



ROSECRANS PLAZA

± 5,579 SF RETAIL SPACE FOR LEASE

3146-3156 Sports Arena Blvd, San Diego, CA 92110



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**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING

TCN
WORLDWIDE
REAL ESTATE SERVICES



property features



subject property

3146 Sports Arena Blvd, San Diego, CA 92110
Rosecrans Plaza



property size

± 101,818 Sq. Ft. Regional Shopping Center



availability

Suite 21: ± 5,579 Sq. Ft. Retail Space
± 4,259 Sq. Ft. Patio
(Potentially Divisible)



visibility

288' Frontage on Sports Arena Blvd (with 2 curb cuts)
Building Signage



accessibility

Signalized Intersection



lease rate

Contact Agent for Pricing

location highlights

- > Rosecrans Plaza provides approximately 496 total parking spaces including standard surface parking for approximately 242 vehicles and a structured garage for 256 vehicles including EV charging stations for a ratio of ± 4.9/1,000 SF.
- > Rosecrans Plaza has a strong blend of national tenants, validating the strength of the real estate trade area.
- > Located at the confluence of the Interstate 5 & Interstate 8 freeways, making the submarket accessible from virtually every region of San Diego County.
- > The San Diego Sports Arena is located one quarter mile north of Rosecrans Plaza's bolstering "off peak" traffic and regional visibility.
- > Point Loma is one of San Diego's most established communities and Rosecrans Plaza is located at the doorway to this affluent and captive community.



* demographics source: costar, based upon a 5 mile radius

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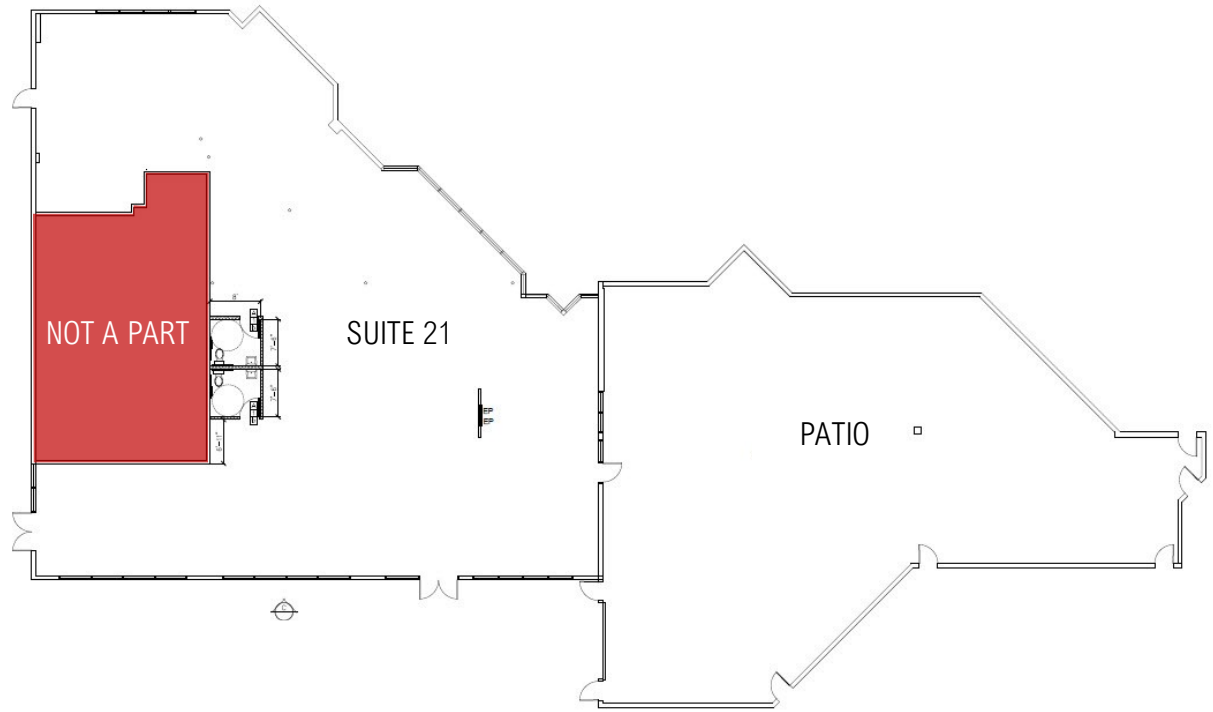
 AVAILABLE SPACE



- > Suite 21 is located directly across from EoS Fitness San Diego, the largest tenant by square feet at Rosecrans Plaza.
- > EoS Fitness has ± 15,000 members with ± 5,000 - 7,000 foot traffic per day.
- > There are four points of access on Camino Del Rio W and Sports Arena Boulevard.



floor plan



- > Suite 21: ± 5,579 Sq. Ft. Retail Space with ± 4,259 Sq. Ft. Patio
- > Potentially Divisible
- > Two Restrooms
- > Open Floor Plan

Floor Plan Not Fit to Scale; For Reference Purposes Only.

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 AVAILABLE SPACE

Not a Part

4 Level
Parking Structure

EōS
FITNESS

CHUCK E. CHEESE'S

STAPLES

SUBWAY

7
ELEVEN

MATTRESS FIRM

PANDA EXPRESS
CHINESE KITCHEN

ROSECRANS PLAZA

SPORTS ARENA BLVD

KURTZ STREET

CAMINO DEL RIO W

IN-N-OUT
BURGER

DEL TACO

 **60,000 VPD**

SPORTS ARENA BLVD & ROSECRANS ST

 **53,335 VPD**

CAMINO DEL RIO W & SPORTS ARENA BLVD

ROSECRANS STREET

surrounding retail



point loma | market snapshot



406,655
full time population



37
average age



3.90%
population growth (2010)



2,840
businesses



2,840
retail businesses



2,360
hospitality & food services



297,796
employees



81
walk score
(very walkable)



\$683,582
med. Home value



The Sports Arena area is the key gateway area that connects the beach, Old Town, Downtown, and the Point Loma Peninsula. Undergoing extensive revitalization, this community is home to the Pechanga Arena and is a leading commercial center with retail opportunities of all types. The community is located next to the intersection of Interstate 5 and Interstate 8. It is dominated by multi-lane roads which serve as the main ingress and egress for the entire Point Loma peninsula.

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ROSECRANS PLAZA

retail / office space for lease

contact information



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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 and use should be verified prior to lease.

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