

# 3175-3185 MIDWAY DRIVE

3175-3185 Midway Drive | San Diego, CA

FOR LEASE



# HIGHLIGHTS

- High Street Visibility!
- Retail & Office Suites!
- Close to Midway Rising (<https://www.midwayrising.info>)!
- Competitive Lease Rates!
- Signalized Entrance!
- Office Lease Rate: Starting at \$1.75/sf Gross
- Retail Lease Rate: Starting at \$2.25/sf + NNN (\$1.24/sf)
- Join 7-11 and Boot World!

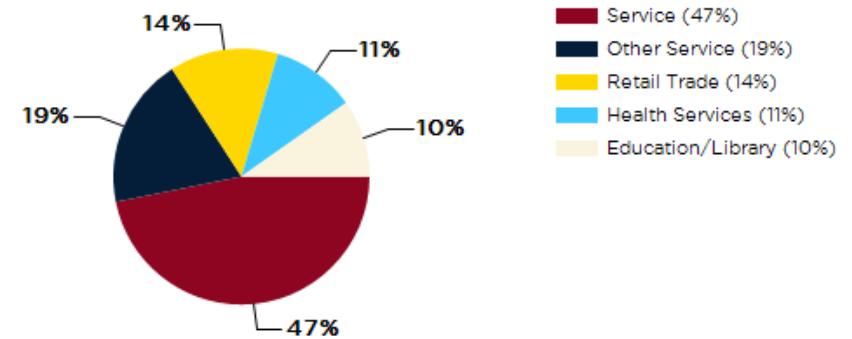


Suite	Tenant	Floor	Square Feet	Lease Type	Notes
J	Available now!	1st	1,736	NNN	Ground Floor Retail Space. Rate Negotiable! See floor plan page 7!
Q	Available now!	2nd	1,525	Gross	Value office rate (negotiable)! Can be combined with T for 4,265sf!
T	Available now!	2nd	2,740	Gross	Value office rate (negotiable)! Office space with tons of natural light! Can be combined with Q for 4,265sf!
Q & T	Available now!	2nd	4,265	Gross	Value office rate (negotiable) for both office suites combined!

- The property is situated in the Point Loma neighborhood of San Diego, known for its maritime history and waterfront attractions such as the Cabrillo National Monument and Shelter Island.
- It is located on Midway Drive, a major thoroughfare that connects several key neighborhoods in San Diego, including Ocean Beach, Old Town, and Mission Valley.
- The area is surrounded by a mix of residential neighborhoods, shopping centers, and industrial businesses, offering a diverse customer base for potential tenants.
- Nearby amenities include popular dining spots like Mitch's Seafood and Point Break Cafe, as well as shopping destinations like the Midway Towne Center and Sports Arena Square.
- The property's proximity to the San Diego International Airport and major highways such as Interstate 5 and Interstate 8 provides convenient access for both locals and tourists.
- The property is located in the Point Loma neighborhood of San Diego, known for its maritime history and waterfront attractions such as Shelter Island and Harbor Island.
- The area is in close proximity to the San Diego International Airport, offering convenience for travelers and potential foot traffic for businesses.
- Nearby attractions include Liberty Station, a mixed-use development with restaurants, shops, art galleries, and a popular public market.

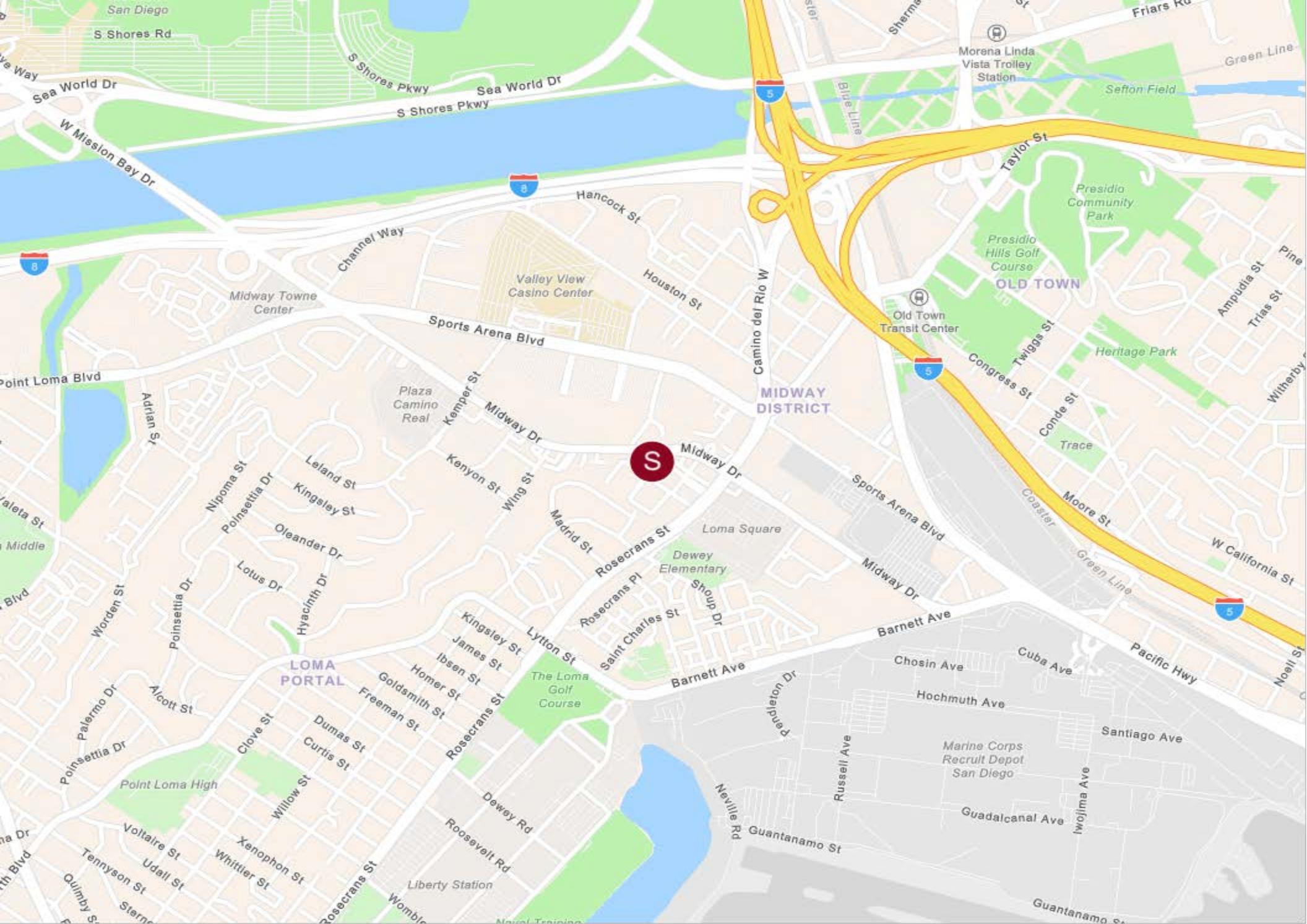
- Point Loma is a prominent residential area with a mix of single-family homes, apartments, and condominiums, providing a local customer base for businesses in the vicinity.
- The neighborhood is known for its scenic views, waterfront dining options, and outdoor recreational opportunities, attracting both residents and visitors to the area.

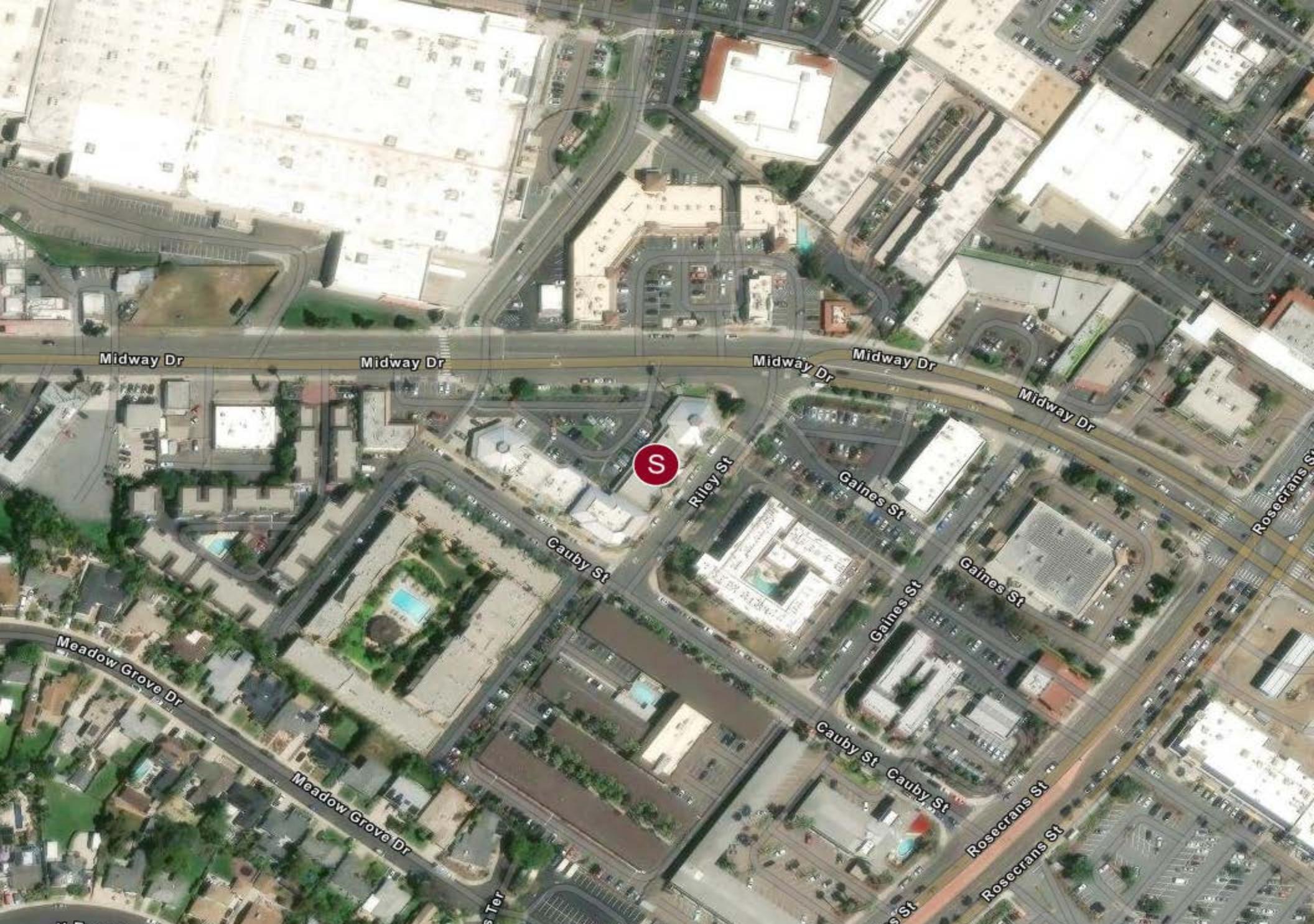
## Major Industries by Employee Count

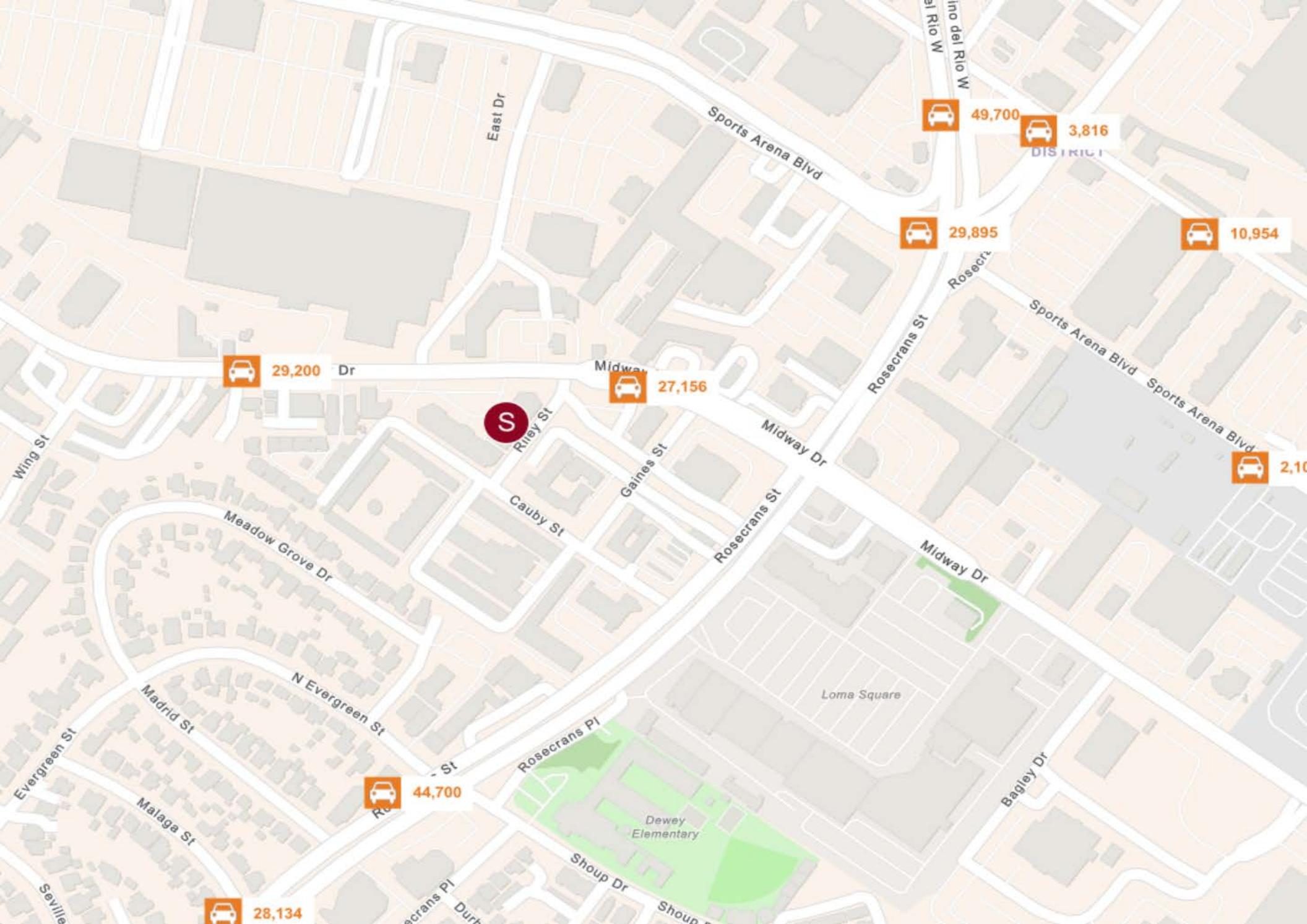


## Largest Employers

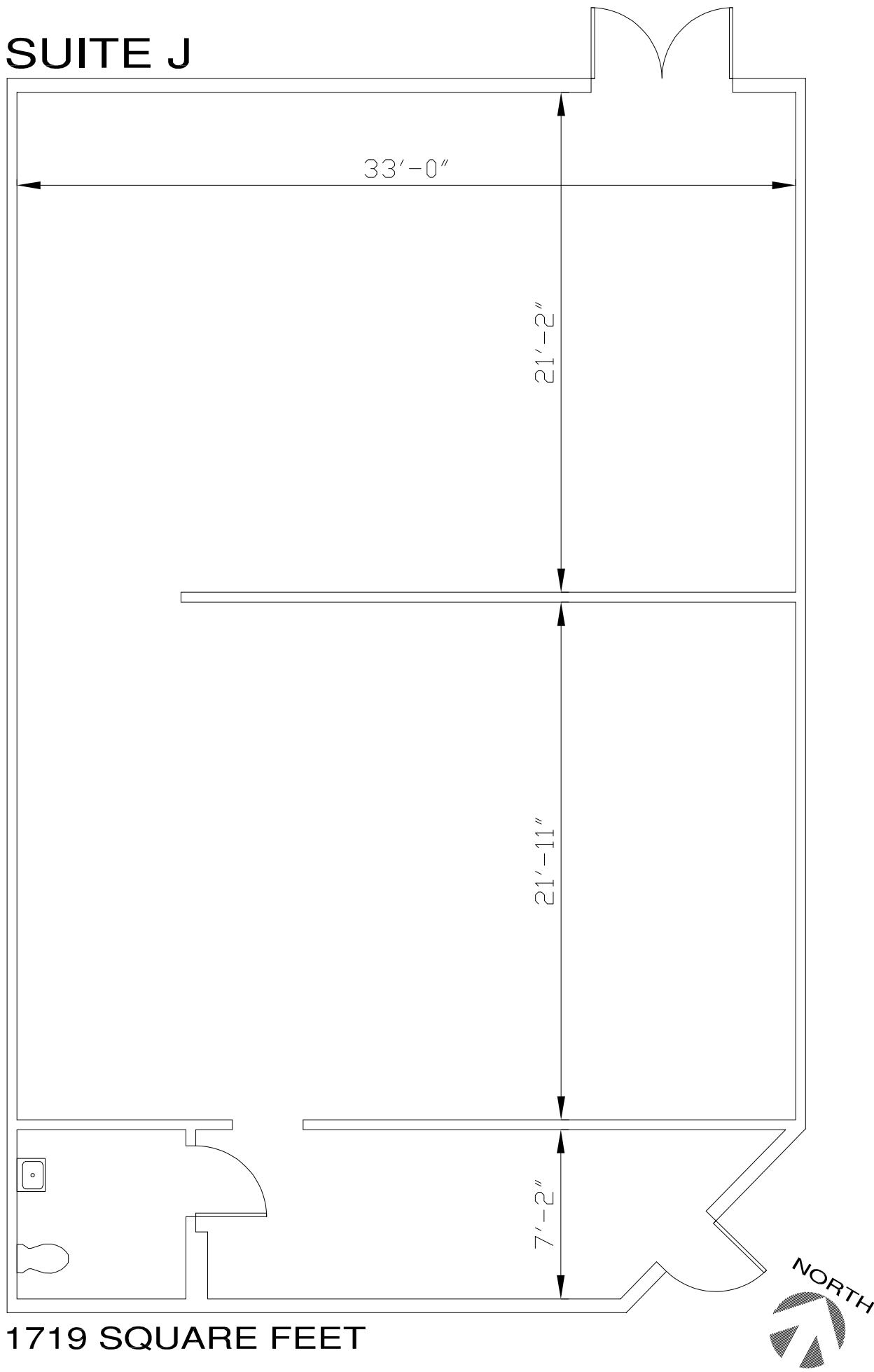
Naval Base San Diego	40,472
University of California, San Diego	39,688
Sharp HealthCare	20,139
County of San Diego	18,936
San Diego Unified School District	17,226
Scripps Health	12,348
City of San Diego	11,598
Qualcomm	10,300





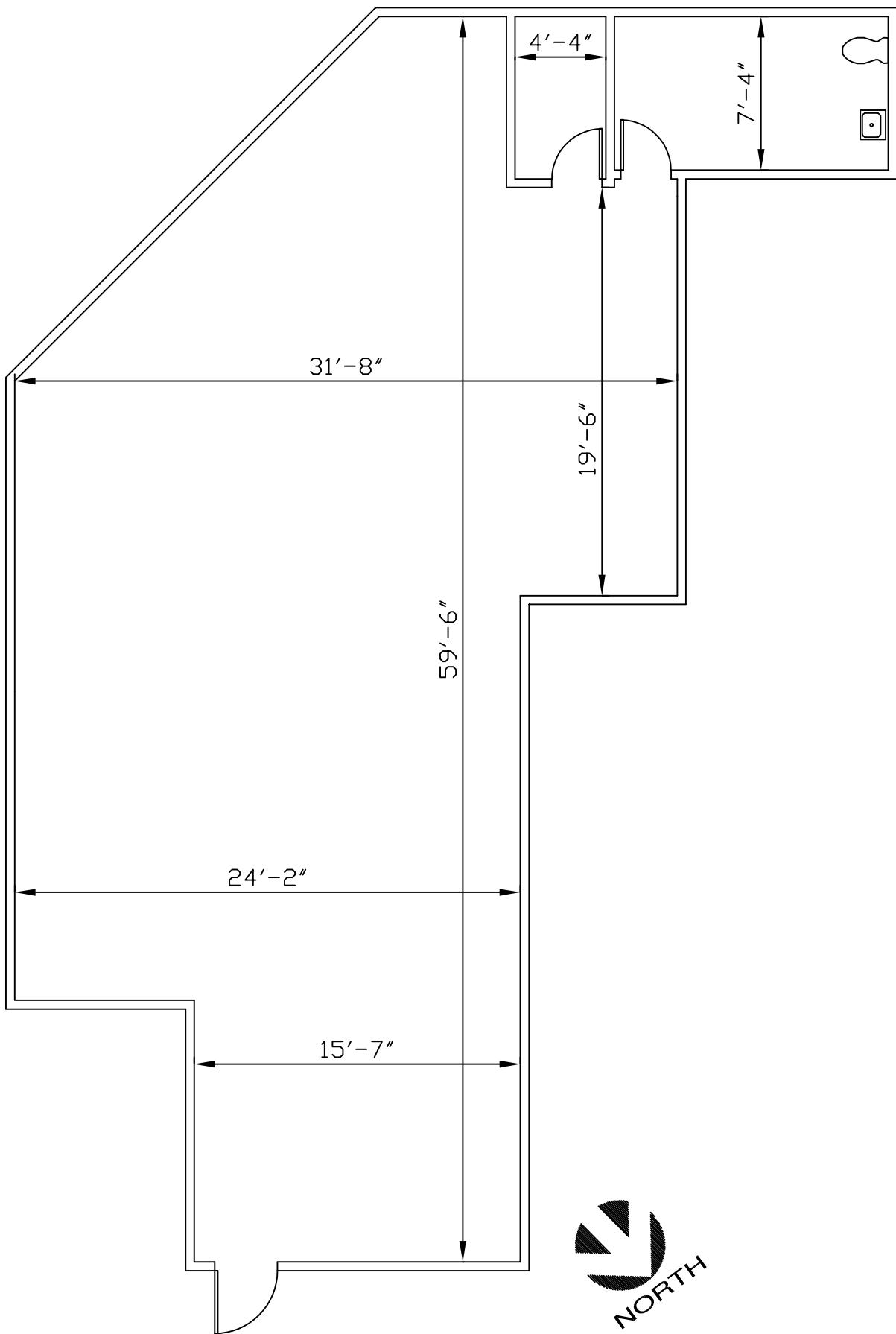


# SUITE J



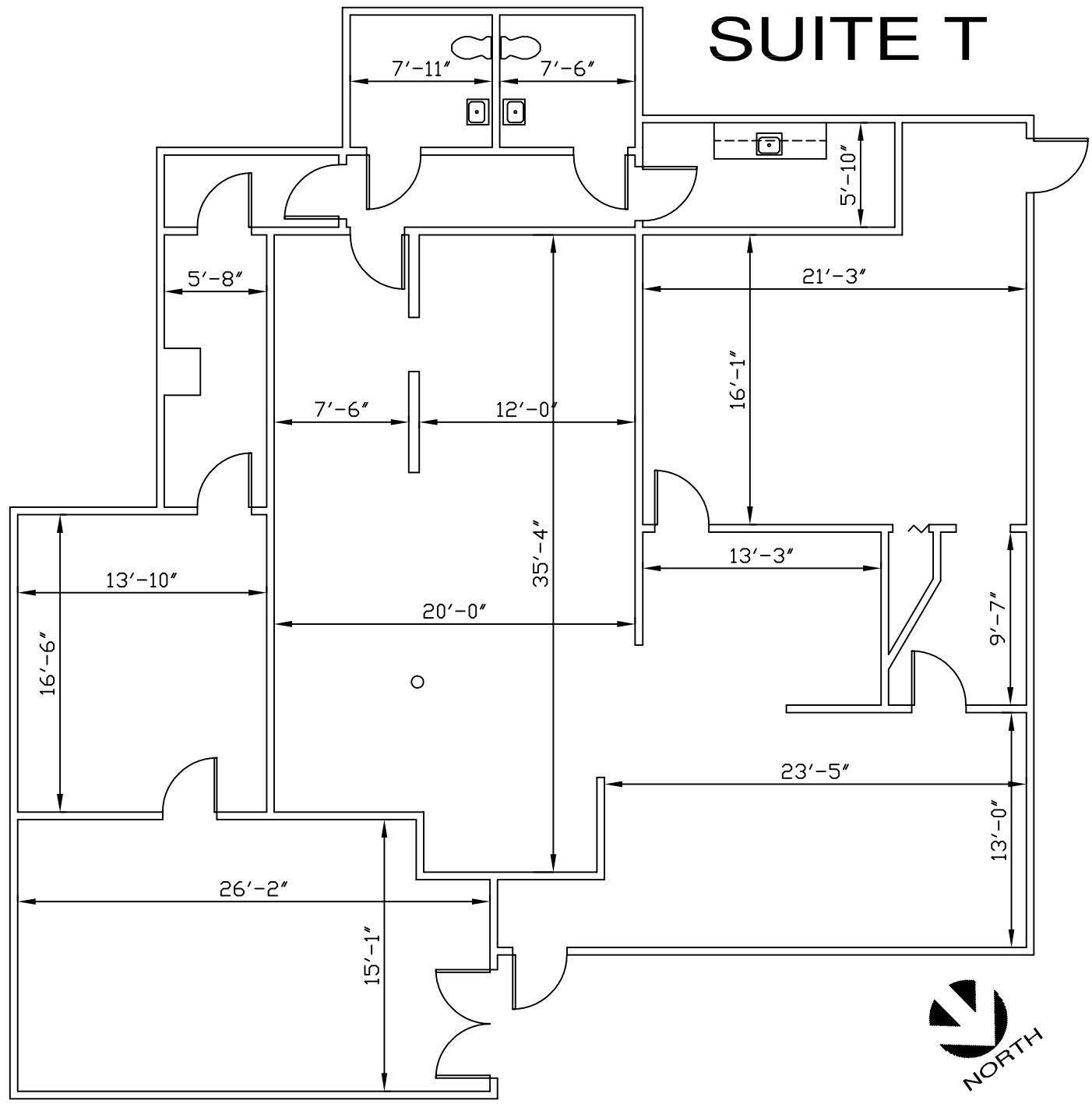
1719 SQUARE FEET

# SUITE Q



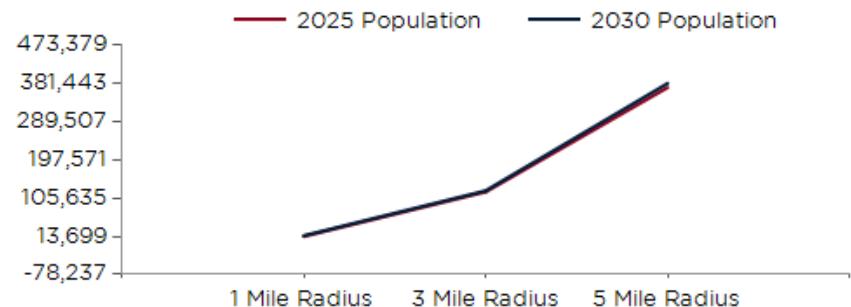
1525 SQUARE FEET RENTABLE

# SUITE T

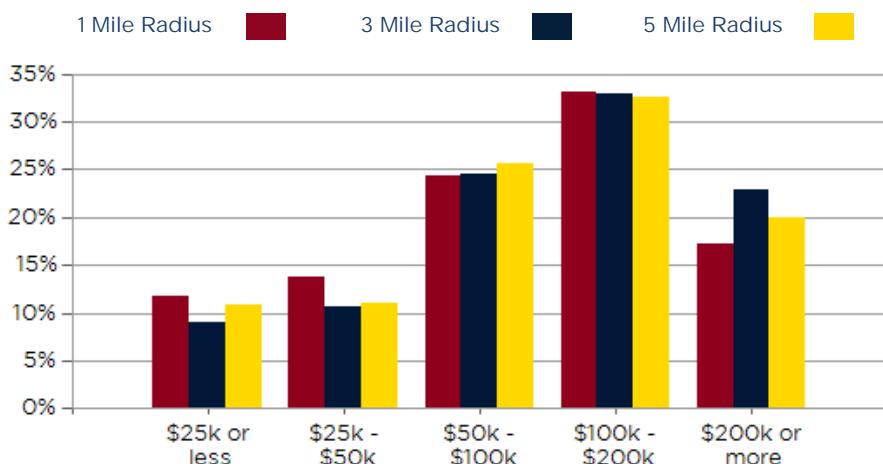


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,605	107,639	326,079
2010 Population	14,281	111,770	343,888
2025 Population	13,699	120,820	371,534
2030 Population	15,634	123,575	381,443
2025 African American	978	4,271	17,987
2025 American Indian	150	876	3,290
2025 Asian	791	9,052	32,564
2025 Hispanic	3,537	23,972	86,434
2025 Other Race	1,471	8,930	35,218
2025 White	8,133	80,962	229,123
2025 Multiracial	2,108	16,373	52,072
2025-2030: Population: Growth Rate	13.40%	2.25%	2.65%

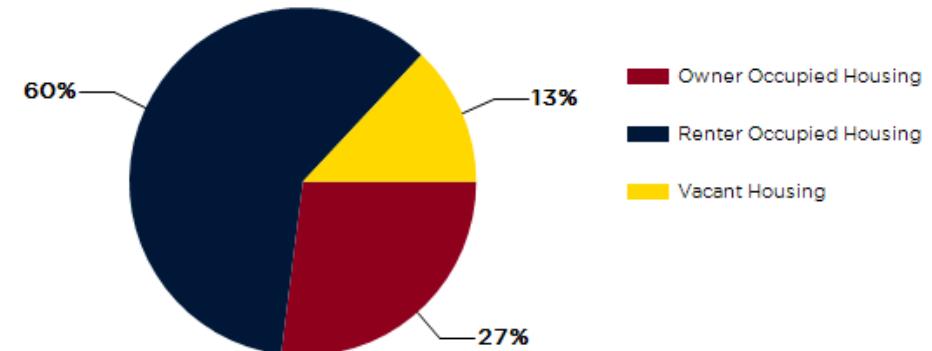
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	355	3,279	12,338
\$15,000-\$24,999	213	1,708	6,852
\$25,000-\$34,999	261	2,126	7,411
\$35,000-\$49,999	399	3,671	12,060
\$50,000-\$74,999	694	6,512	22,357
\$75,000-\$99,999	475	6,927	22,925
\$100,000-\$149,999	1,086	10,974	35,200
\$150,000-\$199,999	504	7,117	22,641
\$200,000 or greater	825	12,567	35,427
Median HH Income	\$100,252	\$110,416	\$104,670
Average HH Income	\$130,373	\$150,662	\$139,857



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

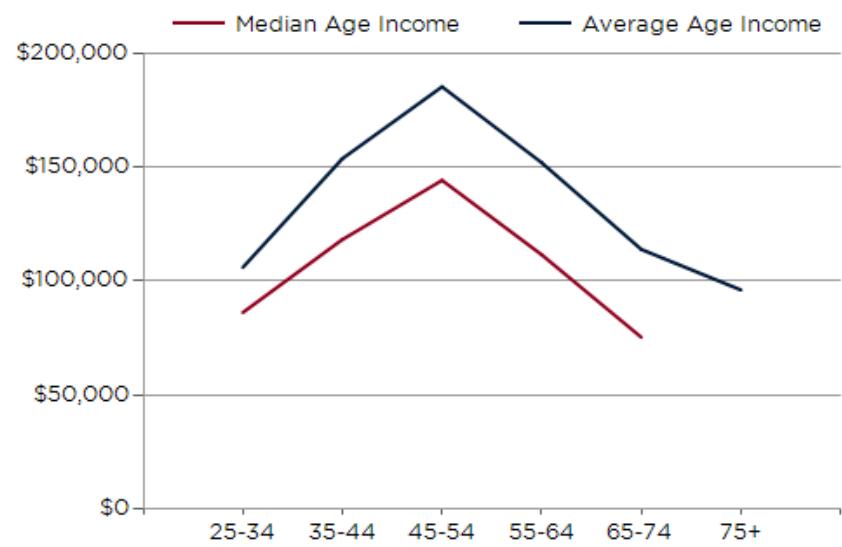
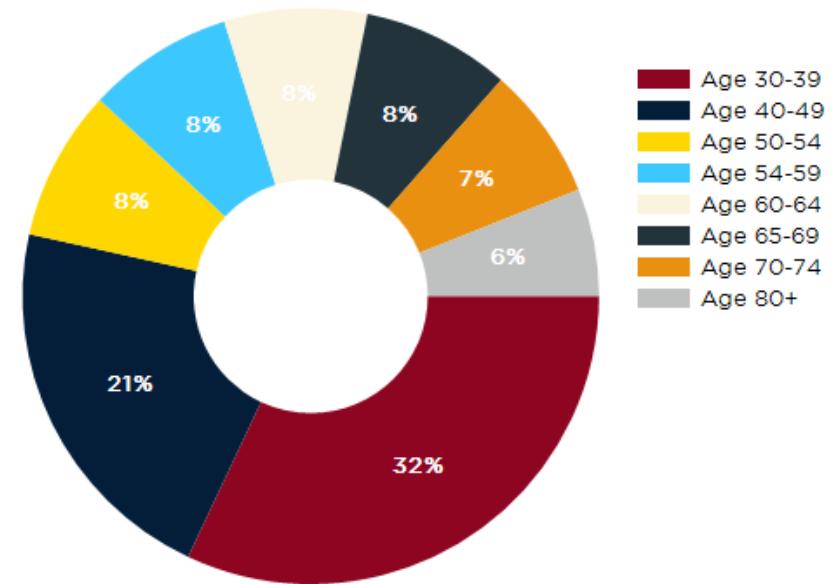


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,240	12,581	44,239
2025 Population Age 35-39	896	10,740	35,543
2025 Population Age 40-44	802	8,899	28,651
2025 Population Age 45-49	631	7,190	21,840
2025 Population Age 50-54	566	6,531	20,032
2025 Population Age 55-59	548	6,142	19,118
2025 Population Age 60-64	535	6,261	18,724
2025 Population Age 65-69	556	5,893	17,548
2025 Population Age 70-74	499	5,321	15,035
2025 Population Age 75-79	403	4,389	12,194
2025 Population Age 80-84	234	2,579	7,120
2025 Population Age 85+	261	2,285	6,559
2025 Population Age 18+	11,190	105,060	325,748
2025 Median Age	31	38	37
2030 Median Age	30	38	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$86,210	\$102,454	\$101,067
Average Household Income 25-34	\$106,070	\$130,103	\$126,831
Median Household Income 35-44	\$118,353	\$130,708	\$123,108
Average Household Income 35-44	\$154,006	\$168,931	\$159,396
Median Household Income 45-54	\$144,413	\$151,577	\$137,177
Average Household Income 45-54	\$185,627	\$190,470	\$175,346
Median Household Income 55-64	\$111,652	\$138,309	\$122,752
Average Household Income 55-64	\$152,189	\$178,430	\$162,091
Median Household Income 65-74	\$75,295	\$99,605	\$87,808
Average Household Income 65-74	\$113,995	\$142,125	\$127,731
Average Household Income 75+	\$96,135	\$109,971	\$96,257

Population By Age



# 3175-3185 Midway Drive

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Allied Commercial Properties, Inc. and it should not be made available to any other person or entity without the written consent of Allied Commercial Properties, Inc.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Allied Commercial Properties, Inc.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Allied Commercial Properties, Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Allied Commercial Properties, Inc. has not verified, and will not verify, any of the information contained herein, nor has Allied Commercial Properties, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*



**Phil Emery**

Allied Commercial Properties, Inc.

Principal & Broker

(619) 955-6070

Phil@alliedcommercialsd.com

01802522



Brokerage License No.: 02403995  
<http://www.alliedcommercialsd.com>