

For Lease



MIDWAY
RISING

Proposed:

- 2,000+ Multi-Family Units
- New 16,000 Seat Arena
- 200 Room Hotel & More

3776 Riley Street

SAN DIEGO, CA 92110

3776 Riley St

Contact Broker for Pricing

Camino del Rio W (Rosecrans) — 56,852 cpd

AJ GEORGE
Broker/ Rainmaker
(858) 598-3589
commercial@ajgcre.com
01353648, CA

MATT SCHUBA
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TABLE OF CONTENTS

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In the Works

Property Description

Property Photos

Floor Plan

Location

Location Maps 10

Aerial Map 11

About Us

Professional Bio 13

Recent Transactions 14

Disclaimer 15



Property Description

PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

2109 Newton Ave
2109 Newton Avenue | San Diego, CA 92113

04



Property Description

Discover a prime retail opportunity in the heart of Point Loma, San Diego—one of the city's most sought-after coastal communities. This 2,143 SF retail/flex space offers an open, versatile layout ideal for showroom, boutique, wellness, or creative retail uses. The expansive main area is complemented by a secondary room and private restroom, allowing flexibility for customer service, display, or workspace configurations.

Situated in a high-visibility corridor with steady local and commuter traffic, the property benefits from strong surrounding demographics and proximity to Liberty Station, Shelter Island, and the Midway District. Ample street and nearby shared parking make it convenient for both staff and customers.

Property Photos

PROPERTY PHOTOS



PROPERTY PHOTOS

3776 Riley St

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06



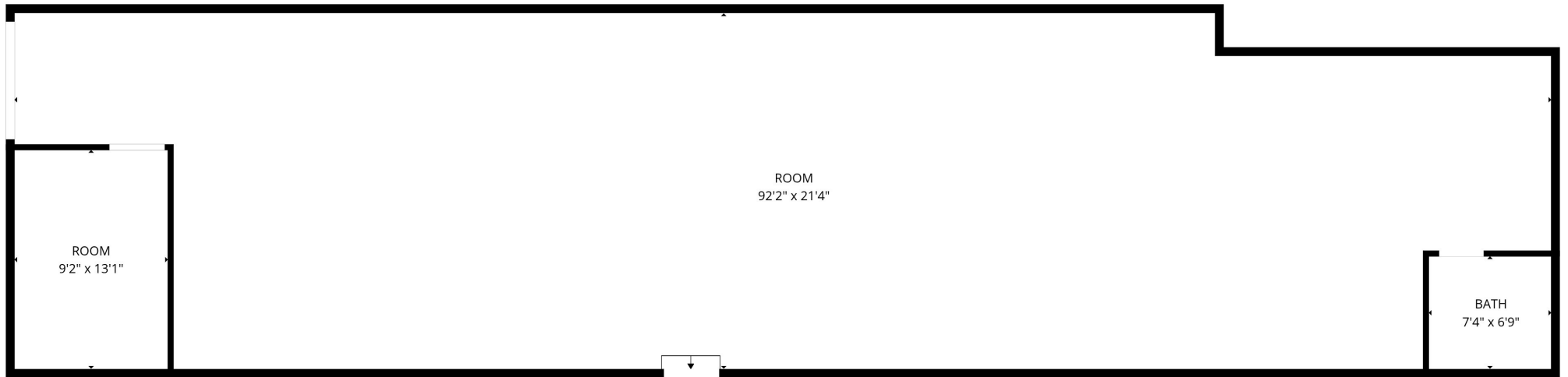
Floor Plan

FLOOR PLAN

FLOOR PLAN

3776 Riley St
3776 Riley Street | San Diego, CA 92110

08



Location

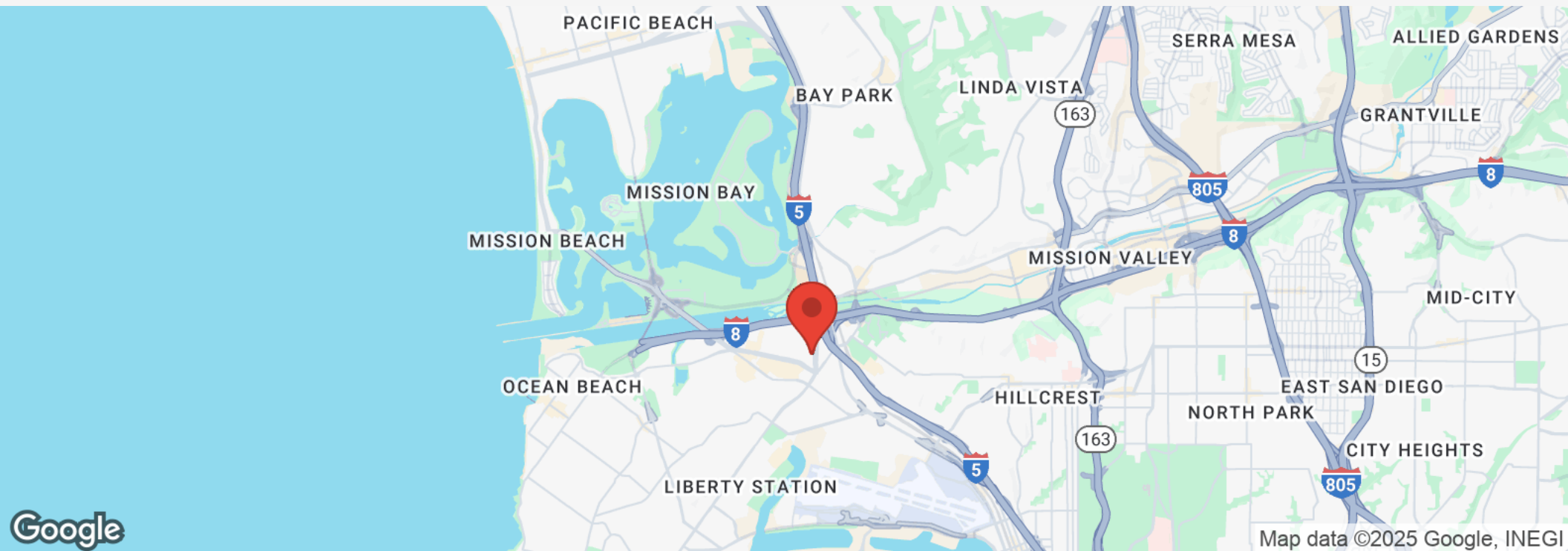
LOCATION MAPS

AERIAL MAP

LOCATION MAPS

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3776 Riley Street | San Diego, CA 92110

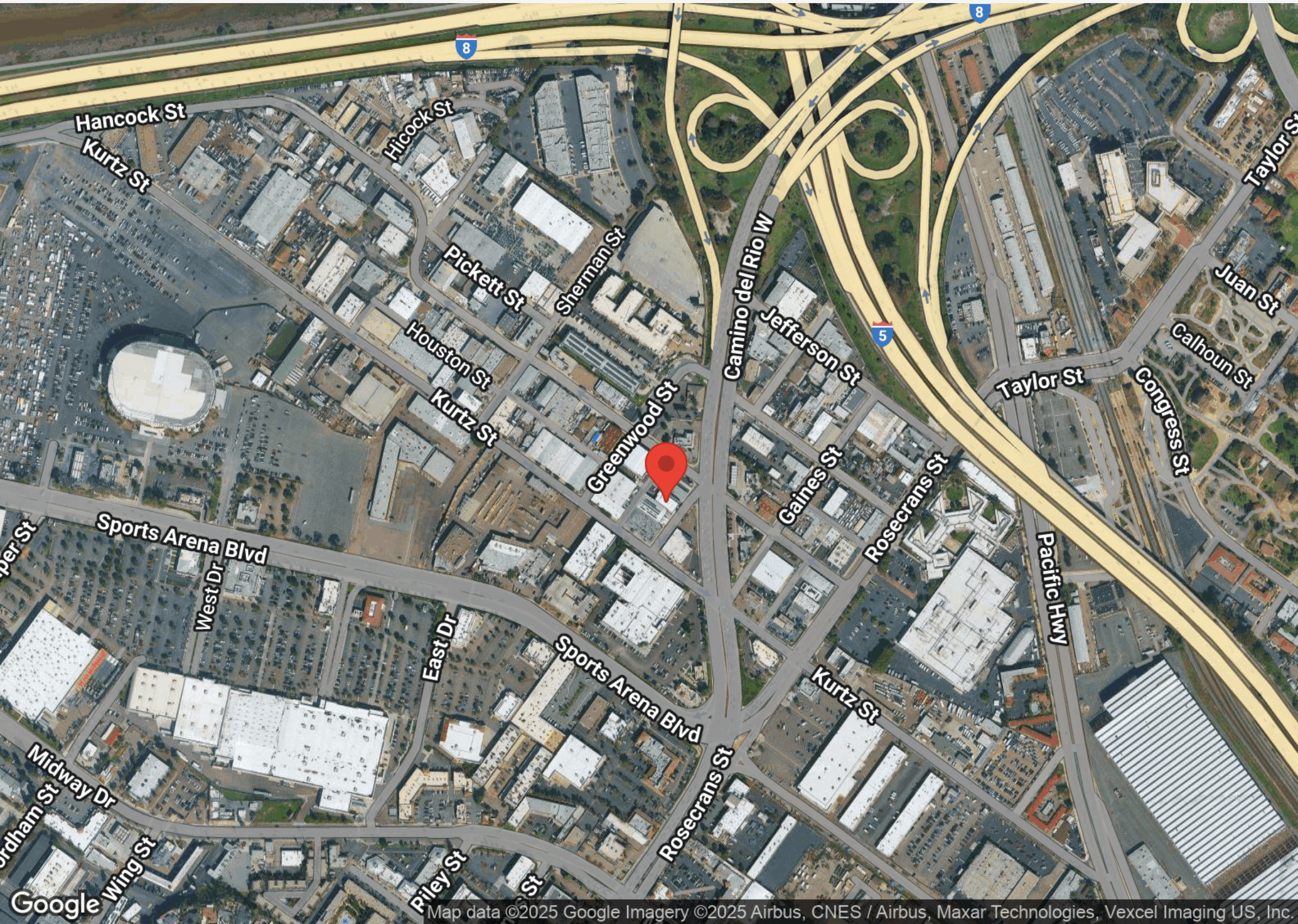
10



AERIAL MAP

3776 Riley St

3776 Riley Street | San Diego, CA 92110



About Us

PROFESSIONAL BIO
RECENT TRANSACTIONS
DISCLAIMER

PROFESSIONAL BIO

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13



AJ GEORGE

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AJGCRE & Resimercial RE
4741 Point Loma Ave 101 San Diego, CA 92107

AJ, a licensed California Broker since 2002, has extensive experience in residential and commercial real estate across Southern California. Consistently a Top 5 Producer in a male-dominated industry, she has closed hundreds of transactions, built commercial teams, developed short sale platforms, and supported various real estate businesses.

Specializing in unique commercial and residential development opportunities, AJ is known for her entrepreneurial spirit and ability to create value for owners and developers. She is committed to the highest standards of client service, leadership, and personal accountability.

Based in Point Loma, AJ is passionate about her children and enjoys biking, fitness, nutrition, bodybuilding, travel, yoga, mindfulness, and creative expression.

Matt Schuba
Associate
M: 858-598-3003
Matt@ajgcre.com
02246498, CA

Matt is a San Diego-based commercial real estate professional with a background in finance and real estate development. Originally from Colorado, he brings a relationship-focused, results-driven approach backed by strong market knowledge and financial expertise.

At AJGCRE, Matt specializes in retail, mixed-use, land, industrial, and multifamily deals across San Diego, guiding clients through market research, underwriting, valuation, negotiation, and closing. Matt completed his Bachelor's in Finance with a Real Estate Development minor from the University of Arizona, where he also tutored Commercial Real Estate Finance.

Outside work, Matt enjoys skiing, hiking, golfing, running, personal finance, and spending as much time as possible outdoors.

RECENT TRANSACTIONS

3776 Riley St
3776 Riley Street | San Diego, CA 92110

14

Retail
3776 Riley
San Diego , Ca
3,375 RSF

Sale Price: \$1,200,000
Cap Rate: N/A
Price per RSF: \$355.56
Year Built: 1957



Commercial
3501 El Cajon Blvd
San Diego, CA
4,390 RSF

Sale Price: \$1,700,000
Cap Rate: N/A
Price per RSF: \$387.24



Commercial
445 17th Street
San Diego, CA
2,100 RSF

Sale Price: \$1,325,000
Cap Rate: 3.58%
Price per RSF: \$630.95
Year Built: 1976



Commercial
5056 Newport Avenue
San Diego, CA
0 RSF

Sale Price: \$3,100,000
Cap Rate: N/A
Price per RSF: \$630.95



Commercial
2840 Lytton Street
San Diego, CA
7,700 RSF

Sale Price: \$3,925,000
Cap Rate: N/A
Price per RSF: \$509.74



Commercial
7919 Broadway
Lemon Grove, CA
5,802 RSF

Sale Price: \$1,175,000
Cap Rate: N/A
Price per RSF: \$202.52



DISCLAIMER

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