

**2744 & 2790 Midway Dr.
San Diego, CA 92110**

**RETAIL/OFFICE FOR LEASE
AVAILABLE NOW**



SERENA PATTERSON
serena@upsocal.com

JULISSA BAXTER
julissa@upsocal.com

BILL SHRADER
bill@upsocal.com

858-874-1989

UPG **URBAN**
PROPERTY
GROUP est. 1989

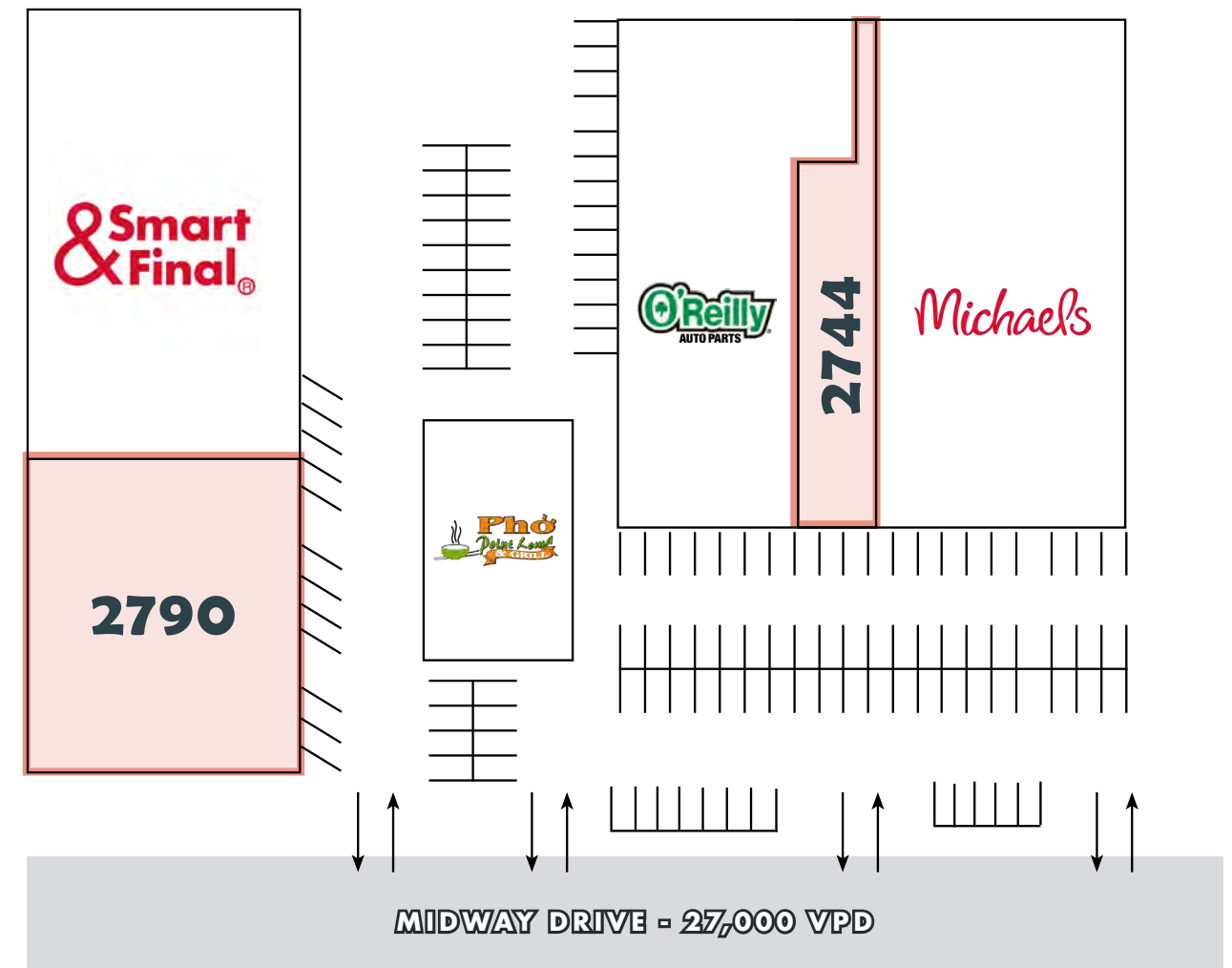
The Property

Highlights

- Fantastic opportunity to become Point Loma's newest retail tenant!
- Ample on-site parking, approximately 120 spaces
- Anchored by Smart & Final, O'Reilly, and Michaels - strong retail sales & high customer volume
- Pylon signage and building signage opportunity
- High visibility and traffic counts - over 27,000 vehicles per day
- Directly across the street from Loma Square - Sprouts, CVS, Home Goods, Ulta, and more
- Ease of access to I-5 via Rosecrans St. or Pacific Hwy
- Close proximity to Liberty Station and San Diego Airport (over 15 million annual passengers)
- Adjacent to The Post - proposed 230,000 SF urban office campus
- Pride of ownership

Details

 <p>Size</p> <p>± 4,500 - 12,000 SF</p>	 <p>Space Use</p> <p>Retail/Office</p>	 <p>Lease Rate</p> <p>\$2.25 psf, NNN</p>
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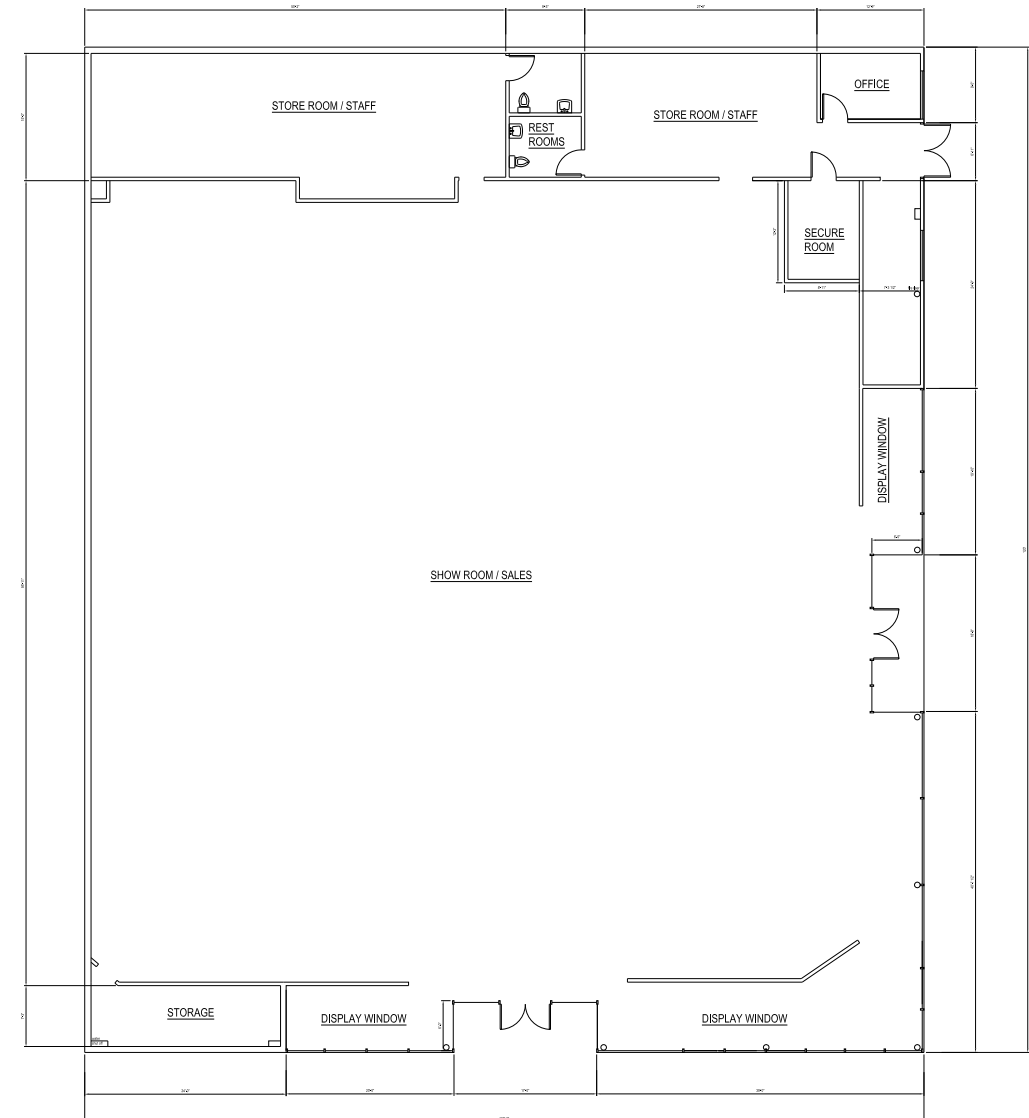
*Site plan not to scale

2790 Midway Drive



Size	Space Use	Lease Rate
± 12,000 SF	Retail	\$2.25 psf, NNN

Space Highlights: corner location, large showroom/open space, two restrooms, storage rooms, office space

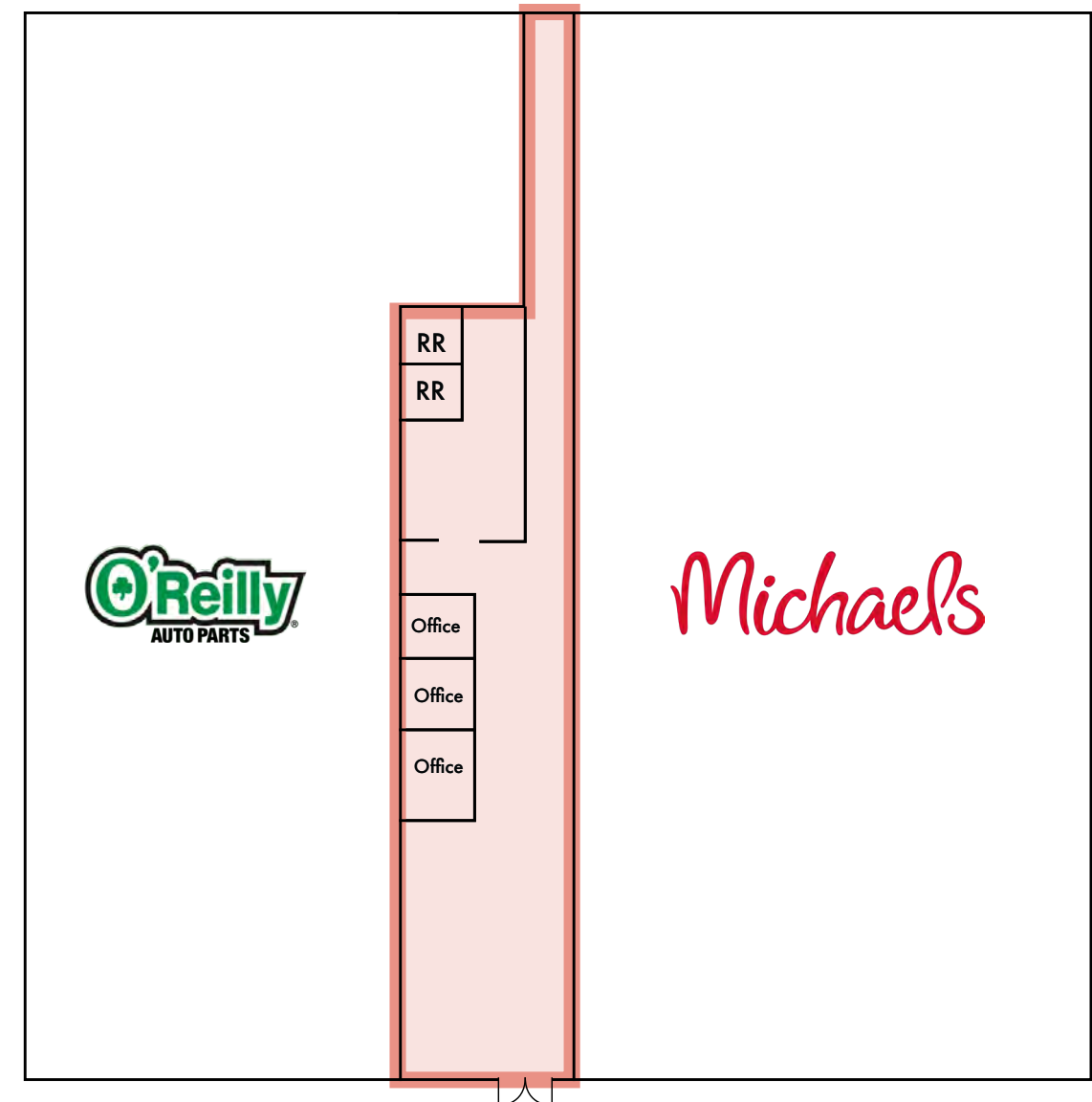


2744 Midway Drive



Size	Space Use	Lease Rate
± 4,500 SF	Retail/Office	\$2.25 psf, NNN

Space Highlights: open space, 3 private offices, 2 restrooms, monument signage



*Site plan not to scale

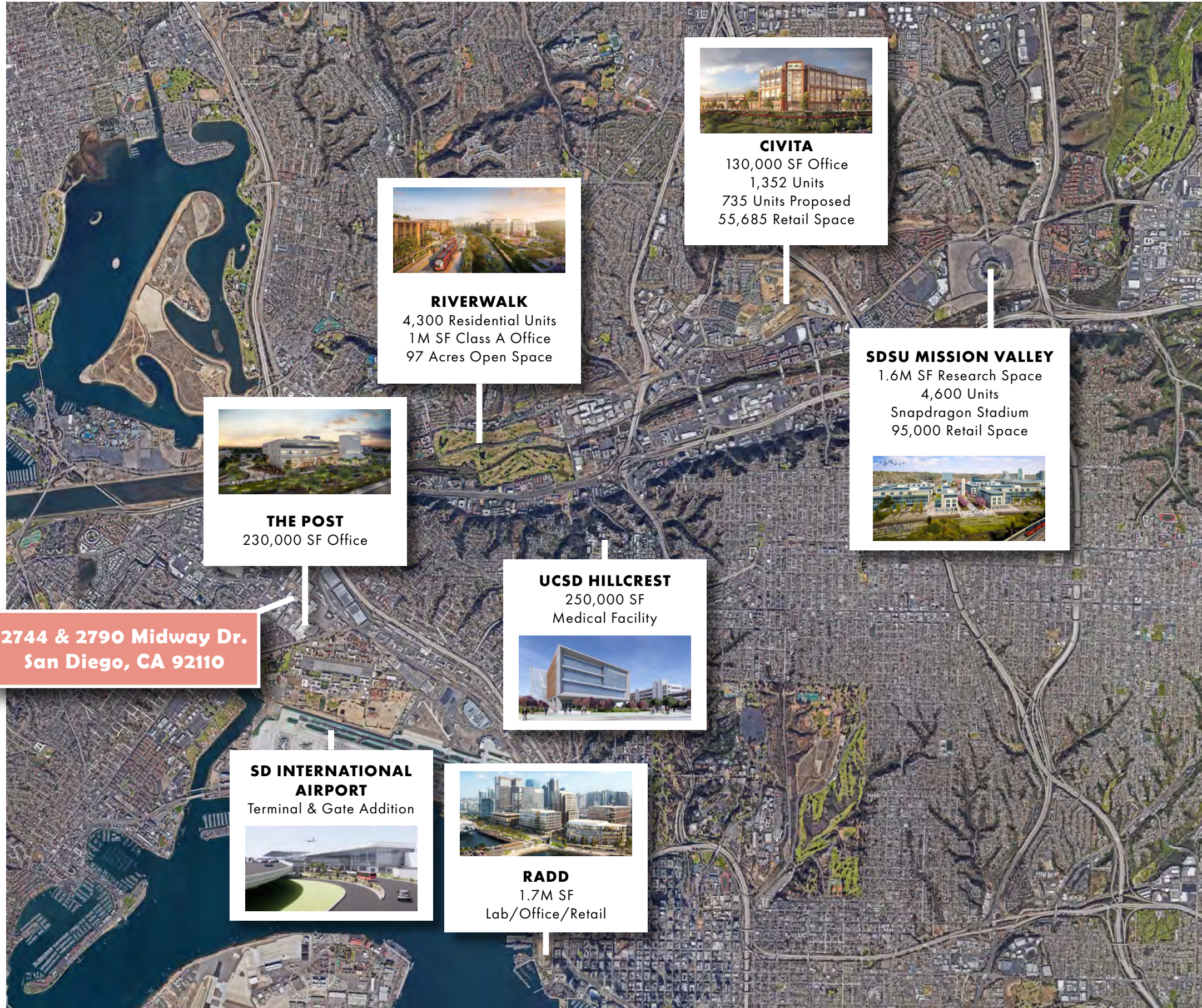


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MIDWAY DRIVE - 27,000 VPD

Additional Point Loma Neighbors


- LIBERTY PUBLIC MARKET
- The Presley
- THE LOT
- Corvette GAMER GARAGE
- STONE BREWING
- The Loma Club
- San Diego Yacht Club
- TRADER JOE'S
- the Pearl HOTEL



CIVITA
130,000 SF Office
1,352 Units
735 Units Proposed
55,685 Retail Space



RIVERWALK
4,300 Residential Units
1M SF Class A Office
97 Acres Open Space




THE POST
230,000 SF Office



UCSD HILLCREST
250,000 SF
Medical Facility



SDSU MISSION VALLEY
1.6M SF Research Space
4,600 Units
Snapdragon Stadium
95,000 Retail Space



RADD
1.7M SF
Lab/Office/Retail



SD INTERNATIONAL AIRPORT
Terminal & Gate Addition

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San Diego Growth

America's Finest City is one of the top five cities—alongside Boston, San Jose, San Francisco, and Seattle—with the highest rates of job growth in the technology sector.

As the national trend to trade in your car for a trolley ride to work and consistent connectivity to amenities increases, neighborhoods continue to see growth including Point Loma. San Diego has become a driver for this lifestyle and the next frontier of the innovation economy.

By 2050, the region is expected to grow by roughly 1 million residents, 500,000 jobs and 330,000 housing units (SANDAG). As the population increases, new growth and development will continue to cluster around and concentrate within the existing urbanized areas, including Mission Valley.

Point Loma is arguably one of San Diego's best neighborhoods that has kept its historic charm with a steady flow of development.



www.upgsocal.com
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SERENA PATTERSON

serena@upgsocal.com
Lic. No. 01721040

JULISSA BAXTER

julissa@upgsocal.com
Lic. No. 02166805

BILL SHRADER

bill@upgsocal.com
Lic. No. 01033317

