

Retail For Lease $\pm 1,600 - 4,960$ SF

Midway Plaza

Property Enhancements Are Coming

Available Now!



* Proposed renderings, subject to change.

Property Upgrades Include: Full Exterior Repaint, Refreshed Monument Signage, Enhanced Landscaping, and New Siding

Midway Plaza 3445 Midway Drive



Improvements Underway

Property Upgrades Include:

Full Exterior Repaint, Refreshed Monument Signage, Enhanced Landscaping, and New Siding



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UPG **URBAN**
PROPERTY
GROUP est. 1989



Property Highlights

- Strategically positioned between Downtown San Diego, Mission Hills, Mission Beach, Sunset Cliffs, and Liberty Station
- Excellent signage, visibility, and ingress/egress, including prominent pylon signage
- Available suites undergoing interior upgrades - white box condition, ready for tenant improvements
- Irreplaceable Point Loma retail space along the highly trafficked Midway Drive (27,000+ Vehicles Per Day)
- Hard corner of a signalized intersection in the heart of the dynamic Point Loma/Sports Arena Trade Area
- Convenient access to I-8 via Midway Dr. and I-5 via Rosecrans St. or Pacific Hwy.
- Close proximity to Liberty Station, San Diego International Airport and Old Town Transit Center
- 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 4,500 students)



±1,600 - 4,960sf
Available Space



Retail
Space Use



Available Now
Timing



Tenant Mix

RENEGADE FIT // **Locations 6**

Renegade Fit is a San Diego-based group fitness and strength-training brand focused on high-energy, coach-led workouts for all fitness levels. Its programs combine strength, conditioning, HIIT, cardio, and functional training in structured group sessions. Renegade emphasizes real-time coaching, community, and a welcoming environment, with workouts designed for everyone from beginners to experienced athletes.

HOMESTYLE HAWAIIAN // **Locations 4**

Homestyle Hawaiian is a San Diego-area restaurant specializing in authentic, home-style Hawaiian cuisine inspired by the flavors of the islands. The company focuses on fresh, made-to-order meals, including Hawaiian plates, poke, kalua pork, teriyaki, musubi, and other island favorites. It also offers catering services and emphasizes bringing the spirit of Aloha to Southern California.

PARIS SANDWICHES // **Locations 3**

Paris Sandwiches is a San Diego Vietnamese sandwich shop specializing in bánh mì, with fresh French-style baguettes, Vietnamese sandwiches, pastries, and beverages. The business operates from its San Diego location in the Midway/Point Loma area and focuses on quick, affordable Vietnamese food.

ON TRACK WELLNESS

On Track Wellness is a San Diego-based martial arts and fitness facility focused on helping kids, teens, and adults improve their physical fitness, confidence, discipline, and overall well-being. The gym offers Brazilian Jiu-Jitsu, karate, judo, youth martial arts, adult martial arts, and small-group fitness programs. Its approach emphasizes personalized coaching, community, self-defense, and long-term personal growth.

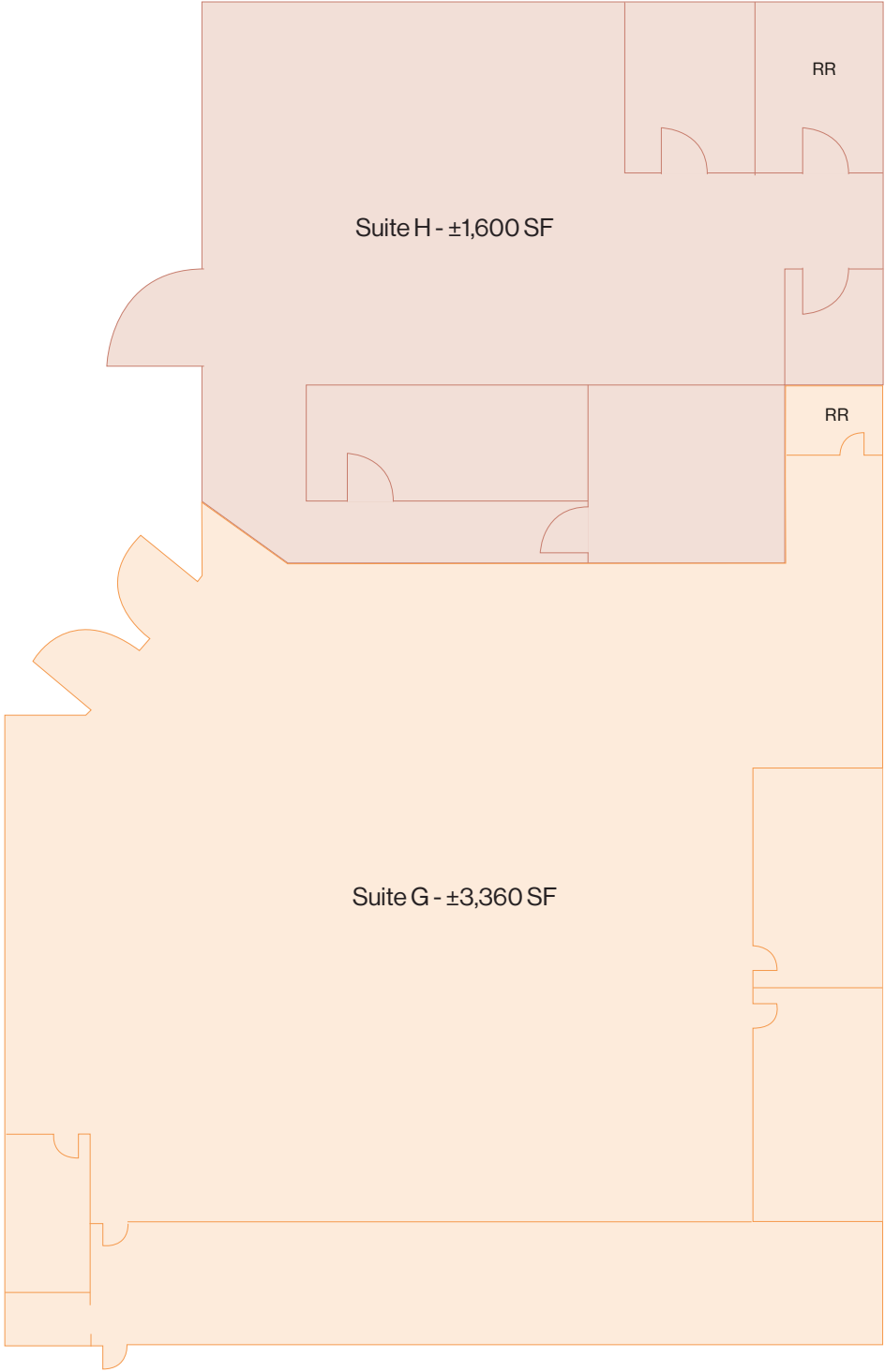
Site Plan

The Midway District is rapidly evolving into one of San Diego’s premier mixed-use destinations, fueled by significant public and private investment, new housing, entertainment venues, and infrastructure improvements.

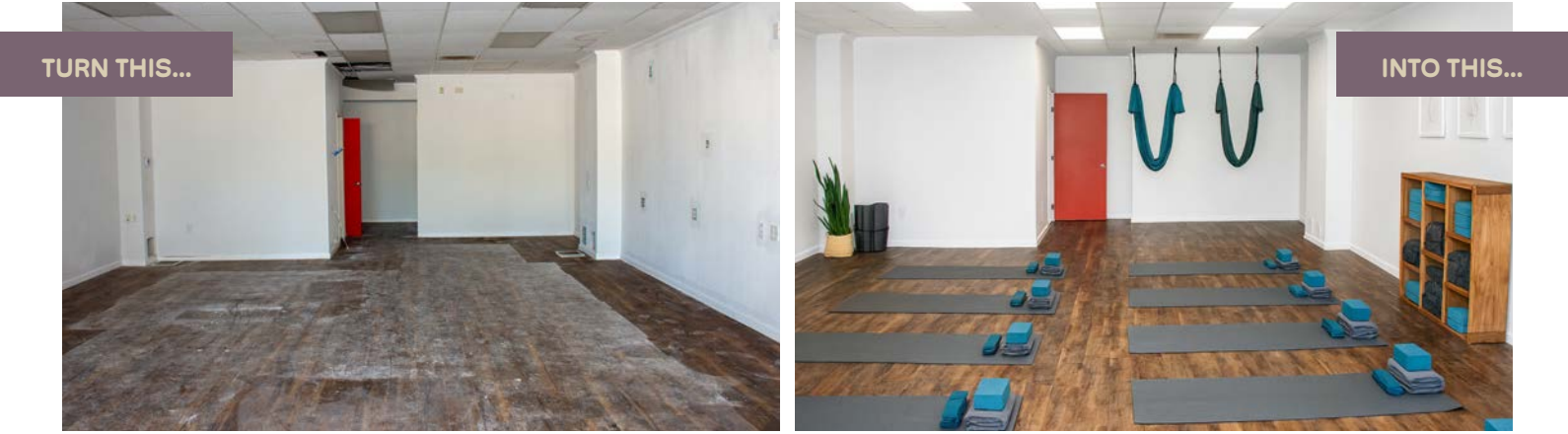
Suite	Tenant	SF
A	Renegade Fit Camp	1,870
B	El Charro	1,200
C	Paris Sandwiches	1,200
D	Homestyle Hawaiian	1,200
E	Point Loma Postal Plus	1,000
F	O'Leisure Nails & Spa	1,580
G	AVAILABLE NOW	3,360
H	AVAILABLE NOW	1,600
I	Smoke Zone	1,200
J	Barbershop	760
K	Pho Little Saigon	1,000
L/M	On Track Wellness	2,105



*Suites G&H contiguous to ±4,960 SF



*Site plan is for illustrative purposes only and may not be to scale. All dimensions are approximate.



Additional Point Loma Neighbors



SAN DIEGO'S NEXT GREAT DESTINATION

A NEW MIDWAY IS RISING



A dynamic mixed-use entertainment district bringing retail, dining, housing, public space and a new 16,000 seat entertainment center together in the heart of San Diego. Midway Rising will transform the iconic Sports Arena site into a vibrant, walkable neighborhood designed around the way San Diegans live, work, shop, dine and gather.

4,250
NEW HOMES



Including
2,000
Affordable

130,000 SF
OF SHOPS &
RESTAURANTS



16,000
ARENA SEATS



World class
entertainment
destination

14.5 acres
OF PARKS &
PUBLIC SPACE



Open, connected
and accessible
to all

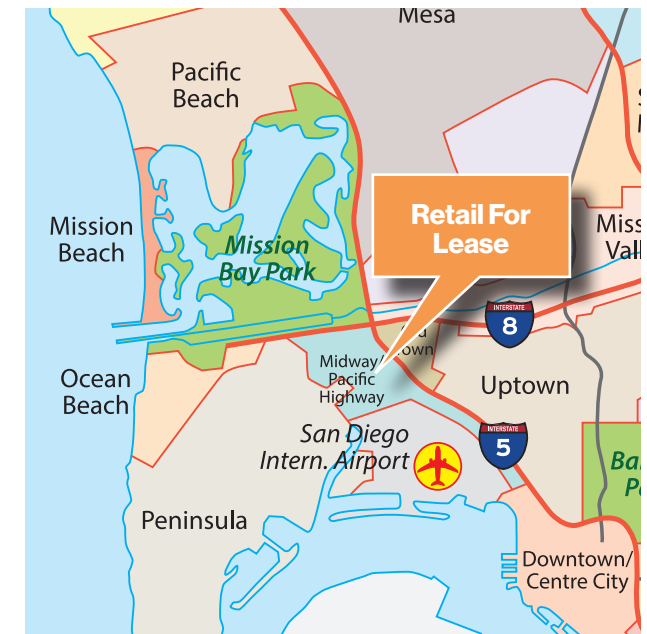
Point Loma, **CA**



WHERE PEOPLE COME TO LIVE.
WHERE PEOPLE COME TO PLAY.
WHERE **BUSINESS CAN THRIVE.**

MIDWAY
RISING
A MIDWAY FOR ALL

Midway Rising is envisioned as an authentic, people-oriented neighborhood where residential density, entertainment and public space create a built-in environment to commercial activity.



Centrally Located Commercial Hub

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.*





8 Minutes
to University of San Diego

(Over 10,000 students)



9 Minutes
to San Diego International Airport

(25 Million Passengers)

DOWNTOWN
SAN DIEGO

10 Minutes
to Downtown San Diego

(32M Annual Visitors, America's Finest City)



FASHION VALLEY
A SIMON MALL

7 Minutes
to Fashion Valley Mall

(+10B Annual Visitors, +\$1B Annual Sales)

LIBERTY STATION
SAN DIEGO, CALIFORNIA

6 Minutes
to Liberty Station

(9 Million Annual Visitors)



BALBOA PARK

9 Minutes
to Balboa Park

(14 Million Annual Visitors)

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.

Demographics

*COSTAR	1 Mile	2 Mile	3 Mile	5 Mile
Population	16,634	54,976	115,662	358,750
Median Home Value	\$991,744	\$1,054,207	\$1,058,765	\$1,017,073
Total Consumer Spending	\$216.6M	\$770.5M	\$1.7B	\$5.7B
Average Household Income	\$122,143	\$135,923	\$140,855	\$133,510
Businesses	2,743	5,858	12,633	38,431
Employees	20,338	58,367	103,710	287,415



Point
Loma

Midway Plaza
Retail For Lease
±1,600 - 4,960 SF

±1,600 SF

±3,360 SF

MIDWAY DRIVE

FORDHAM STREET

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