

# FOR LEASE

3175-3185 Midway Drive

San Diego, CA 92110



CAPITAL GROWTH  
PROPERTIES, INC.

## Retail/Office

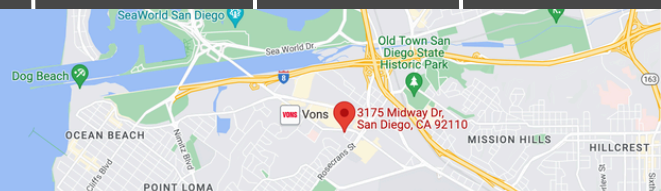


### PROPERTY HIGHLIGHTS

- ✓ Great Rates!
- ✓ Center anchored by 7-Eleven
- ✓ Ample parking
- ✓ Excellent signage & visibility
- ✓ Neighboring retailers include Target, Home Depot, 7-Eleven, Boot World, and more!
- ✓ Suites M and L can be combined for approx. 2,292 SF.
- ✓ Approx. Parking Ratio: 4/1,000

### AVAILABLE SPACES

USE	SUITE	SF	RATE NNN (\$1.22 PSF)
Ground Floor Retail	J	1,736	\$2.45
Ground Floor Retail	L	1,114	\$2.45
2nd Generation Restaurant Space	K	1,146	\$2.45
Ground Floor Retail	M	1,178	\$2.45
Second Floor Office Space	Q&T	2,543	\$2.25



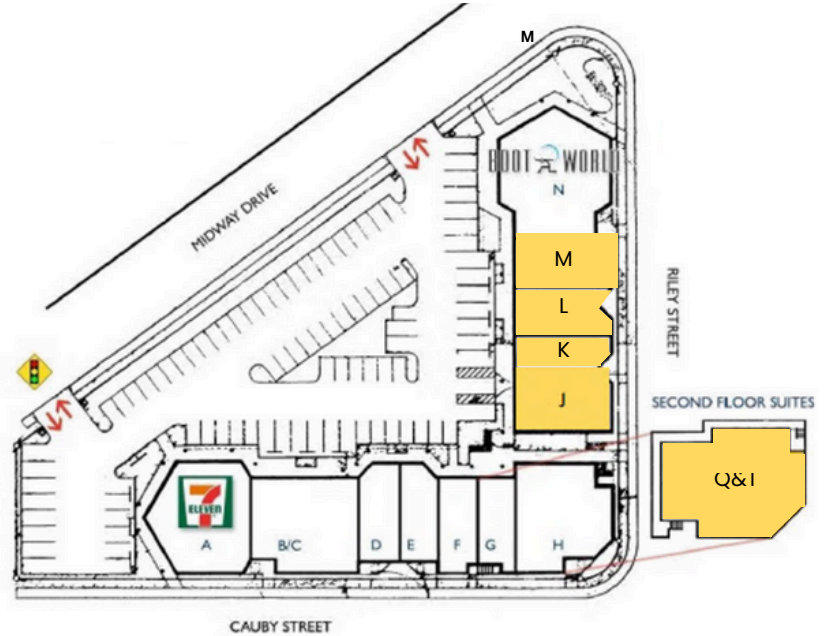
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**Located in a 25,000 SF  
retail center in the  
Sports Arena  
area of Point Loma**



Demographics			
	1 Mile	3 Miles	5 Miles
Population 2020	14,800	125,457	376,299
Pop Growth 2020-2025	1.60%	2.12%	2.53%
Avg Household Income	\$99,183	\$110,480	\$103,080
Daily traffic count Midway & Rosecrans 60,000			

- Suite J - 1,736 SF
- Suite L - 1,114 SF
- Suite K - 1,146 SF
- Suite M - 1,178 SF
- Suite Q&T - 2,543 SF



## TODD LAW

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