

MIDWAY RETAIL & OFFICE!

3175-3185 Midway Drive | San Diego, CA

FOR LEASE

TENANT INCENTIVE!!!

3-months FREE RENT on a 3-year term

5-months FREE RENT on a 5 year term

*Qualified Tenant on Leases signed by August 31, 2026



HIGHLIGHTS

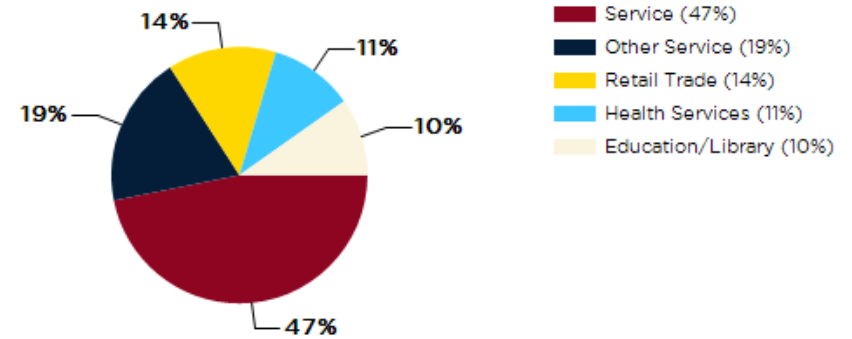
- Exceptional Street Visibility!
- Major Renovations COMPLETE!
- New Landscaping, Security Upgrades, Stucco & Paint!
- Competitive Lease Rates!
- Signalized Entrance!
- Office Lease Rate: Starting at \$1.75/sf Gross
- Retail Lease Rate: Starting at \$2.25/sf + NNN (\$1.24/sf)



Suite	Space	Floor	Size	Lease Type	Notes
J	Available now!	1st	1,736 SF	NNN	Ground Floor Retail Space. Rate Negotiable! See floor plan page 7!
Q	Available now!	2nd	1,525 SF	Gross	Value office rate (negotiable)! Can be combined with T for 4,265sf!
T	Available now!	2nd	2,740 SF	Gross	Value office rate (negotiable)! Office space with tons of natural light! Can be combined with Q for 4,265sf!
Q & T	Available now!	2nd	4,265 SF	Gross	Value office rate (negotiable) for both office suites combined!
M	Available with 60-days notice	1st	1,178 SF	NNN	Retail!

- The property is situated in the Point Loma neighborhood of San Diego, known for its maritime history and waterfront attractions such as the Cabrillo National Monument and Shelter Island.
- It is located on Midway Drive, a major thoroughfare that connects several key neighborhoods in San Diego, including Ocean Beach, Old Town, and Mission Valley.
- The area is surrounded by a mix of residential neighborhoods, shopping centers, and industrial businesses, offering a diverse customer base for potential tenants.
- Nearby amenities include popular dining spots like Mitch's Seafood and Point Break Cafe, as well as shopping destinations like the Midway Towne Center and Sports Arena Square.
- The property's proximity to the San Diego International Airport and major highways such as Interstate 5 and Interstate 8 provides convenient access for both locals and tourists.
- The property is located in the Point Loma neighborhood of San Diego, known for its maritime history and waterfront attractions such as Shelter Island and Harbor Island.
- The area is in close proximity to the San Diego International Airport, offering convenience for travelers and potential foot traffic for businesses.
- Nearby attractions include Liberty Station, a mixed-use development with restaurants, shops, art galleries, and a popular public market.
- Point Loma is a prominent residential area with a mix of single-family homes, apartments, and condominiums, providing a local customer base for businesses in the vicinity.
- The neighborhood is known for its scenic views, waterfront dining options, and outdoor recreational opportunities, attracting both residents and visitors to the area.

Major Industries by Employee Count

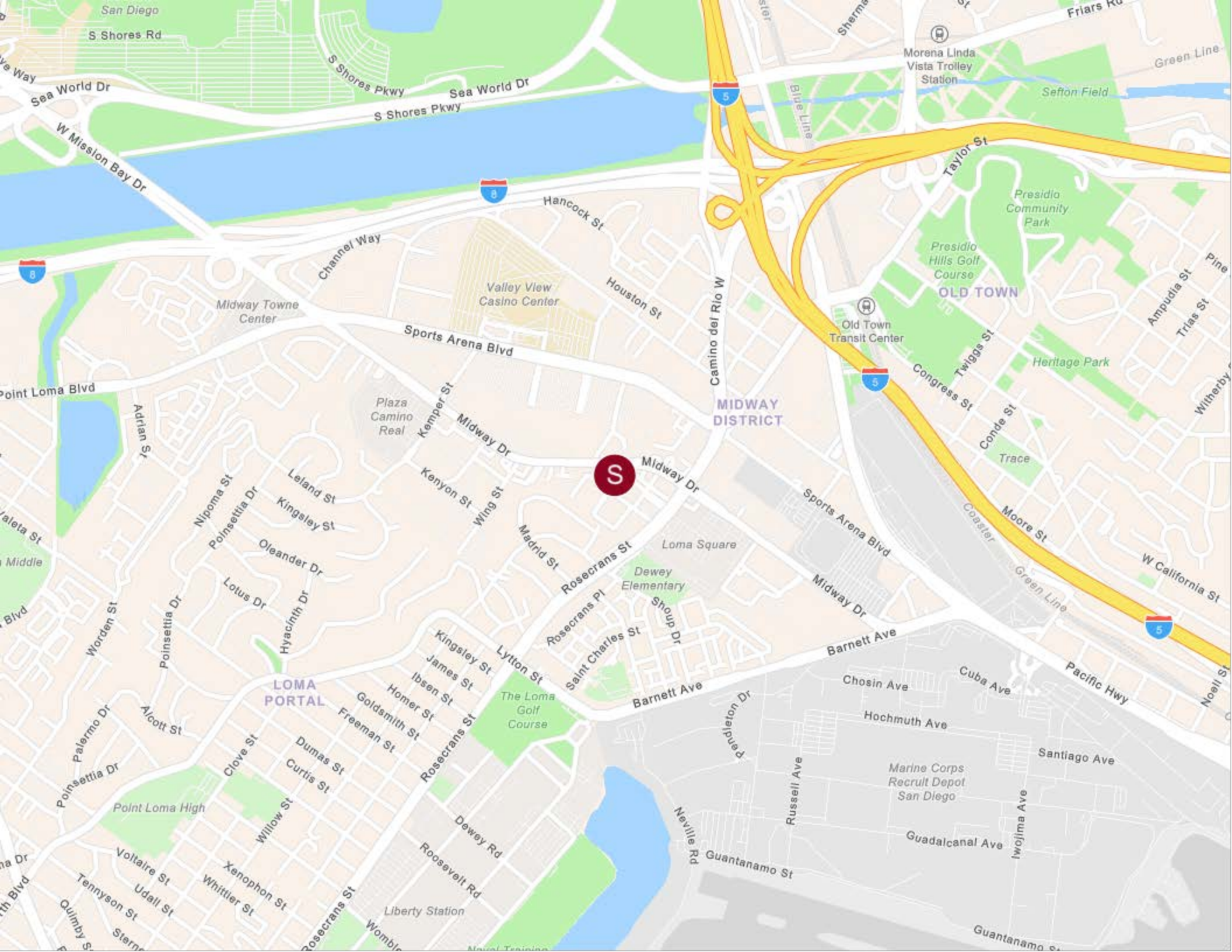


Largest Employers

Naval Base San Diego	40,472
University of California, San Diego	39,688
Sharp HealthCare	20,139
County of San Diego	18,936
San Diego Unified School District	17,226
Scripps Health	12,348
City of San Diego	11,598
Qualcomm	10,300



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MIDWAY DISTRICT

OLD TOWN

LOMA PORTAL

The Loma Golf Course

Marine Corps Recruit Depot San Diego

Presidio Community Park

Presidio Hills Golf Course

Heritage Park

Midway Towne Center

Valley View Casino Center

Old Town Transit Center

Sefton Field

Green Line

Morena Linda Vista Trolley Station

Santiago Ave

Guadalcanal Ave

Hochmuth Ave

Chosin Ave

Cuba Ave

Pacific Hwy

Midway Dr

Sports Arena Blvd

Barnett Ave

Midway Dr

Midway Dr

Midway Dr

Midway Dr

Madrid St

Kenyon St

Midway Dr

Sports Arena Blvd

Houston St

Hancock St

Sports Arena Blvd

Channel Way

Channel Way

S Shores Pkwy

Sea World Dr

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Channel Way

Channel Way

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Sea World Dr

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Midway Towne Center

Channel Way

Channel Way

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Sea World Dr

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Point Loma High

Dumas St

Curtis St

Freeman St

Homer St

Ibsen St

James St

Kingsley St

Lytton St

Rosecrans St

Wing St

Kenyon St

Midway Dr

Midway Dr

Midway Dr

Voltaire St

Udall St

Tennyson St

Quimby St

Sterner St

Palermo Dr

Poinsettia Dr

Alcott St

Worden St

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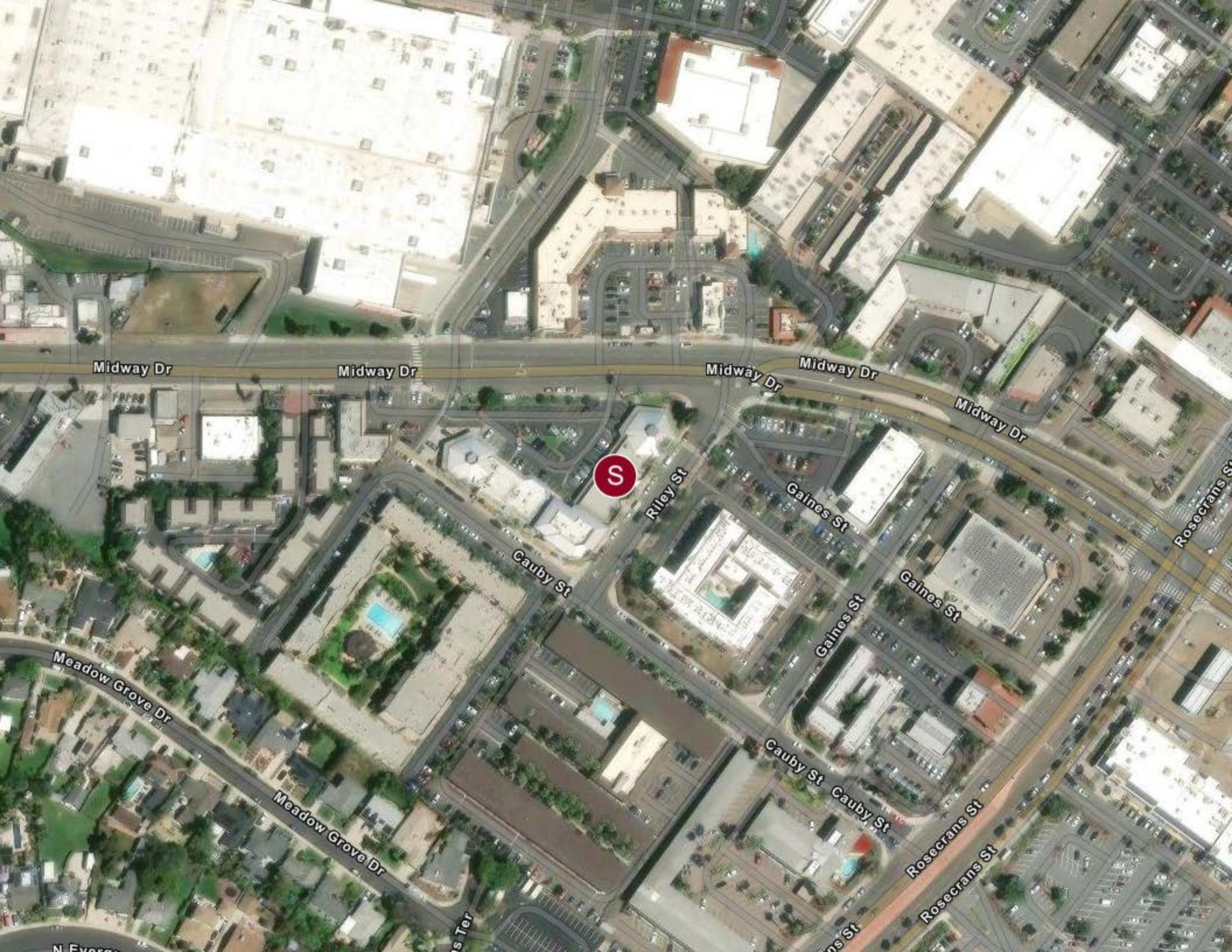
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Midway Dr

Point Loma High

Dumas St

Curtis St



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Gaines St

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Rosecrans St

Meadow Grove Dr

Meadow Grove Dr

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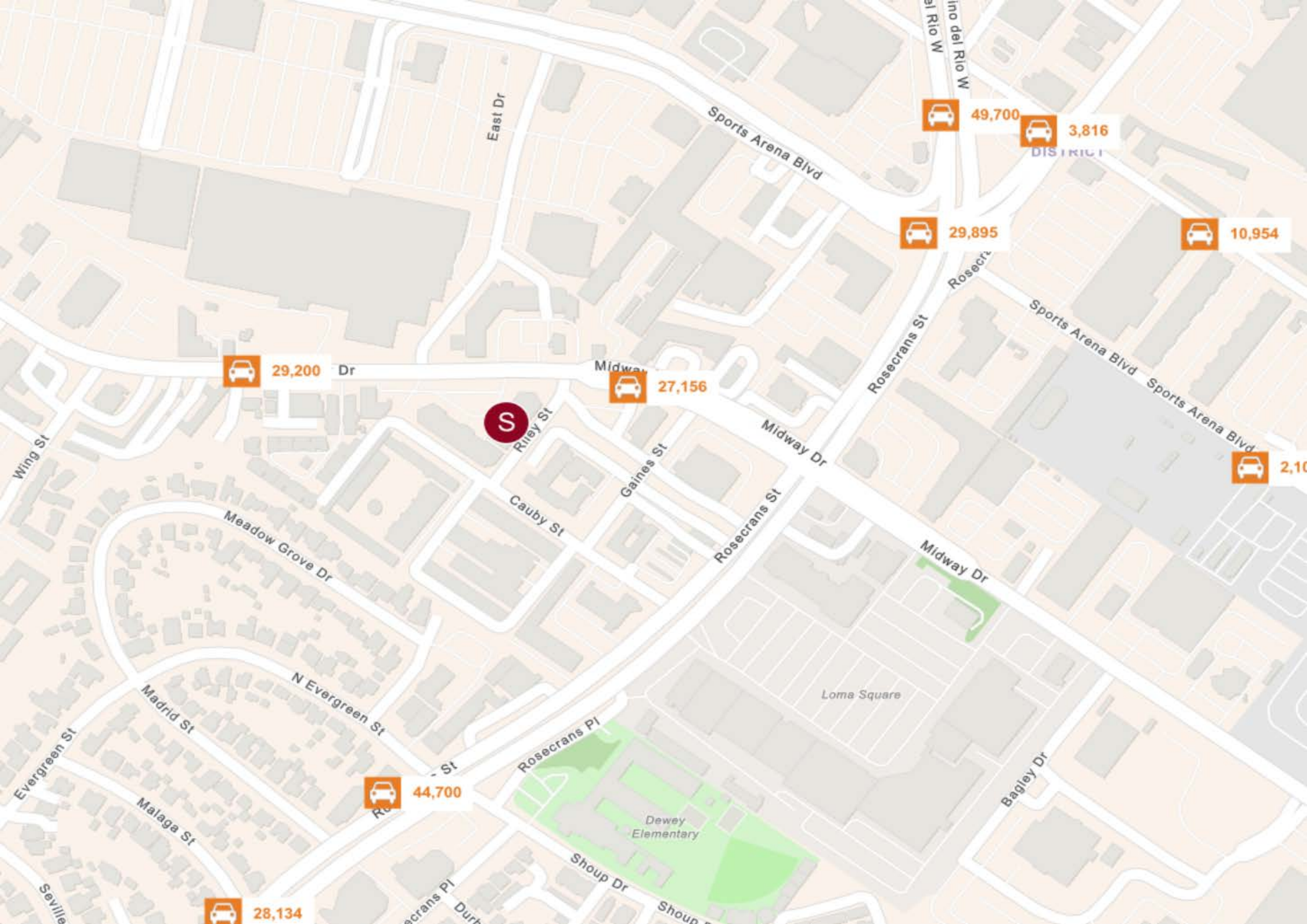
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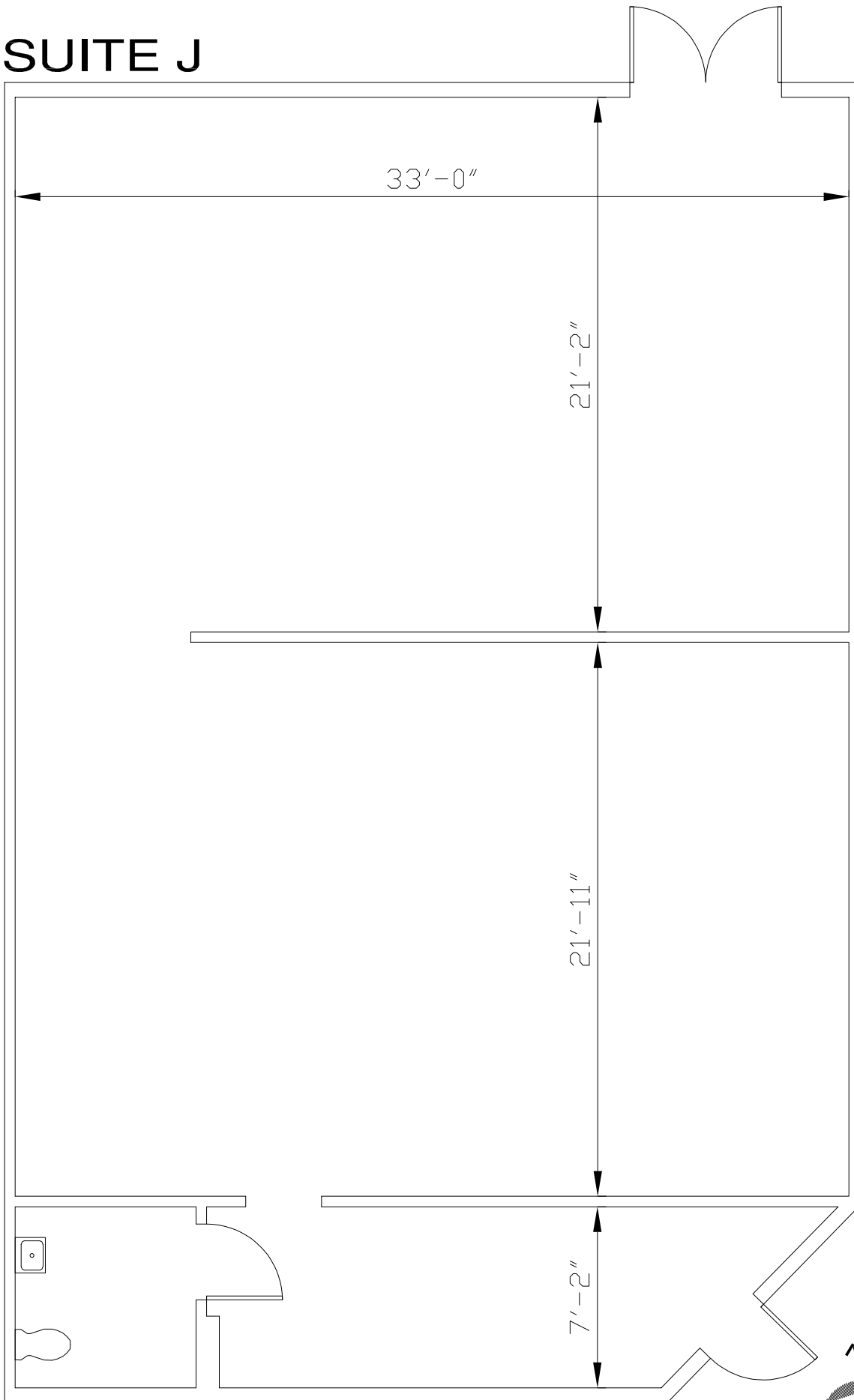
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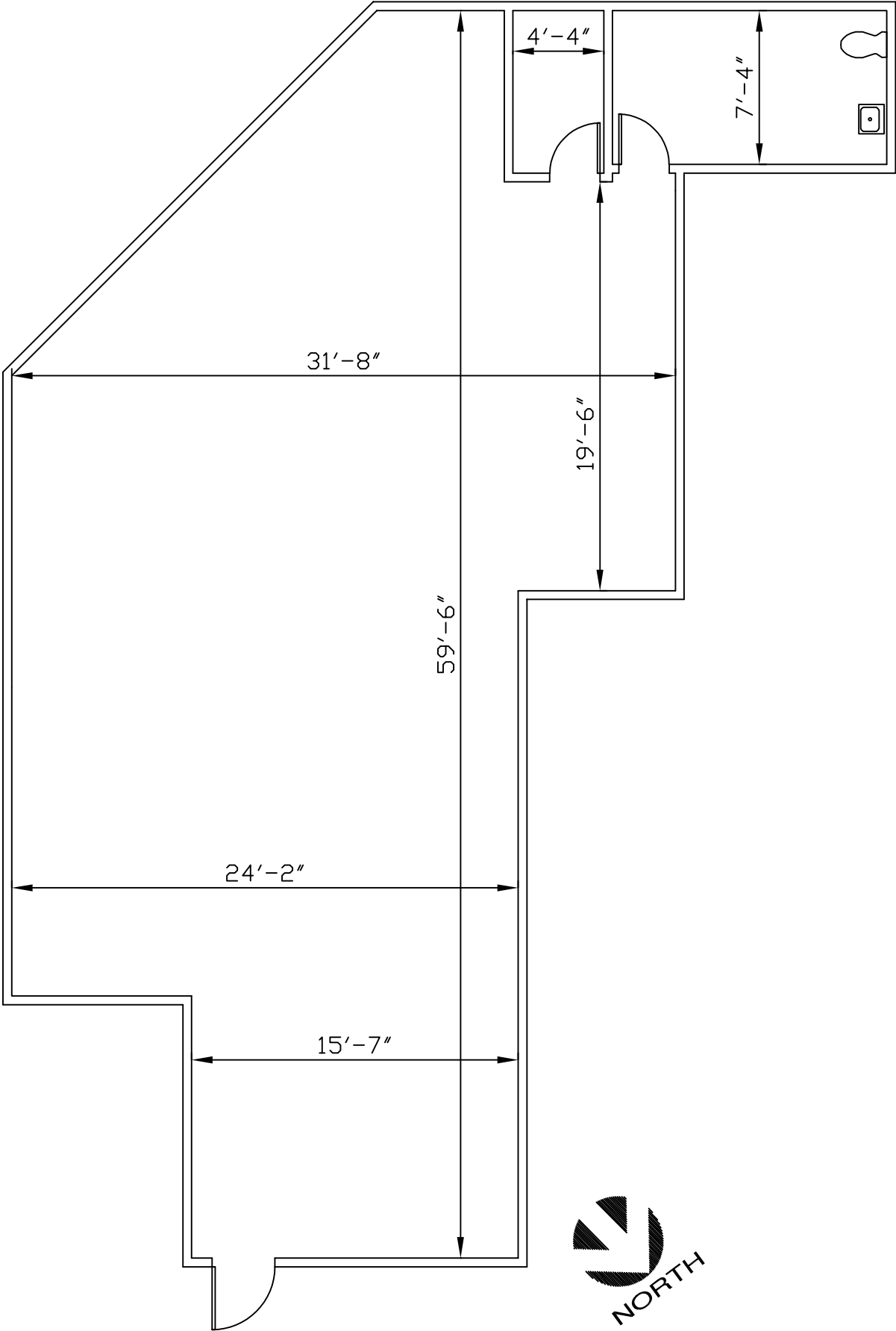
SUITE J



1719 SQUARE FEET

Ground Floor Retail

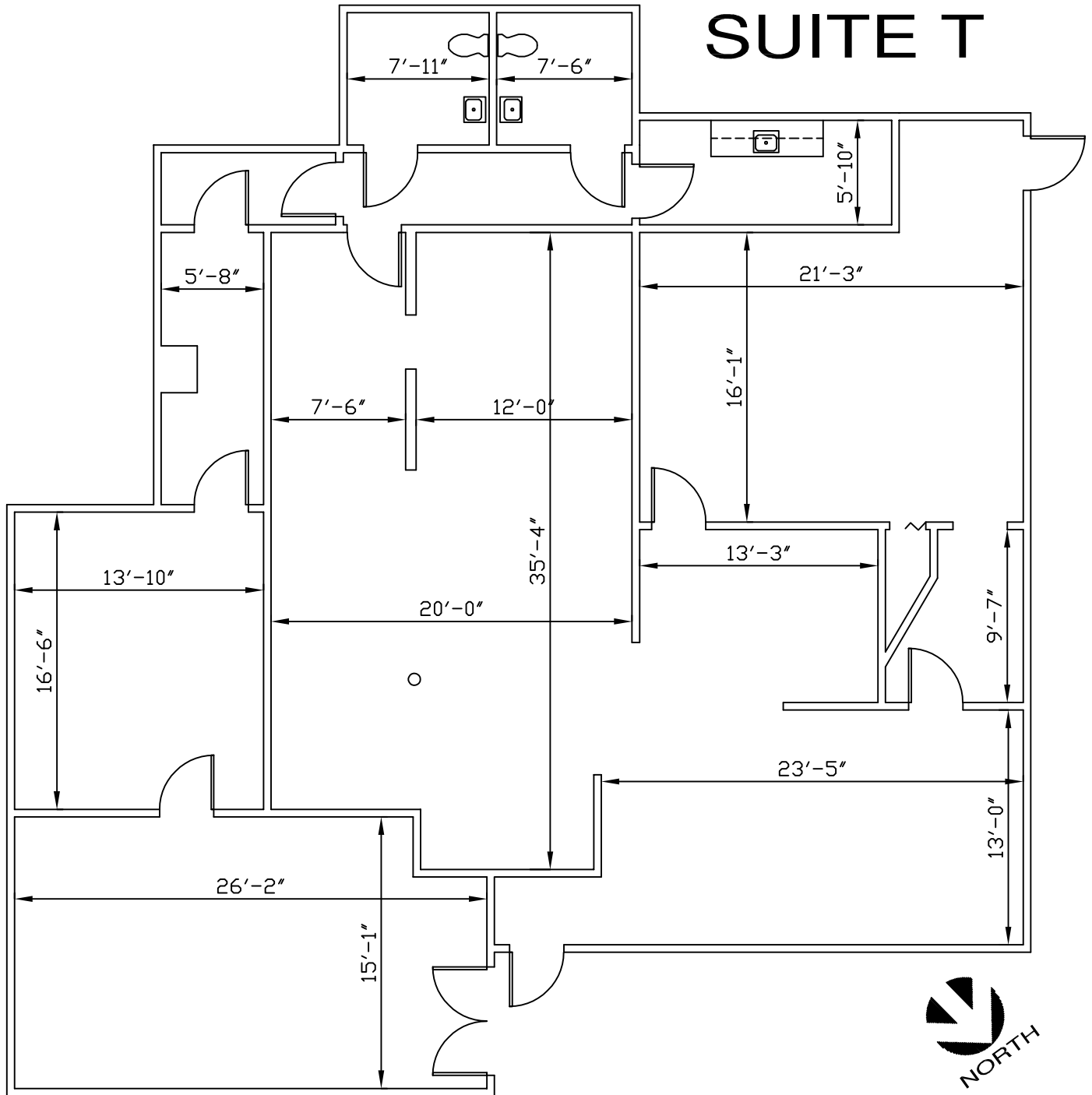




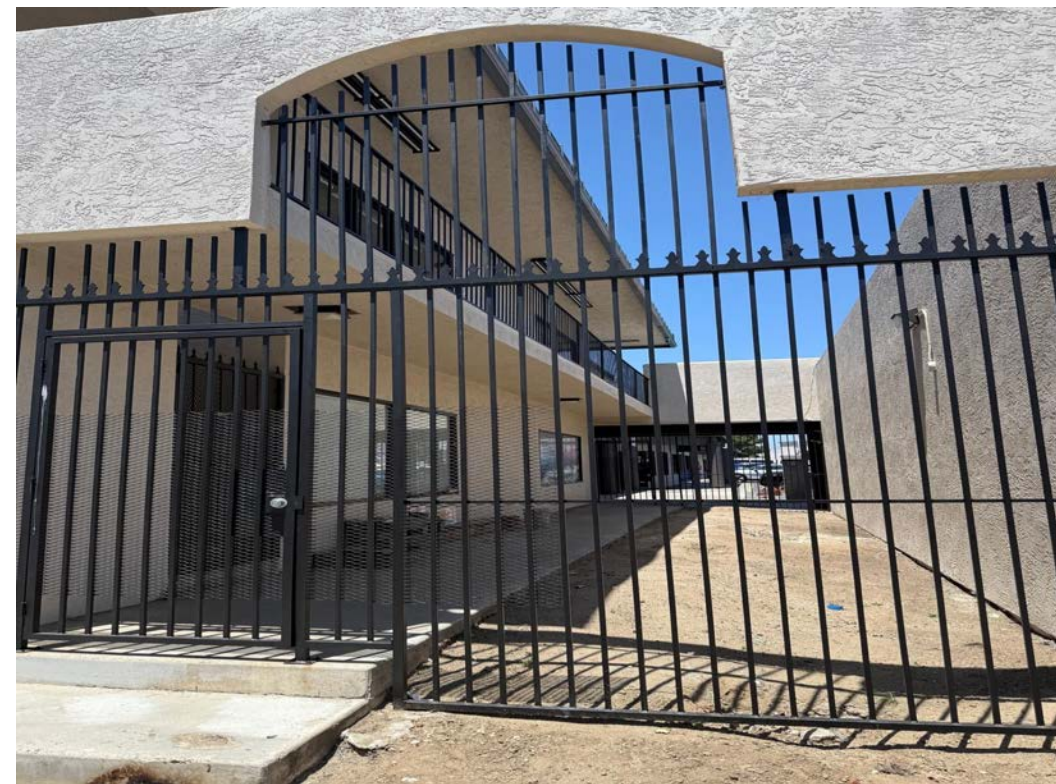
1525 SQUARE FEET RENTABLE

2nd Floor Office/Retail

SUITE T



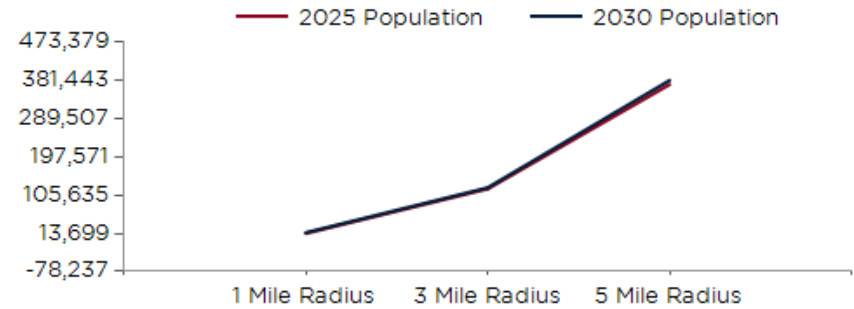
2740 SQUARE FEET



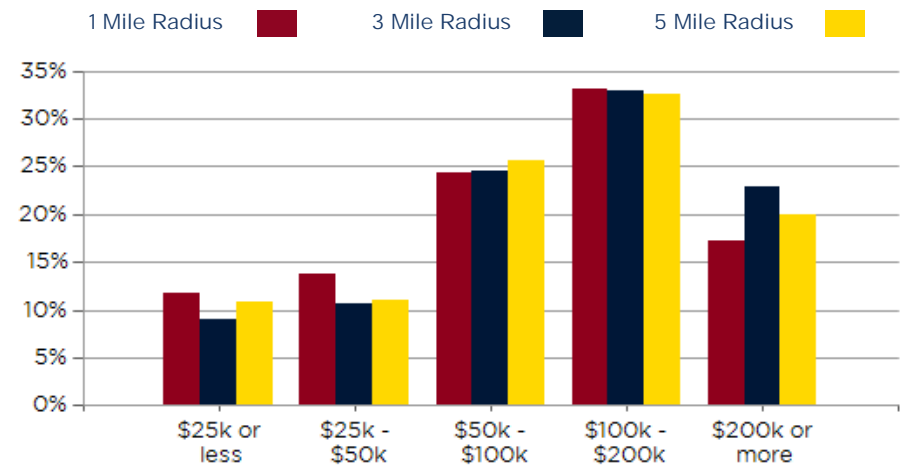


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,605	107,639	326,079
2010 Population	14,281	111,770	343,888
2025 Population	13,699	120,820	371,534
2030 Population	15,634	123,575	381,443
2025 African American	978	4,271	17,987
2025 American Indian	150	876	3,290
2025 Asian	791	9,052	32,564
2025 Hispanic	3,537	23,972	86,434
2025 Other Race	1,471	8,930	35,218
2025 White	8,133	80,962	229,123
2025 Multiracial	2,108	16,373	52,072
2025-2030: Population: Growth Rate	13.40%	2.25%	2.65%

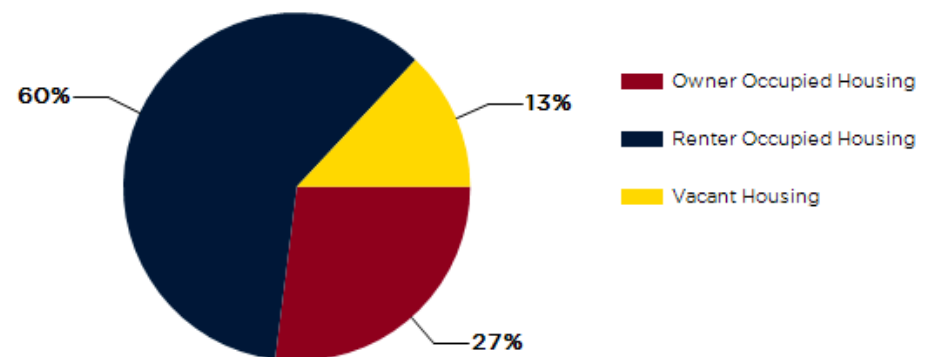
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	355	3,279	12,338
\$15,000-\$24,999	213	1,708	6,852
\$25,000-\$34,999	261	2,126	7,411
\$35,000-\$49,999	399	3,671	12,060
\$50,000-\$74,999	694	6,512	22,357
\$75,000-\$99,999	475	6,927	22,925
\$100,000-\$149,999	1,086	10,974	35,200
\$150,000-\$199,999	504	7,117	22,641
\$200,000 or greater	825	12,567	35,427
Median HH Income	\$100,252	\$110,416	\$104,670
Average HH Income	\$130,373	\$150,662	\$139,857



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

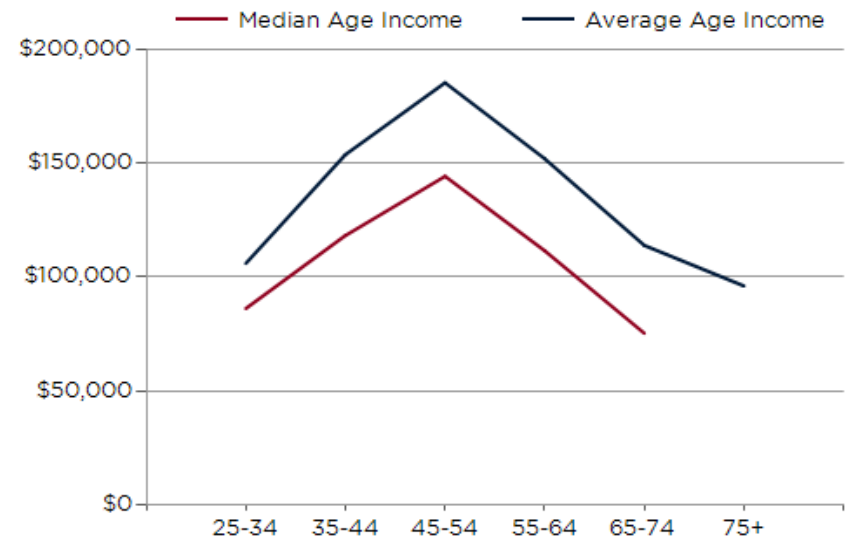
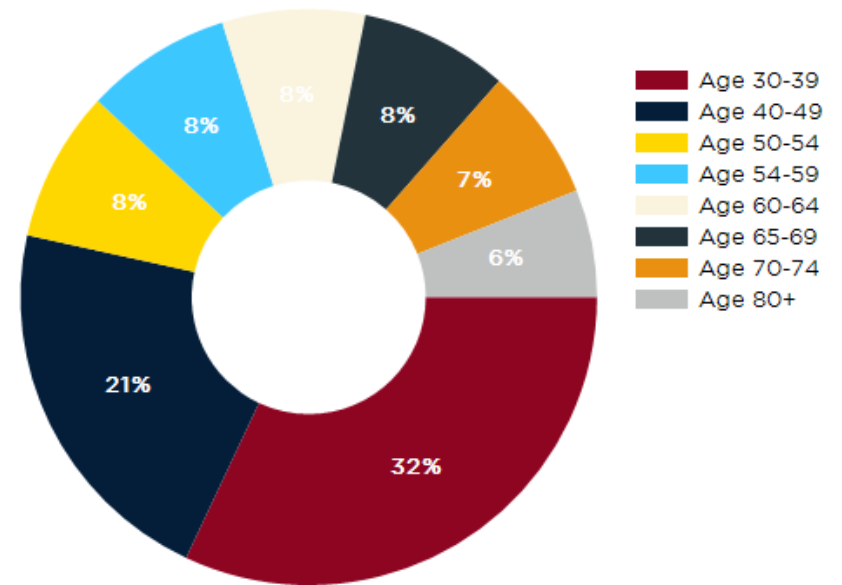


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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,240	12,581	44,239
2025 Population Age 35-39	896	10,740	35,543
2025 Population Age 40-44	802	8,899	28,651
2025 Population Age 45-49	631	7,190	21,840
2025 Population Age 50-54	566	6,531	20,032
2025 Population Age 55-59	548	6,142	19,118
2025 Population Age 60-64	535	6,261	18,724
2025 Population Age 65-69	556	5,893	17,548
2025 Population Age 70-74	499	5,321	15,035
2025 Population Age 75-79	403	4,389	12,194
2025 Population Age 80-84	234	2,579	7,120
2025 Population Age 85+	261	2,285	6,559
2025 Population Age 18+	11,190	105,060	325,748
2025 Median Age	31	38	37
2030 Median Age	30	38	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$86,210	\$102,454	\$101,067
Average Household Income 25-34	\$106,070	\$130,103	\$126,831
Median Household Income 35-44	\$118,353	\$130,708	\$123,108
Average Household Income 35-44	\$154,006	\$168,931	\$159,396
Median Household Income 45-54	\$144,413	\$151,577	\$137,177
Average Household Income 45-54	\$185,627	\$190,470	\$175,346
Median Household Income 55-64	\$111,652	\$138,309	\$122,752
Average Household Income 55-64	\$152,189	\$178,430	\$162,091
Median Household Income 65-74	\$75,295	\$99,605	\$87,808
Average Household Income 65-74	\$113,995	\$142,125	\$127,731
Average Household Income 75+	\$96,135	\$109,971	\$96,257

Population By Age



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Midway Retail & Office!

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Exclusively Marketed by:



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