

# MyPoint Plaza

*Sports Arena, San Diego*

Prime Retail/Restaurant, Traffic Signal Adjacent  
3777 Sports Arena Blvd, San Diego, CA 92110  
For Lease: ± 980 - 3,350 Square Feet + Patio



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# Highlights:

## Prime Retail Location

- Traffic signal adjacent with excellent visibility.
- Surrounded by national retailers in a high-traffic regional trade area.
- Easy access to Interstate 5 (265,00 ADT) and 8 (108,000 ADT) Freeways.
- There are seven grocery stores and five Starbucks within a one-mile radius of the site.
- The trade area has significant barriers to entry.

## Densely Populated and Walkable Community Plan

- City intends to raise population in community from 4,600 to 28,260 people.
- Community plan envisions pedestrian orientated features for new developments.

## Midway Rising – Major Proposed Development One Block Away

- New 16,000-seat arena, 4,250 residential units, and urban park.

## Ideal for Dining & Retail

- Spaces feature ample patio area for outdoor seating.
- High profile building with tall ceilings.





# Site Plan

(Square footages are approximate)



Suites can  
be  
combined

Common  
Area  
Grease Trap



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***Expected Delivery: Quarter 3 of 2026***



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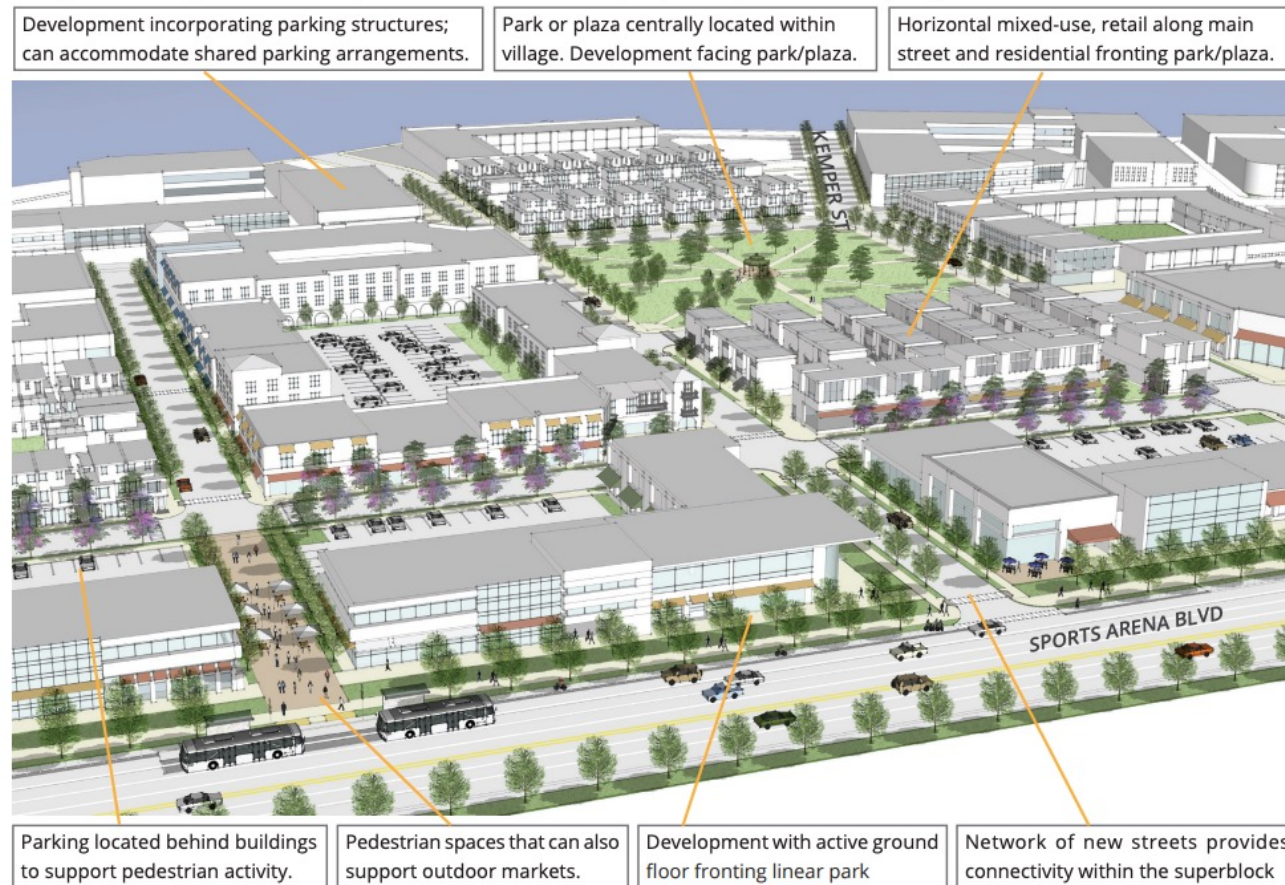




# Community Surrounding Site Transforming to be Dense and Walkable

**FIGURE 2-4: SPORTS ARENA COMMUNITY VILLAGE DEVELOPMENT VISION**

Conceptual renderings have been developed to illustrate the vision and plan policies for the community villages.



**TABLE 2-2: MIDWAY - PACIFIC HIGHWAY POTENTIAL DEVELOPMENT**

	EXISTING (2015)	FUTURE CHANGE	HORIZON TOTAL
Household Population	4,600	23,660	28,260
Employment (jobs)	15,200	4,370	19,570
Residential (Dwelling Units)	1,935	10,155	12,090
Non-Residential (Square Feet)	9.8 million	300,000	10.1 million

Data Source - Existing: SANDAG 2015 Estimate  
Data Source - Horizon: City of San Diego Planning Department

The information contained herein, while obtained from sources believed to be reliable, is not guaranteed. Source: Midway - Pacific Highway Community Plan



# Site is One Block from Proposed Midway Rising Development

New 16,000-seat arena, 4,250 residential units, and urban park.





# Retail Synergy



There are seven grocery stores and five Starbucks within a one-mile radius of the site.

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# DEMOGRAPHICS



## POPULATION

**1 MILE**

16,524

**3 MILE**

112,957

**5 MILE**

345,252



## AVERAGE HOUSEHOLD INCOME

**1 MILE**

\$102,205

**3 MILE**

\$122,850

**5 MILE**

\$118,435



## TRAFFIC COUNTS

**INTERSTATE 5**

± 265,000 ADT

**INTERSTATE 8**

± 108,000 ADT

\*Data from Costar



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