

# THE PRESIDIO

**2,770 SF Restaurant Space For Lease**

5277 Linda Vista Rd. - San Diego, CA 92110



## MODERN • ECLECTIC • UNIQUE

2,770 SF Restaurant Leasing Opportunity

### Description:

- Renovation now complete which includes extensive improvements to the façade, sign program and a new multi-tenant pylon sign
- Excellent access to and from Interstates 5 and 8 freeways, putting this center within a 20 minute drive of 1,163,346 people
- Conveniently located one block from the Morena/Linda Vista Trolley Station, in the heart of the Morena District
- Within walking distance to University of San Diego with a total enrollment of 8,251 students (Fall of 2015)
- Ballast Point Tasting Room & Home Brew Mart pulls in a huge community of craft beer enthusiasts from all of San Diego County
- Zoned CC-3-4, General Commercial, allowing a variety of street level service and specialty retailers and unique eateries
- Grade-level rear truck loading doors

### Demographics:

	1 MILE	3 MILES	5 MILES
Population '16	11,915	138,716	437,977
Average Income	\$85,449	\$86,880	\$83,951
Daytime Population	11,706	130,615	358,424

Source: ESRI, 2016



For further information, please contact our exclusive agents:

<b>AARON HILL</b>	Managing Director	858.875.5923	aaronhill@ngkf.com	CA RE License #01365975
<b>JUSTIN WESSEL</b>	Associate	858.875.5929	jwessel@ngkf.com	CA RE License #01946177
4275 Executive Square, Suite 350, La Jolla, CA 92037		T 858.875.3600	Corporate CA RE #01355491	<b>www.ngkf.com</b>

**Newmark Grubb  
Knight Frank**

Retail

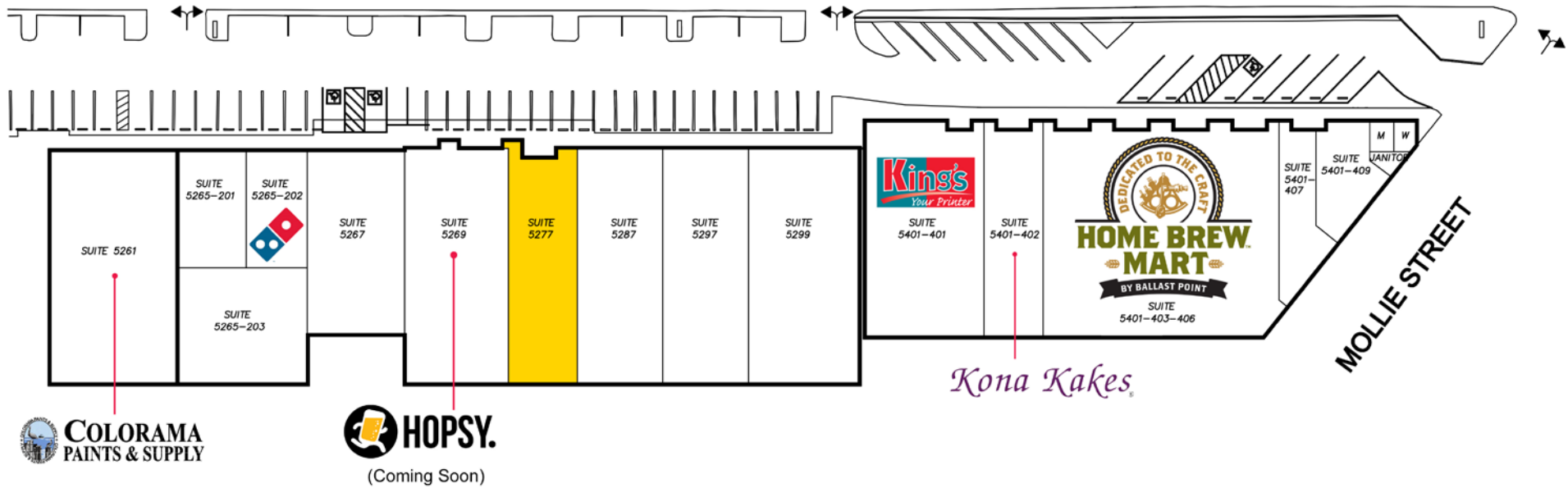
# THE PRESIDIO

2,770 SF Restaurant Space For Lease

5277 Linda Vista Rd. - San Diego, CA 92110



LINDA VISTA RD  
(20,900 ADT)



CONTACT:

**AARON HILL**  
Managing Director  
858.875.5923  
aaronhill@ngkf.com  
CA RE License #01365975

**JUSTIN WESSEL**  
Associate  
858.875.5929  
jwessel@ngkf.com  
CA RE License #01946177

**Newmark Grubb  
Knight Frank**

Retail

Tenant Roster		
SUITE	TENANT	SF
5261	Colorama Paints & Supply, Inc.	4,940
5265 - 201	Sharetea (coming soon!)	1,176
5265 - 202	Domino's	1,339
5265 - 203	RJ Consulting	2,484
5267	Available (\$2.25 \$1.75/SF/NNN)	3,026
5269	Hopsy (Coming Soon)	4,171
5277	Restaurant Opportunity (\$2.25/SF/NNN)	2,770
5287	Available (\$2.25 \$1.75/SF/NNN)	3,430

SUITE	TENANT	SF
5297	LH Footcare	3,341
5299	Available (\$2.25 \$1.75/SF/NNN)	4,447
5401-401	King's Printing	4,230
5401-402	Kona Kakes	2,112
5401-403-406	Ballast Point Brewing Supplies & Tasting Room	8,482
5401-407	Fiji Yogurt	1,109
5401-409	Available (\$2.50 \$2.25/SF/NNN)	1,133

4275 Executive Square, Suite 350, La Jolla, CA 92037 T 858.875.3600 Corporate CA RE #01355491

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

[www.ngkf.com](http://www.ngkf.com)



# THE PRESIDIO

2,770 SF Restaurant Space For Lease

5277 Linda Vista Rd. - San Diego, CA 92110



## Suite 5277 - Existing Suite Photos



For further information, please contact our exclusive agents:

**Newmark Grubb  
Knight Frank**

Retail

<b>AARON HILL</b>	Managing Director	858.875.5923	aaronhill@ngkf.com	CA RE License #01365975
<b>JUSTIN WESSEL</b>	Associate	858.875.5929	jwessel@ngkf.com	CA RE License #01946177
4275 Executive Square, Suite 350, La Jolla, CA 92037 T 858.875.3600			Corporate CA RE #01355491	<b>www.ngkf.com</b>

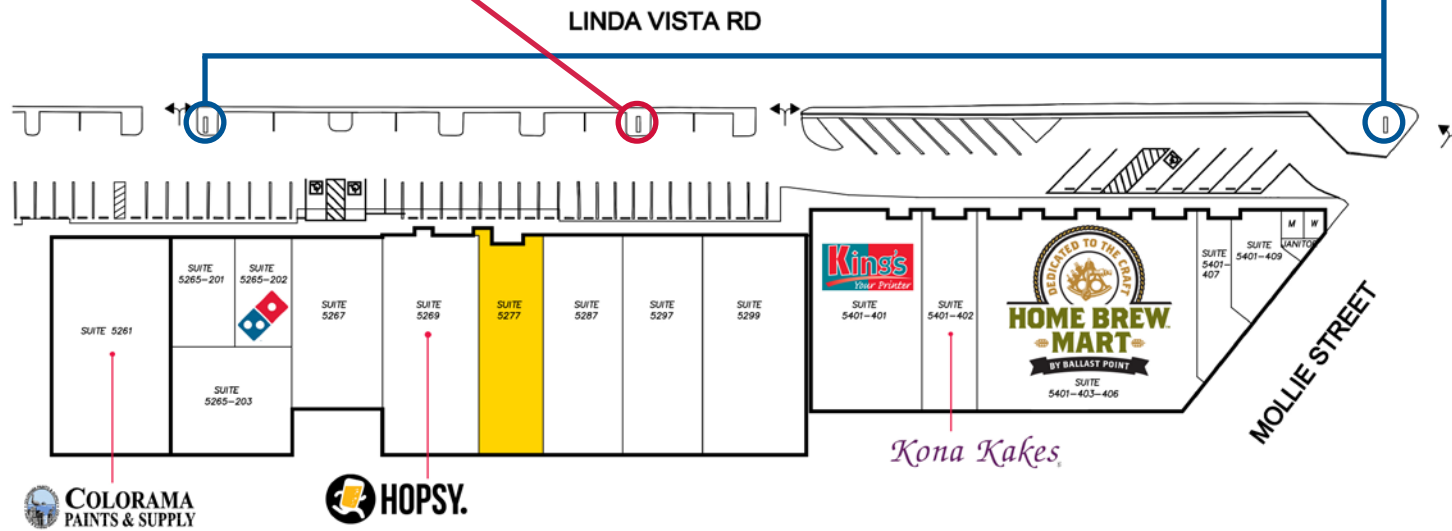
# THE PRESIDIO

2,770 SF Restaurant Space For Lease

5277 Linda Vista Rd. - San Diego, CA 92110



## Signage



**Newmark Grubb  
Knight Frank**

Retail

For further information, please contact our exclusive agents:

<b>AARON HILL</b>	Managing Director	858.875.5923	aaronhill@ngkf.com	CA RE License #01365975
<b>JUSTIN WESSEL</b>	Associate	858.875.5929	jwessel@ngkf.com	CA RE License #01946177
4275 Executive Square, Suite 350, La Jolla, CA 92037		T 858.875.3600	Corporate CA RE #01355491	<b>www.ngkf.com</b>

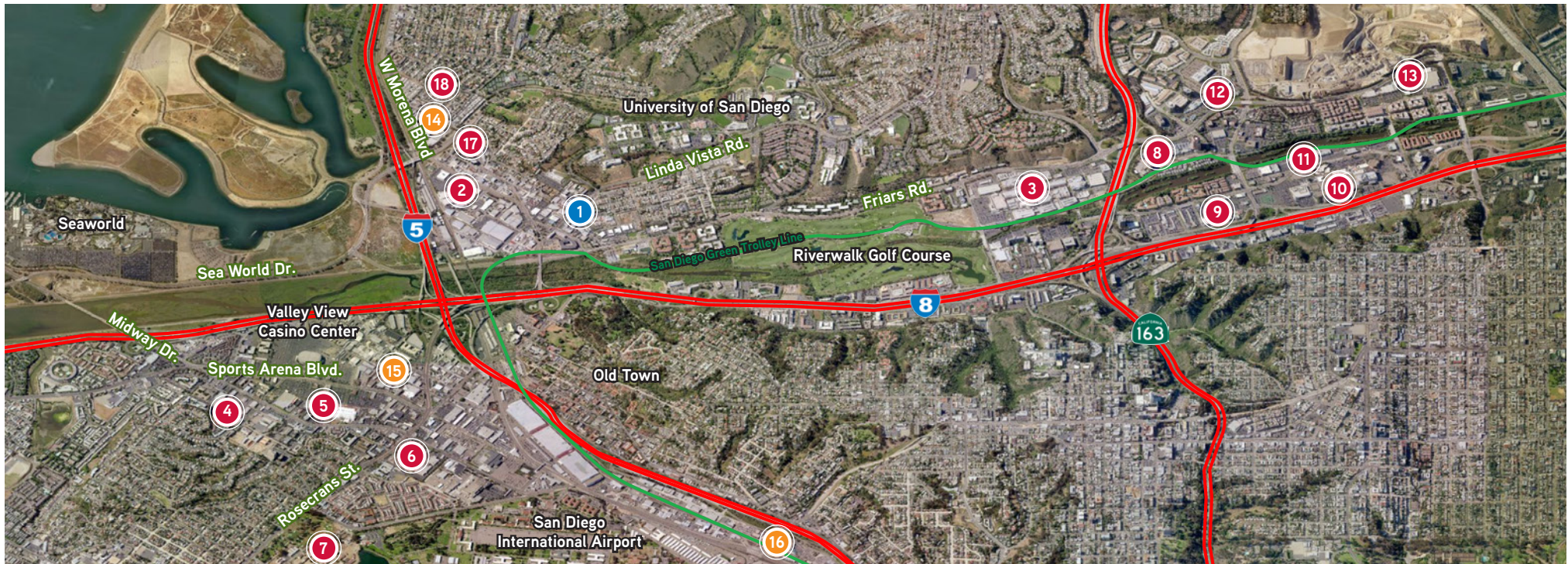
# THE PRESIDIO

## 2,770 SF Restaurant Space For Lease

5277 Linda Vista Rd. - San Diego, CA 92110



- 1. The Presidio**  
Ballast Point Tasting Room, Brew Mart by Ballast Point, Hopsy.(coming soon)
- 2. Toys R Us Center**  
Toys R Us, Petco, Armstrong Garden, Jerome's Furniture, Metro Decor, A-1 Self Storage, Coles Fine Flooring
- 3. Fashion Valley Mall** Bloomingdales, Nordstrom, Neiman Marcus Macy's, AMC Theatres, JCPenney, Forever 21
- 4. Point Loma Plaza**  
Vons, 24 Hr Fitness, Sports Chalet, Joann Fabrics
- 5. Sports Arena Plaza**  
Target, Dick's Sporting Goods, Home Depot, Ralphs, Ross, Petco
- 6. Loma Square**  
Sprout's, CVS/pharmacy, TJ Maxx, Homegoods, Party City
- 7. Liberty Station**  
Vons, Trader Joe's, ACE Hardware, Stone Brewery World Bistro & Gardens, Slater's 50/50, Corvette Diner, Sammy's Woodfired Pizza, Oggi's Pizza, Wine Steals
- 8. Hazard Center**  
Barnes & Noble, BJ's Brewhouse, FedEx Office, Joes' Crab Shack, Smashburger, Ultra Star Cinemas, Wood Ranch BBQ
- 9. Mission Valley West**  
Trader Joe's, Bevmo!, ULTA Beauty, Old Navy, Marshalls, Golfsmith, DSW, Active, West Elm, Gordon Biersch, King's Fish House, Lazy Dog Restaurant
- 10. Mission Valley East**  
AMC Theatres, Target, Macy's, Macy's Home, Bed Bath & Beyond, Michaels, Nordstrom Rack, Sport Chalet, Buffalo Wild Wings, Broken Yolk, Ruby's, Outback Streakhouse, Yard House
- 11. Park in the Valley**  
Best Buy, Aaron Brothers, Saks Off 5th, Staples, Thomasville
- 12. Friars Mission Center**  
Ralph's, CVS / Pharmacy
- 13. Rio Vista Shopping Center**  
Living Spaces, Ross, Sports Authority, Party City, Office Depot
- 14. Coronado Brewery Co. Tasting Room**
- 15. Modern Times Beer**
- 16. Acoustic Ales Tasting Room**
- 17. Bird Rock Coffee Roasters**
- 18. Siesel's Meat Market / Baypark Fish Co.**



For further information, please contact our exclusive agents:

**Newmark Grubb  
Knight Frank**

Retail

<b>AARON HILL</b>	Managing Director	858.875.5923	aaronhill@ngkf.com	CA RE License #01365975
<b>JUSTIN WESSEL</b>	Associate	858.875.5929	jwessel@ngkf.com	CA RE License #01946177
4275 Executive Square, Suite 350, La Jolla, CA 92037		T 858.875.3600	Corporate CA RE #01355491	<b>www.ngkf.com</b>

# THE PRESIDIO

## 2,770 SF Restaurant Space For Lease

5277 Linda Vista Rd. - San Diego, CA 92110



### DEMOGRAPHICS



#### Executive Summary

The Presidio  
5401 Linda Vista Rd, San Diego, California, 92110  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.76727  
Longitude: -117.19526

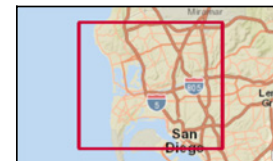
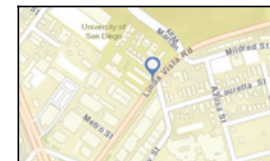
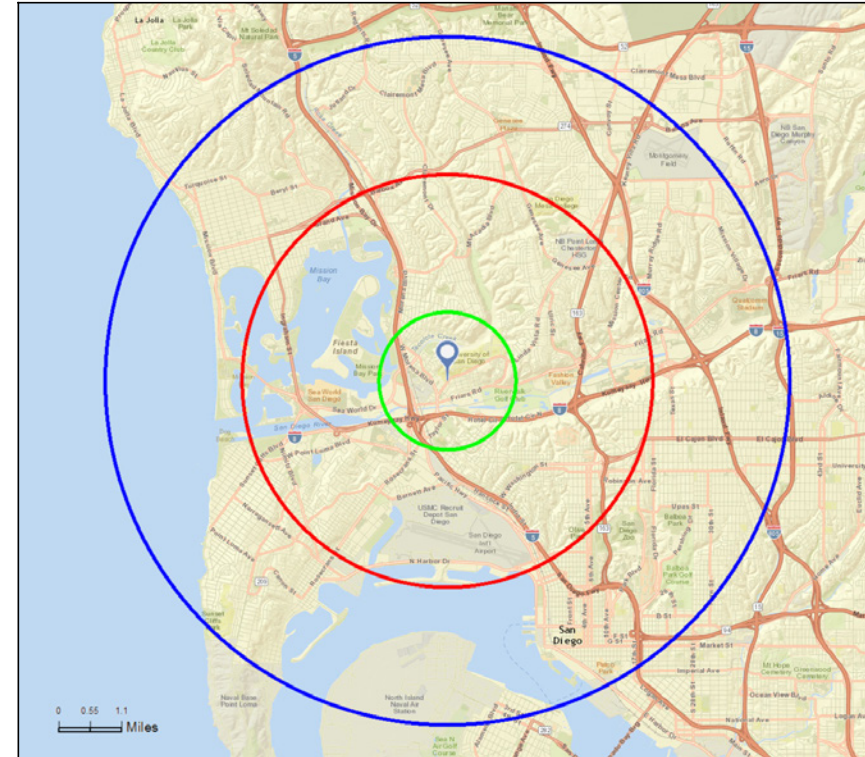
	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	10,275	127,913	396,983
2010 Population	10,907	131,441	416,296
2016 Population	11,915	138,716	437,977
2021 Population	12,744	145,816	460,436
2000-2010 Annual Rate	0.60%	0.27%	0.48%
2010-2016 Annual Rate	1.42%	0.87%	0.82%
2016-2021 Annual Rate	1.35%	1.00%	1.01%
2016 Male Population	49.4%	51.9%	52.6%
2016 Female Population	50.6%	48.1%	47.4%
2016 Median Age	31.9	35.4	35.2
<b>Households</b>			
2000 Households	4,157	57,225	176,559
2010 Households	4,285	58,533	188,216
2016 Total Households	4,693	61,003	196,129
2021 Total Households	5,065	64,006	205,967
2000-2010 Annual Rate	0.30%	0.23%	0.64%
2010-2016 Annual Rate	1.47%	0.66%	0.66%
2016-2021 Annual Rate	1.54%	0.97%	0.98%
2016 Average Household Size	2.09	2.14	2.10
<b>Median Household Income</b>			
2016 Median Household Income	\$62,738	\$62,088	\$59,218
2021 Median Household Income	\$69,410	\$69,993	\$65,517
2016-2021 Annual Rate	2.04%	2.43%	2.04%
<b>Average Household Income</b>			
2016 Average Household Income	\$85,449	\$86,880	\$83,951
2021 Average Household Income	\$92,060	\$95,140	\$91,617
2016-2021 Annual Rate	1.50%	1.83%	1.76%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$38,108	\$39,610	\$39,209
2021 Per Capita Income	\$40,782	\$43,063	\$42,515
2016-2021 Annual Rate	1.37%	1.69%	1.63%



#### Site Map

The Presidio  
5401 Linda Vista Rd, San Diego, California, 92110  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.76727  
Longitude: -117.19526



#### CONTACT:

**AARON HILL**  
Managing Director  
858.875.5923  
aaronhill@ngkf.com  
CA RE License #01365975

**JUSTIN WESSEL**  
Associate  
858.875.5929  
jwessel@ngkf.com  
CA RE License #01946177

**Newmark Grubb  
Knight Frank**

Retail

4275 Executive Square, Suite 350, La Jolla, CA 92037 T 858.875.3600 Corporate CA RE #01355491

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

[www.ngkf.com](http://www.ngkf.com)