

+/-4,800 SF RETAIL AUTOMOTIVE /
COMMERCIAL BUILDING

3655 SPORTS ARENA BLVD.

SAN DIEGO, CALIFORNIA

POINT LOMA / MIDWAY DISTRICT

FOR SALE / LEASE

LOCATED WITHIN ONE OF SAN DIEGO'S BUSIEST SHOPPING DISTRICTS

PRIME LOCATION | HIGH-PROFILE | EXCELLENT EXPOSURE

DIVISIBLE TO +/-2,500 SF



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

IDEAL FOR RETAIL AND AUTOMOTIVE TYPE USES



LOCATED DIRECTLY ACROSS FROM THE FUTURE 48.5 ACRES SPORTS ARENA REDEVELOPMENT PROJECT

- ✔ HIGH-PROFILE LOCATION
- ✔ EXCELLENT EXPOSURE
- ✔ HEAVY TRAFFIC AREA
- ✔ AMONG BIG BOX RETAILERS

- ✔ +/- 4,800 SF RETAIL BUILDING
- ✔ +/-0.33 ACRE LOT
- ✔ DIVISIBLE TO +/- 2,500 SF
- ✔ SIX SERVICE BAYS
- ✔ FRONT OFFICE / RECEPTION AREA
- ✔ +/- 420 SF MEZZANINE
- ✔ 18' CEILING HEIGHT
- ✔ 59' FRONTAGE ON SPORTS ARENA BLVD. WITH ONE CURB CUT
- ✔ PREMIUM SIGNAGE OPPORTUNITY
- ✔ +/- 20 SURFACE PARKING SPACES
- ✔ HEAVY TRAFFIC - 19,621 CARS PER DAY

OFFERED AT:
\$3,000,000

LEASE RATE:
\$13,000 / MONTH NNN



SAN DIEGO BAY

POINT LOMA

OCEAN BEACH

LIBERTY STATION

CHIPOTLE
Jersey Mike's
STARBUCKS COFFEE
PETSMART
noodles & COMPANY

OLD NAVY
TARGET
CVS pharmacy
DICK'S SPORTING GOODS

VONS
Buffalo Wild Wings
Marshalls
JOANN

STARBUCKS COFFEE
Denny's
Orangetheory FITNESS
GROCERY OUTLET
bargain Market

TJ-maxx
HomeGoods
Carl's Jr.
ULTA BEAUTY
CVS pharmacy
KING OF BREAD
jamba

ROSS
DRESS FOR LESS

THE HOME DEPOT

McDonald's

Jack in the box

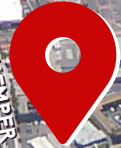
TACO BELL

Auto Zone
BIG 5 SPORTING GOODS
BURGER KING
BIG LOTS!

Olive Garden
ITALIAN KITCHEN

the Habit
BURGER GRILL

petco



FUTURE 48.5 ACRES SPORTS ARENA REDEVELOPMENT SITE
 Development proposal approved by the City to redevelop the San Diego Sports Arena site to include: 4,250 housing units, 16,000-seat sports arena, multi-acre central urban park, and a mixed-use entertainment, arts and cultural district.

KOBEY'S SWAP MEET
 San Diego's Largest Outdoor Marketplace! Open Friday, Saturday & Sunday, drawing more than 1,000 sellers and 20,000 shoppers weekly.

ROSECRANS STREET

MIDWAY DRIVE

SPORTS ARENA BLVD.

KEMPER ST.

MIDWAY DRIVE

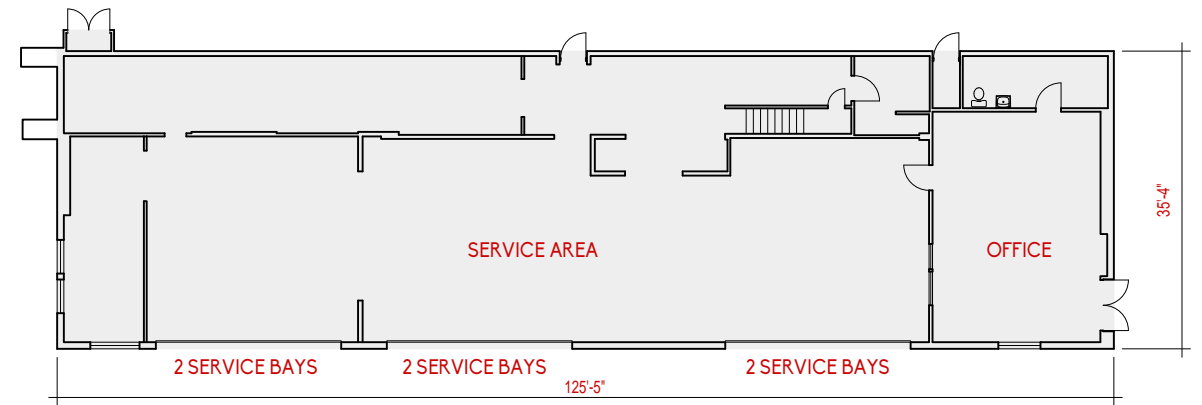
W. POINT LOMA BLVD.

SPORTS ARENA BLVD.

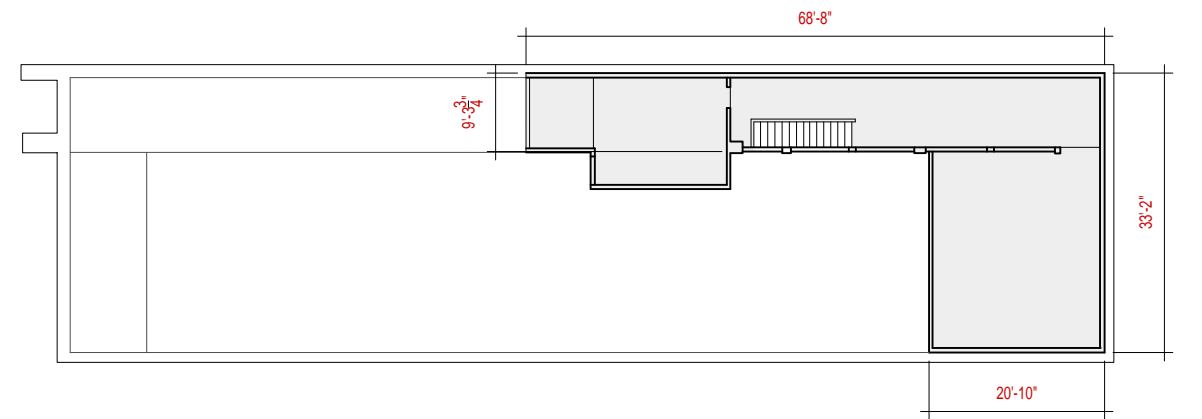


3655 SPORTS ARENA BLVD.

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GROUND LEVEL



MEZZANINE

MIDWAY DISTRICT

POINT LOMA / SPORTS ARENA

The Midway District has long been a shopping hub, with restaurants, businesses, motels, and apartments. The area includes the Sports Arena Shopping Center and is home to big concerts at Pachenga Arena. The community is the critical gateway that connects Old Town, Loma Portal, Point Loma, North Bay, Peninsula, Downtown, and some of San Diego's most popular beach areas.

Well-positioned at the intersection of Interstates 5 and 8 and the connection point between the Mid-Coast Trolley and the lines running downtown and east through Mission Valley at the Old Town Transit Station. The future SANDAG terminal will give direct access to the Airport. The Midway District could be at the core of our current and future transportation system.

The Midway District is undergoing extensive revitalization with new housing and business opportunities. A development proposal was approved by the City to redevelop the San Diego Sports Arena site, a 48.5 acres property located on Sports Arena Blvd. The proposal includes 4,250 housing units, a modern 16,000-seat sports arena, a multi-acre central urban park, and a mixed-use entertainment, arts and cultural district.

With a population of over 300,000 residents within a 5-mile radius, the busy Midway District is not only a shopping hub with fashion chains and big-box retailers, it is also home to Kobey's Swap Meet, San Diego's largest outdoor market, attracting tourists and residents from all over San Diego County.

107,215

2023 POPULATION
3 MILE RADIUS

97,490

DAYTIME EMPLOYEES
3 MILE RADIUS

\$118,440

AVERAGE HH INCOME
3 MILE RADIUS

\$1.75B+

CONSUMER SPENDING
3 MILE RADIUS

39.2

MEDIAN AGE
3 MILE RADIUS

\$867,482

MEDIAN HOME VALUE
3 MILE RADIUS

AREA DEMOGRAPHICS

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SAN DIEGO, CALIFORNIA



For information or to tour the property, please contact:

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