

**3148**  
**MIDWAY DRIVE**

SAN DIEGO, CA

**MIDWAY DISTRICT**



**FOR LEASE**

**+/- 5,339 SF RETAIL / OFFICE / SHOWROOM**

Information deemed reliable but not guaranteed. Subject to errors, omissions, change or withdrawal without notice. Broker assumes no liability.



# PROPERTY OVERVIEW

## MIDWAY VILLAGE

**3148 Midway Drive** is located within Midway Village, a well-positioned shopping center along busy Midway Drive in the heart of San Diego's Point Loma / Sports Arena trade area. The center offers excellent visibility at a prominent, signalized intersection and benefits from high traffic volume and strong consumer activity.

Midway Village features high-visibility signage, convenient ingress/egress, and multiple access points, making it an ideal location for both local and national retailers. Surrounded by dense residential neighborhoods and established commercial anchors, the center presents a strong opportunity for retail, service-based, or daily-needs tenants looking to establish a presence in one of San Diego's most active commercial corridors.



## PROPERTY HIGHLIGHTS

<b>SIZE:</b>	+/- 5,339 SF
<b>YEAR BUILT/ RENOVATED:</b>	1985 / 2018
<b>PARKING RATIO:</b>	PRORATE PARKING
<b>STORIES:</b>	2
<b>SIGNAGE:</b>	Yes
<b>FACADE:</b>	MASONRY
<b>OTHER FEATURES:</b>	FIRST - COME - FIRST SERVE
<b>LEASE RATE:</b>	<b>\$1.75 / SF GROSS</b>







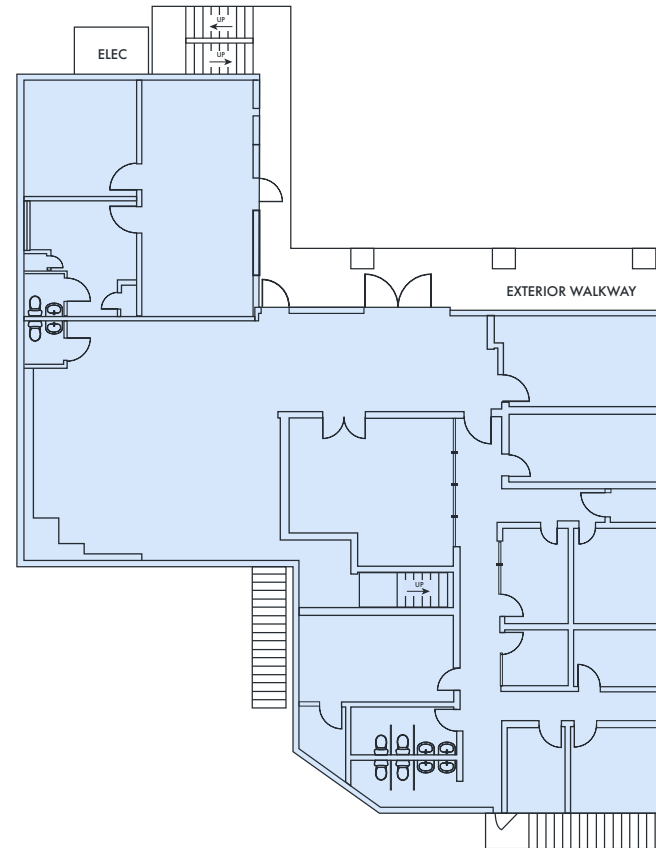


# FLOOR PLAN

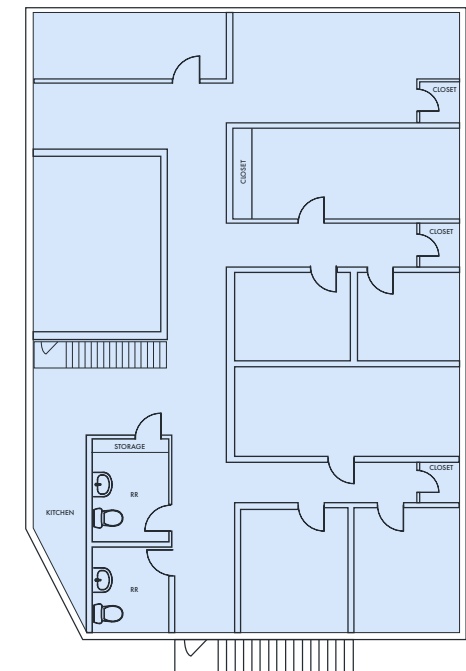
**3148**  
MIDWAY DRIVE



**+/- 5,339 SF**  
RETAIL BUILDING



FIRST FLOOR

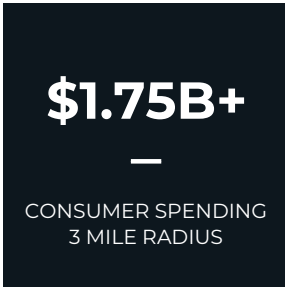
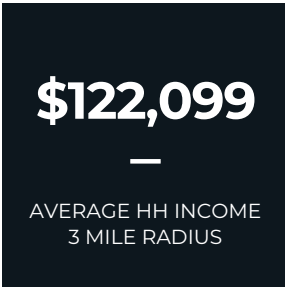
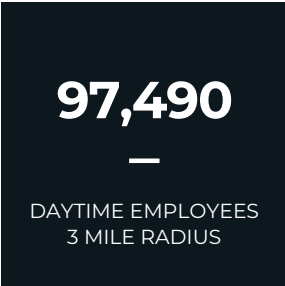


SECOND FLOOR

# MIDWAY DISTRICT AREA OVERVIEW



Source: City of San Diego



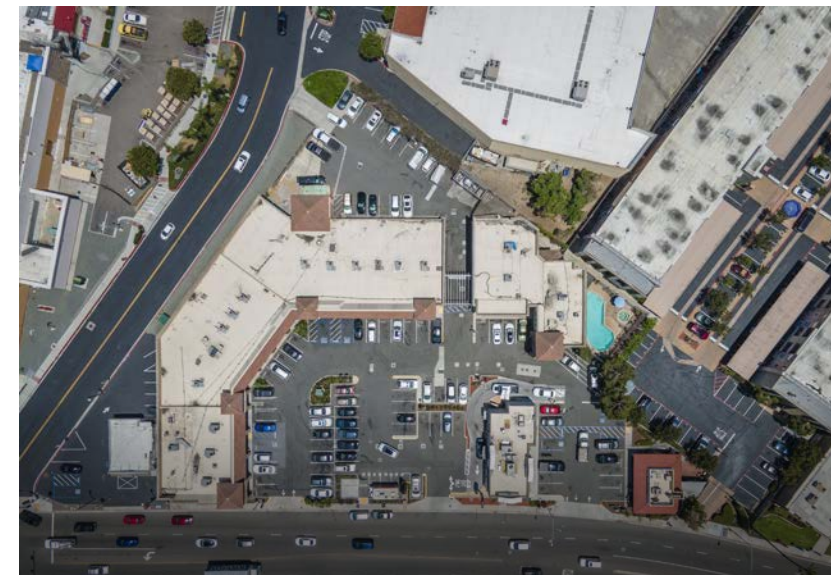
The Midway District is a centrally positioned San Diego submarket experiencing significant reinvestment and growth. Historically anchored by retail, service, and entertainment uses, the area is undergoing a transition fueled by both public and private development activity. Strategically located at the intersection of Interstates 5 and 8, the Midway District offers excellent regional access and serves as a key connection point between Downtown San Diego, Point Loma, Liberty Station, Mission Valley, and the surrounding beach communities. Proximity to San Diego International Airport and the Old Town Transit Center further enhances its connectivity, making it a natural hub for both commercial and residential activity. The district is seeing a steady increase in daily traffic, visitation, and residential density, contributing to higher retail demand and long-term value appreciation.

A central catalyst for this growth is the approved Midway Rising redevelopment, which will transform the 48.5-acre San Diego Sports Arena site into a large-scale mixed-use project featuring residential units, a new 16,000-seat arena, public park space, and a cultural and entertainment district. This project is expected to draw significant foot traffic and economic activity to the surrounding area, directly benefiting nearby retail and commercial assets. With a population of over 300,000 residents within a five-mile radius, strong transit infrastructure, and an active development pipeline, the Midway District offers a compelling opportunity for occupiers and investors seeking exposure to one of San Diego's most accessible and evolving urban submarkets.

Source: City of San Diego, CoStar



# MIDWAY VILLAGE





# MIDWAY RISING

The Midway Rising redevelopment is a transformative project proposed for the 48.5-acre site currently home to the San Diego Sports Arena. In September 2022, the San Diego City Council selected the Midway Rising team to lead the redevelopment following a competitive review process under the State's Surplus Land Act. The proposed plan includes 4,250 housing units—2,000 of which will be affordable—alongside a new 16,000-seat arena, expansive park space, and a vibrant mixed-use district with retail, dining, entertainment, and cultural amenities. The project aligns with the Midway-Pacific Highway Community Plan and is currently in the exclusive negotiation and environmental review phase (City of San Diego).





# 3148

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SAN DIEGO, CA

## MIDWAY DISTRICT



For information or to tour the property,  
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