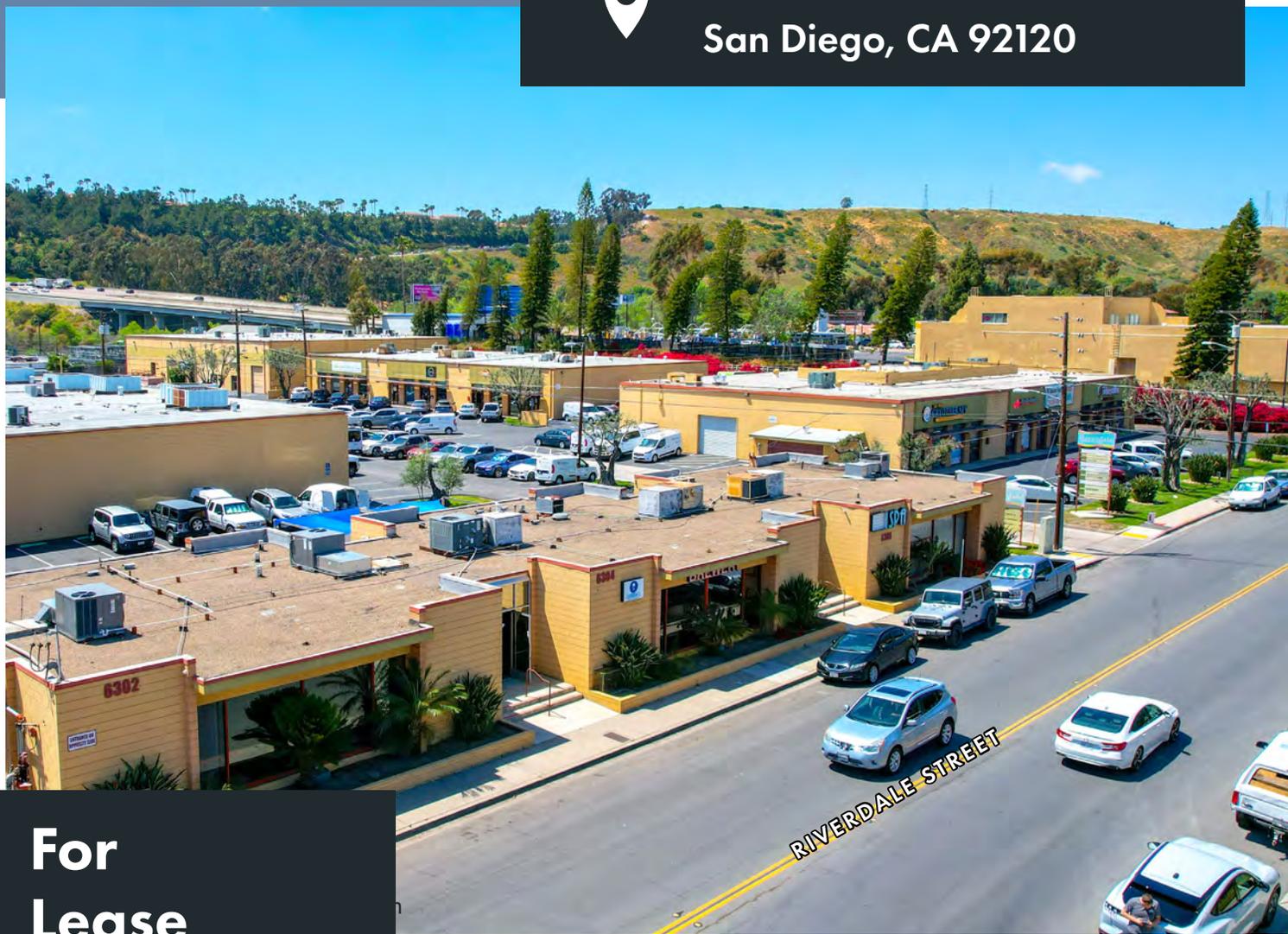


RIVERDALE

COMMERCE PARK



6302 & 6304 Riverdale St
San Diego, CA 92120



**For
Lease**

Turnkey Brewery/Retail/Office

Mission Gorge

±1,600 - 1,854 SF

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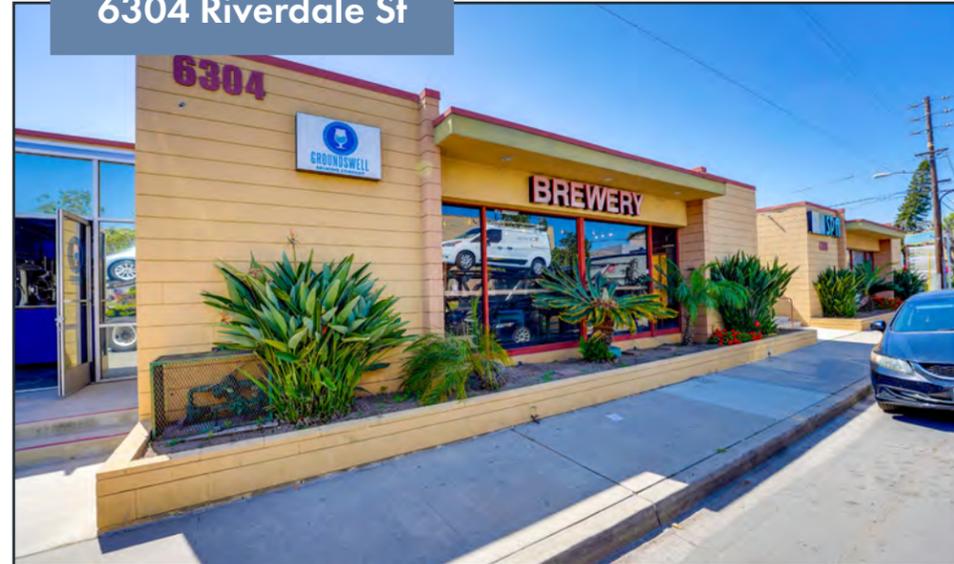
The Highlights

- Turnkey brewery space with equipment, outdoor patio, large windows, and restroom
- Existing office space features five offices, two restrooms, and a kitchenette.
- Lifestyle center with on-site management and pride of ownership
- High visibility on Friars Road, a main Mission Valley thoroughfare - 9,686 ADT
- Adjacent to SDSU West Campus, a mixed-use transit oriented university campus
- Recently upzoned for high-density residential, with plans to add up to 8,750 housing units and 22,000 new residents to the neighborhood
- Ease of commute with central location, short distance to multiple freeways, and nearby transit options
- Close proximity to Fenton Market Place, Fashion Valley, and Kaiser Permanente
- Increasing development activity - just 7 minutes from Snapdragon Stadium Development
- Neighbors include Filippi's Pizza Grotto, Corner Thai Kitchen, Better Buzz, San Diego Brewing Co., and more!

6302 Riverdale St



6304 Riverdale St



6302 Riverdale St

±1,600 SF | \$1.95 PSF NNN

- Existing Office Space
- 5 Offices
- 2 Restrooms
- Kitchenette



6304 Riverdale St

±1,854 SF | \$2.95 PSF NNN

- Turnkey Brewery
- Equipment
- Outdoor Patio
- Large Windows
- Restroom



**Available
Space**



ZEPHYR
85 UNITS

UNION GRANTVILLE
250 UNITS

ShoreLINE
124 UNITS

VORA (3 Properties)
856 UNITS

STELLA & BLUEWATER
159 UNITS



SDSU San Diego State University
MISSION VALLEY

GRAVITY
325 UNITS

ALVARADO CREEK
546 UNITS



RIVERDALE
COMMERCE PARK



SAN DIEGO RIVER



6171 MISSION GORGE RD
483 UNITS

TRINITY PLACE
74 UNITS

TELL TAIL
VETERINARY URGENT CARE



PANDA EXPRESS
jamba

IN-N-OUT
BURGER

VONS

FRIARS RD

PETCO
Where the pets go.

RIVERDALE ST

CVS

Discover Mission Gorge



The Epicenter of Growth & Innovation

Mission Gorge is transforming into a vibrant residential and commercial hub with major developments like ShoreLINE, Union Grantville, the \$4 billion Riverwalk project, and SDSU Mission Valley. These projects are adding thousands of residential units, new retail, office space, transit access, and community parks, positioning Mission Gorge at the center of San Diego's growth.

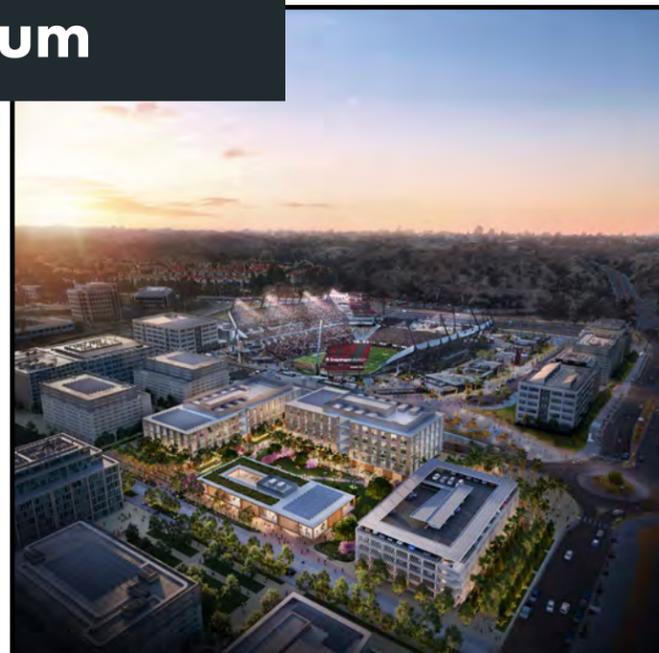
Historic, Convenient, Diverse



Snapdragon Stadium

Snapdragon Stadium is Undergoing Major Redevelopment

- AvalonBay Communities will begin construction this summer on a 621-unit multi-family development with 30,000 square feet of retail, including a grocery store and restaurants, expected to open by 2028.
- SDSU Mission Valley's full \$3.5 billion buildout over the next decade will feature 4,600 housing units, a 400-room hotel, 100,000 square feet of retail, and a 1.6 million-square-foot Innovation District.
- Construction will shift parking from the Orange and Yellow lots to new parking structures, with careful coordination to maintain smooth Snapdragon Stadium event operations during the development.



Total
Population

64,722

<30 Min
to Work*

156,000

Avg
Rent

\$2,873

Consumer
Spending

\$944.1M

Avg
Income

\$120,926

Home
Owners

40%

Demographics and market information produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Demographics - 2 mile radius /*5 mi radius .

for lease

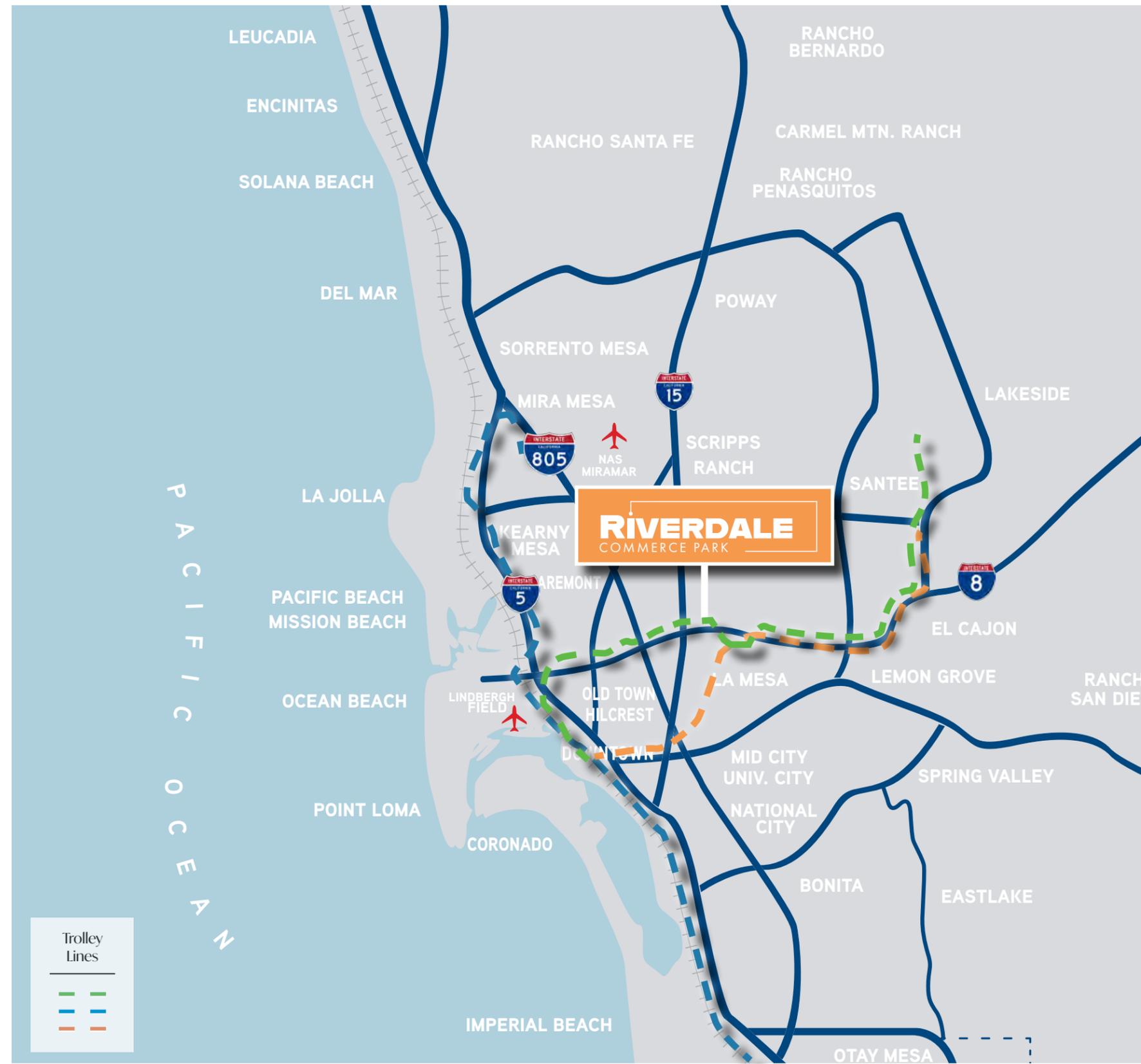
Citywide Connectivity

Mission Gorge is situated in the heart of San Diego, making it a highly desirable location. It offers convenient access to major highways and is centrally located between Downtown and other prominent areas like North County, and the beach communities. This central location enhances Riverdale Commerce Park's accessibility and makes it attractive for residents seeking to live in a convenient location.

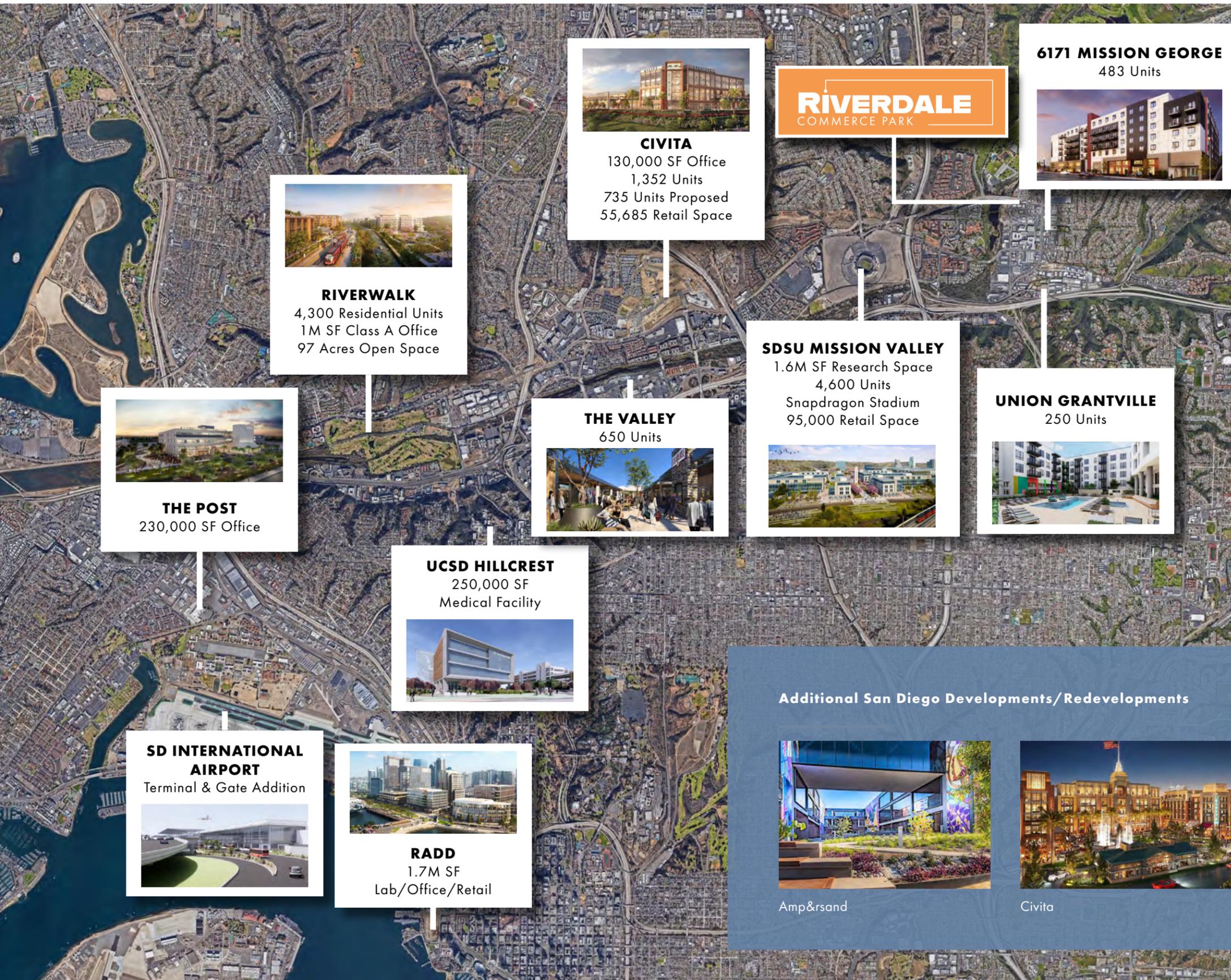
Riverdale Commerce Park benefits from convenient access to restaurants, shopping, SDSU Mission Valley, Riverwalk, Balboa Park, and much more. It provides immediate access to 1-15, 1-8, and the trolley line, which serves over 34 million annual riders.

The San Diego Trolley offers a wealth of opportunities for people, linking San Diego's most vibrant communities together and providing job opportunities, education, healthcare, shopping, and entertainment. The Mid-Coast extension of the Blue Line Trolley has proved especially popular, with a 73% increase in ridership since its opening in 2021.

 5 MINS Snapdragon Stadium 1.7 miles	 7 MINS Fenton Parkway 2.1 miles	 12 MINS Riverwalk 6.2 miles
 14 MINS Balboa Park 7.9 miles	 15 MINS Downtown 9.8 miles	 15 MINS Mission Beach 11 miles
 6 MINS 1-15 & 1-8 1.5 mile	 5 MINS Trolley Stop 1.4 miles	 19 MINS San Diego Int. Airport 10 miles



Consistent Growth



America's Finest City is one of the top five cities—alongside Boston, San Jose, San Francisco, and Seattle—with the highest rates of job growth in the technology sector.

As the national trend to trade in your car for a trolley ride to work and consistent connectivity to amenities increases, Mission Gorge continues to see growth. San Diego has become a driver for this lifestyle and the next frontier of the innovation economy.

By 2050, the region is expected to grow by roughly 1 million residents, 500,000 jobs and 330,000 housing units (SANDAG). As the population increases, new growth and development will continue to cluster around and concentrate within the existing urbanized areas, including Mission Valley.

Mission Gorge is a regional employment center, a public transportation hotspot and the newest space for innovation firms and startup growth in the region. It's becoming an urban core that ignites the economic engine of greater San Diego.

Additional San Diego Developments/Redevelopments



Amp&rsand



Civita

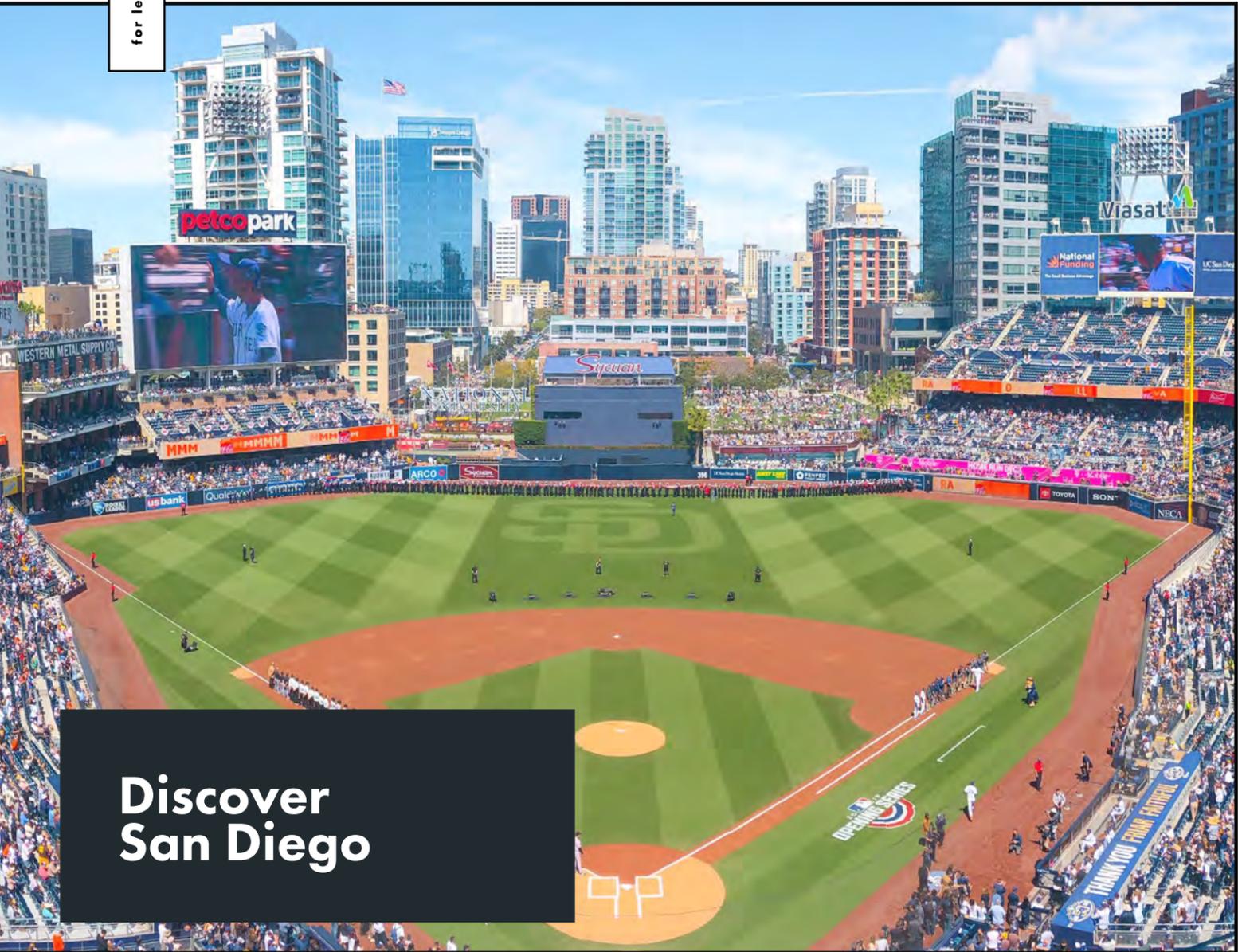


Campus at Horton



BioMed Towne Center

for lease



**Discover
San Diego**

California's 2nd Largest City

America's Finest City

California's second largest city and the United States' eighth largest, San Diego boasts a citywide population of nearly 1.3 million residents and more than 3 million residents countrywide. Within its borders of 4,200 sq. miles, San Diego County encompasses 18 incorporated cities and numerous other charming neighborhoods and communities, including Mission Gorge, downtown's historic Gaslamp Quarter, Little Italy, Coronado, La Jolla, Del Mar, Carlsbad, Escondido, La Mesa, Hillcrest, Barrio Logan and Chula Vista just to name a few.

San Diego is experiencing a renaissance in arts, culture, and culinary delights. The area boasts a vibrant culinary scene, with talented chefs creating award-winning meals across its 6,400 dining establishments. Balboa Park, the largest urban cultural park in the United States, is home to 15 museums, numerous art galleries, breathtaking gardens, the Tony Award-winning Globe Theatre, and the world-famous San Diego Zoo. With 92 golf courses, a wide range of sports, beachfront resorts, luxury spas, a dynamic downtown district, annual special events, multicultural festivals, historic neighborhoods, and a rich military history, San Diego County offers an array of attractions and activities. Choosing from this vast and diverse selection can be the most challenging part of planning a vacation, but rest assured, San Diego County promises an unforgettable experience for every visitor.



Ranked No. 1 as the most fun place to live in the U.S.

U.S. News

Rated No. 2 as the Most Inventive City in the World

Forbes



Qualcomm

UC San Diego

The City of
SAN DIEGO



SHARP

 **Scripps**

illumina

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