



**URBANCALIFORNIA**  
Investment | Real Estate | Advisory

KRISTY'S  
MVP  
SPORTS CENTER

East  
Drive





Mission Bay

8 Freeway

5 Freeway

Trolley Stop

Sports Arena  
Redevelopment Site

Sports Arena Blvd



Midway Drive

Subject Site

Rosecrans





**SITE**

**Liberty Station**

Redevelopment Site

Redevelopment Site

Redevelopment Site

Riverwalk Golf Club Redevelopment Site

- Amenities Within Walking Distance:**
1. Vons, Sprouts, Ralphs, 24 Hr Fitness
  2. Trolley Stop
  3. Liberty Station, Sports Arena
  4. Beaches, Marina, Schools, etc.

# *The Opportunity:*

Landmark property former home to some of San Diego's most popular bars & restaurants. Located in the affluent neighborhood of Point Loma less than 10 minutes from Downtown, La Jolla, Mission Valley, Beaches and home to a mix of local & national businesses. Close freeway access to 5 & 8 Freeways and major amenities such as the Pechanga Arena, Liberty Station, SD International Airport and over 1,700+ hotel rooms within a 1 mile radius. Location offers high Day time/Night time traffic year-round from tourists and locals alike.

Your Name  
Here

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322  
3209







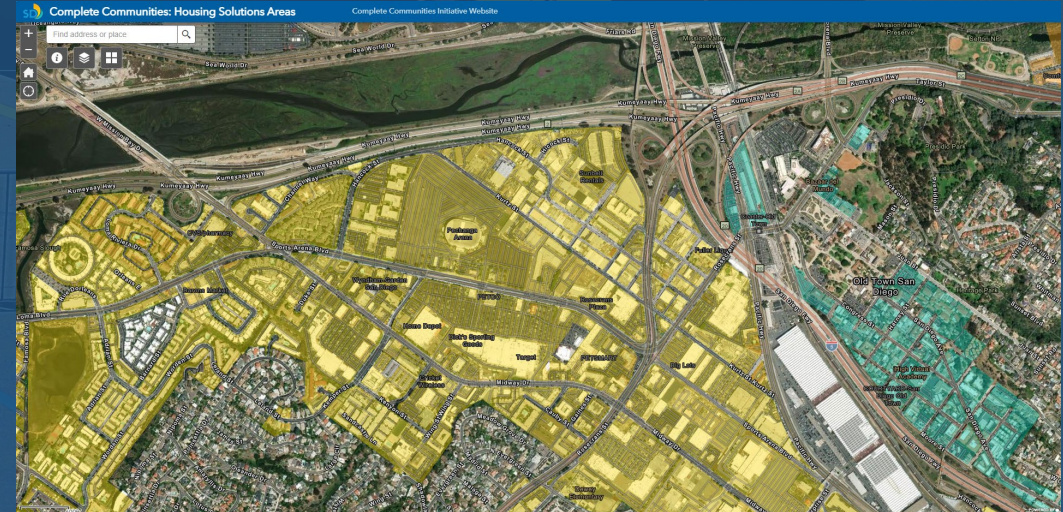


# Property Details:

- Building Area: ~4,800 SF
- Land Area: ~19,525 SF
- Ceiling Heights: ~12-13'
- Signage: Extremely Rare Massive Monument Sign
- On-Site Parking: +/- 30 spaces - Potential to increase.
- Patio: ~1,200-1,400 SF+ (no additional charge)
- Ingress/Egress: Two curb cuts for ingress/egress
- Zoning Permits Drive thru

# Complete Communities:

- Land Area: ~19,525 SF
- Base Zoning: CC-1-3 (1 DU/1,500 SF)
- Complete Communities: CHOZ – 2.5 FAR
- Potential Project Size: ~48,812 SF





Encinitas

Del Mar

Carmel Valley

Scripps Ranch

Sorrento Mesa

UTC

La Jolla

Kearny Mesa

Clairemont

Mission Valley

SDSU

North Park

Point Loma

Bankers Hill

Downtown

Coronado



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