

**2744, 2790, & 2804 Midway Dr.  
San Diego, CA 92110**

**RETAIL/OFFICE FOR LEASE  
AVAILABLE NOW**



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**UPG** **URBAN**  
**PROPERTY**  
**GROUP** est. 1989

# The Property

## Highlights

- Fantastic opportunity to become Point Loma's newest retail tenant!
- Ample on-site parking, approximately 120 spaces
- Anchored by Smart & Final, O'Reilly, and Michaels - strong retail sales & high customer volume
- Pylon signage and building signage opportunity
- High visibility and traffic counts - over 27,000 vehicles per day
- Directly across the street from Loma Square - Sprouts, CVS, Home Goods, Ulta, and more
- Ease of access to I-5 via Rosecrans St. or Pacific Hwy
- Close proximity to Liberty Station and San Diego Airport (over 15 million annual passengers)
- Adjacent to The Post - proposed 230,000 SF urban office campus
- Pride of ownership

## Details



Size

± 4,500 - 30,000 SF



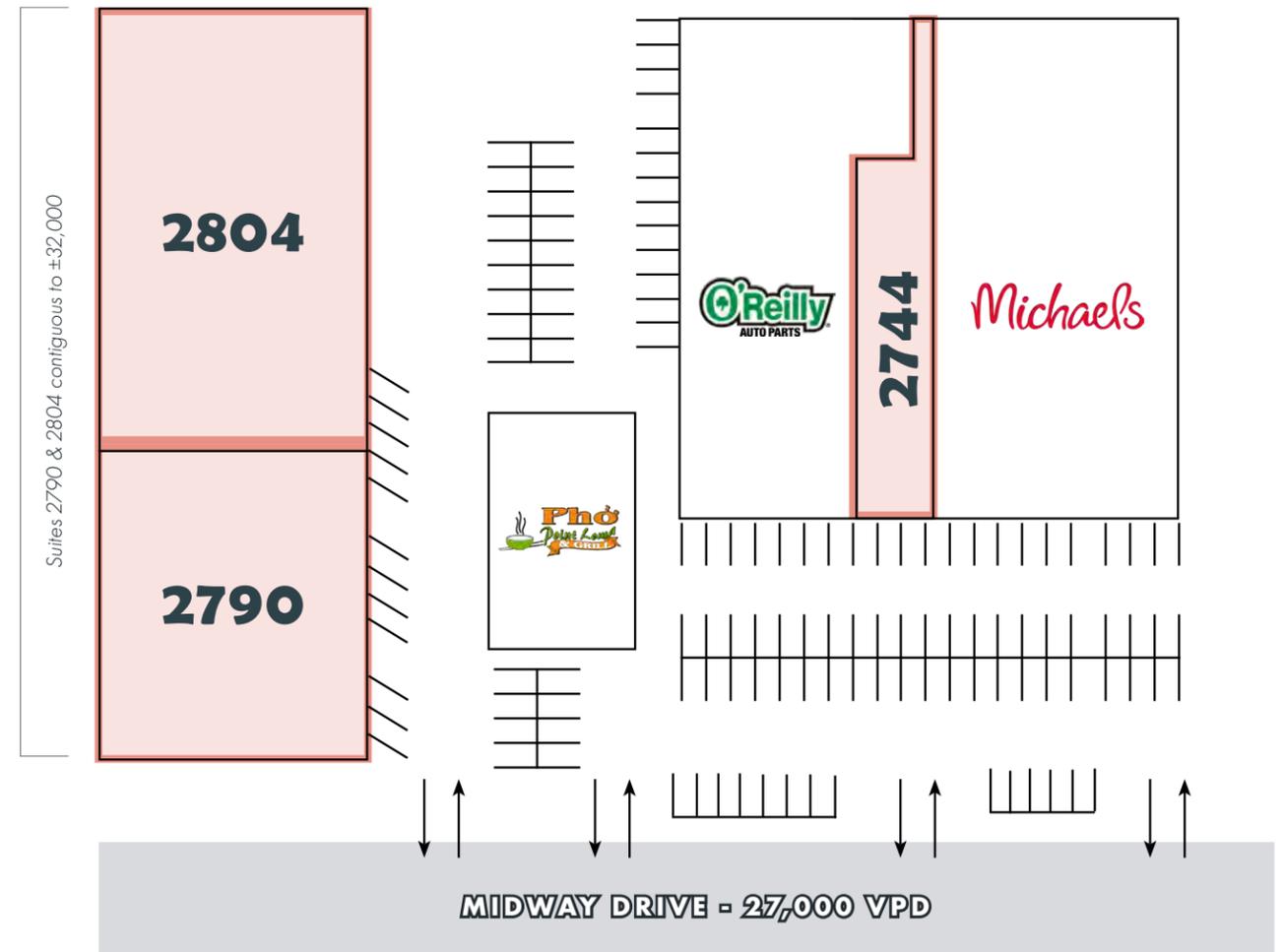
Space Use

Retail/Office



Lease Rate

\$1.75 - \$2.25 psf, NNN



\*Site plan not to scale

# 2804 Midway Drive



Available Q4 2025

Size	Space Use	Lease Rate
± 18,000 - 30,000 SF	Retail	\$1.75 psf, NNN

Large open space, pylon signage, restrooms, ample parking



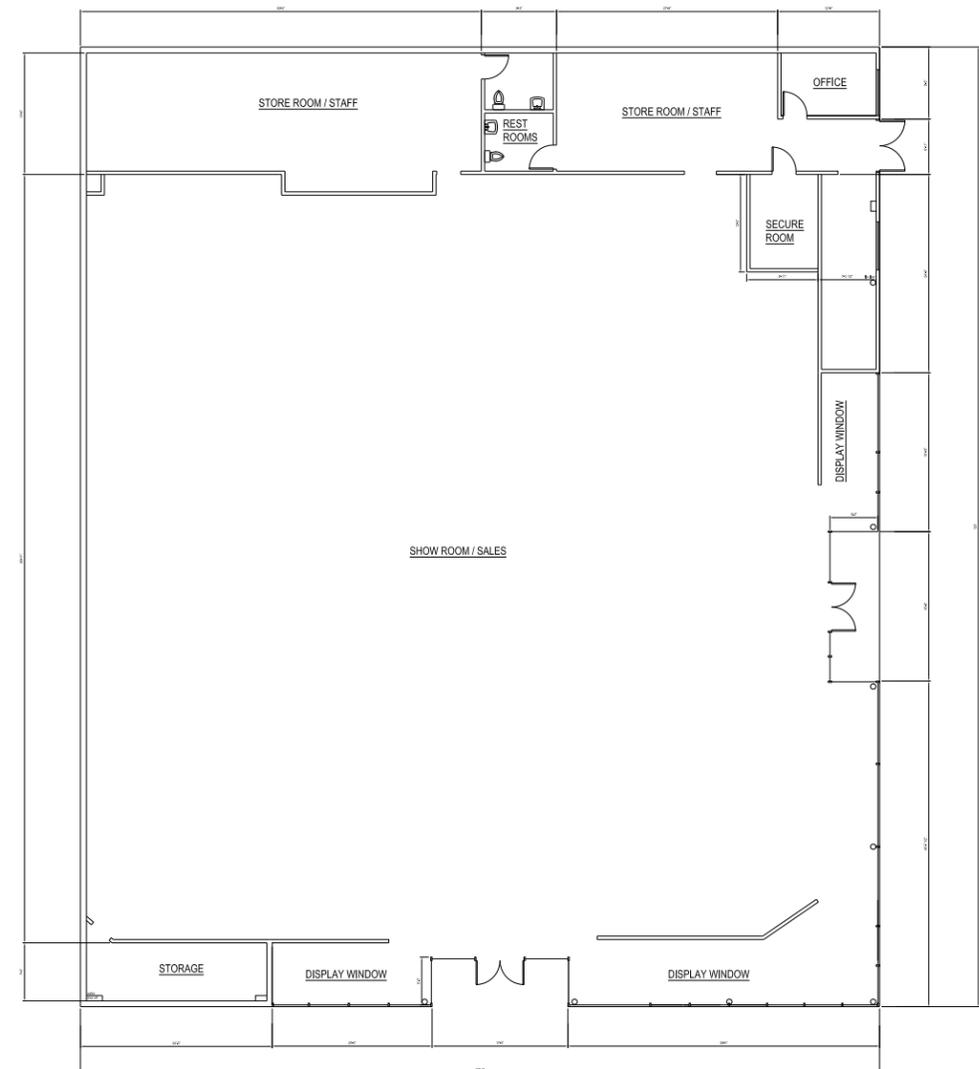
# 2790 Midway Drive



Available Now

Size	Space Use	Lease Rate
± 12,000 - 30,000 SF	Retail	\$1.75 psf, NNN

**Space Highlights: corner location, large showroom/open space, two restrooms, storage rooms, office space**



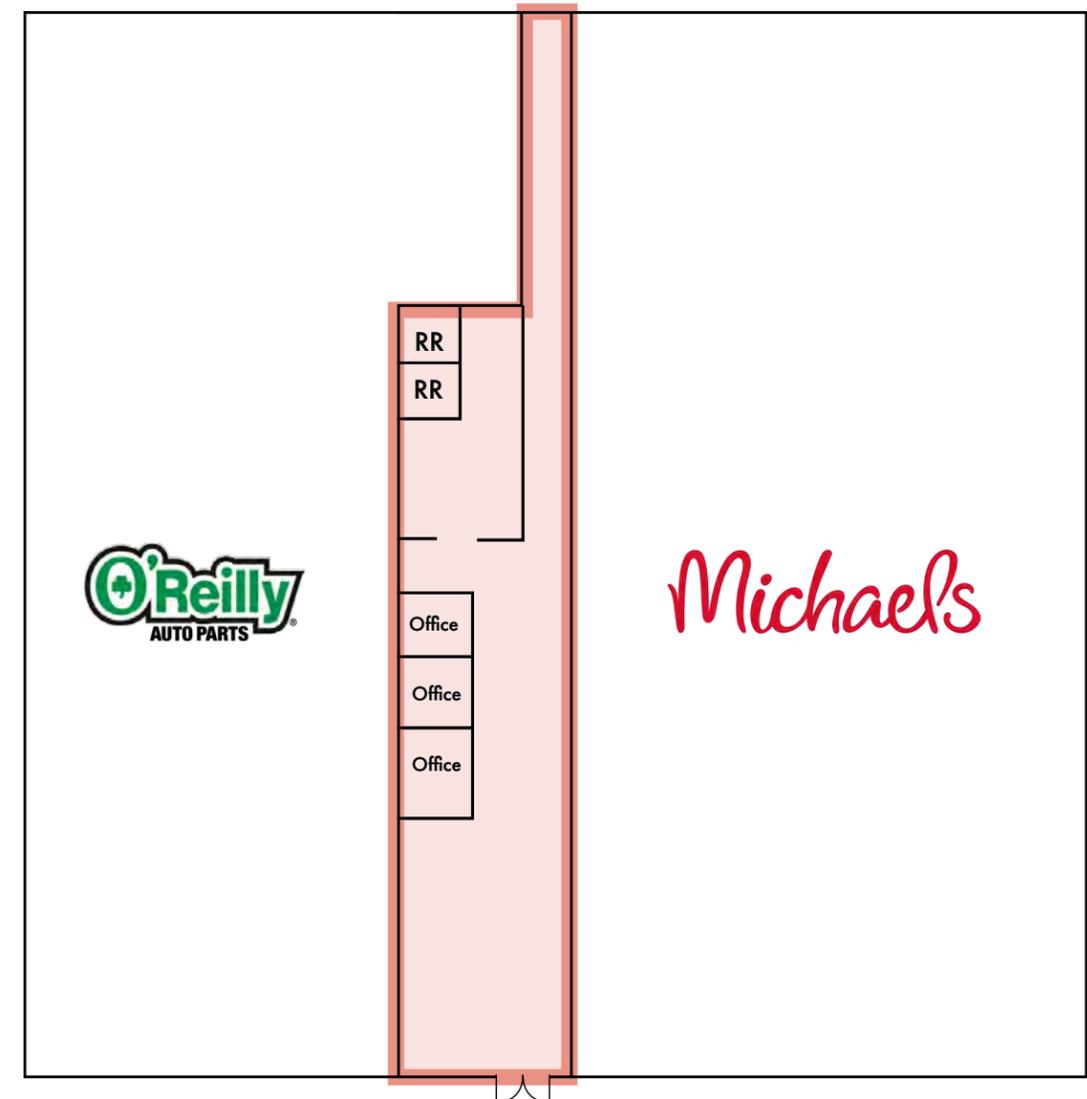
# 2744 Midway Drive



Available Now

Size	Space Use	Lease Rate
± 4,500 SF	Retail/Office	\$2.25 psf, NNN

Space Highlights: open space, 3 private offices, 2 restrooms, pylon signage



\*Site plan not to scale

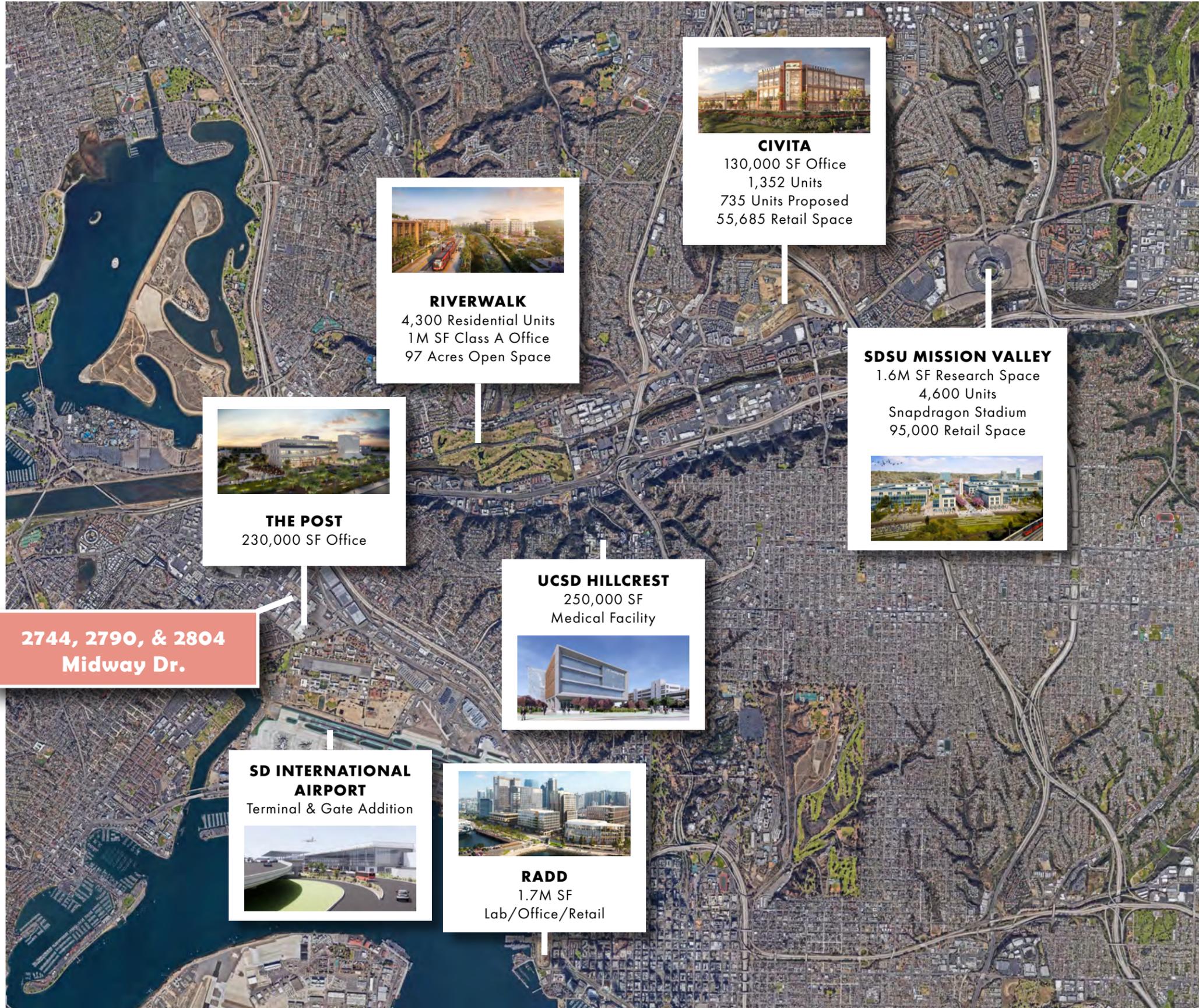


2744, 2790, & 2804  
Midway Dr.

MIDWAY DRIVE - 27,000 VPD

Additional Point Loma Neighbors

- LIBERTY PUBLIC MARKET
- The Presley
- THE LOT
- Corvette GAMER GARAGE
- STONE BREWING
- The Loma Club
- San Diego Yacht Club
- TRADER JOE'S
- the Pearl HOTEL




**CIVITA**  
 130,000 SF Office  
 1,352 Units  
 735 Units Proposed  
 55,685 Retail Space



**RIVERWALK**  
 4,300 Residential Units  
 1M SF Class A Office  
 97 Acres Open Space



**THE POST**  
 230,000 SF Office

**UCSD HILLCREST**  
 250,000 SF  
 Medical Facility



**SDSU MISSION VALLEY**  
 1.6M SF Research Space  
 4,600 Units  
 Snapdragon Stadium  
 95,000 Retail Space



**RADD**  
 1.7M SF  
 Lab/Office/Retail



**SD INTERNATIONAL AIRPORT**  
 Terminal & Gate Addition



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 Midway Dr.**

## San Diego 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, neighborhoods continue to see growth including Point Loma. 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.

Point Loma is arguably one of San Diego's best neighborhoods that has kept its historic charm with a steady flow of development.



[www.upgsocal.com](http://www.upgsocal.com)  
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