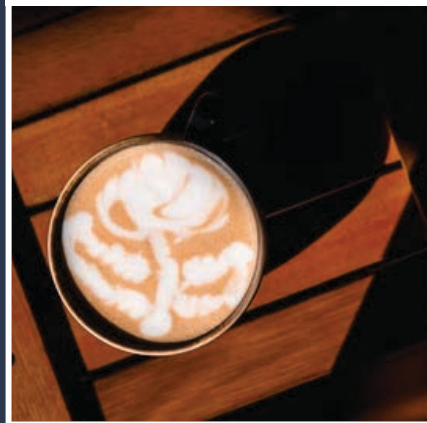
SHOPPING, DINING, AND ARTS

- + Cygnet Theatre & NTC Foundation have partnered to transform historic Building 178 into a world-class performing arts venue expected to draw 50,000 attendees each year.
- + Over 53 shops & retailers
- + 56 restaurants
- + 82 arts & culture destinations

CULTURE

- + ±64 acres of open space and parks + Redevelopment of the historic San Diego Naval Training Center + Concerts, art, crafts, classes, and events + Sustainable design and community planning awards







11.5M

Est. Visitors Last 12 Months



46 ACRE

Waterfront Park



40.6K

Golf Rounds Played



\$125M

Food & Beverage Sales in 2022



321K SF

of Retail



64 ACRES

Open Space & Parks



600

Events Annually



3,850

Local Residents



0.8 MI

From the Airport



5,786

Feet of Water-Frontage



735

Hotel Rooms



31

Restaurants



1,800

Barrels Brewed in 2022



420K SF

of Office Space



3.5 MI

From Downtown



5,430

Free Parking Spots



3,221

Students



300K SF

of Arts & Culture



12K

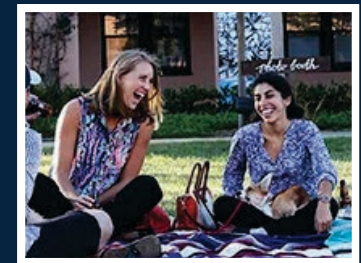
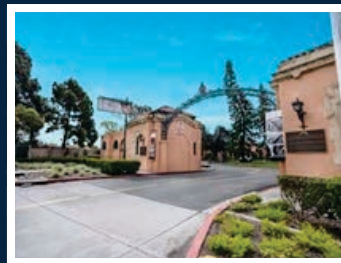
Weekly Rock Church Attendance

BY THE NUMBERS



“
 WHAT WAS ONCE A NAVAL TRAINING
 CENTER IS NOW A BUZZY NEIGHBORHOOD
 GO-TO WITH A BREADTH OF OFFERINGS
 THAT MAKE LIBERTY STATION
 DISTINCTLY SAN DIEGO.

SANDIEGO.ORG

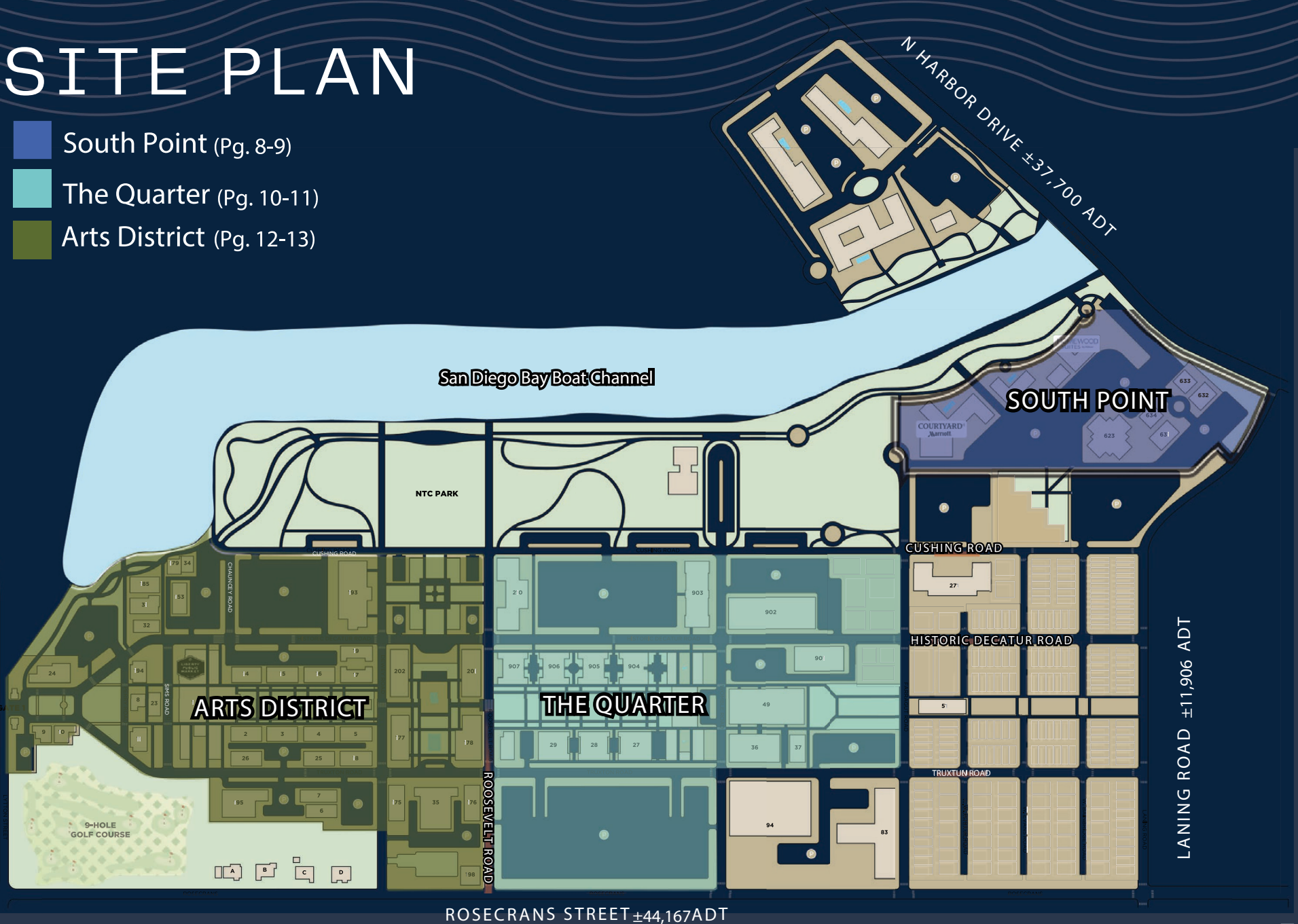




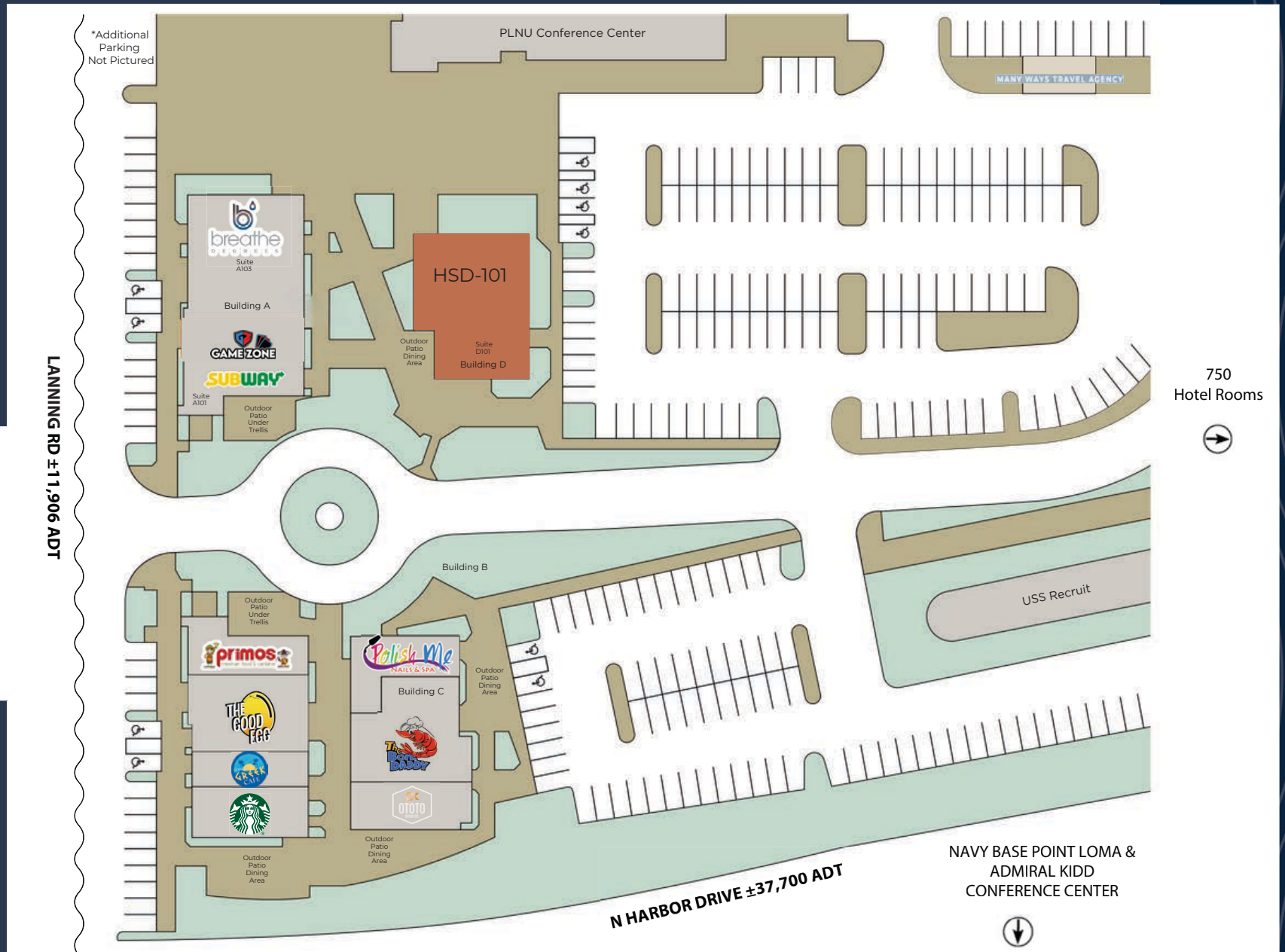
SITE PLAN

- South Point (Pg. 8-9)
- The Quarter (Pg. 10-11)
- Arts District (Pg. 12-13)

LYTTON STREET ±26,501 ADT



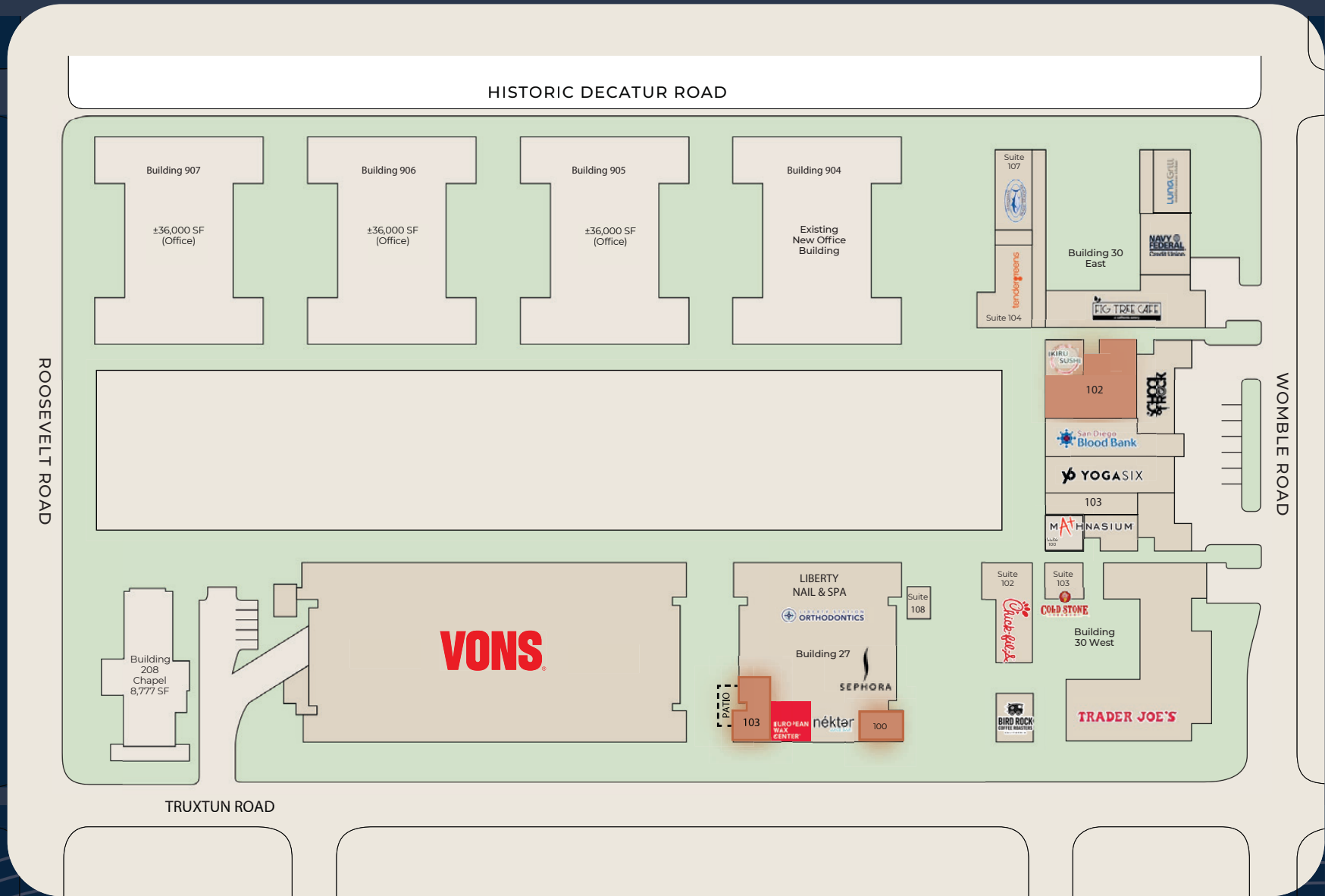
SITE PLAN SOUTH POINT



BLDG	SUITE	TENANT NAME	SF
HSA	101	Subway	1,500
HSA	102	Game Zone	1,211
HSA	103	Breathe Degrees	3,773
HSB	101	Los Primos Mexican	1,500
HSB	102	The Good Egg	2,429
HSB	104	The Greek Cafe	1,083
HSB	105	Starbucks	1,472
HSC	101	Polish Me Nails	1,500
HSC	103	Ototo Sushi	2,005
HSD	101	Available	4,200
HSC	102	The Boil Daddy	2,346
HSK	1-2	Many Ways Travel Agency	284



SITE PLAN THE QUARTER

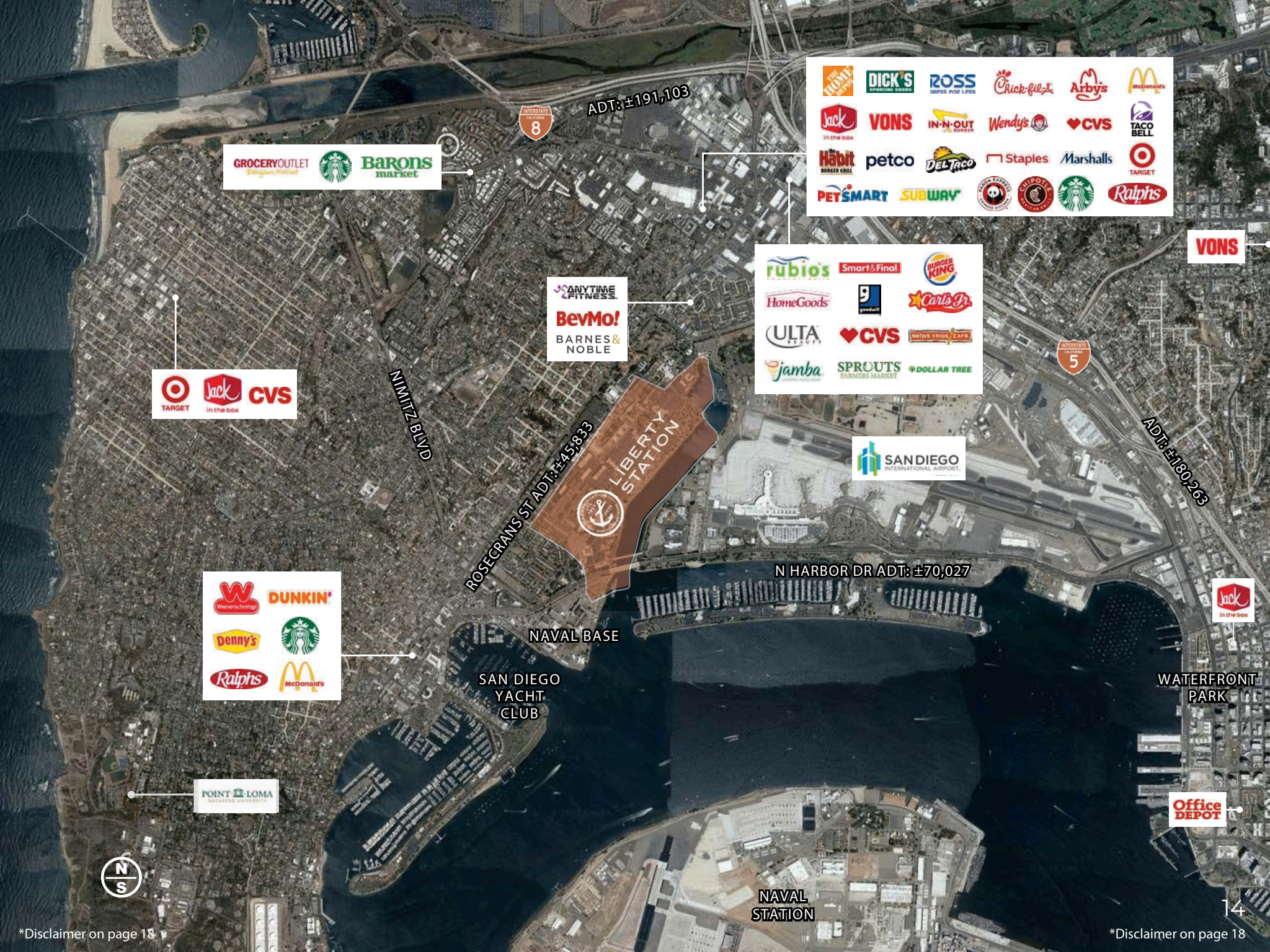


BLGD	SUITE	TENANT NAME	SF
27	103	Coming Available (Restaurant)	3,134
27	108	Point Loma Fine Jewelers	574
27	109	Nekter Juice Bar	1,496
27	100	Available	408
27	104	Liberty Station Orthodontics	3,794
27	200	Scripps Health Express	4,668
27	101	Sephora	4,500
27	102	European Wax Center	1,593
27	107	Liberty Nail & Spa	1,500
28-29		Vons	51,839
28	200	Rise Physical Therapy	2,260
30C	100	Mathnasium	1,094
30C	101	Yoga Six	4,570
30C	101B	San Diego Blood Bank	3,763
30C	103	Navigator Escrow	1,658
30C	105	Ikiru Sushl	1,070
30C	106	Point Loma Optometry	1,344
30C	102	Available	2,930
30E	99	Luna Grill	1,917
30E	100	Navy Federal CC	5,643
30E	102	Fig Tree Cafe	1,490
30E	103	Jolsalon	1,170
30E	106	Hawaiian Fresh Seafood	1,052
30W	100	Trader Joe's	14,843
30W	101	Bird Rock Coffee Roasters	1,394
30W	102	Chick-fil-a	3,330
30W	103	Cold Stone Creamery	1,054
NC	100	828 Chapel	8,777



BLGD	SUITE	TENANT NAME	SF
1	100	Pigtails & Crewcuts	1,390
1	101	Kid Ventures	5,489
1	104	Buona Forchetta	2,622
1	106	Breakfast Republic	1,520
1		Stone Brewing	22,514
1		Liberty Public Market	25,061
8	100	Ponzu Sushi	3,320
9	1	Dirty Birds	3,000
10	1	The Loma Club	2,771
11	102	Available (Restaurant)	2,874
11	103	Pigment	3,415
20	100	Love Does	1,003
21	100	Lot Management	1,003
23	A-D	Moniker Coffee Co \ Moniker General	4,156
24	100	Corvette Diner	14,801
32	100	Brick	6,119
193		SPA	10,658
193	101	Leased	2,167
193	102	Club Pilates	2,736
193	103	Sea Hive Station	15,794
193	103	Available (Outdoor Area)	5,601
193	104	Cocina 35	3,936
193	105	Con Pane Rustic Breads & Cafe	4,012
193	107	Slater's 50/50	5,402
194	100	Sparkcycle	4,142





ADT: ±191,103



GROCERY OUTLET
Starbucks
Barons market

ANYTIME FITNESS
BevMo!
 BARNES & NOBLE

VONS

NIMITZ BLVD

ROSECRANS ST ADT: ±45,833

LIBERTY STATION

SANDIEGO INTERNATIONAL AIRPORT



ADT: ±180,263

N HARBOR DR ADT: ±70,027

NAVAL BASE

SAN DIEGO YACHT CLUB

Jack in the Box

WATERFRONT PARK

POINT LOMA MARINE CENTER




Office DEPOT



NAVAL STATION



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 Population	14,828	100,296	326,901
 Daytime Population	10,779	92,819	295,975
 Average Household Income	\$180,205	\$186,739	\$149,477



45,833 CPD

Rosecrans Street



70,027 CPD

North Harbor Drive



26,501 CPD

Lytton Street



THE NEIGHBORHOOD

Welcome to Point Loma, a breathtaking coastal community located in the heart of San Diego!

With stunning ocean views, historical landmarks, and a lively atmosphere, Point Loma is a true gem of Southern California.

Nestled on a peninsula that extends into the Pacific Ocean, Point Loma offers a wide range of outdoor activities, dining and entertainment options. From hiking the trails in the scenic Cabrillo National Monument to relaxing on the sandy beaches of Shelter Island, there is something for everyone in Point Loma.

Point Loma is home to several important landmarks, including the Old Point Loma Lighthouse, the Fort Rosecrans National Cemetery, and the Cabrillo National Monument Visitor Center, where one can learn about the area's rich cultural and natural history.

In addition to its natural beauty and historical significance, Point Loma boasts a vibrant dining and shopping scene. From fresh seafood and craft cocktails to trendy boutiques and artisanal markets, there is no shortage of options to satisfy all taste buds and shopping cravings.





LIBERTY STATION



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