

Sports Arena Business Park

MULTI-TENANT INDUSTRIAL/OFFICE/RETAIL SPACE FOR LEASE



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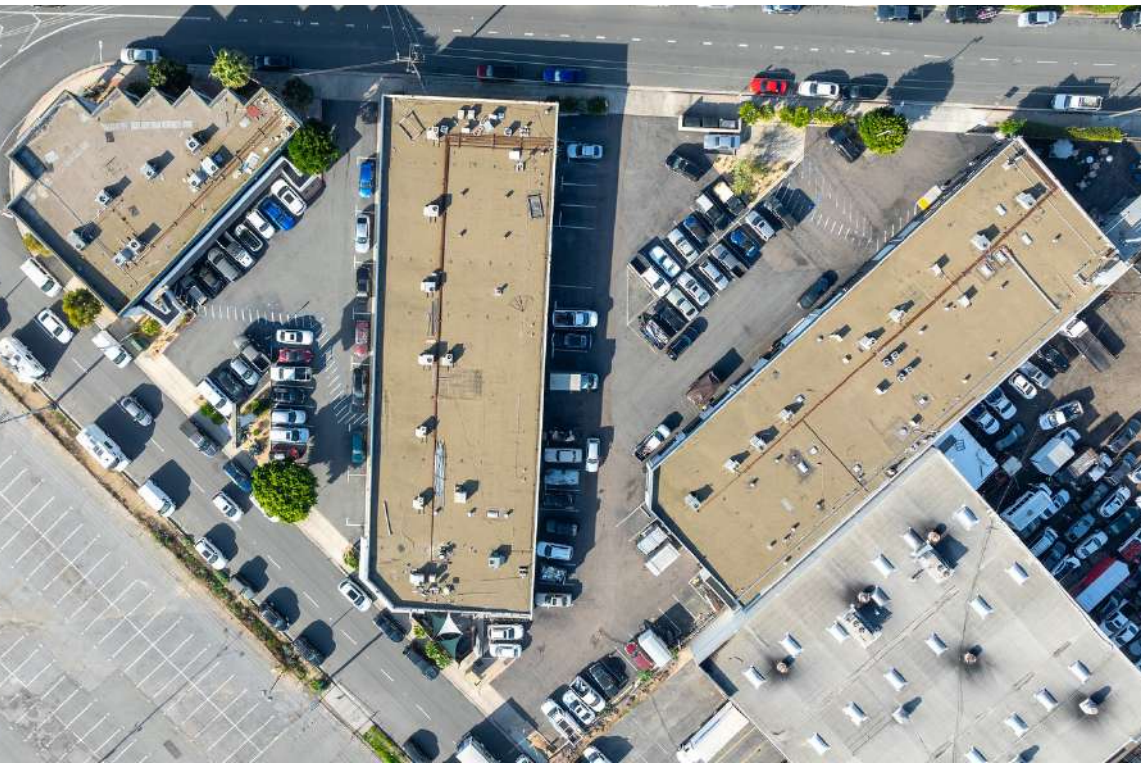
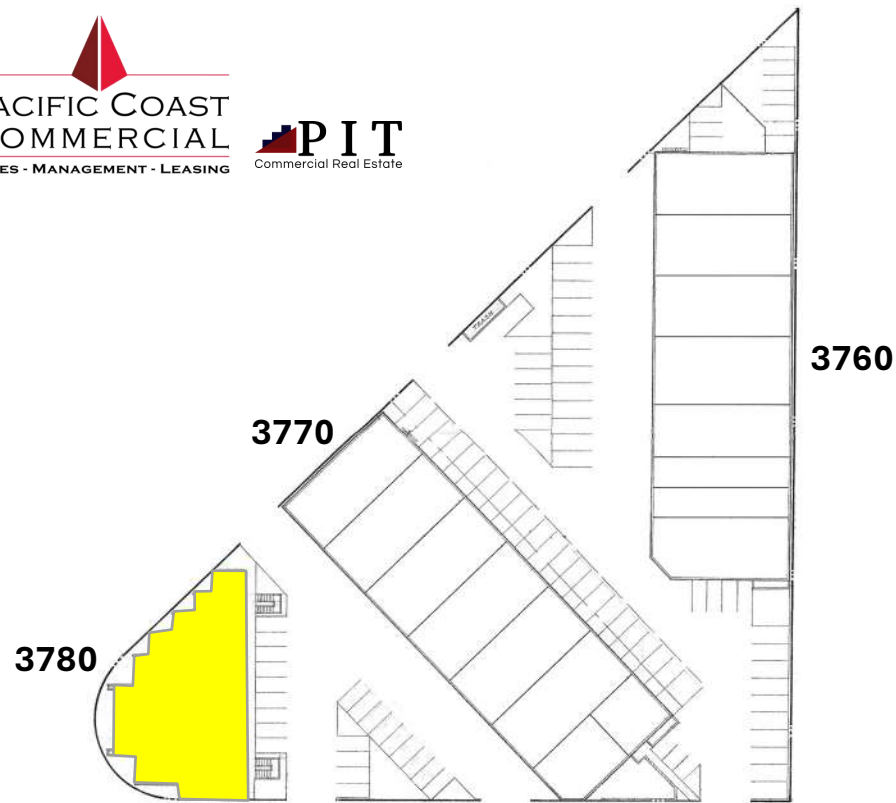
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PROPERTY FEATURES



Overview

Multi-Tenant Industrial/Office/Retail



Office/Retail Availability

± 1,200 SF to ± 5,100 SF



Lease Rate & Occupancy Timing

Contact Agent



Signage

Freeway Visible Signage Available



Parking

Onsite and Street Parking Available



Zoning

CC-3-8 ([Link](#))

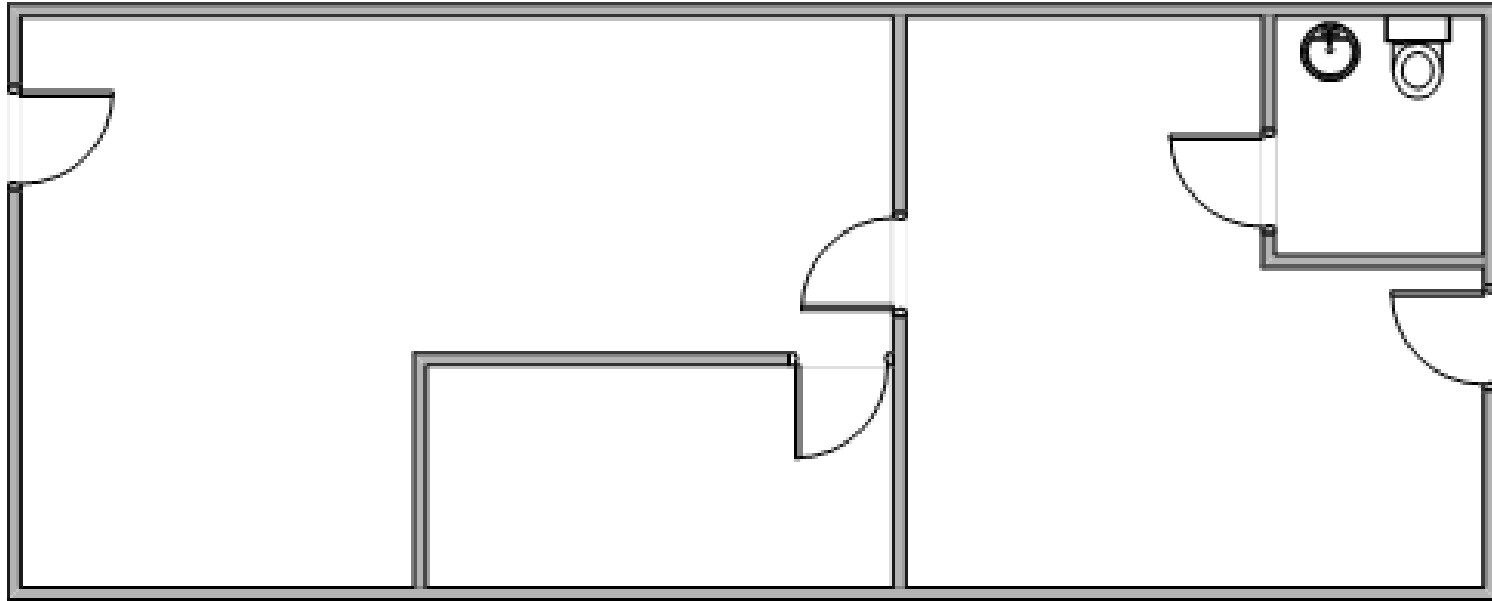


Location

Located just off I-8 and I-5 highways, in the heart of San Diego's Midway District. Across from the Pechanga Arena, the building is located just 10 minutes from Downtown and the San Diego International Airport

FLOOR PLAN

3780 HANCOCK STREET | 1ST FLOOR
SUITE B: ± 1,200 SF



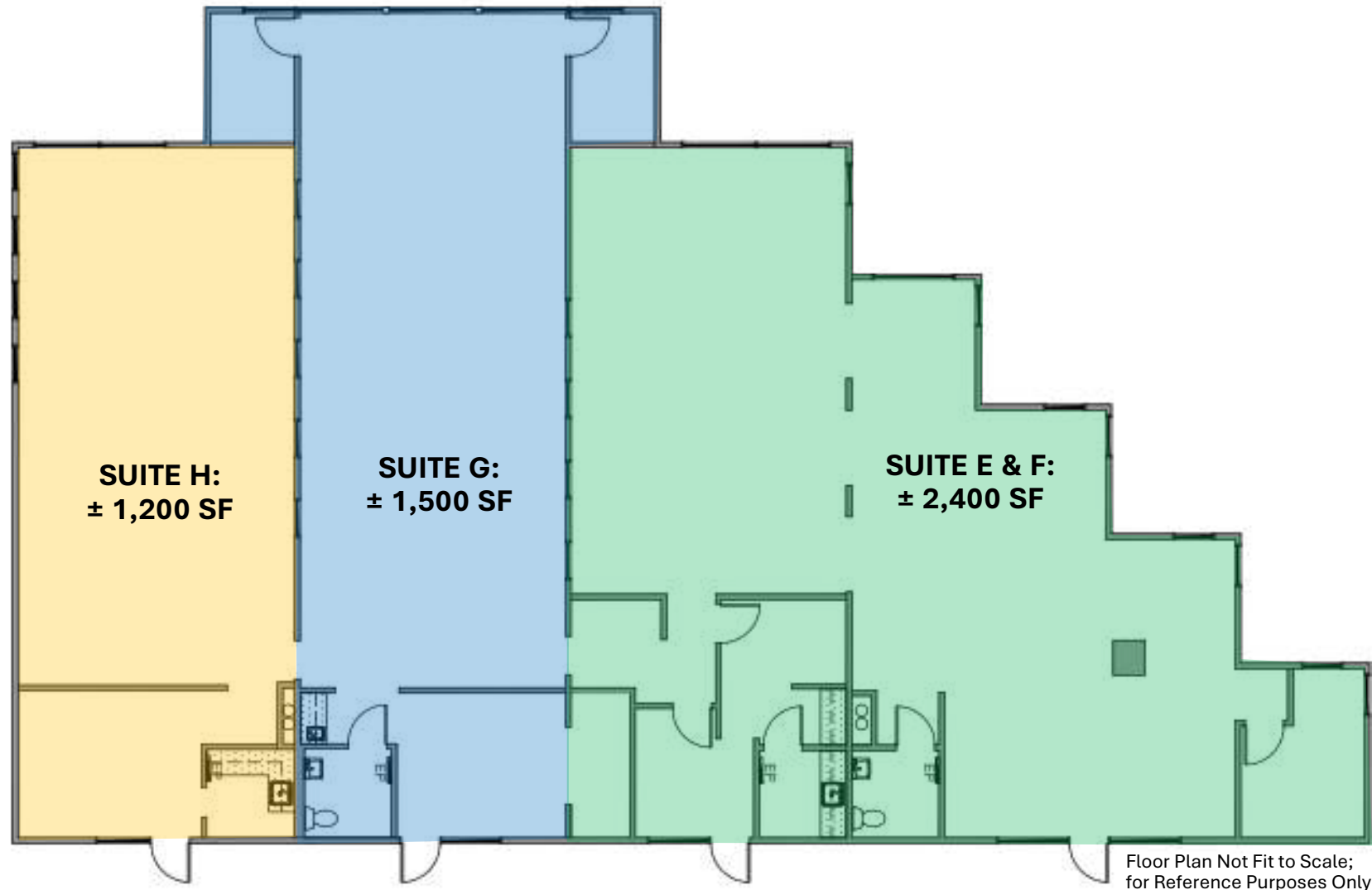
Floor Plan Not Fit to Scale; for Reference Purposes Only



FLOOR PLAN

3780 HANCOCK STREET | 2ND FLOOR

±5,100 SF Contiguous 2nd Floor Suites with I-8 Freeway Visibility, Former Tattoo Studio



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PROPERTY PHOTOS



PROPERTY PHOTOS



NEARBY AMENITIES



OLD TOWN SAN DIEGO



DOWNTOWN SAN DIEGO



SPORTS ARENA BLVD



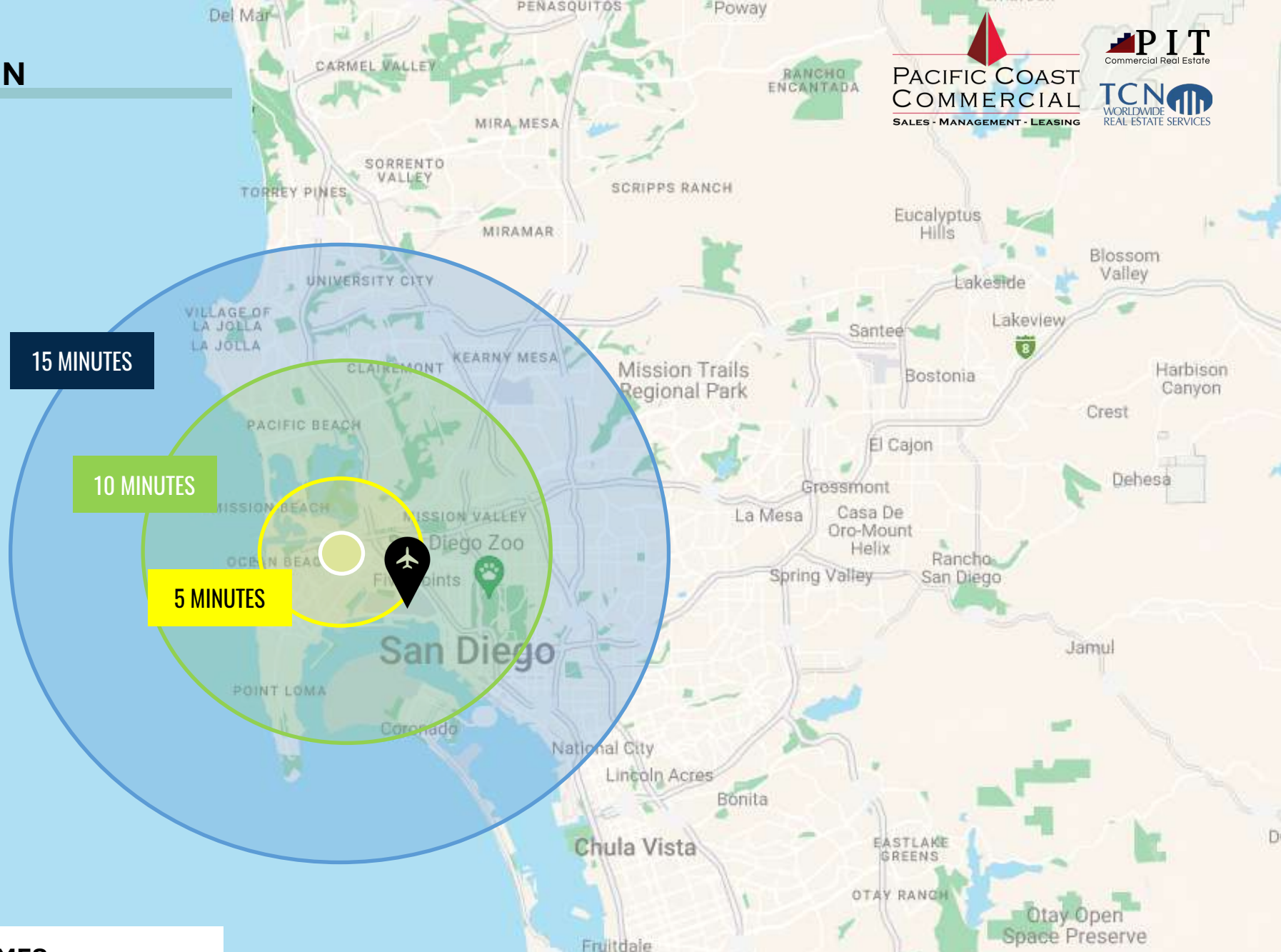
107,103 VDP



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LOCATION



DRIVE TIMES

9

MINUTES

Mission Valley

10

MINUTES

Downtown San Diego

12

MINUTES

Kearny Mesa

16

MINUTES

UTC - La Jolla

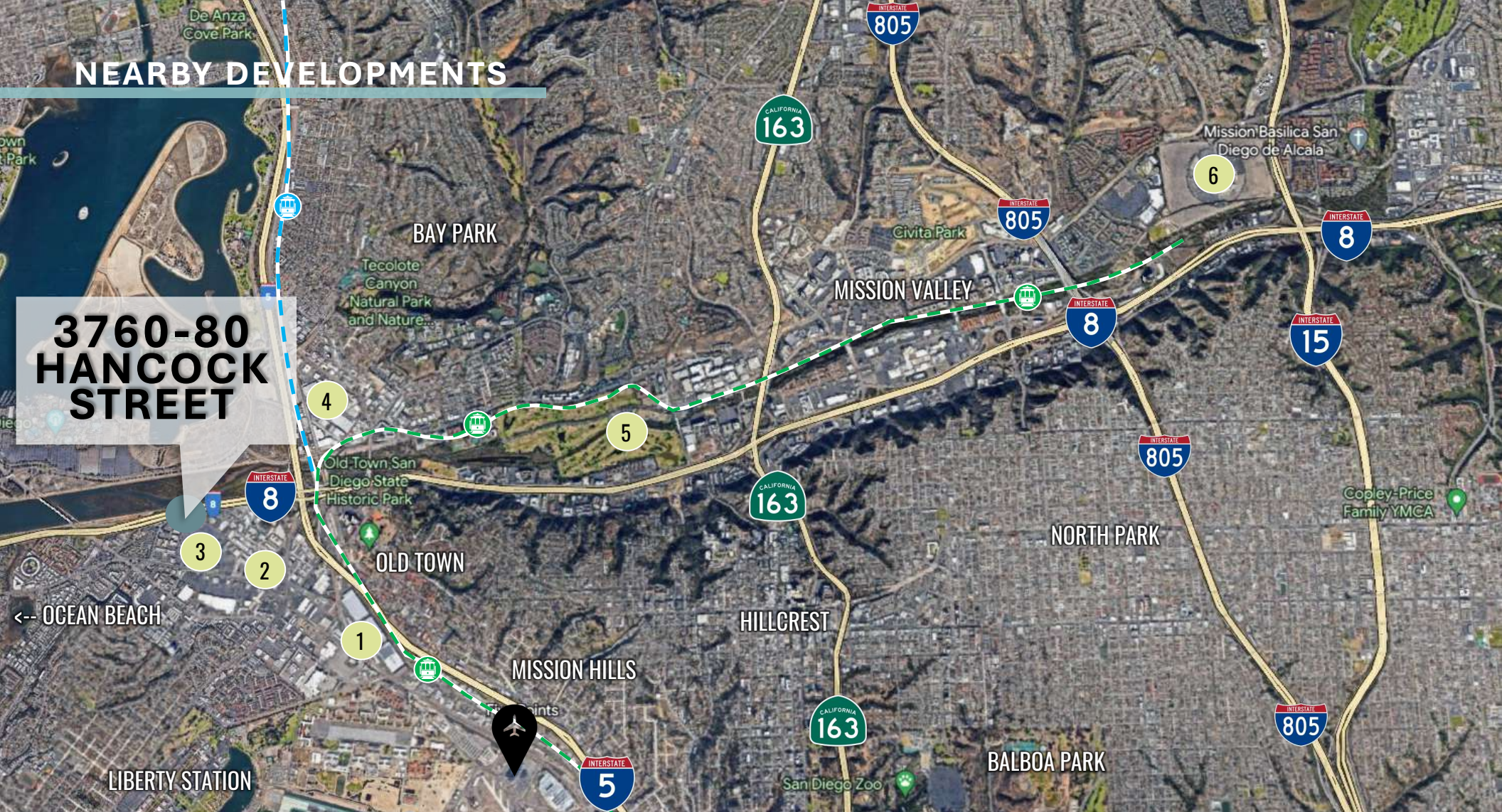
26

MINUTES

U.S. - Mexico Border

NEARBY DEVELOPMENTS

3760-80 HANCOCK STREET



NAVWAR REDEVELOPMENT NAVY

70-Acre Airport Serving
Transportation Hub
Navy Facilities, Commercial Space,
& Up to 10,000 Residential Units

MIDWAY COMMUNITY PLAN UPDATE

Extensive Mobility & Infrastructure
Updates. Only 300K of Commercial
Development Planned
Proposed Density Increase of
10,155 Residential Units

SPORTS ARENA REDEVELOPMENT MIDWAY RISING

48-Acre Development
20 Acres of Public Parks
250,000 SF Commercial Space

MORENA CORRIDOR SPECIFIC PLAN

280-Acre Mixed-Use Village
Enhancement. Pedestrian, Retail &
Residential Oriented
Proposed Density Increase of
6,050 Residential Units

RIVERWALK MISSION VALLEY

200-Acre Development Project
152,000 SF Retail, 1 M SF Office
New Transit Station, 97-Acre Parks
4,300 Apartments and Condos

SDSU MISSION VALLEY UNIVERSITY & COMMUNITY

80-Acre Park & 34-Acre River Park
35,000 Seat Stadium
1.6 M SF Research/Innovation
95,000 SF Retail & 400 Hotel Rooms

3760-80 Hancock St

SAN DIEGO, CA 92110

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