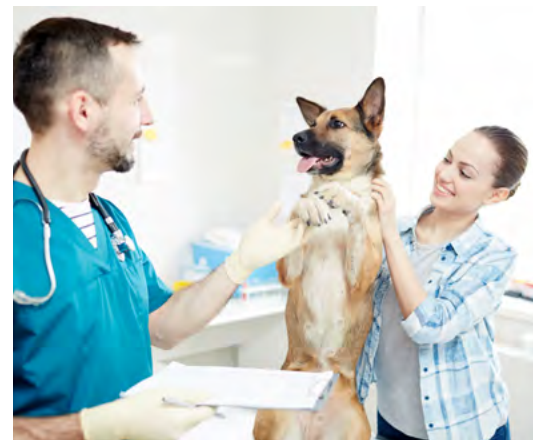


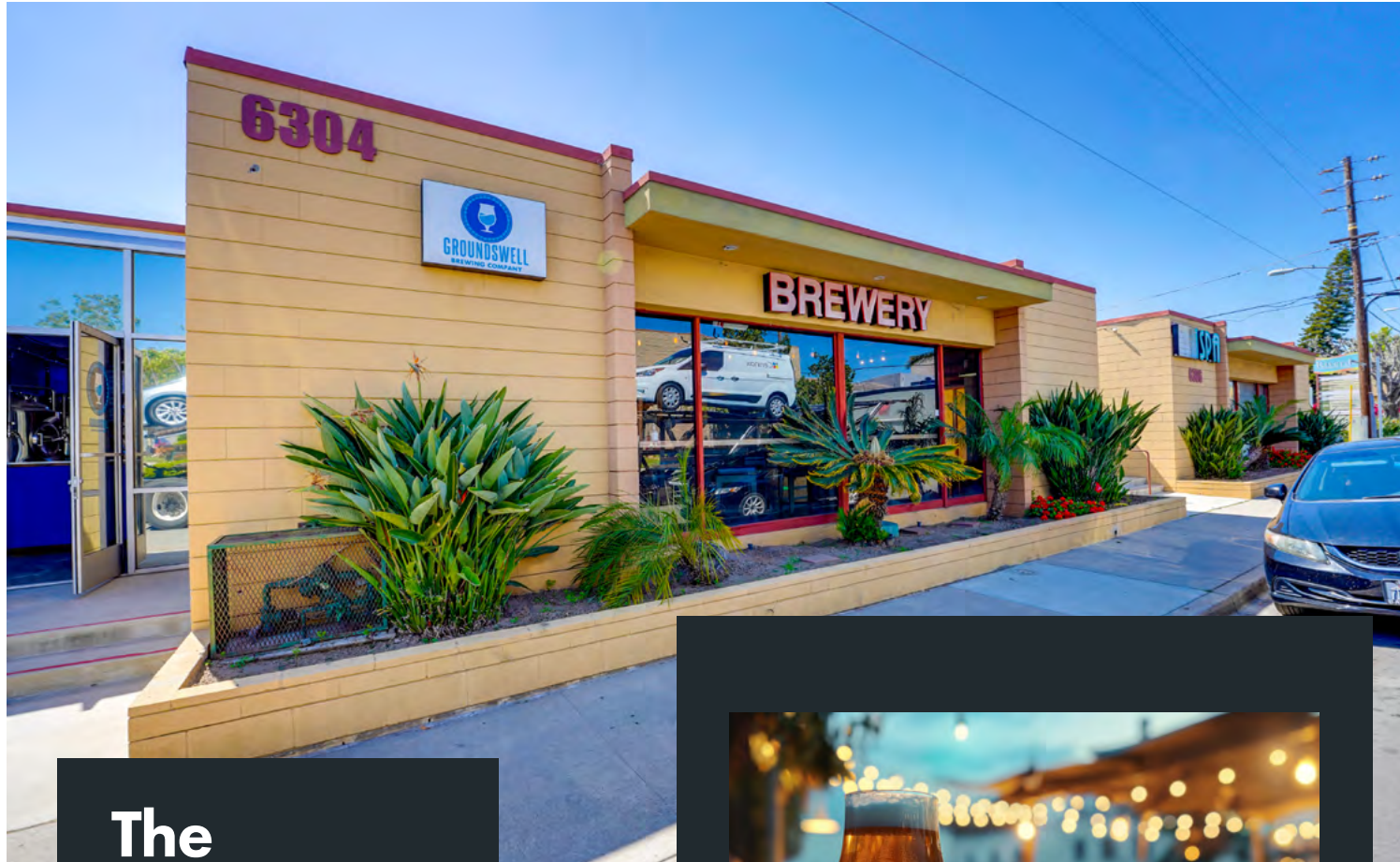
# RIVERDALE

## COMMERCE PARK

Turnkey Brewery/Retail For Lease | ±1,854 SF



Mission Gorge | 6304 Riverdale St, San Diego, CA 92120



## The Property

**6304 Riverdale St**  
San Diego, CA 92120

**±1,854 SF**  
Available Space

**\$2.95 PSF, NNN**  
Lease Rate

**Brewery/Retail/Restaurant**  
Space Use



### Existing Build-Out

- Turnkey Brewery
- Equipment
- Outdoor Patio
- Large Windows
- Restroom

- Turnkey brewery space with equipment, outdoor patio, large windows, and restroom
- Lifestyle center with on-site management and pride of ownership
- High visibility on Friars Road, a main Mission Valley thoroughfare - 9,686 ADT
- Adjacent to SDSU West Campus, a mixed-use transit oriented university campus
- Recently upzoned for high-density residential, with plans to add up to 8,750 housing units and 22,000 new residents to the neighborhood
- Ease of commute with central location, short distance to multiple freeways, and nearby transit options
- Close proximity to Fenton Market Place, Fashion Valley, and Kaiser Permanente
- Increasing development activity - just 7 minutes from Snapdragon Stadium Development
- Neighbors include Filippi's Pizza Grotto, Corner Thai Kitchen, Better Buzz, San Diego Brewing Co., and more!

# The Location

VORA (3 Properties)  
856 UNITS



STELLA & BLUEWATER  
159 UNITS



**SDSU** San Diego State University  
MISSION VALLEY



SAN DIEGO RIVER



**RIVERDALE**  
COMMERCE PARK



FRIARS RD

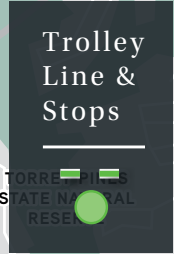


RIVERDALE ST



# Discover San Diego

Trolley Line & Stops



# Discover Mission Gorge



# Historic, Convenient, Diverse



## The Epicenter of Growth & Innovation

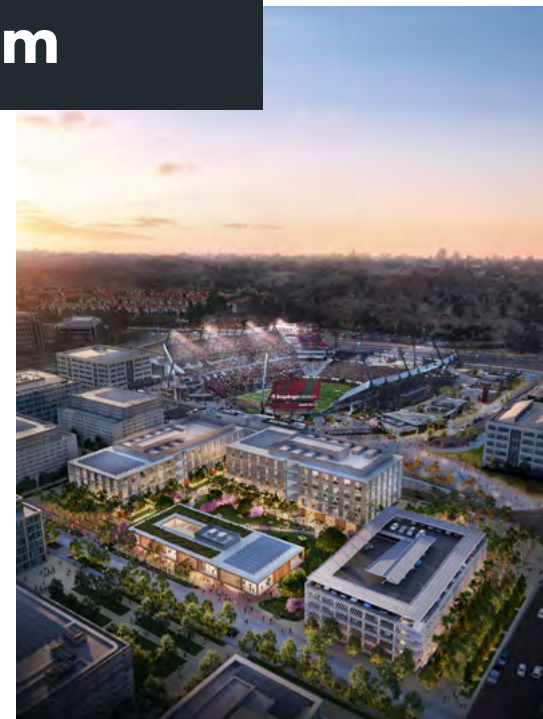
Mission Gorge is transforming into a vibrant residential and commercial hub with major developments like ShoreLINE, Union Grantville, the \$4 billion Riverwalk project, and SDSU Mission Valley. These projects are adding thousands of residential units, new retail, office space, transit access, and community parks, positioning Mission Gorge at the center of San Diego's growth.



# Snapdragon Stadium

## Snapdragon Stadium is Undergoing Major Redevelopment

- AvalonBay Communities will begin construction this summer on a 621-unit multi-family development with 30,000 square feet of retail, including a grocery store and restaurants, expected to open by 2028.
- SDSU Mission Valley's full \$3.5 billion buildout over the next decade will feature 4,600 housing units, a 400-room hotel, 100,000 square feet of retail, and a 1.6 million-square-foot Innovation District.
- Construction will shift parking from the Orange and Yellow lots to new parking structures, with careful coordination to maintain smooth Snapdragon Stadium event operations during the development.



Total Population

**64,722**

<30 Min to Work\*

**156,000**

Avg Rent

**\$2,873**

Consumer Spending

**\$944.1M**

Avg Income

**\$120,926**

Home Owners

**40%**

Demographics and market information produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Demographics - 2 mile radius / \*5 mi radius.

# Citywide Connectivity

Mission Gorge is situated in the heart of San Diego, making it a highly desirable location. It offers convenient access to major highways and is centrally located between Downtown and other prominent areas like North County, and the beach communities. This central location enhances Riverdale Commerce Park's accessibility and makes it attractive for residents seeking to live in a convenient location.

Riverdale Commerce Park benefits from convenient access to restaurants, shopping, SDSU Mission Valley, Riverwalk, Balboa Park, and much more. It provides immediate access to 1-15, 1-8, and the trolley line, which serves over 34 million annual riders.

The San Diego Trolley offers a wealth of opportunities for people, linking San Diego's most vibrant communities together and providing job opportunities, education, healthcare, shopping, and entertainment. The Mid-Coast extension of the Blue Line Trolley has proved especially popular, with a 73% increase in ridership since its opening in 2021.



**5 MINS**  
Snapdragon Stadium  
1.7 miles



**7 MINS**  
Fenton Parkway  
2.1 miles



**12 MINS**  
Riverwalk  
6.2 miles



**14 MINS**  
Balboa Park  
7.9 miles



**15 MINS**  
Downtown  
9.8 miles



**15 MINS**  
Mission Beach  
11 miles



**6 MINS**  
1-15 & 1-8  
1.5 mile

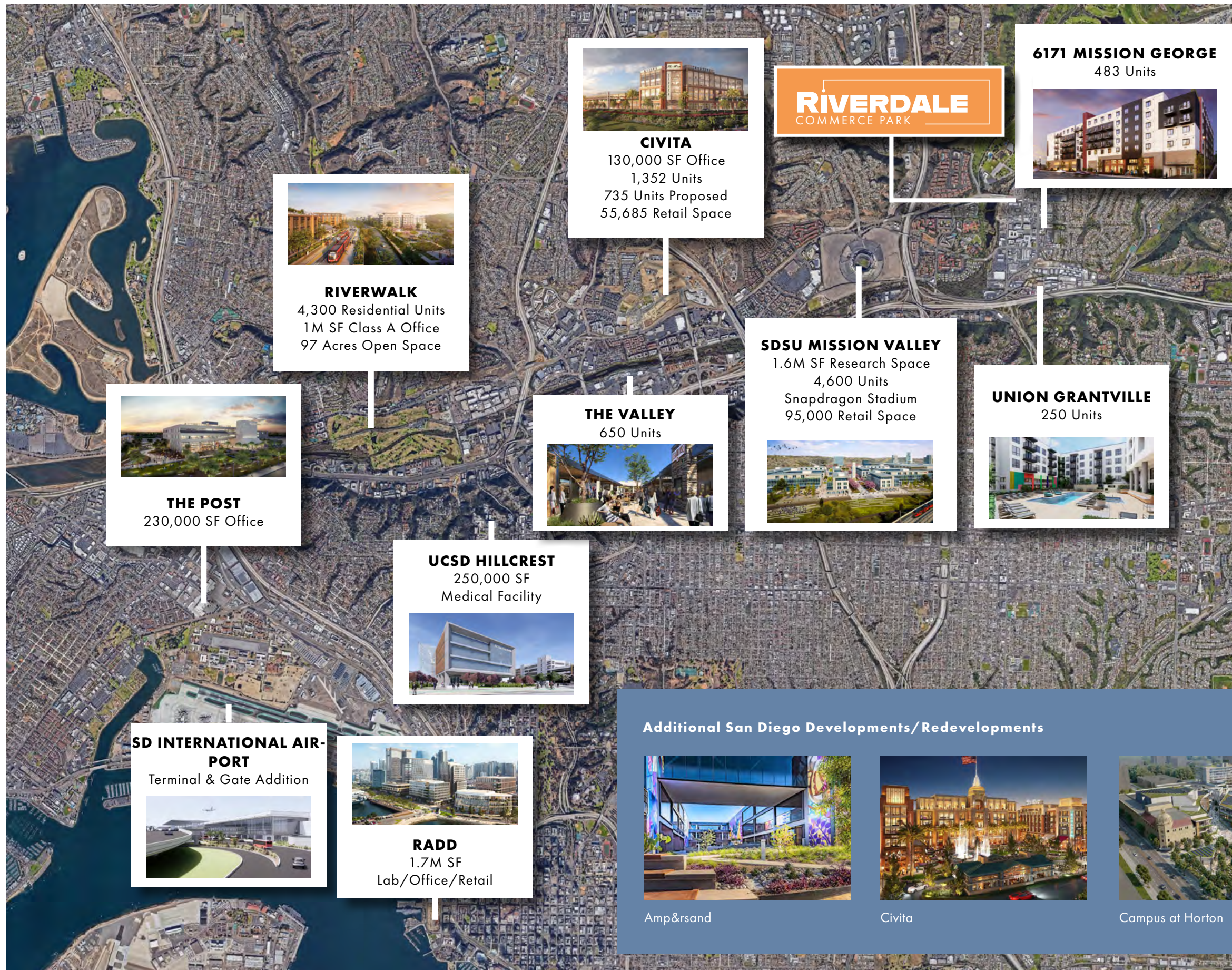


**5 MINS**  
Trolley Stop  
1.4 miles



**19 MINS**  
San Diego Int. Airport  
10 miles





**RIVERDALE**  
COMMERCE PARK

**6171 MISSION GEORGE**  
483 Units

**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

**THE VALLEY**  
650 Units

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

**UNION GRANTVILLE**  
250 Units

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

**SD INTERNATIONAL AIR-PORT**  
Terminal & Gate Addition

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

**Additional San Diego Developments/Redevelopments**



Amp&rsand



Civita



Campus at Horton



BioMed Towne Center

# Consistent 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, Mission Gorge continues to see growth. 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.

Mission Gorge is a regional employment center, a public transportation hotspot and the newest space for innovation firms and startup growth in the region. It's becoming an urban core that ignites the economic engine of greater San Diego.



**The Valley**

**2** Residential Buildings  
**650** Housing Units  
**10M** Annual Visitors  
\*Before Development

San Diego's Westfield Mission Valley, a landmark retail destination since the 1960s, is set for a major transformation and rebranding as "The Valley." The redevelopment will reinvent the space as a dynamic mixed-use district, combining retail, dining, entertainment, and residential living. Moving beyond the traditional shopping mall concept, the new vision emphasizes a walkable, lifestyle-focused environment with redesigned public spaces.

A major highlight of the project is the addition of new residential buildings, replacing existing parking lots on the eastern and western edges of the property. This aligns with Mission Valley's broader push toward urban density and walkability.

Enhancements will include a central promenade and covered parking, elevating the overall visitor experience. As a well-frequented destination, "The Valley" is poised to play a key role in shaping Mission Valley's future as a thriving live-work-play community.

# Westfield Mission Valley Undergoing Major Redevelopment





FRIARS RD

RIVERDALE ST

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