

# Sports Arena Business Park

## MULTI-TENANT INDUSTRIAL/OFFICE/RETAIL SPACE FOR LEASE



**3760-80** **Hancock St**  
SAN DIEGO, CA 92110

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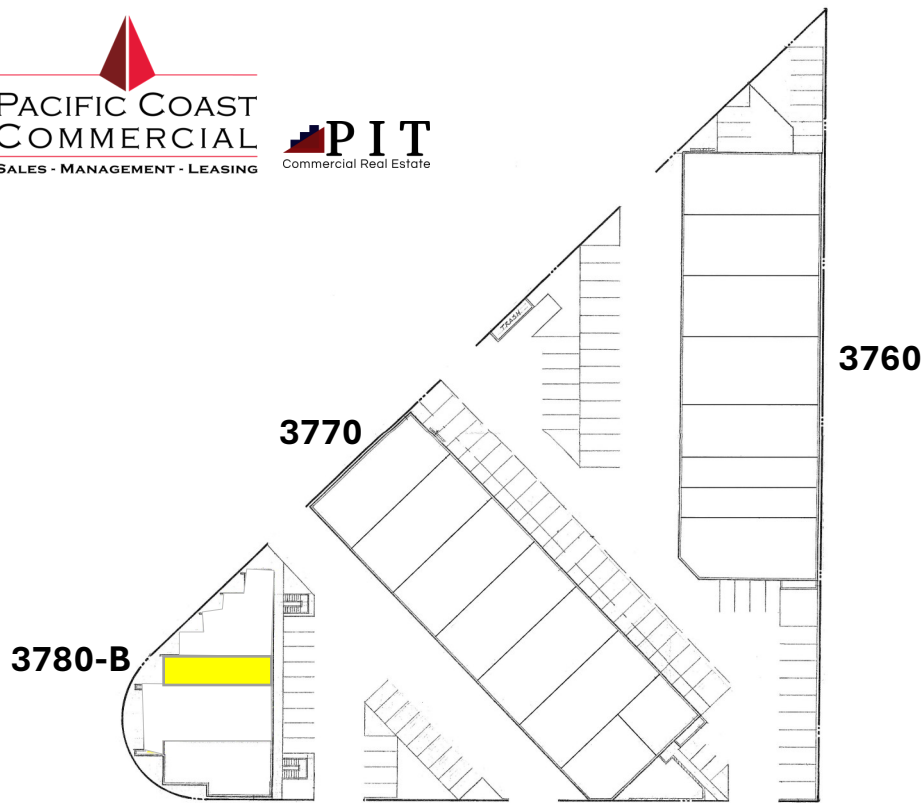
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## PROPERTY FEATURES



### Overview

Multi-Tenant Industrial/Office/Retail



### Office/Retail Availability

3780 Hancock St, Suite B: ± 1,200 SF



### Lease Rate

Contact Agent



### Signage

Freeway Visible Signage Available



### Parking

Onsite and Street Parking Available



### Zoning

CC-3-8 ([Link](#))



### Location

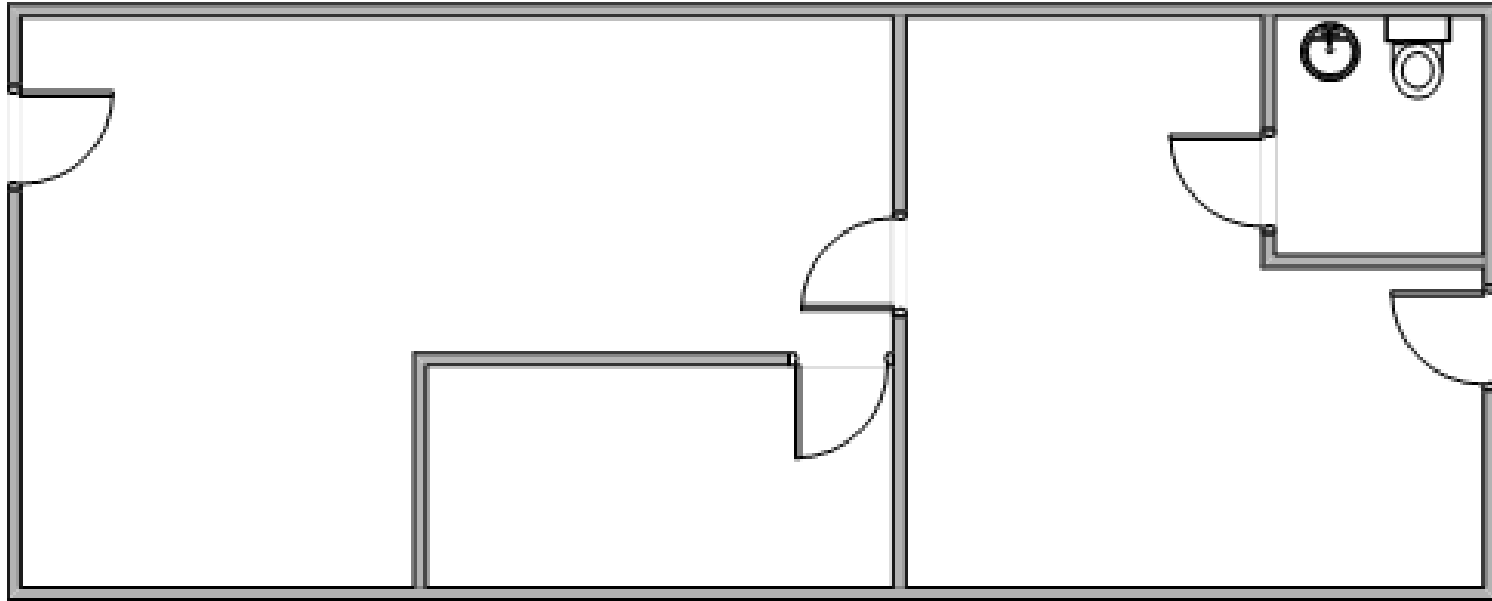
Located just off I-8 and I-5 highways, in the heart of San Diego's Midway District. Across from the Pechanga Arena, the building is located just 10 minutes from Downtown and the San Diego International Airport





# FLOOR PLAN

3780 HANCOCK ST, SUITE B: ± 1,200 SF

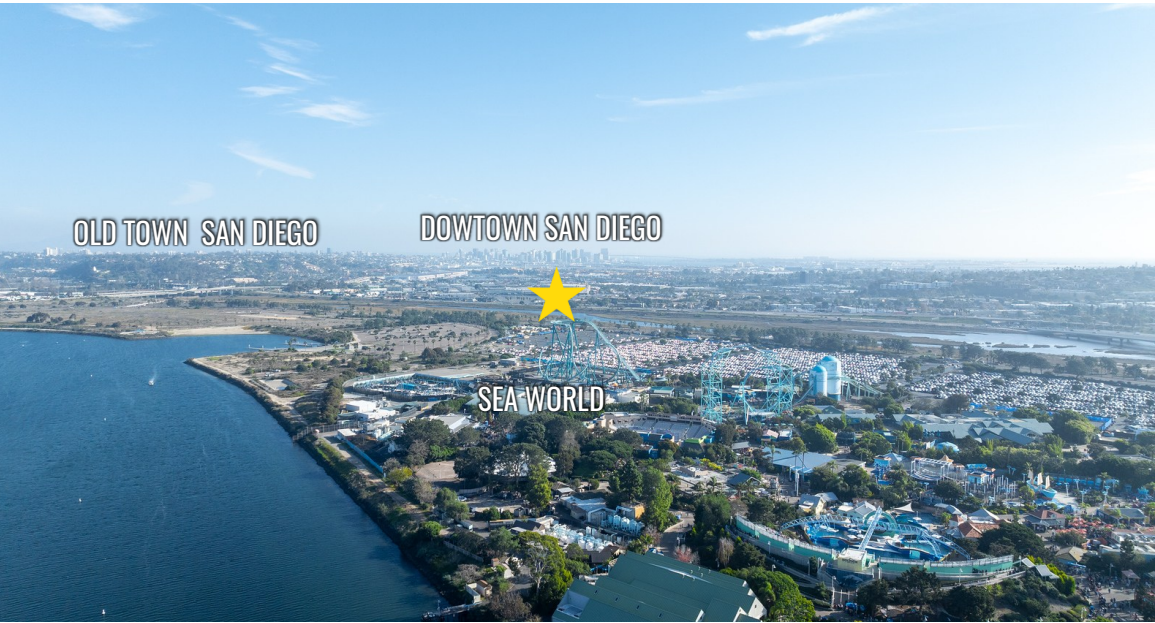


Floor Plan Not Fit to Scale; for Reference Purposes Only





# PROPERTY PHOTOS





PROPERTY PHOTOS





## NEARBY AMENITIES



OLD TOWN SAN DIEGO



DOWNTOWN SAN DIEGO



SPORTS ARENA BLVD

107,103 VDP



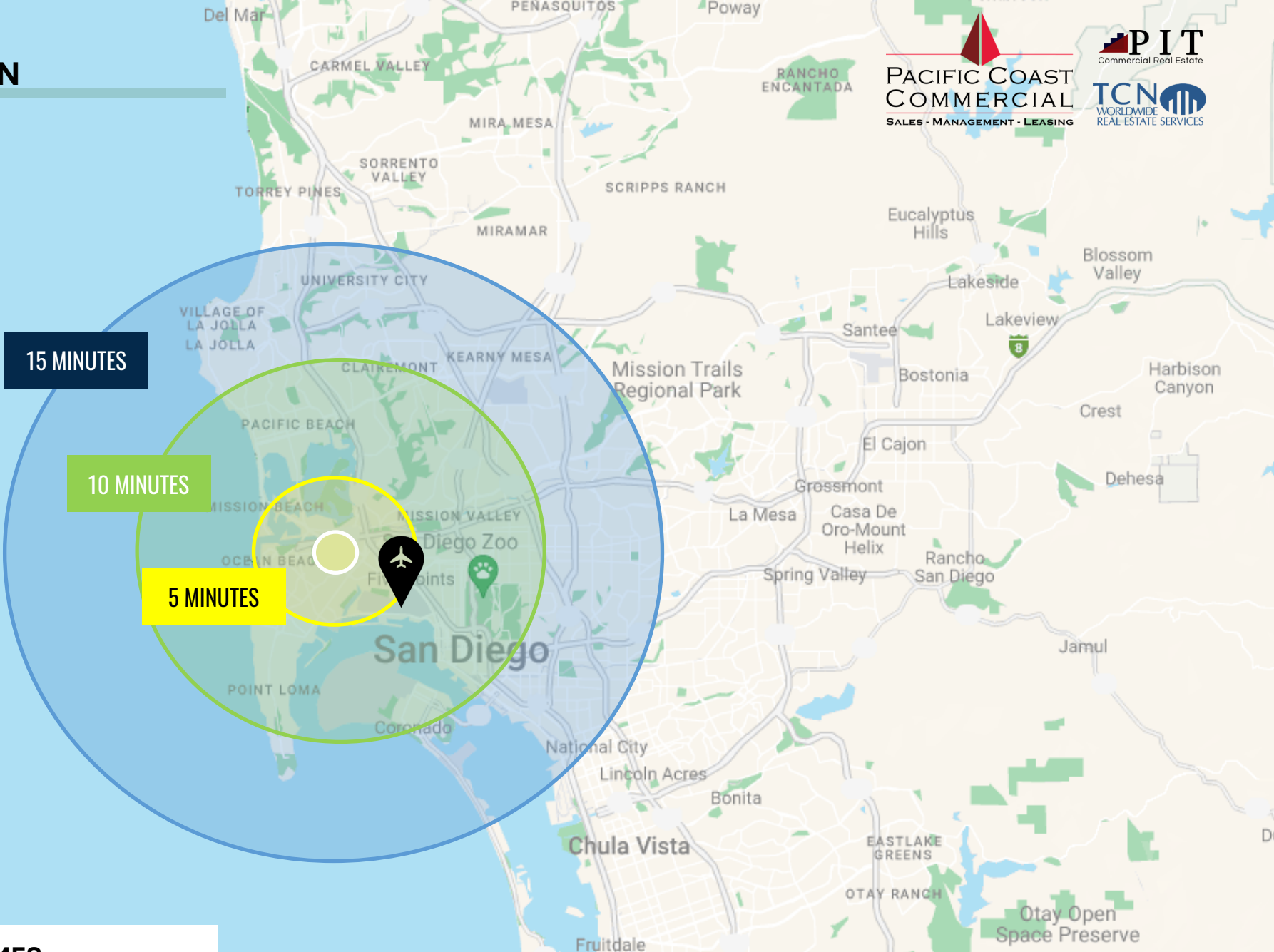
**Sports Arena Business Park**  
**MULTI-TENANT INDUSTRIAL/OFFICE/RETAIL SPACE FOR LEASE**

  
**PACIFIC COAST  
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Commercial Real Estate



LOCATION



DRIVE TIMES

9  
MINUTES  
Mission Valley

10  
MINUTES  
Downtown San Diego

12  
MINUTES  
Kearny Mesa

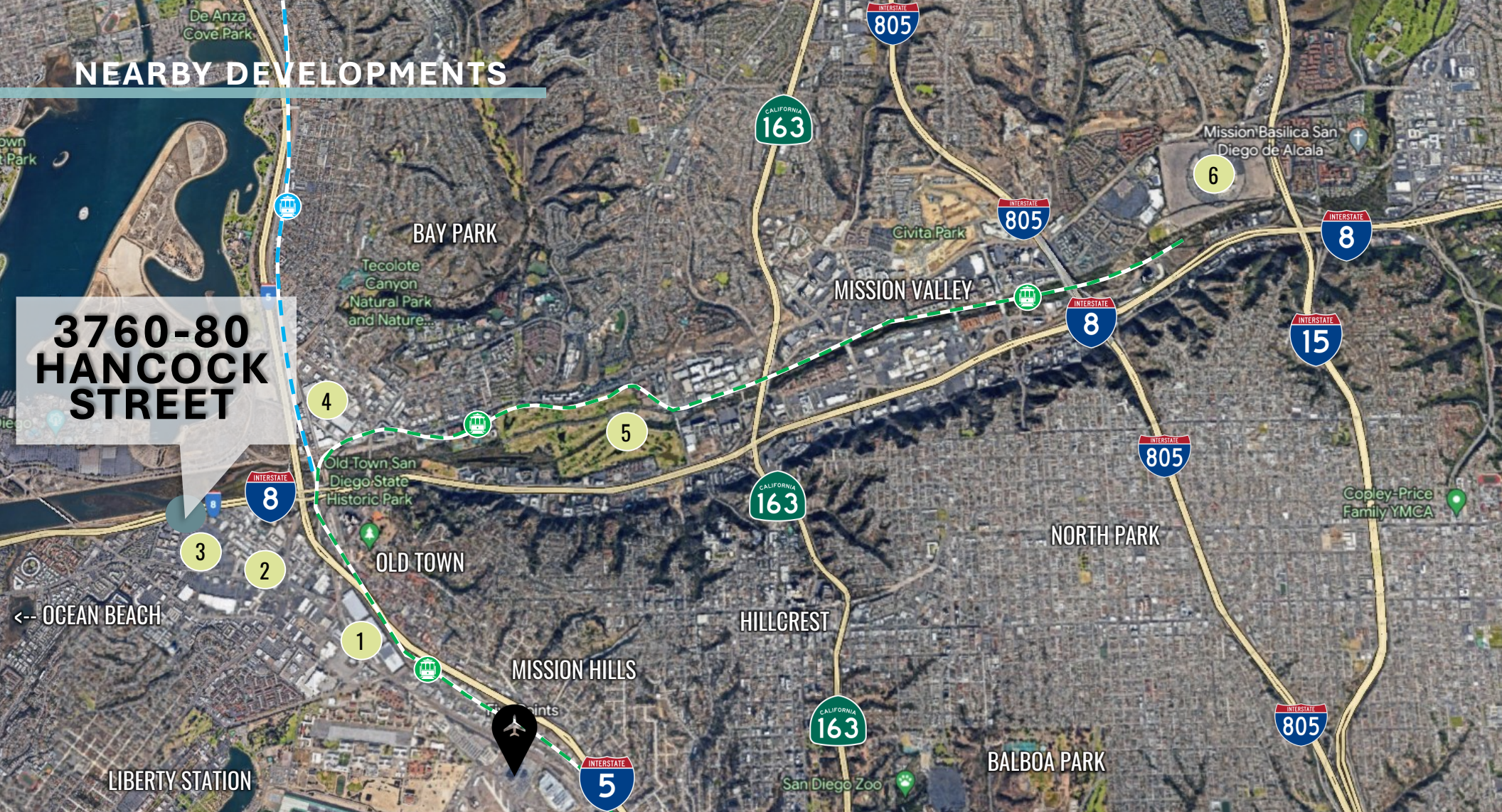
16  
MINUTES  
UTC - La Jolla

26  
MINUTES  
U.S. - Mexico Border



## NEARBY DEVELOPMENTS

# 3760-80 HANCOCK STREET



### NAVWAR REDEVELOPMENT NAVY

70-Acre Airport Serving  
Transportation Hub  
Navy Facilities, Commercial Space,  
& Up to 10,000 Residential Units

### MIDWAY COMMUNITY PLAN UPDATE

Extensive Mobility & Infrastructure  
Updates. Only 300K of Commercial  
Development Planned  
Proposed Density Increase of  
10,155 Residential Units

### SPORTS ARENA REDEVELOPMENT MIDWAY RISING

48-Acre Development  
20 Acres of Public Parks  
250,000 SF Commercial Space

### MORENA CORRIDOR SPECIFIC PLAN

280-Acre Mixed-Use Village  
Enhancement. Pedestrian, Retail &  
Residential Oriented  
Proposed Density Increase of  
6,050 Residential Units

### RIVERWALK MISSION VALLEY

200-Acre Development Project  
152,000 SF Retail, 1 M SF Office  
New Transit Station, 97-Acre Parks  
4,300 Apartments and Condos

### SDSU MISSION VALLEY UNIVERSITY & COMMUNITY

80-Acre Park & 34-Acre River Park  
35,000 Seat Stadium  
1.6 M SF Research/Innovation  
95,000 SF Retail & 400 Hotel Rooms



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a transaction.



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