

# For Sale

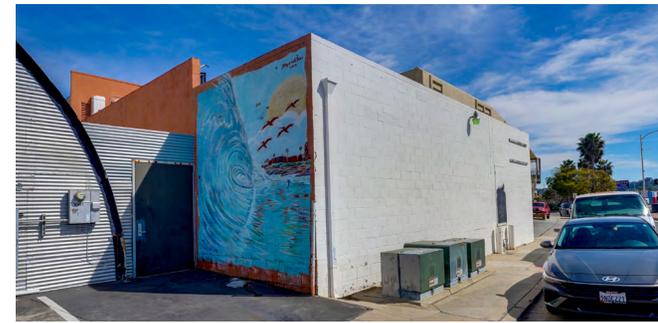
## Prime Owner-User Opportunity

Fully Built-Out Commercial Kitchen/Food Processing Facility



upgsocal.com | 619 736 4014

1079 W Morena Blvd, San Diego, CA 92110



# The Offering

Urban Property Group is pleased to present the opportunity to acquire **1079 W Morena Blvd.** Located just north of Downtown San Diego, this prime owner-user opportunity sits in the heart of the rapidly evolving Morena Corridor.

Guided by the Morena Corridor Specific Plan adopted in 2019, the area is transforming into a vibrant mixed-use village with a strong retail, restaurant, and design-forward identity. The plan emphasizes balanced residential density, enhanced walkability, and significant infrastructure improvements.

Positioned near two trolley stations with immediate access to I-5, and situated within one of San Diego's key growth corridors, the property offers excellent connectivity and strong visibility in a dynamic, rapidly-evolving neighborhood.



**1079 W Morena Blvd, San Diego, CA 92110**  
Address

**±6,066 SF**  
Building SF

**±6,504 SF**  
Land SF

**Commercial Kitchen/Food Processing/  
Cold Storage**  
Type

**CC-4-2**  
Zoning

**436-310-40**  
APN

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 Opportunity**  
Turnkey owner-user opportunity ideal for a restaurant group, caterer, food manufacturer, meal prep concept, or specialty food operator.

**Space Features**  
Fully built-out commercial kitchen and food processing facility with a new 1,500-gallon grease interceptor, 24-foot hood system, ±2,600 SF of refrigerated prep and walk-in space, ample freezer/cooler capacity, 2 loading dock bays, and 5 dedicated on-site parking spaces.



**Equipment Also Available**  
Kettle mixer, cook/chill tank, 2 combo ovens, food packaging machine, vacuum packaging machines, semi-automatic popsicle production line and more.



**High-Exposure**  
Prominent visibility along Morena Blvd (14,018 ADT) providing strong daily exposure.

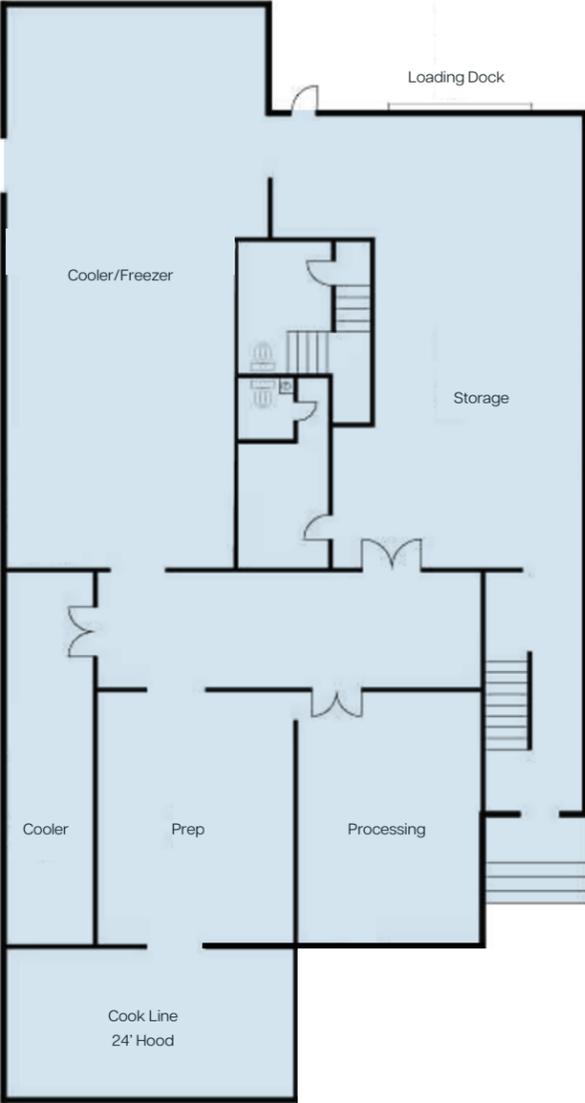
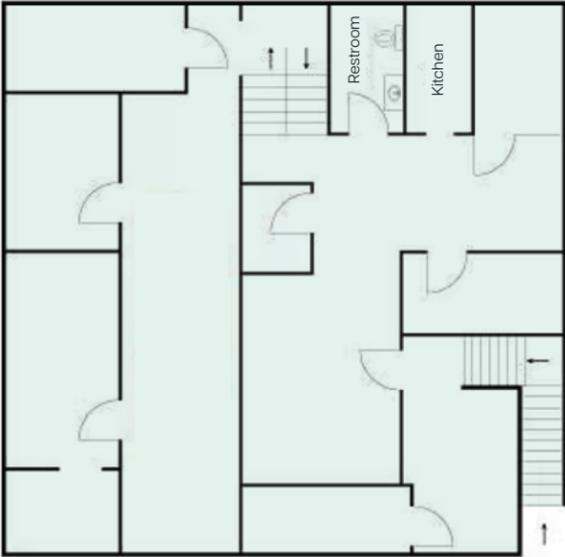


**Seamless Connectivity**  
Immediate access to I-5 connects directly to Downtown San Diego, Point Loma, Mission Valley, University of San Diego, and surrounding coastal and central communities.



**Strong Surrounding Demographics**  
144,436 residents within 3 miles, supported by a strong daytime workforce.

# The Photos & Site Plan



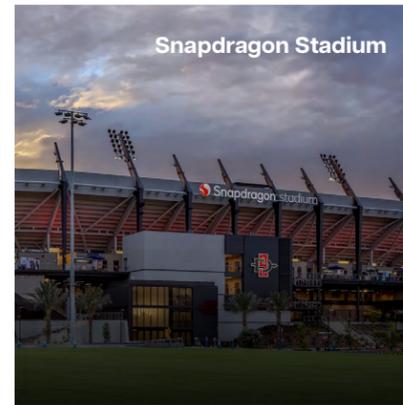
- Second Floor (Office)
- First Floor

W MORENA BLVD

# The Neighbors

Located in the heart of Morena, this area is surrounded by a strong mix of showroom, warehouse, and light industrial users alongside popular local eateries and everyday conveniences. Just minutes from Mission Bay and major freeways, Morena offers excellent accessibility to coastal communities and central San Diego. The neighborhood's blend of trade suppliers, creative businesses, and service retailers creates an active commercial corridor with steady traffic and a practical, business-friendly environment.

- |                                 |                                 |
|---------------------------------|---------------------------------|
| 1 Drive Shaft Pro               | 1 The Compound Lifting Club     |
| 3 Bird's Surf Shed              | 3 U.S. Bank                     |
| 3 Waters Catering               | 3 Rose Donuts                   |
| 4 Carpet, Time & Flooring Depot | 4 J&T Thai                      |
| 5 Morena Provisions             | 5 Sharetea                      |
| 6 Plaza Donuts & Yogurt         | 6 Giovanni's Italian Restaurant |
| 7 JV's Mexican Food             | 7 LUV Bridal                    |
| 8 LNDRY                         | 8 Rip Curl                      |
| 9 Nico's Mexican Food           | 9 Cafe 88                       |
| 10 Triumph                      | 10 Hot Tub Republic             |
| 11 Skip Frye Surfboards         | 11 MQ Spa                       |
| 12 Morena Market                | 12 True Champions               |



# The Location

Morena is a centrally located San Diego neighborhood, bordered by Bay Park to the north, Linda Vista to the east, Mission Bay to the west, and Mission Valley to the south. With easy access to major freeways and two trolley lines, it offers seamless connectivity across the city. Morena Boulevard hosts a lively mix of dining, social spots, and creative spaces like MakerPlace, while nearby Mission Bay Park and beaches provide outdoor recreation. A steady calendar of community events keeps the neighborhood vibrant, making Morena a laid-back yet connected hub that blends local charm with urban convenience.

- 1 Arizona Tile
- 2 Art of Framing
- 3 Kiko's Place
- 4 Dino's Alive
- 5 Brick by Brick
- 6 Bull's Smokin' BBQ
- 7 Locomotion Athletics
- 8 Performance 360
- 9 Talu Salon
- 10 Coronado Brewing Co.
- 11 Sidecar Bar
- 12 Bird Rock Coffee Roasters
- 13 The Cordova Bar
- 14 Lovelock Salon
- 15 Zgara Greek Grill
- 16 Madness Dance
- 17 C4 Fitness
- 18 Sardina's Italian
- 19 Avian Animal Hospital
- 20 Movement by la Vie
- 21 Coastal Strength Collective
- 22 Unique Stone Imports
- 23 The Taco Stand
- 24 Om Shanti Wellness



# Discover San Diego

California's second-largest city and the nation's eighth-largest, San Diego is home to nearly 1.3 million residents and more than 3 million countywide. Spanning 4,200 square miles and 18 incorporated cities, the region blends vibrant urban districts like Gaslamp Quarter and Little Italy with coastal communities including La Jolla, Del Mar, and Carlsbad, as well as inland hubs such as Escondido, La Mesa, and Chula Vista. Neighborhoods like Hillcrest, Barrio Logan, and Coronado add cultural depth, making it one of the most dynamic and livable regions in the U.S.



*Where vibrant city life meets sun-soaked beaches and a rich tapestry of communities.*

\*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

| Population        |         | Avg. Household Income |           |
|-------------------|---------|-----------------------|-----------|
| 1 Mile            | 15,449  | 1 Mile                | \$101,212 |
| 2 Mile            | 54,339  | 2 Mile                | \$116,473 |
| 3 Mile            | 144,436 | 3 Mile                | \$115,876 |
| Daytime Employees |         | Consumer Spending     |           |
| 1 Mile            | 11,524  | 1 Mile                | \$161.1M  |
| 2 Mile            | 57,218  | 2 Mile                | \$722M    |
| 3 Mile            | 124,943 | 3 Mile                | \$2.2B    |



**3.3M**  
Population of San Diego County



**2ND**  
Largest City in CA



## Covenient Connectivity



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