



3655 Sports Arena Blvd

3655 Sports Arena Blvd, San Diego, CA 92110

JD Bols & Associates



JD Bols

JD Bols & Associates
136 Juniper St, San Diego, CA 92101
jdbols66@gmail.com
(619) 301-6383



3655 Sports Arena Blvd

\$30.00 /SF/YR

Excellent location across from the Sports Arena on one of the busiest commercial streets in San Diego. Currently an Evans Tire Store. Has six service bays and office. Parking for about 20 cars. Includes additional parking at rear (see photo). There is a mezzanine level which is good for additional admin space and/or storage Property also for sale for \$2,750,000. The Midway area is characterized by wide streets and a varied mixture of commercial and industrial uses containing numerous shopping centers, institutional facilities, multifamily residential developments, visitor-oriented uses, older industrial areas, airport-related commercial uses and U.S. military properties. It is also the location of the Pechanga Area the site of a major redevelopment which envisions 4200 new residences, a sports arena and commercial development

- Terrific Exposure From heavy Traffic Count!
- Benefits from the Redevelopment of the Sports Arena
- Approximately 20 parking spaces!
- Very close to Home Depot



Rental Rate:	\$30.00 /SF/YR
Property Type:	Retail
Property Subtype:	Bar
Gross Leasable Area:	4,800 SF
Year Built:	1968
Walk Score ®:	76 (Very Walkable)
Transit Score ®:	43 (Some Transit)
Rental Rate Mo:	\$2.50 /SF/MO

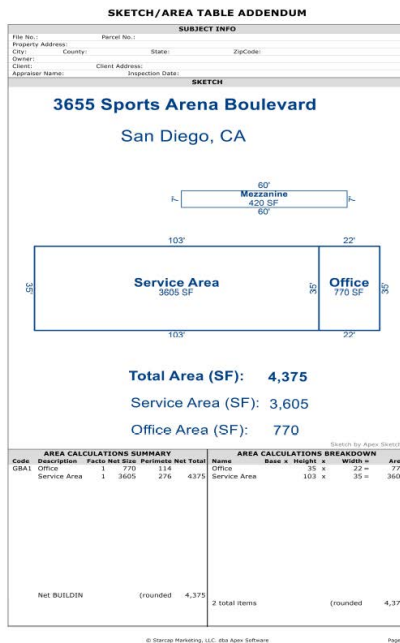
1st Floor Ste 100

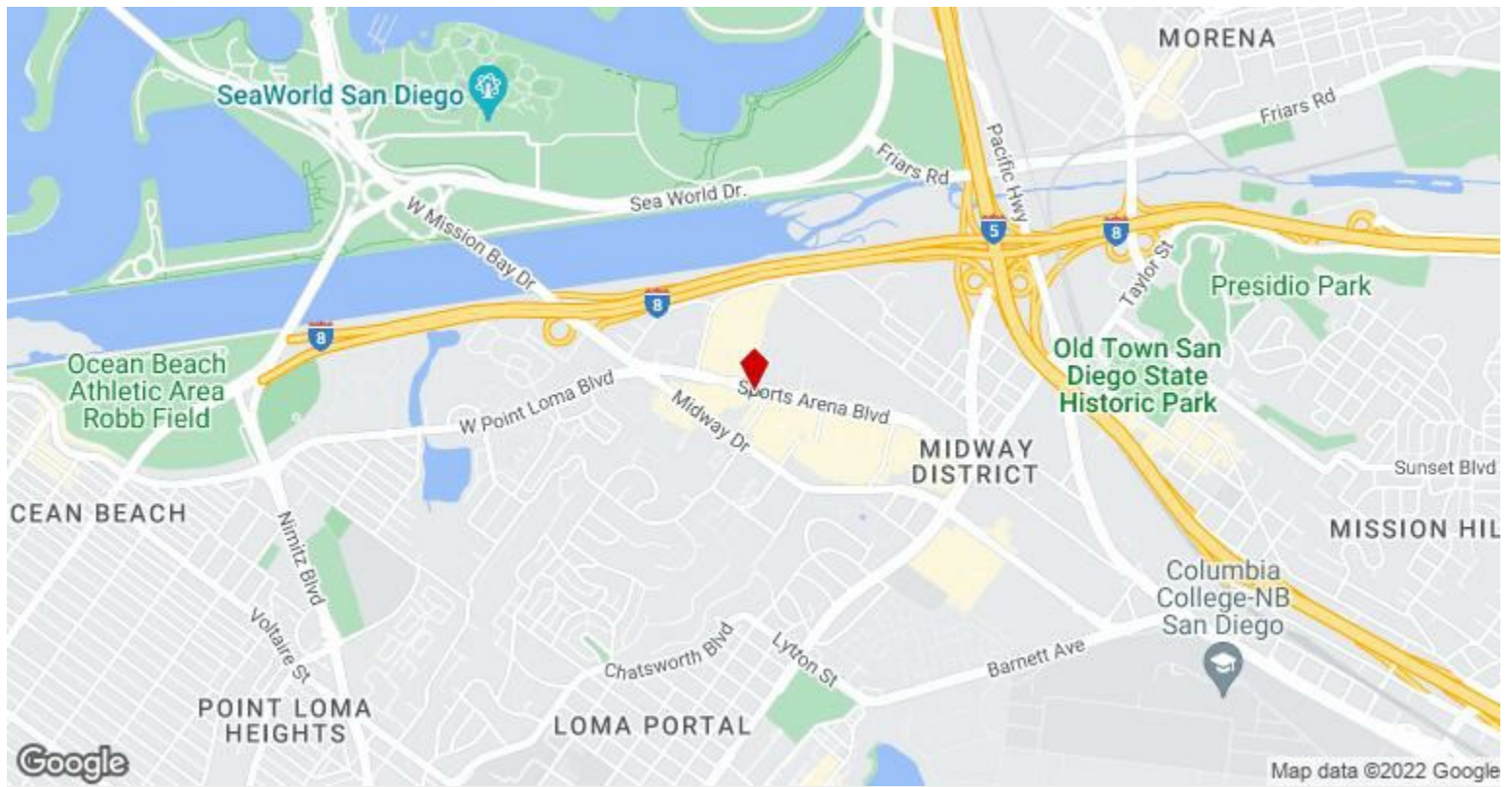
1

Space Available	4,800 SF
Rental Rate	\$30.00 /SF/YR
Date Available	60 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Excellent visibility space on Sports Arena across from billion dollar redevelopment of Sports Arena. This location is at the epicenter of it all!. Property has high visibility from Sports Arena for signage. Has approximately 20 parking spaces in the rear of the property. Property consists of two parcels. Currently an Evan Tire store with six service bays and a client reception area.

BUILDING SKETCH





3655 Sports Arena Blvd, San Diego, CA 92110

Excellent location across from the Sports Arena on one of the busiest commercial streets in San Diego. Currently an Evans Tire Store. Has six service bays and office. Parking for about 20 cars. Includes additional parking at rear (see photo). There is a mezzanine level which is good for additional admin space and/or storage (about 1200 sf NOT included in the 4,800sf of improvements). Property also for sale for \$2,750,000. The Midway area is characterized by wide streets, flat topography, and a varied mixture of commercial and industrial uses containing numerous shopping centers, institutional facilities, multifamily residential developments, visitor-oriented uses, older industrial areas, airport-related commercial uses and U.S. military properties. It is also the location of the Pechanga Arena, formerly known as the San Diego Sports Arena. The San Diego Sports Arena Redevelopment plan proposes 4,250 new residential units, a new 450,000-square-foot arena, a 200-room hotel, 250,000 square feet of retail and more than 11 acres of park and open space along with 20 acres of plaza and park space, including 4.2 acres of rooftop parks.

Property Photos



Building Photo



Building Photo

Property Photos



3655 Sporst Arena- rear parking

