

5373 MISSION CENTER RD



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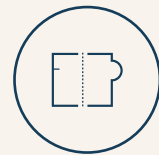
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**FORMER RESTAURANT/NIGHTCLUB
FOR SALE OR LEASE**

The Offering

Urban Property Group is pleased to present the opportunity to lease or purchase 5373 Mission Center Road, located in the heart of Mission Valley. This location presents itself to be an ideal investment, owner-user, or dinner/after 5pm lease opportunity.

Mission Valley is envisioned as an urban village nestled along the San Diego River with something to offer everyone: innovative workplaces, housing that meets varied lifestyle needs, ample parklands, unique shopping and dining options, and enhanced pedestrian, bicycle, and transit access.



Existing Buildout

Restaurant/ Nightclub



Transportation

0.6 miles to
I-8, Hwy 163, I-805



Trolley

0.5 miles to
Trolley Stop

Highlights

- Exclusive opportunity for a dinner after 5pm or evening venue in central Mission Valley
- Iconic former restaurant facility with dedicated outdoor patio area and on-site parking surrounding building
- Across from Westfield Mission Valley, to be repositioned into a walkable, transit oriented mixed-use village
- Close proximity to Riverwalk development, Fashion Valley, and SDSU Mission Valley
- Located among the growing residential and tourist population
- Ease of commute with central location, short distance to freeway, and nearby transit options
- Increasing development activity due to Complete Communities upzoning & central San Diego County location



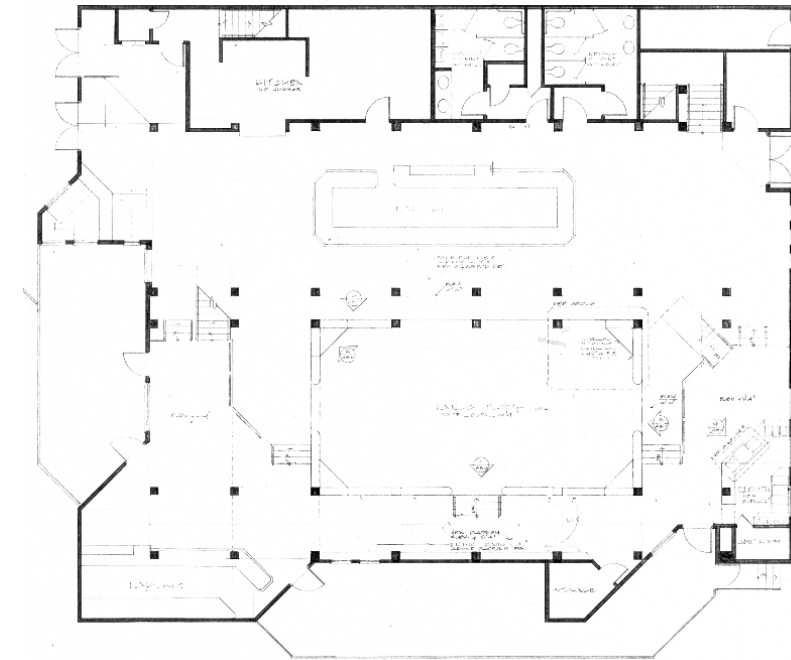
The Seller reserves the right to sell the property at anytime during the marketing period without prior notice. The property will be sold on an "as-is" basis. It is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase.

The Property

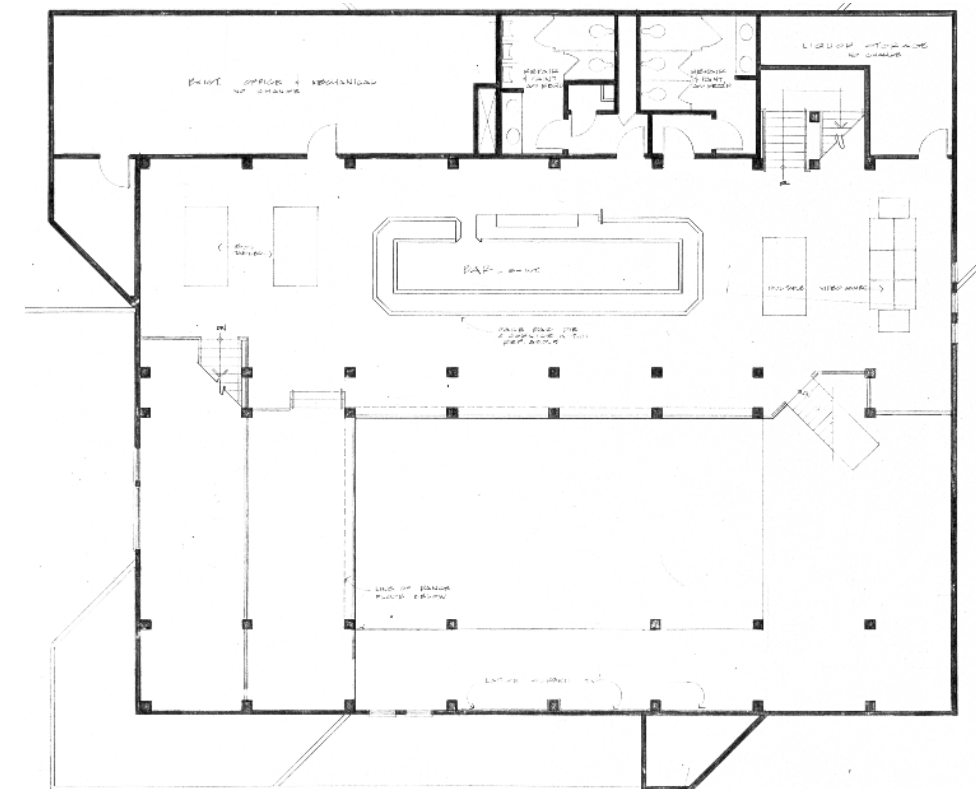
The two-story building was built in the late 1980's and sits on a 1.15 acre parcel. The location was the longtime home of InCahoots, a popular country western bar/nightclub. The property is situated within central Mission Valley, an evolving urban village that not only serves as the central business district with vibrant jobs, but also a location for restaurants, nightlife, shopping, entertainment, and residential development.



LEVEL 1



LEVEL 2



Property Summary

ADDRESS	5373 Mission Center Rd, San Diego, CA
BUILT	Late 1980's
CURRENT BUILDING	±11,821 SF
PARCEL SIZE	±50,094 SF 1.15 AC
PARCEL NUMBER	438-170-28
PARKING	Approx. 82 spaces
ZONING	EMX-2





The Location

The focus of Central Mission Valley will be as an urban village that not only serves as the central business district with vibrant jobs, but also a location for restaurants, nightlife, shopping, entertainment, and residential development. Development will orient along the river, transit stations, and also along new main streets in the form of campus style, infill, and lifestyle developments. Workers, residents, and tourists will be able to access these commercial and residential areas via a more bicycle and pedestrian friendly environment with the completion of the sidewalk network and integration of various types of bicycle infrastructure. Periodic parks along the River will provide readily accessible respite from the center of Mission Valley's new urban focus, while green streets will reconnect pedestrians, bicyclists, and drivers with the action in a welcoming environment.

Mission Valley is conveniently located in the center of San Diego County, the area is within a 10-minute drive of the San Diego Zoo, SeaWorld San Diego, and Downtown San Diego. It offers a wealth of affordable accommodations, family-friendly dining options and great shopping at both the Fashion Valley and Mission Valley malls.

Discover Mission Valley

Central, Convenient & Affordable



POSITIVELY IN THE MIDDLE OF IT ALL

Mission Valley is positively in the middle of it all. There's no shortage of ways to reach this central neighborhood. From the north or south Interstate 5, exit to I-8 westbound. Several exits along the highway will take you to hotel circle, Fashion Valley Mall, and Mission Valley Shopping Center. Interstate 805 and 15 connect to I-8 as well. Just head west when connecting and exit along hotel circle. State highway 163 passes directly through Mission Valley - exit on Friars road; head west or east and you'll be sure to hit a shopping mall!

The Fashion Valley Transit Center is serviced by the blue and green trolley lines and bus routes: 6, 20, 25, 41, 88, 120 and 928. The Mission Valley Center Station is serviced by the green trolley line. The green trolley line will also take you to the SDCCU Stadium.



TOTAL POPULATION	AVG RENT	MEDIAN INCOME
102,471	\$3,198	\$98,446
DAYTIME POPULATION*	CONSUMER SPENDING*	RENTER OCCUPIED*
93,777	\$1.5B	69%

Demographics and market information produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. *Within a 2 mile radius.

In the Path of Development

Westfield Mission Valley

New ownership intends to upgrade and reposition the shopping mall into a walkable, transit oriented mixed-use village. Lowe will lead the project to implement a mixed-use concept that will refresh the existing retail and add complementary uses such as multifamily residential to the expansive property.



Civita

Located in the heart of Mission Valley, in San Diego, California, Civita is a 230-acre master plan that blends urban living with village charm in a completely walkable community. The development has been increasing Mission Valley's residential population and will ultimately include 4,780 housing units.



Riverwalk

The \$4 billion and 195-acre, mixed-use Riverwalk development in Mission Valley is now underway. The project will include 4,300 residential units, 15,000 square feet of retail shops, 1,000 square feet of Class-A Office space, 97 acres of open spaces, and a new transit stop.



SDSU Mission Valley

The SDSU Mission Valley project, launching in 2024, will expand education and community engagement. Avalon Bay will build 600-plus apartments and retail space, with affordable housing and childcare facilities to follow. An innovation center is expected by early 2025. The project will include Snapdragon Stadium, an Innovation District, housing, a hotel, retail, and over 80 acres of parks, aiming to create a vibrant community hub.



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