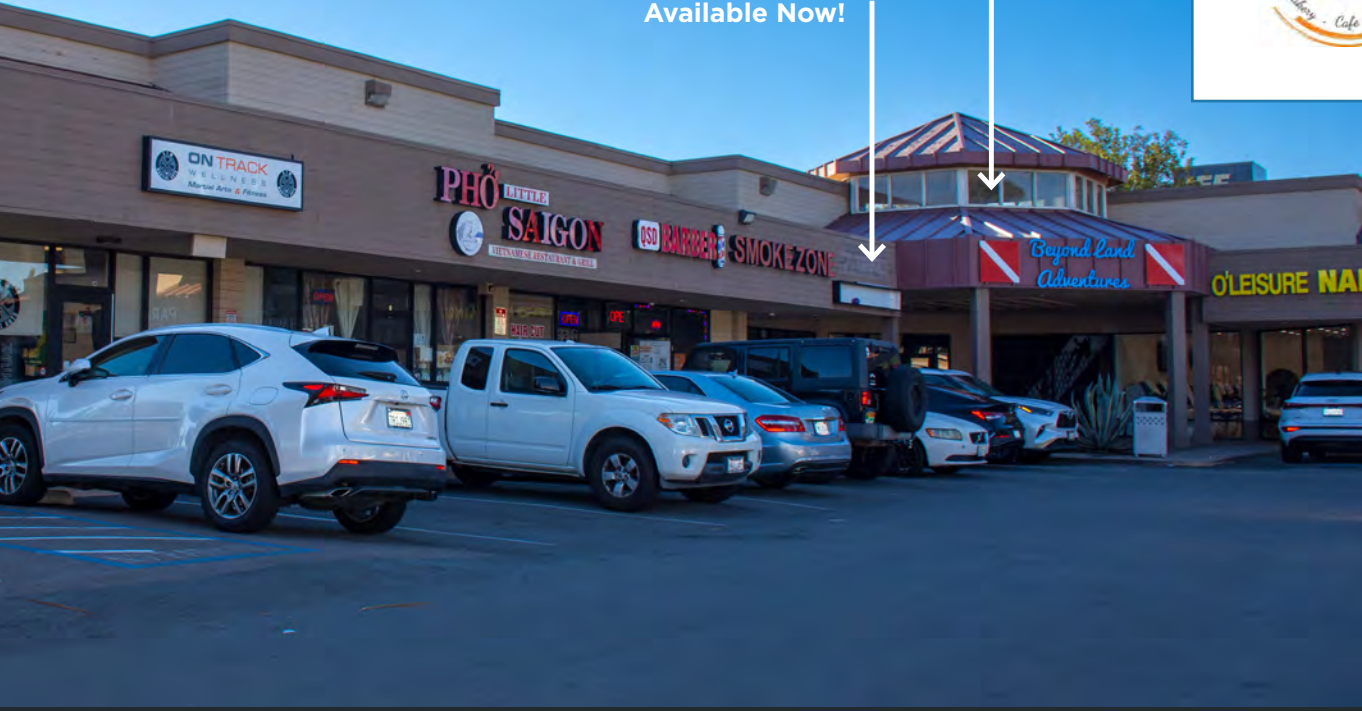


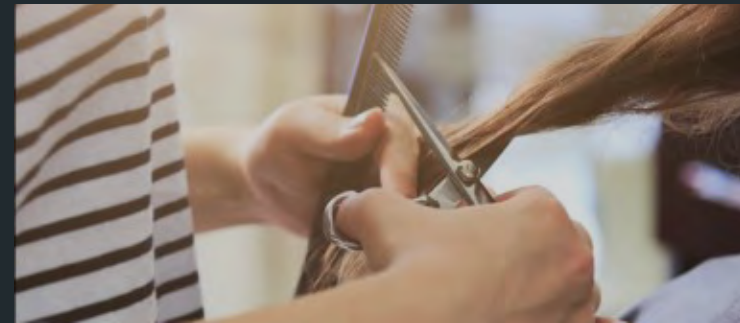
Potentially Available

Available Now!



Join the Lineup!

Paris Sandwiches Now Open!



MIDWAY PLAZA

3445 Midway Drive, San Diego, CA 92110

Point Loma

Retail For Lease

±1,600 - 4,960 SF

PROPERTY DETAILS

Midway Plaza

3445 Midway Drive
San Diego, CA 92110

±1,600 SF

Available Space

**Potential to combine spaces to create ±4,960 SF*

Retail

Space Use

- Signature Point Loma retail space along the highly trafficked Midway Drive (27,000+ ADT)
- Hard corner of a signalized intersection in the heart of the dynamic Point Loma/Sports Arena Trade Area
- Excellent signage, visibility, and ingress/egress, including prominent pylon signage
- One block from the new EF International Language School Campus (178,000 SF main building, 200+ residential units, 26 classrooms, additional facilities, estimated enrollment of 1,500 students)
- Convenient access to I-5 via Rosecrans St. or Pacific Hwy
- Close proximity to Liberty Station and San Diego International Airport



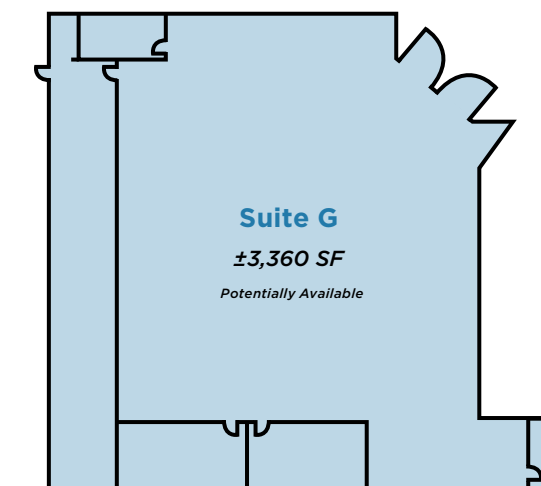
Pylon Signage

Join the Lineup!
Paris Sandwiches Now Open!

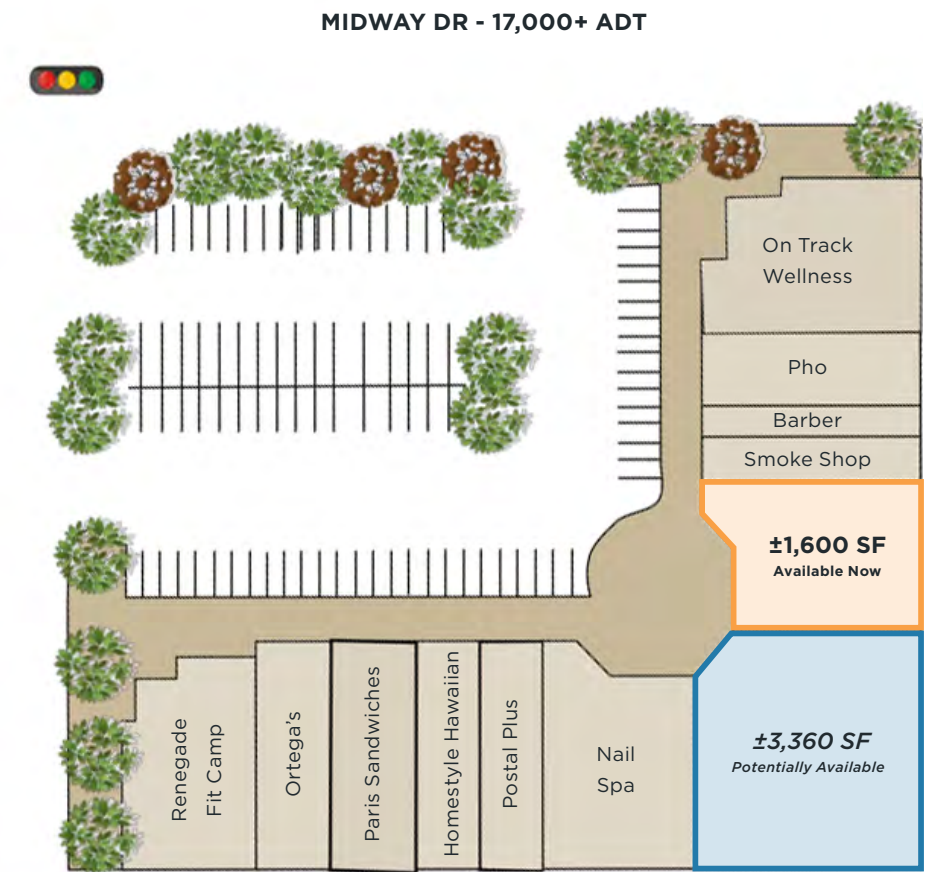
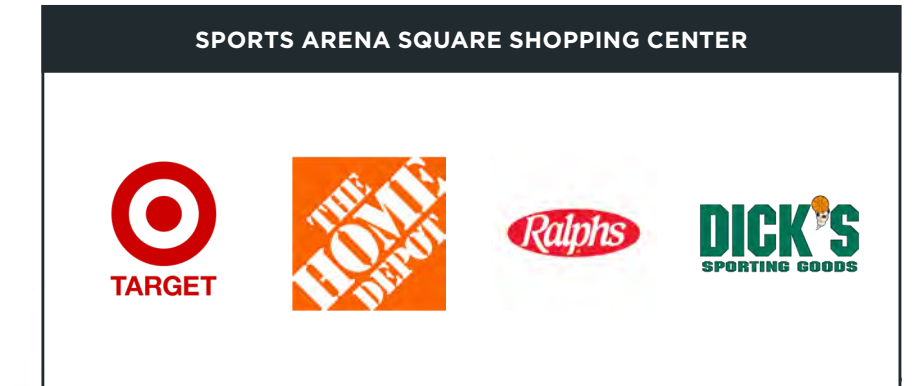
SITE PLAN

Suite	Tenant	SF
A	Renegade Fit Camp	1,870
B	Ortega's	1,200
C	Paris Sandwiches	1,200
D	Homestyle Hawaiian	1,200
E	Point Loma Postal Plus	1,0000
F	Nail Spa	1,580
G	Potentially Available	3,360
H	AVAILABLE NOW	1,600
I	Smoke Shop	1,200
J	Barbershop	760
K	Pho	1,000
L/M	On Track Wellness	2,105

**Suites G&H potentially contiguous to 4,960 SF*



**Site plan not to scale. Tenant to verify all information.*





MIDWAY PLAZA

SPORTS ARENA SQUARE

TARGET, DICK'S SPORTING GOODS, Ralphs, OLD NAVY, THE HOME DEPOT, GOLF GALAXY, verizon, petco, Habit BURGER & GRILL

PET SMART

crumbl cookies

everbowl

Walgreens

LOMA SQUARE

Gourmet Bagels, T.J. MAXX, SALLY BEAUTY, HomeGoods, EINSTEIN BROS. BAGELS, CVS, jamba, SPROUTS FARMERS MARKET, ULTA BEAUTY

Pho Doi Loi

Smart & Final.

MIDWAY DRIVE - ±27,400 ADT

THE LOCATION

The surrounding Midway District is one of San Diego's most active commercial hubs, characterized by high daily traffic, strong visibility, and a dense mix of retail, service businesses, and residential communities. Centrally located between I-5 and I-8 and just minutes from Liberty Station, Old Town, and the San Diego International Airport, the area offers exceptional connectivity for both locals and visitors. Its blend of national retailers, entertainment venues, gyms, restaurants, and daily-needs shopping creates a constant flow of customers throughout the day. With ongoing revitalization efforts and steady population growth nearby, the Midway District continues to strengthen as a vibrant, high-demand marketplace.



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



1 Block
to International Language Schools

(178,000 SF main building, 200+ residential units, 26 classrooms, additional facilities, estimated enrollment of 1,500 students)



0.6 Miles
to Pechanga Arena
(750,000 annual visitors, 120+ events per year)



9 Minutes
to San Diego International Airport
(25 million passengers in 2024)



10 Minutes
to Downtown San Diego
(32M Annual Visitors, America's Finest City)

SAN DIEGO GROWTH

San Diego, known as America's Finest City, ranks among the nation's top five markets for tech-sector job growth, joining Boston, San Jose, San Francisco, and Seattle at the forefront of innovation. As more people embrace transit-oriented living—swapping car commutes for trolley access and walkable amenities—San Diego's urban neighborhoods continue to thrive, including the highly sought-after Point Loma community.

Regional forecasts from SANDAG project an additional 1 million residents, 500,000 new jobs, and 330,000 housing units by 2050. With this surge, future development is expected to concentrate around established urban centers such as Mission Valley, reinforcing San Diego's role as a leader in this evolving lifestyle and innovation-driven economy.

Point Loma remains one of the city's most desirable neighborhoods, blending historic coastal charm with steady, thoughtful growth that supports its vibrant and enduring character.



BY THE NUMBERS

	2 Miles	3 Miles	5 Miles
Population (2024)	52,985	112,397	356,005
Total Daytime Employment	62,177	105,578	293,627
Total Households	21,572	48,370	167,603
Avg. Household Size	2.2	2.1	1.9
Avg. Household Income	\$119,882	\$124,407	\$116,687
Total Consumer Spending	\$767.8M	\$1.7B	\$5.7B



16,000+
Existing Units

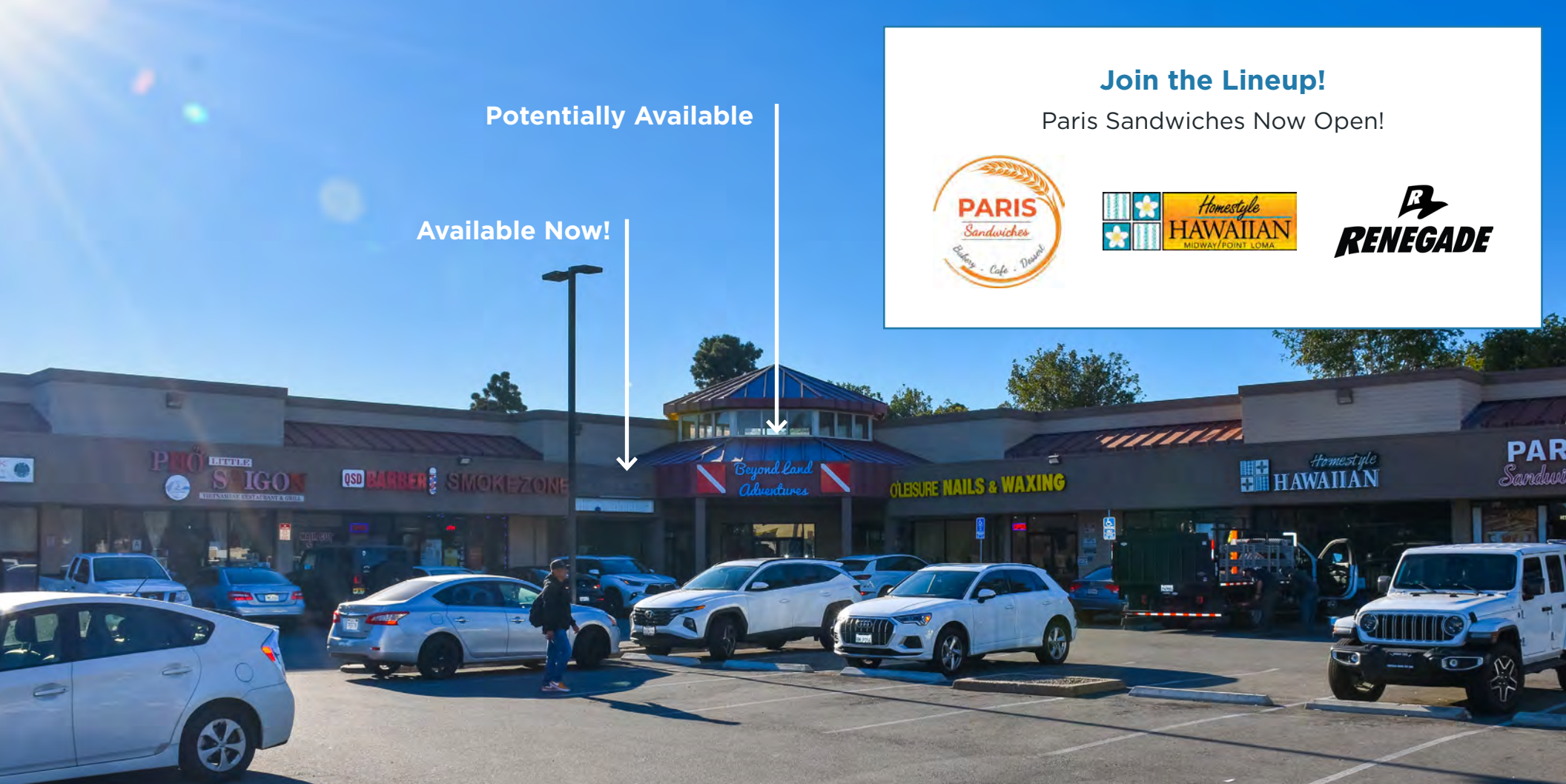
3,300+
Units Under Construction
& Proposed



12,500+
Existing Rooms

850+
Rooms Under Construction
& Proposed

*Within 3 mi. of site



Potentially Available

Available Now!

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Paris Sandwiches Now Open!



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