

the marketplace at
WEST POINT LOMA

BARONS market

**FLOCKE &
AVOYER**
Commercial Real Estate

the marketplace at
WEST POINT LOMA

4001-4021 WEST POINT LOMA BOULEVARD
SAN DIEGO, CA 92110

- Highly visible ±22,500 SF neighborhood shopping center, just west of the Sports Arena/Midway area, anchored by Barons Market.
- The Marketplace at West Point Loma offers easy access from a signalized intersection (West Point Loma Blvd. and Groton Street) and quick access to Interstate 8.
- New neighboring housing development (under construction) – Chapman Place. Approximately 82 units with a pool, gym, etc. The apartment community is scheduled to deliver May, 2023.



 **Splash and Dash**
GROOMERIE & BOUTIQUE

 PARKING ONLY
NO 12/3

4011

 **Domino's**



DEMOGRAPHICS



TRAFFIC COUNTS

WEST POINT LOMA
BLVD

±24,100 ADT



AVERAGE HHI*

1 MILE	3 MILES	5 MILES
\$137,249	\$162,262	\$154,764



POPULATION

1 MILE	3 MILES	5 MILES
19,041	107,253	325,907



DAYTIME POPULATION

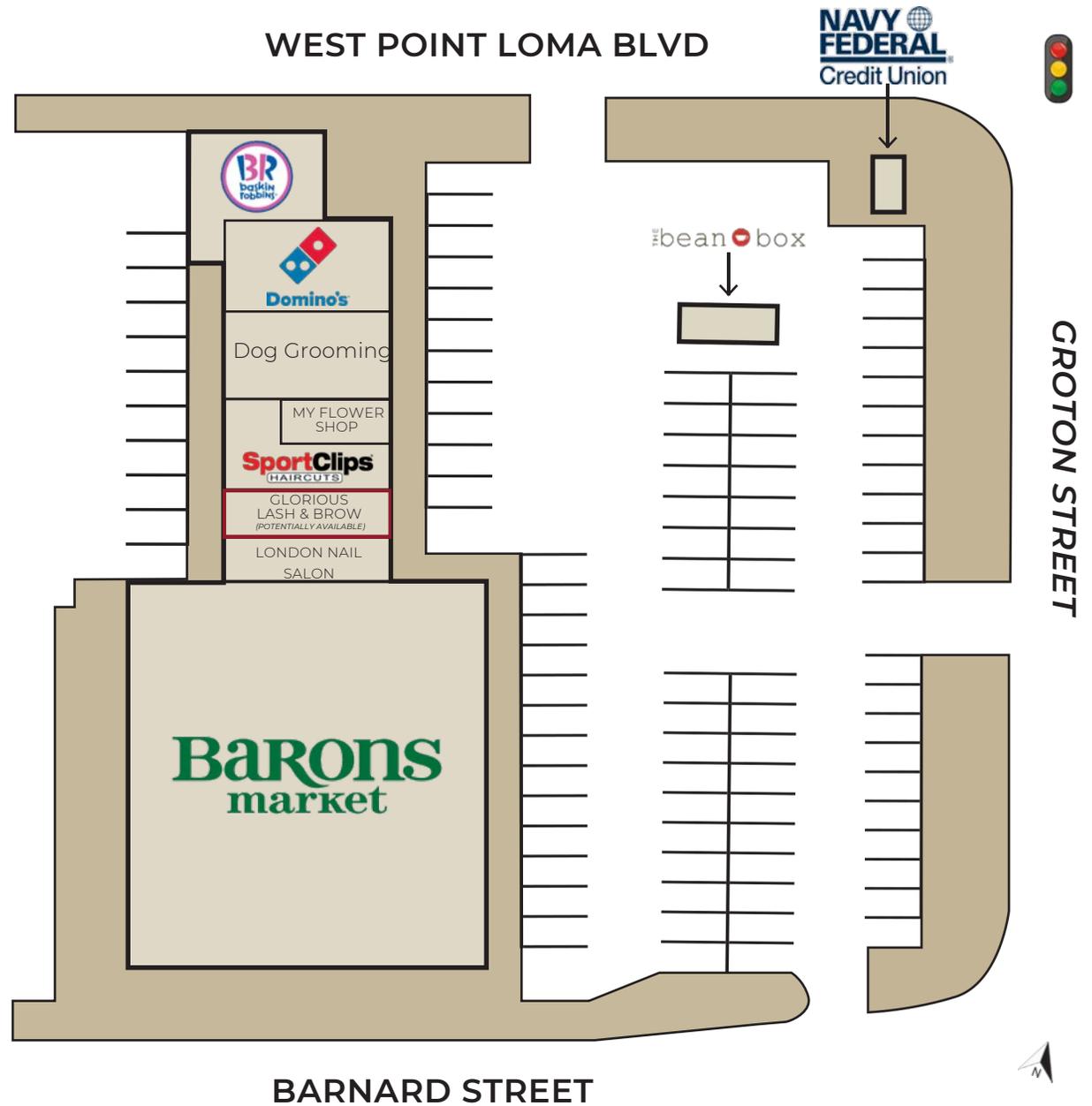
1 MILE	3 MILES	5 MILES
14,511	91,176	294,112



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SITE PLAN

SUITE	TENANT	SF
4001	Barons Market London	15,000
4003	Nail Salon	840
4005	Glorious Lash & Brow <i>(POTENTIALLY AVAILABLE)</i>	840
4007	Sport Clips	1,190
4009	My Flower Shop	420
4011	Dog Grooming	1,500
4013	Domino's	1,500
4015	Baskin Robbins	896
4019	The Bean Box	50
4021	Navy Federal Credit Union	200



AERIAL



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FOR LEASING INFORMATION

BRAD WILLIAMS
858.875.4668
bwilliams@flockeavoyer.com
CA DRE No.: 01802468

STEVEAVOYER
619.280.2600
savoyer@flockeavoyer.com
CA DRE No.: 00407899

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DOWNTOWN
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AVOYER**
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6165 GREENWICH DRIVE, SUITE 110 · SAN DIEGO, CA 92122
619.280.2600 · WWW.FLOCKEAVOYER.COM