

POINT LOMA PLAZA

3645 Midway Drive, San Diego, CA 92110

VONS

**FLOCKE &
AVOYER**

Commercial Real Estate

Regency[®]
Centers.

**FOR
LEASE**



SITE



POINT LOMA PLAZA

3645 Midway Drive, San Diego, CA 92110

FOR LEASE

- Unit 29: ±1,680 SF
- Unit 33: ±3,200 SF
- Unit 49: ±2,412 SF
- Unit 47: ±648 SF

PROPERTY HIGHLIGHTS

- ±204,881 SF coastal shopping center with direct access to I-5 and I-8
- Ample parking
- Convenient access from Midway Drive and Kemper Street at a signalized intersection
- Close proximity to Pechanga Arena and EF International Language School Campus which consists of about 1,500 students
- Strong tenant mix includes:





**DIVERSE
TENANT
MIX**






Kemper Street
ADT ±5,540

JO-ANN fabric and craft stores
UNIT 29
VONS
ITAN
UNIT 33
UFC GYM
Cryo Sculpting Lab
UNIT 47

UNIT 49
Marshalls

FedEx
CHASE
BUFFALO WILD WINGS
Bank of America

LEGEND

 Available Units

Midway Drive
ADT ±21,953



UNIT	TENANT	SF
01-02	SAN DIEGO GYMNASTICS	7,347
04	UBREAKIFIX	613
05	BANK OF AMERICA	4,202
10	BUFFALO WILD WINGS	6,381
17	JPMORGAN CHASE BANK	6,380
18	FED-EX OFFICE	5,048
19	AMERICAN CANCER SOCIETY	5,495
20	SHELTER ISLAND VETERINARY HOSPITAL	3,549
20-A	IKE'S LOVE & SANDWICHES	1,600
20-B	NAVY FEDERAL CREDIT UNION	228
21	EYEGLOSS WORLD	4,644
22	NELSON PHOTO SUPPLIES	4,204
23	MIDWAY CLASSIC MALT SHOP	1,200
24	LIGHTHOUSE DENTAL, DR. AJAY AM	1,830
25	JO-ANN FABRICS	14,950
26	LEATHER MAGIC	1,190
27	MR. J'S CLEANERS	1,610
28	POINT LOMA POSTAL PLUS	1,400
29	AVAILABLE	1,680
30	VONS	50,000
32	SALONS BY JC	7,199
33	AVAILABLE	3,200
35	UFC GYM - COMING SOON	29,438
37	INAILS AND SPA	1,800
38	INTER HAIR	1,520
39	DIAMONDS FOREVER	1,075
40	MARSHALLS	23,874
41	ITAN SUN SPRAY SPA	1,749
42A	USCG RECRUITING CENTER	2,487
43	EXPEDIA CRUISE SHIPCENTERS	864
44	NUTRITION ZONE	864
45	CRYO SCULPTING LAB	744
46	THE PILATES ROOM	1,944
47	AVAILABLE	648
49	AVAILABLE	2,412

SITE PLAN



MIDWAY DRIVE

PYLON

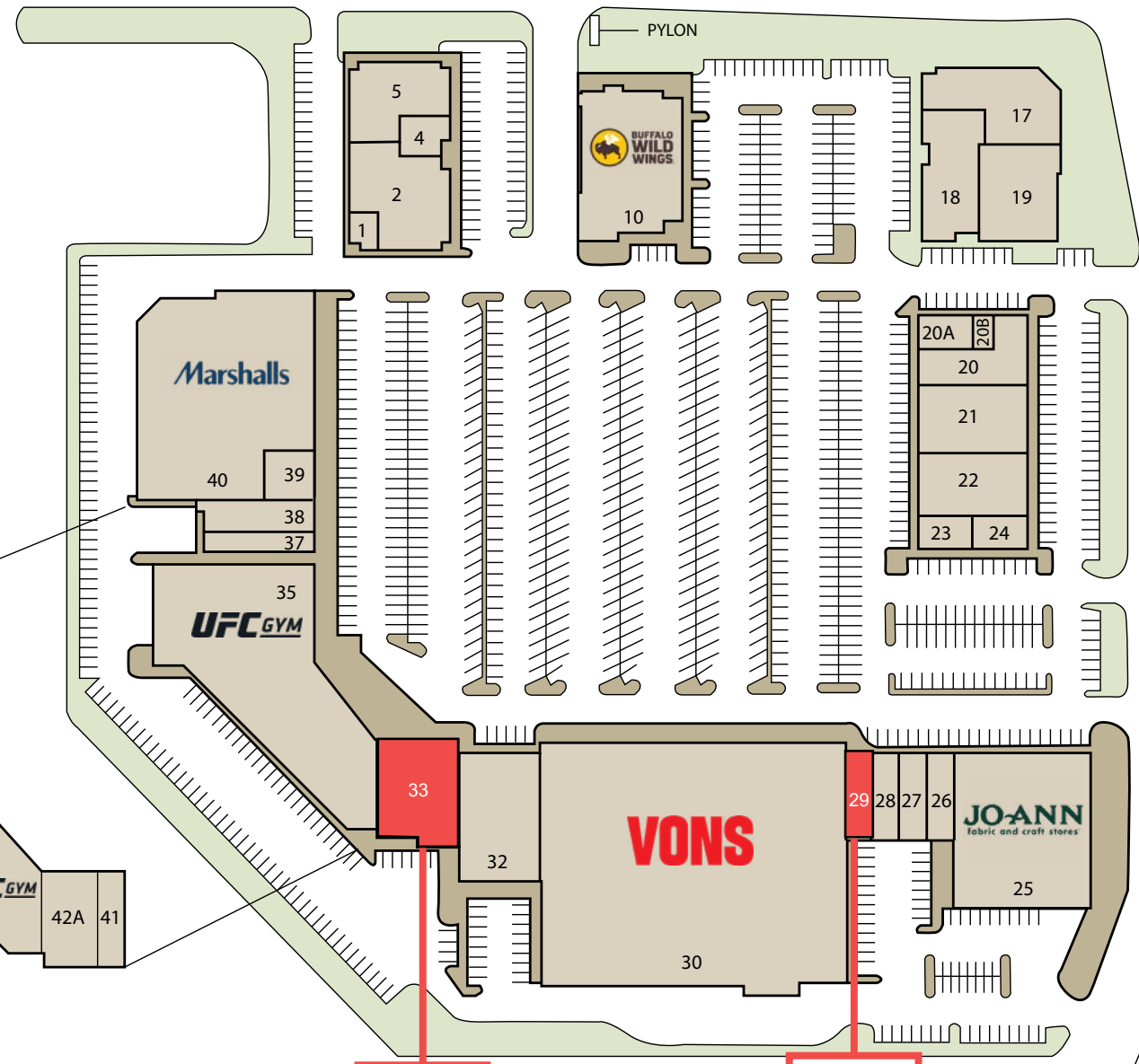
KEMPER STREET

UNIT 49
±2,412 SF

UNIT 47
±648 SF

UNIT 33
±3,200 SF

UNIT 29
±1,680 SF



**This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.*





DEMOGRAPHICS



TRAFFIC COUNTS

Midway Drive: ±21,953 ADT
Kemper Street: ±5,540 ADT



AVERAGE HHI

1 Mile: \$95,798
3 Miles: \$110,003
5 Miles: \$105,295



POPULATION

1 Mile: 19,230
3 Miles: 107,969
5 Miles: 334,205



DAYTIME POPULATION

1 Mile: 27,610
3 Miles: 123,518
5 Miles: 361,666

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



CHASE 

CHASE 

CHASE 



8BMP691

6GNL224

COMPETITION AERIAL



MIDWAY TOWN CENTER



16,100 Capacity

PROPERTY



WEST POINT LOMA SHOPPING CENTER



SPORTS ARENA SQUARE



GROSVENOR SQUARE



BIG LOTS!

Smart & Final. Michaels
Where Creativity Happens

LOMA SQUARE



ADT: ±105,258

ADT: ±225,873

Sports Arena Blvd.

Midway Dr.

Rosecrans St.

Midway Blvd.



FLOCKE & AVOYER

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