



FOR LEASE



**FLOCKE &
AVOYER**
Commercial Real Estate



CAPITAL GROWTH
PROPERTIES, INC.

EXPLORE LIBERTY STATION

Liberty Station is a 360 acre mixed-use project featuring 321,000 SF of award-winning retail, abundant free parking spots with numerous EV charging stations, homes, schools, churches, hotels and conference centers.

SHOPPING, DINING, AND ARTS

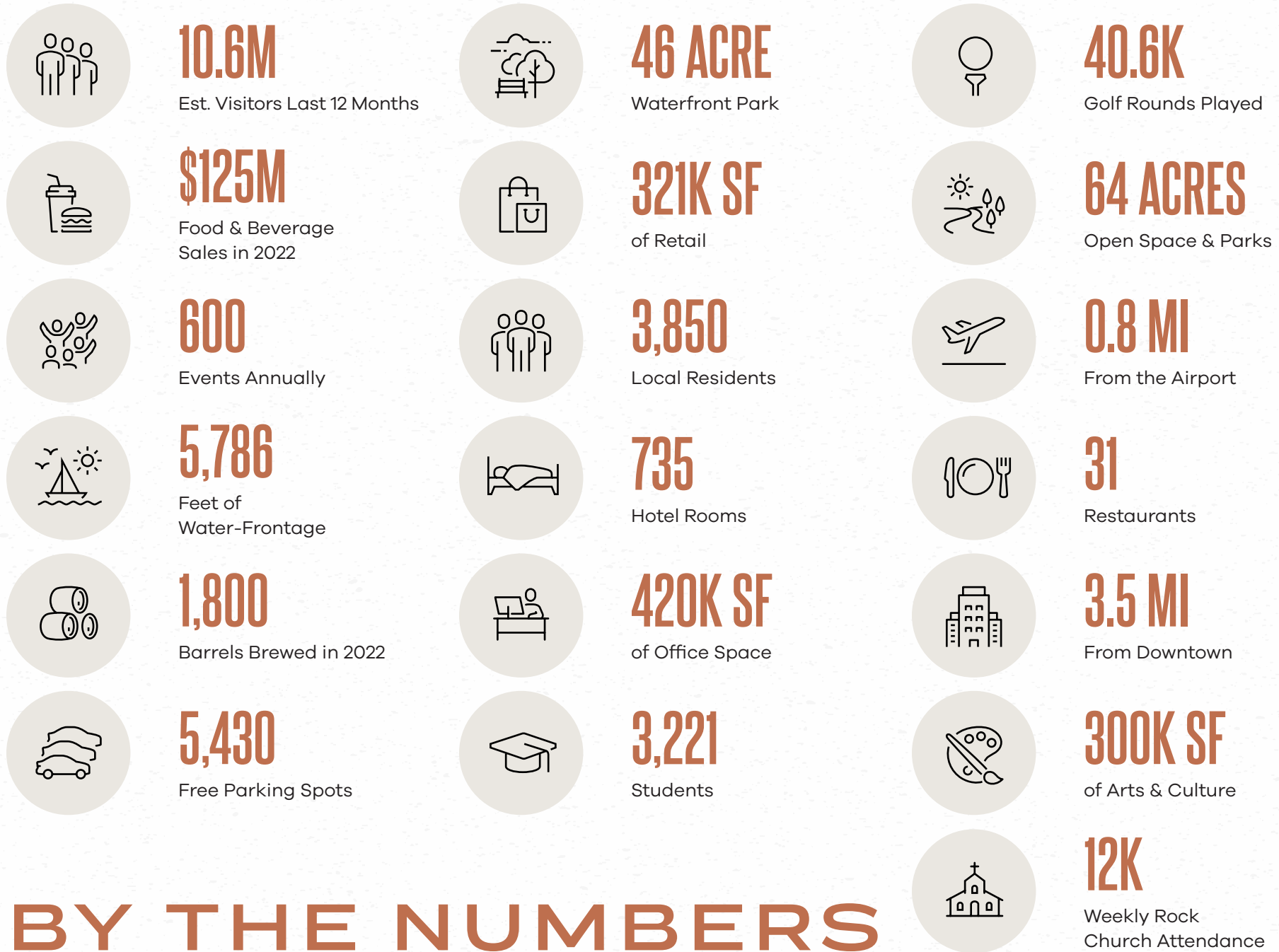
- + Cygnet Theatre & NTC Foundation have partnered to transform historic Building 178 into a world-class performing arts venue expected to draw 50,000 attendees each year.
- + Over 53 shops & retailers
- + 56 restaurants
- + 82 arts & culture destinations

CULTURE

- + ±64 acres of open space and parks
- + Redevelopment of the historic San Diego Naval Training Center
- + Concerts, art, crafts, classes, and events
- + Sustainable design and community planning awards



*Disclaimer on page 18.



BY THE NUMBERS



“
WHAT WAS ONCE A NAVAL TRAINING CENTER IS NOW A BUZZY NEIGHBORHOOD GO-TO WITH A BREADTH OF OFFERINGS THAT MAKE LIBERTY STATION DISTINCTLY SAN DIEGO.”

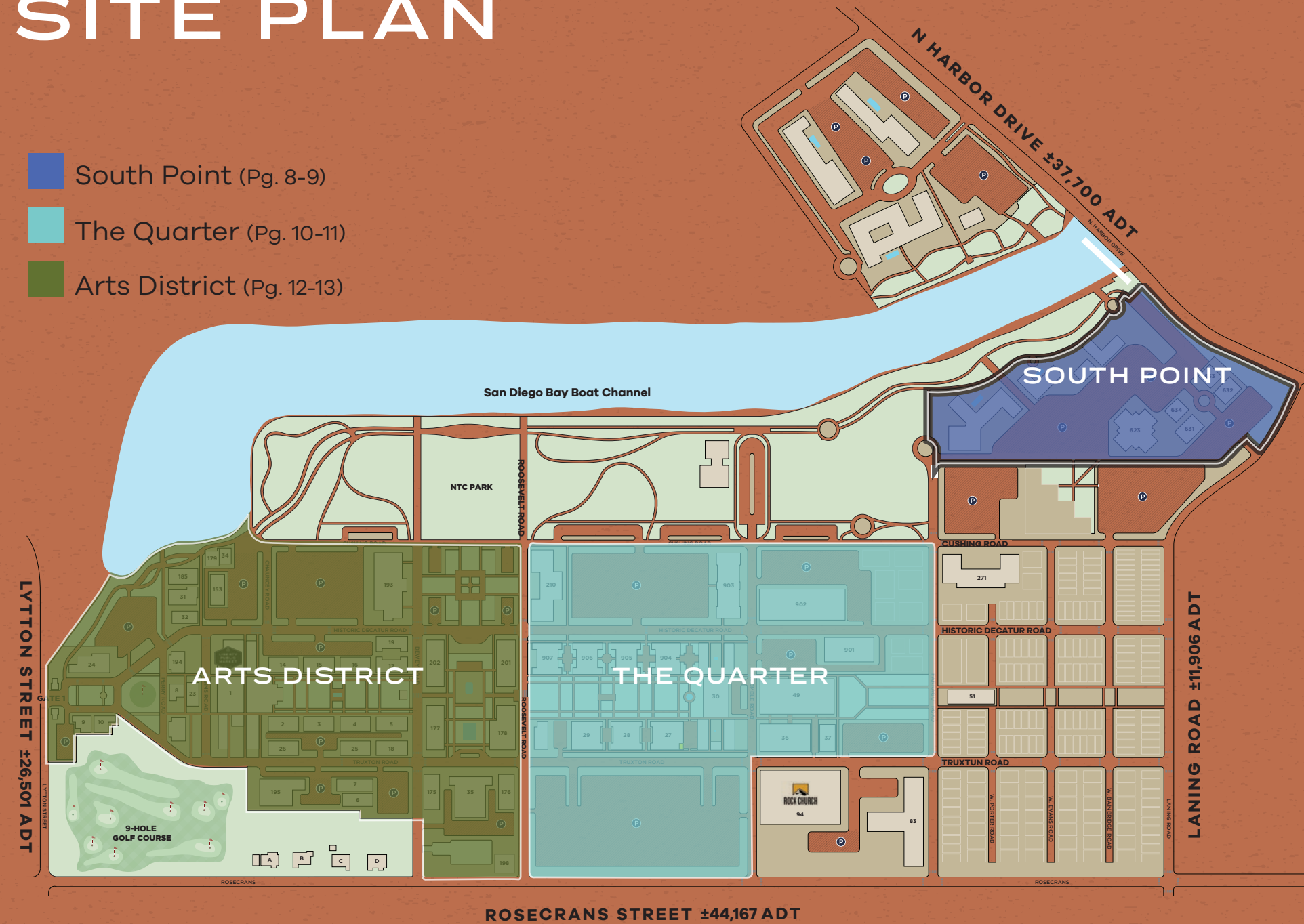
SANDIEGO.ORG





SITE PLAN

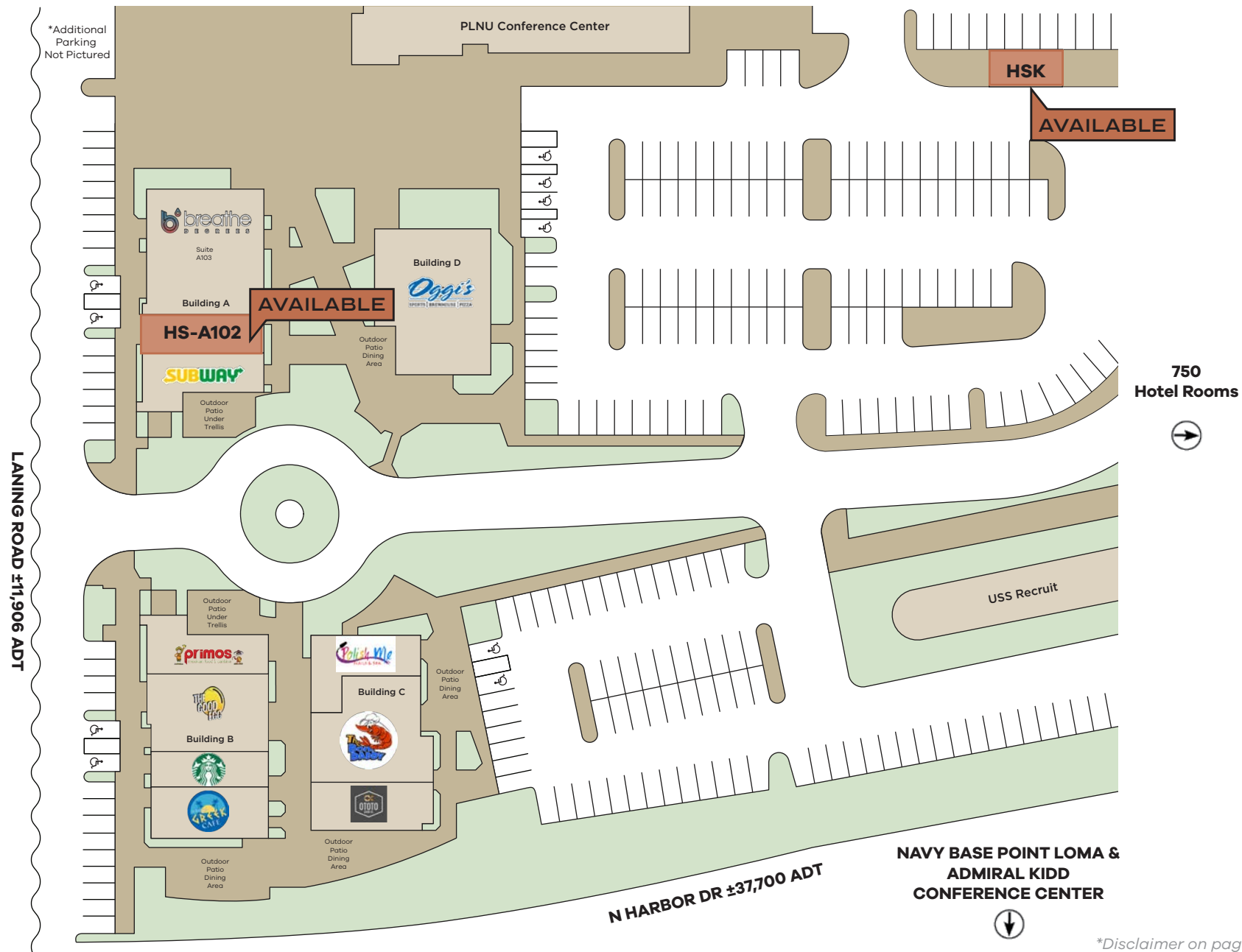
- South Point (Pg. 8-9)
- The Quarter (Pg. 10-11)
- Arts District (Pg. 12-13)



*Disclaimer on page 18.

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SITE PLAN SOUTH POINT



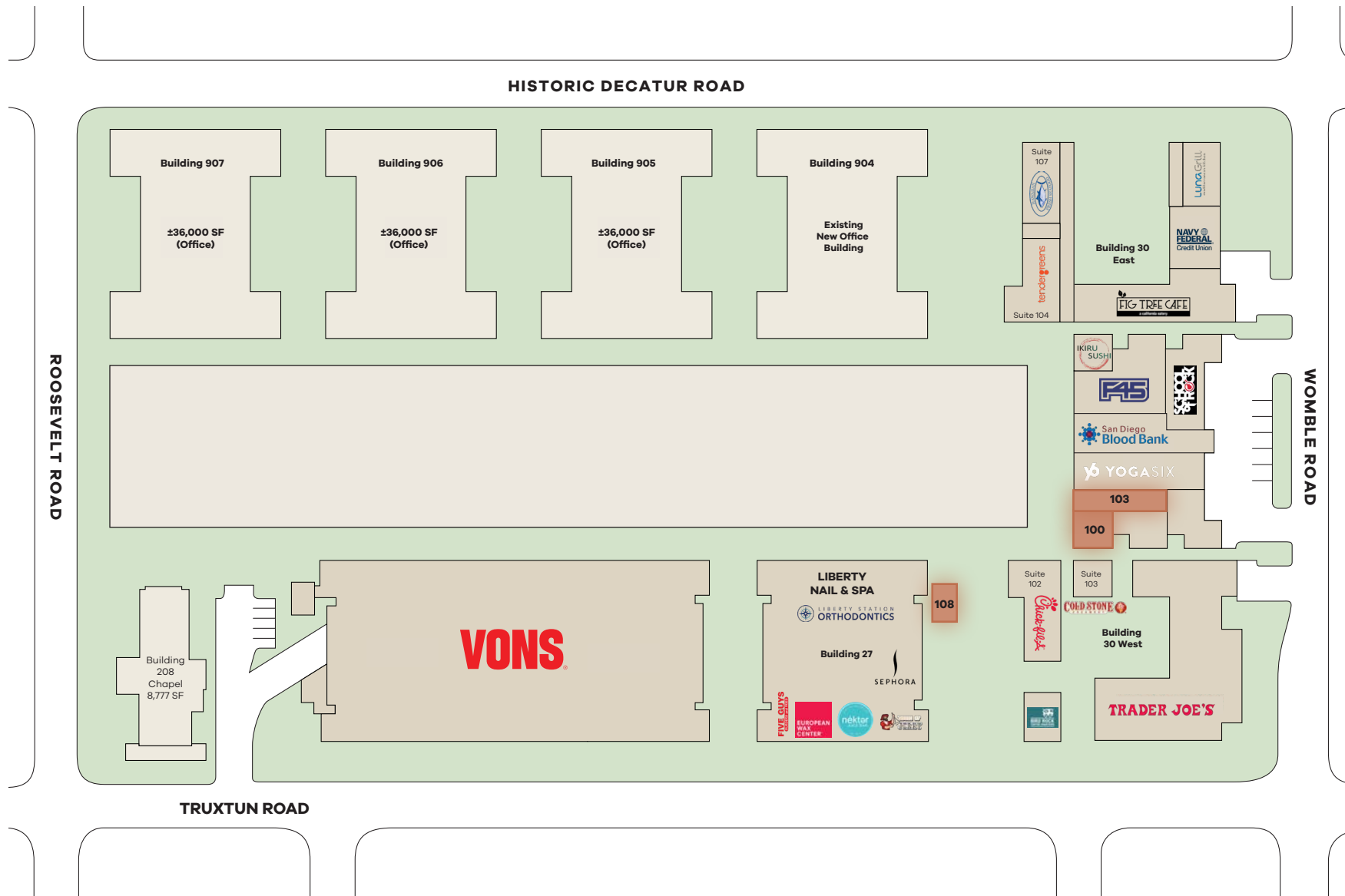
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BLDG	SUITE	TENANT NAME	SF
HSA	101	Subway	1,500
HSA	102	Available	1,211
HSA	103	Breathe Degrees (Coming Soon)	3,773
HSB	101	Los Primos Mexican	1,500
HSB	102	The Good Egg	2,429
HSB	104	The Greek Cafe	1,083
HSB	105	Starbucks	1,472
HSC	101	Polish Me Nails	1,500
HSC	103	Ototo Sushi	2,005
HSD	101	Oggi's Pizza & Brewing	4,200
HSC	102	The Boil Daddy (Coming Soon)	2,346
HSK	1-2	Available (Kiosk)	284

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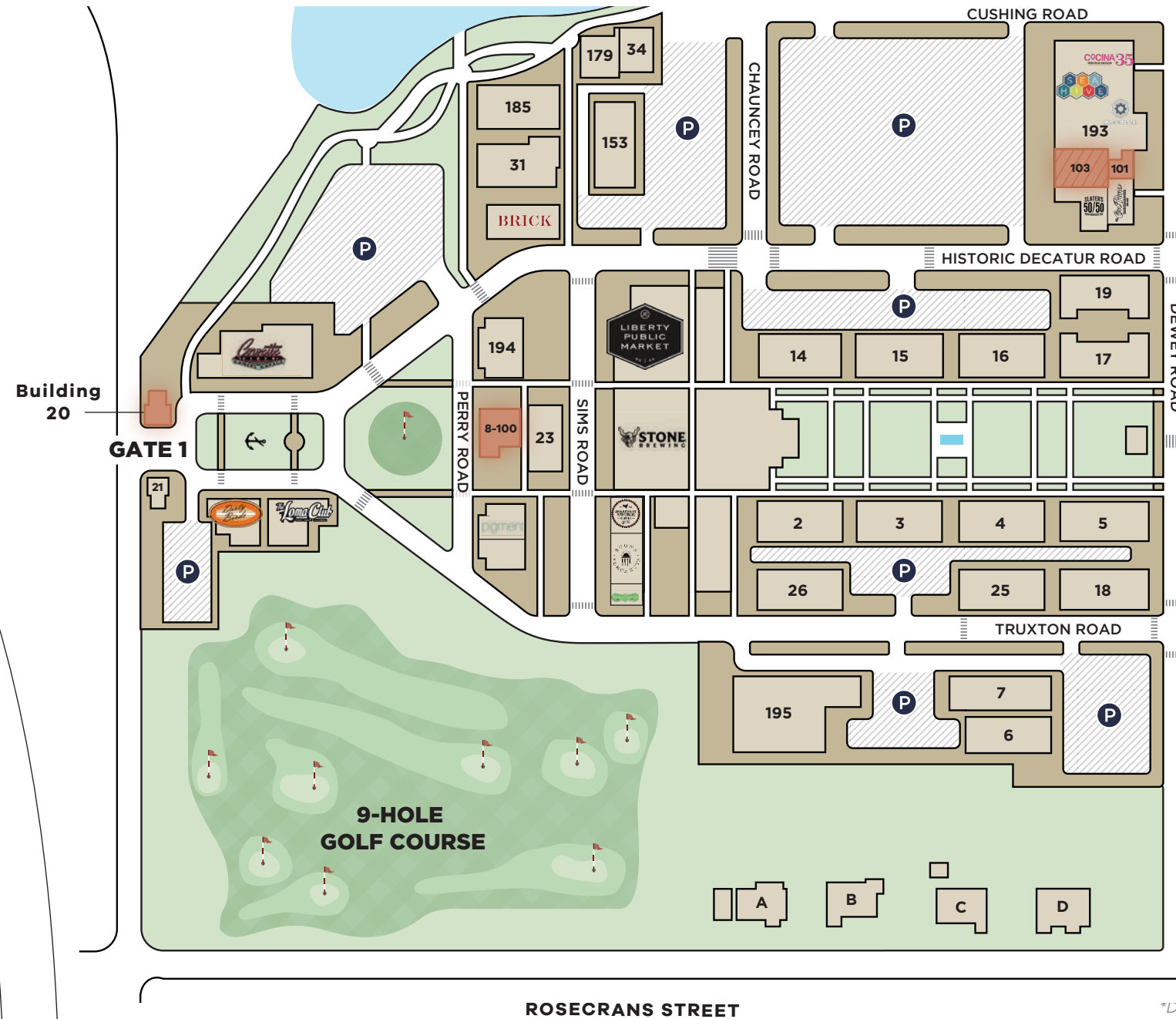
SITE PLAN THE QUARTER



BLDG	SUITE	TENANT NAME	SF
27	103	Five Guys	3,134
27	108	AVAILABLE	574
27	109	Nekter Juice Bar	1,496
27	100	House of Jerky	408
27	104	Liberty Station Orthodontics	3,794
27	200	Scripps Health Express	4,668
27	101	Sephora	4,500
27	102	European Wax Center	1,593
27	107	Liberty Nail & Spa	1,500
28-29		Vons	51,839
28	200	Rise Physical Therapy	2,260
20	208	CUBRC	640
30C	100	AVAILABLE	1,094
30C	101	Yoga Six	4,570
30C	101B	San Diego Blood Bank	3,763
30C	103	AVAILABLE	1,658
30C	105	Ikiru Sushi	1,070
30C	106	Point Loma Optometry	1,344
30C	102	F45	2,930
30E	99	Luna Grill	1,917
30E	100	Navy Federal CC	5,643
30E	102	Fig Tree Cafe	1,490
30E	103	Jolsalon	1,170
30E	106	Hawaiian Fresh Seafood	1,052
30W	100	Trader Joe's	14,843
30W	101	Bird Rock Coffee Roasters	1,394
30W	102	Chick-fil-a (Coming Soon)	3,330
30W	103	Cold Stone Creamery	1,054
NC	100	828 Chapel	8,777



SITE PLAN ARTS DISTRICT

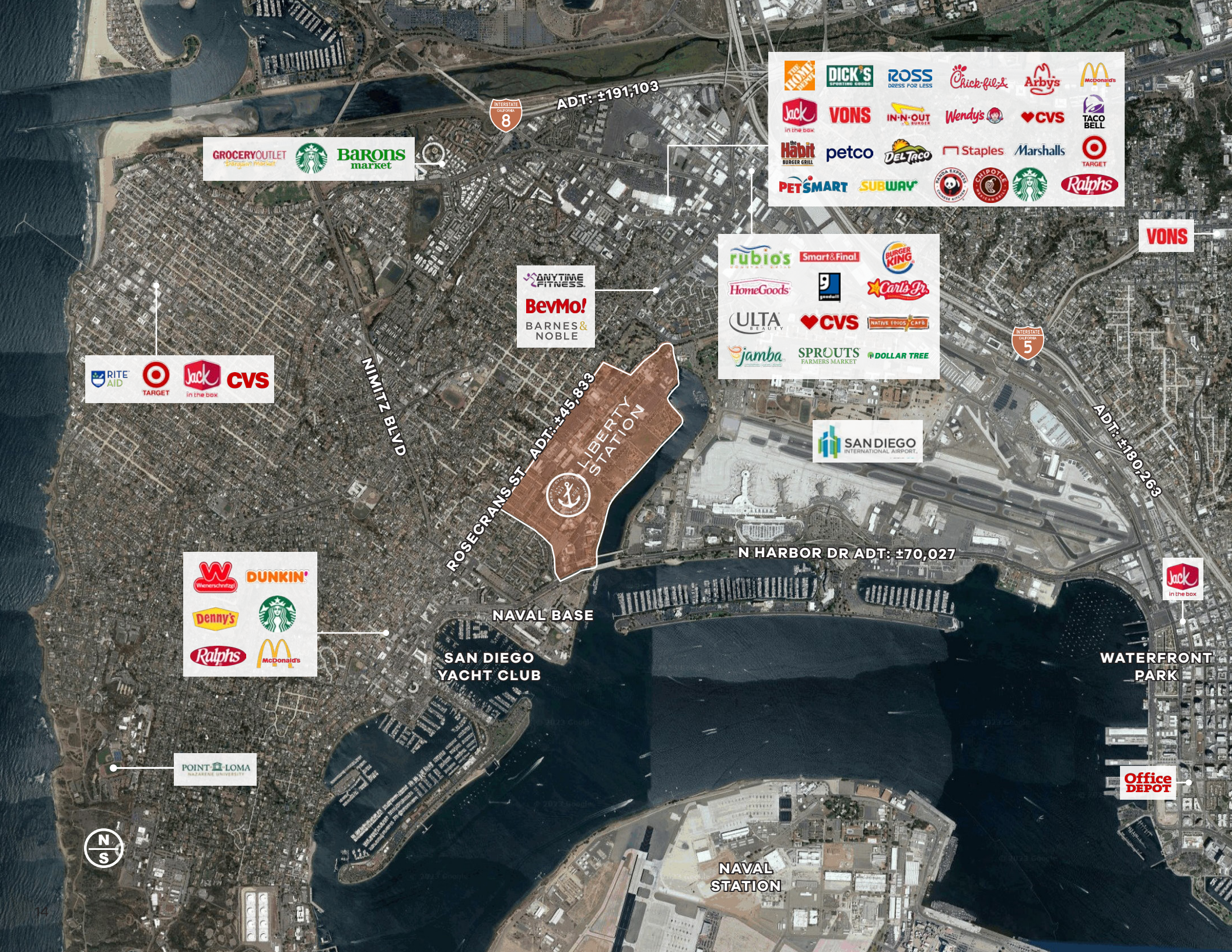


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BLDG	SUITE	TENANT NAME	SF
1	100	Pigtails & Crewcuts	1,390
1	101	Kid Ventures	5,489
1	104	Buona Forchetta	2,622
1	106	Breakfast Republic	1,520
1		Stone Brewing	22,514
1		Liberty Public Market	25,061
8	100	Available	3,320
9	1	Dirty Birds	3,000
10	1	The Loma Club	2,771
11	102	Leased (Coming Soon)	2,874
11	103	Pigment	3,415
20	100	Available	1,003
21	100	Lot Management	1,003
23	A-D	Moniker Coffee Co \ Moniker General	4,156
24	100	Corvette Diner	14,801
32	100	Brick	6,119
193		SPA	10,658
193	101	Available	2,167
193	102	Club Pilates	2,736
193	103	Sea Hive Station	15,794
193	103	Available (Outdoor Area)	5,601
193	104	Cocina 35	3,936
193	105	Con Pane Rustic Breads & Cafe	4,012
193	107	Slater's 50/50	5,402
194	100	Sparkcycle	4,142

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 Population	18,621	108,605	336,325
 Daytime Population	11,558	101,029	306,665
 Average Household Income	\$160,051	\$162,518	\$142,612




44,167 CPD
Rosecrans Street


37,700 CPD
North Harbor Drive


26,501 CPD
Lytton Street

Welcome to Point Loma, a breathtaking coastal community located in the heart of San Diego!

With stunning ocean views, historical landmarks, and a lively atmosphere, Point Loma is a true gem of Southern California.

Nestled on a peninsula that extends into the Pacific Ocean, Point Loma offers a wide range of outdoor activities, dining and entertainment options. From hiking the trails in the scenic Cabrillo National Monument to relaxing on the sandy beaches of Shelter Island, there is something for everyone in Point Loma.

Point Loma is home to several important landmarks, including the Old Point Loma Lighthouse, the Fort Rosecrans National Cemetery, and the Cabrillo National Monument Visitor Center, where one can learn about the area's rich cultural and natural history.

In addition to its natural beauty and historical significance, Point Loma boasts a vibrant dining and shopping scene. From fresh seafood and craft cocktails to trendy boutiques and artisanal markets, there is no shortage of options to satisfy all taste buds and shopping cravings.



THE NEIGHBORHOOD



LIBERTY STATION

SAN DIEGO, CALIFORNIA

*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.

*Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.

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