

# WAREHOUSE/FLEX SUITE



5370 - 5390 NAPA STREET

*Presidio Plaza*

SAN DIEGO | CALIFORNIA 92110

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**PIT**  
Commercial Real Estate

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a purchase or lease.



# AVAILABILITY

Available:	Suite 5370: ± 3,024 Sq. Ft. Flex Space
Building Type:	Retail Showroom & Warehouse/Flex with Yard
Occupancy:	Suite 5370: November 2024
Parking:	Reserved Onsite & Rear Fenced Yard Available
Lease Rate:	Contact Agent

The Morena District is a neighborhood in San Diego, California bordered by Bay Park to the north, Linda Vista to the east, Mission Bay to the west, and Mission Valley to the south. This bustling pocket, where San Diego’s largest north-south and east-west freeways meet the coast is an epicenter for Industrial and Home Design businesses as well as an emerging food-scene. With over 400 business, new zoning and developments, and Mid-Coast Trolley running adjacent, the Morena District is sure to be San Diego’s next “it” neighborhood.



**MTS TROLLEY STATION ADJACENT**  
 Blocks from New Tecolote Trolley Station  
 Extending Service to UTC  
 Adjacent to Morena Trolley Station



**MORENA CORRIDOR SPECIFIC PLAN**  
 Recently Approved Specific Plan to Add 6,020  
 Residential Units to the Area



**NEARBY DEVELOPMENT NEWS**  
 Riverwalk: Mixed-Use Development  
 The Post: Mixed-Use Development  
 NAVWAR: Naval Base Redevelopment  
 Sports Arena: Entertainment-Residential



**LOCATION**  
 Easy Freeway Access to I-8 & I-5 with Close  
 Proximity to USD, Fashion Valley, Airport,  
 Beaches, Downtown District



**AMENITY RICH**  
 Surrounded by Numerous Restaurants, Retail,  
 and Business Service Providers



**MIDWAY COMMUNITY PLAN**  
 City Council Recently Approved New Zoning  
 Adding 10,155 Potential Residential Units

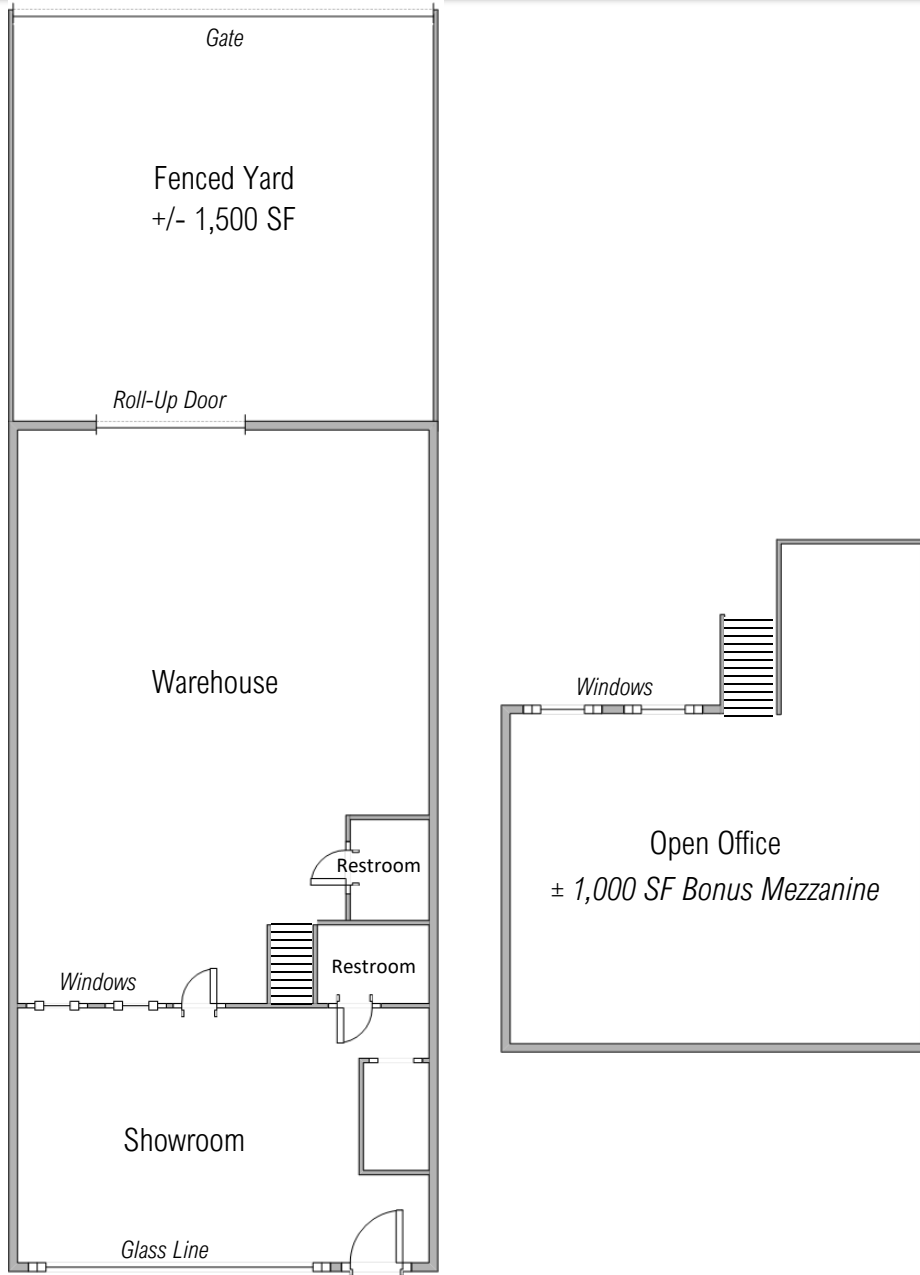


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# FLOOR PLAN 5370 Napa Street: ± 3,024 Sq. Ft. Warehouse/Flex Space



(Floor plan is not to scale; for reference purposes only)

# NEARBY AMENITIES



New Tecolote Trolley Station

Sea World Drive

Bay Park



Jerome's Furniture

AMERICAN FREIGHT



ARIZONA TILE



CALIBER COLLISION

Public Storage

PACIFIC SALES

Morena Storage

FLOOR & DECOR

5370-5390  
NAPA STREET

Morena Blvd | 33,335 VPD

Carls Jr

7-ELEVEN

us bank

BALLAST POINT  
DEDICATED TO THE CRAFT

Deft BREWING

Jamba Juice

STARBUCKS

The Pita Pit

DRONES  
MADE EASY

SHERWIN WILLIAMS

Direct Access to...  
Interstate 8  
Interstate 5

Morena Trolley Station

Arrive  
MISSION VALLEY

Napa Street

Friars Road

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# NEARBY AMENITIES



Linda Vista



319 Unit LandCap Redevelopment



4,000 Unit Riverwalk Redevelopment

**5370-5390  
NAPA STREET**



Linda Vista Road

Napa Street

Friars Road



Morena Trolley Station

Direct Access to...



Morena Blvd | 33,335 VPD



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# DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
<b>POPULATION</b>			
Population (2023)	50,615	443,768	1,026,136
Total Population (2028)	49,912	439,821	1,012,553
Median Age	39.4	39.4	37.5
<b>INCOME</b>			
Avg. Household Income	\$109,222	\$109,647	\$105,505
Total Businesses	6,746	39,806	77,328
Total Employees	70,712	338,706	786,170
Consumer Spending	\$77M	\$6.8B	\$14B
<b>HOUSEHOLDS</b>			
Owner Occupied	9,872	70,123	155,126
Renter Occupied	11,619	130,056	238,706
Total Households	21,815	202,070	399,065

**5370-5390  
NAPA STREET**



**2 MINUTES**

University of San Diego



**7 MINUTES**

Mission Valley



**10 MINUTES**

Downtown



**10 MINUTES**

College Area



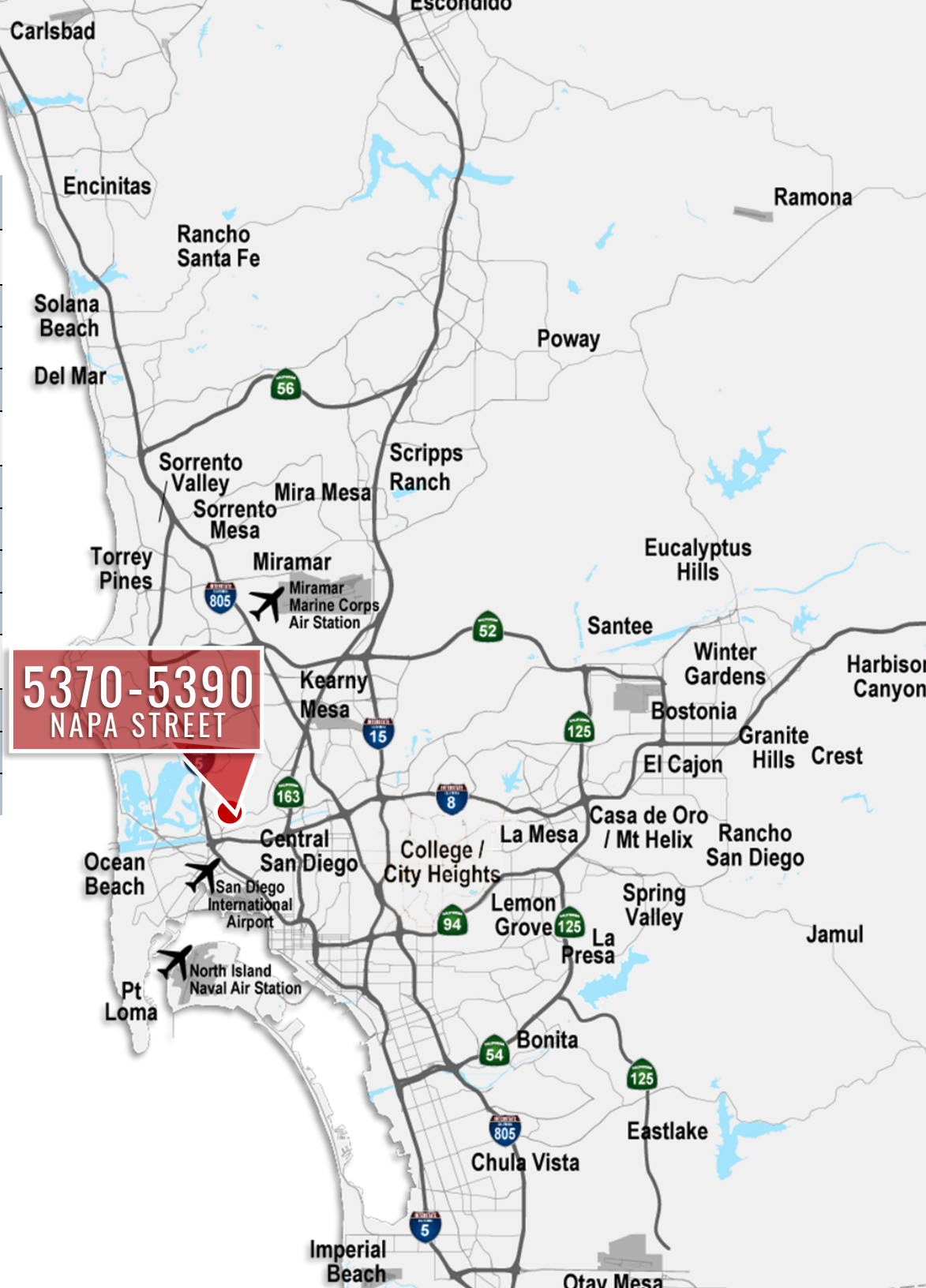
**12 MINUTES**

Kearny Mesa



**16 MINUTES**

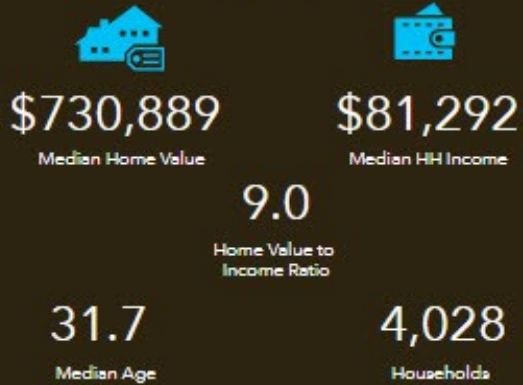
La Jolla UTC



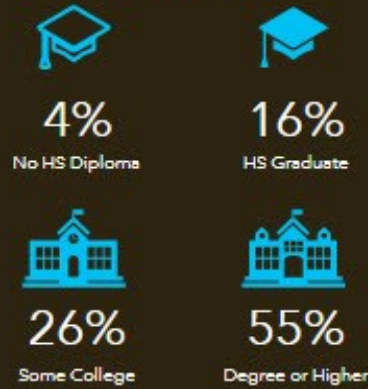
# INFOGRAPHICS

5370-5390 Napa Street, San Diego, CA 92110

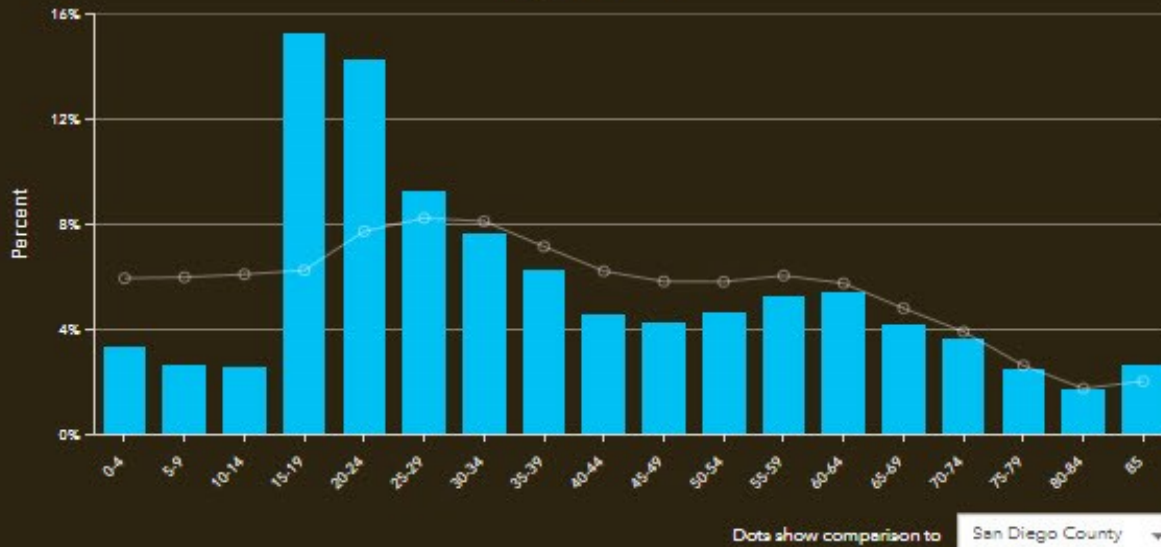
## Key Facts



## Education



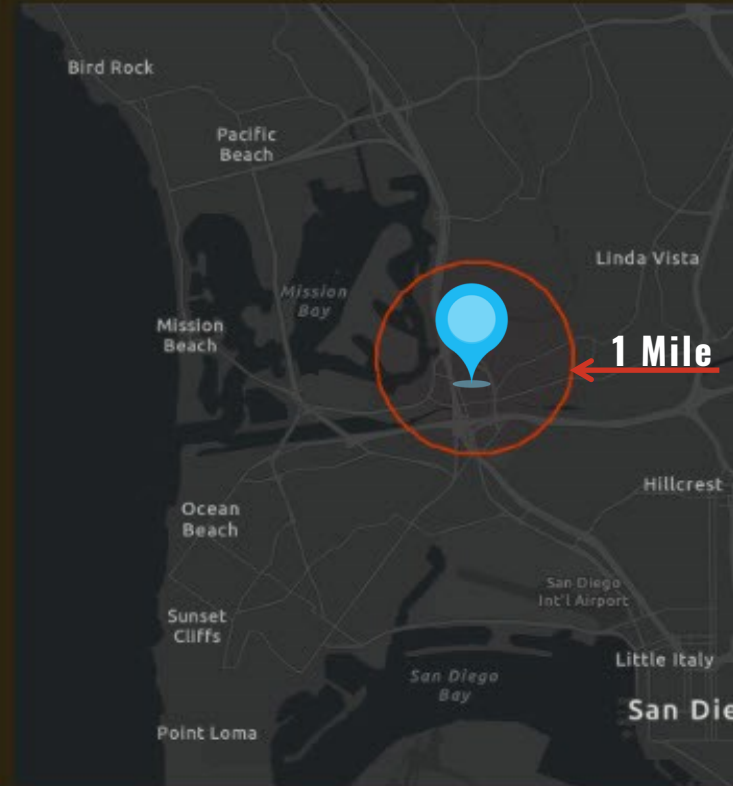
## Age Profile



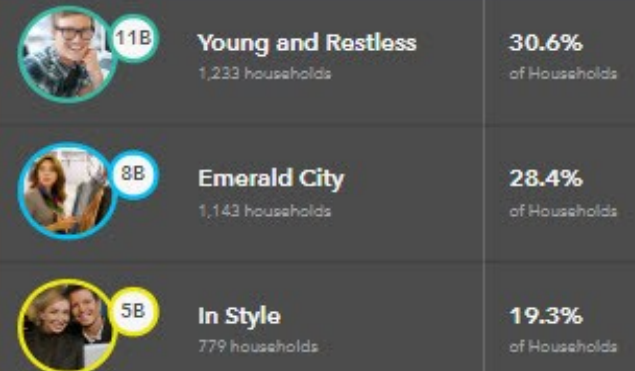
## Households By Income

The largest group: \$100,000 - \$149,999 (21.2%)  
 The smallest group: \$25,000 - \$34,999 (4.4%)

Indicator ▲	Value	Diff
<\$15,000	10.5%	+3.2%
\$15,000 - \$24,999	5.5%	-0.4%
\$25,000 - \$34,999	4.4%	-2%
\$35,000 - \$49,999	9.6%	-0.4%
\$50,000 - \$74,999	15.4%	+0.8%
\$75,000 - \$99,999	14.6%	+2.2%
\$100,000 - \$149,999	21.2%	+1.2%
\$150,000 - \$199,999	8.4%	-2.4%
\$200,000+	10.4%	-2.2%



## Tapestry Segments



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