



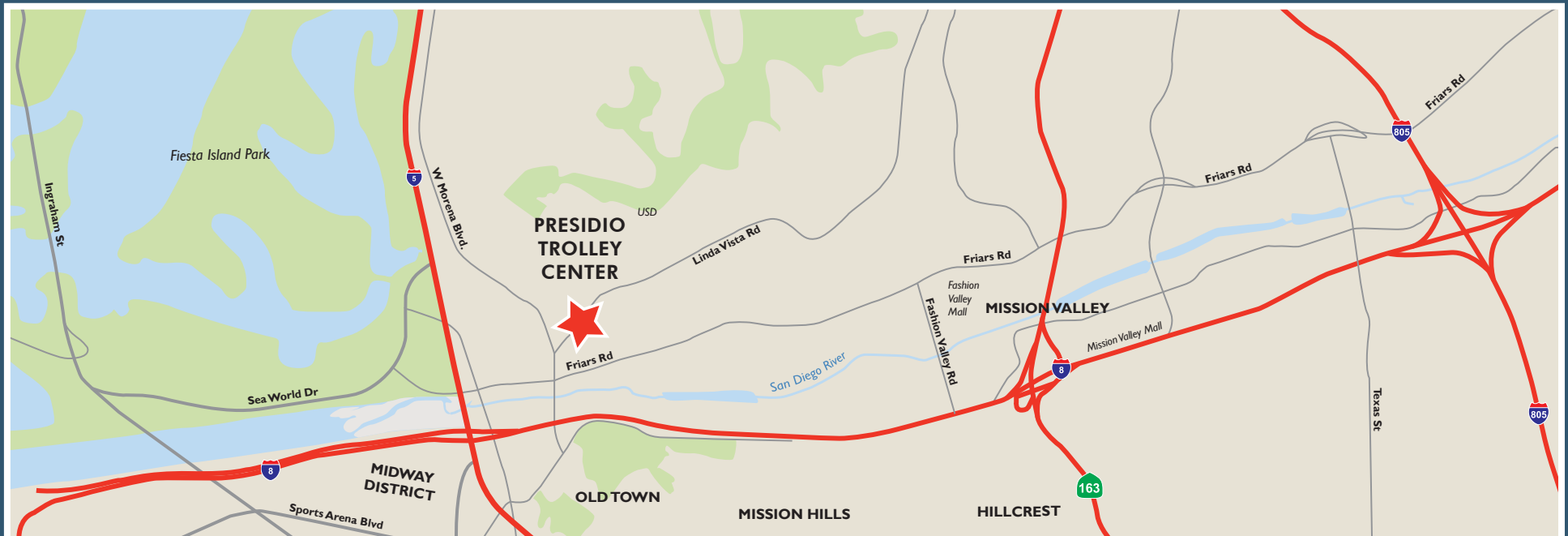
THE PRESIDIO

5261 - 5401 Linda Vista Road | San Diego, CA 92110



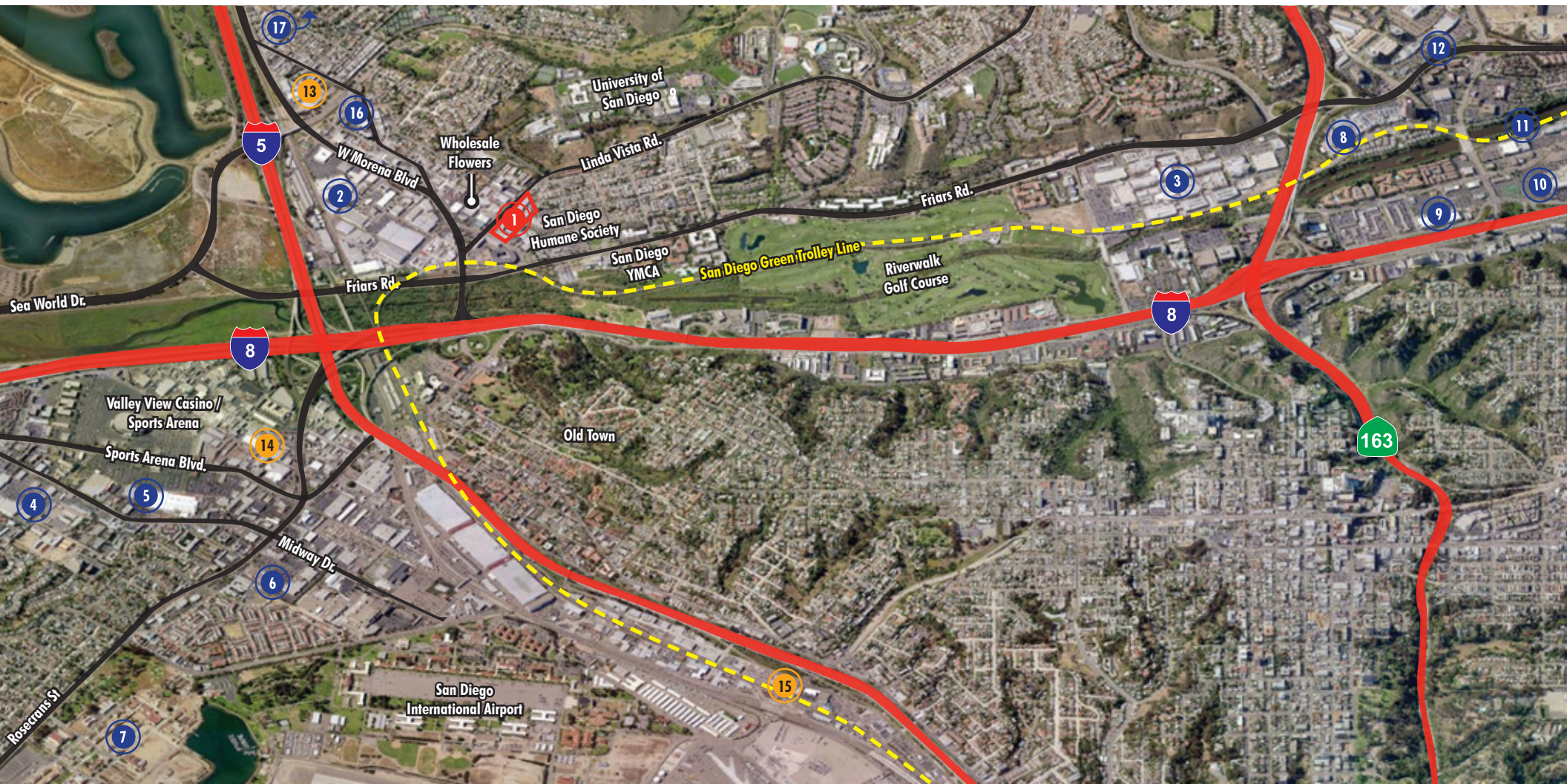
PROPERTY HIGHLIGHTS

- Renovation underway which will include extensive improvements to the façade, sign program and parking field (starting March 2015, completion scheduled for August 2015)
- 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 8,349 students (Fall of 2014)
- Anchor Ballast Point Tasting Room & Home Brew Mart pulls in a huge community of craft beer enthusiasts
- Excellent nearby accessibility to and from Interstates 5 and 8 freeways
- 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



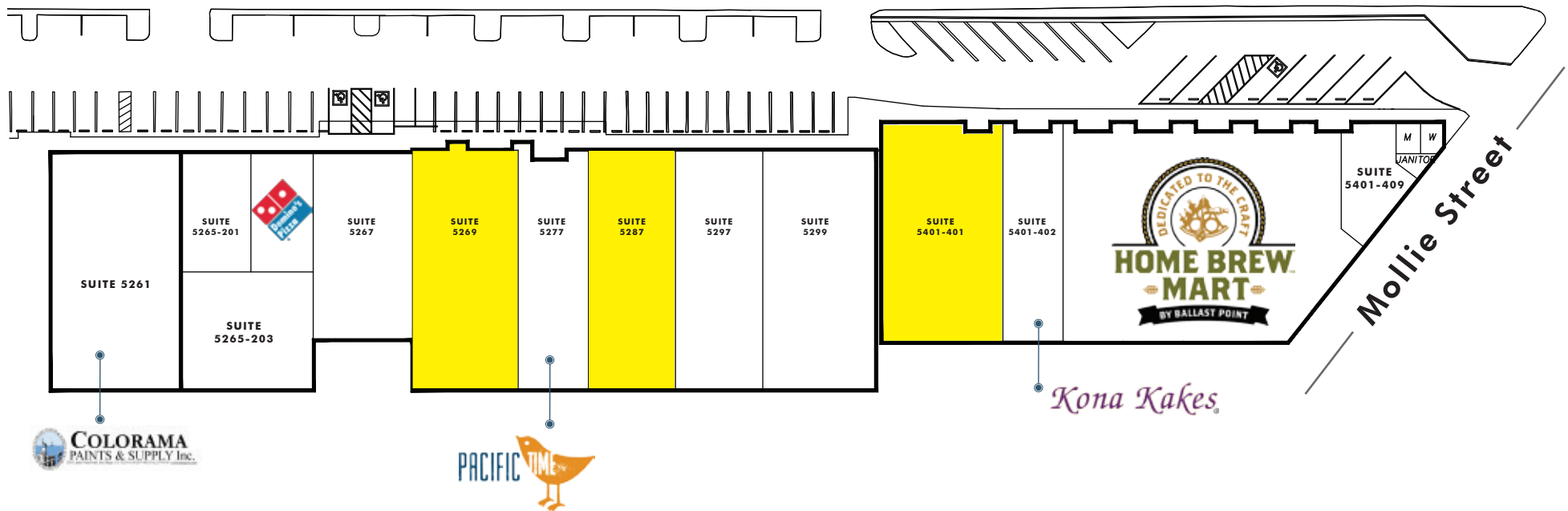
THE AREA

- 1. The Presidio**
Ballast Point Tasting Room
Brew Mart by Ballast Point
Pacific Time
- 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 Steakhouse
- 11. Park in the Valley**
Best Buy, Aaron Brothers, Saks Off
5th, Staples, Thomasville
- 12. Friars Mission Center**
Ralph's, CVS / Pharmacy
- 13. Coronado Brewery Co. Tasting Room**
- 14. Modern Times Beer**
- 15. Acoustic Ales Tasting Room**
- 16. Bird Rock Coffee Roasters**
- 17. Siesel's Meat Market / Baypark Fish Co.**



THE SITE

Linda Vista Rd



tenant roster

Suite	Tenant	Square Footage
5261	Colorama	4,940
5265 201	Money Hut	1,176
5265 202	Domino's Pizza	1,339
5265 203	RJ Consulting	2,484
5267	Eric's Medical	3,026
5269	Vacant	4,171
5277	Pacific Time	2,770
5287	Thuy Beauty & Spa (available)	3,430

Suite	Tenant	Square Footage
5297	LH Footcare	3,341
5299	R&L Thrift	4,447
5401 401	King's Printing (available)	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	E & Ocean	1,133

THE ANCHOR



www.ballastpoint.com



The Presidio is anchored by Ballast Point's Tasting Room & Home Brew Mart – one of the original home brewing supply stores to start the craft beer trend. Their brand new expansion in Linda Vista now encompasses over 8,400 square feet and has transformed the space into a new tasting room with a 40-tap bar.

Themed appropriately to their beer, the ambience includes an under the sea-themed mural, picnic table seating that are decorated with pieces of the company's history, plus multiple TVs, as well as an enlarged and revamped retail space.

Ballast Point Brewing & Spirits Company is an American craft brewery and distillery founded in 1996 by Jack White and Yuseff Cherney in San Diego, California. As of 2013 it is the third largest craft brewer in San Diego County and the 29th largest craft brewery in the country, based on sales volume (Brewers Association, 2013). Ballast Point has a combination kitchen, tasting room and R&D brewery in Little Italy, has retail outlets at Petco Park and the Del Mar Thoroughbred Club, and constructed its largest brewing facility to date in the Miramar area which includes a kitchen and tasting room. Ballast Point is also the first Microdistillery in San Diego. They currently produce Old Grove Gin, Three Sheets White Rum, Barrel-Aged Three Sheets Rum, Fugu Vodka, and Devil's Share Whiskey.



DEMOGRAPHICS & TRAFFIC

demographics [claritas, 2015]

Presidio Trolley Plaza	1 Mile	3 Miles	5 Miles
2014 Est. Total Population	11,436	135,919	425,862
2019 Forecast Total Population	11,915	141,512	444,047
Daytime Population	12,330	115,499	305,557
Average Household Income	\$75,181	\$76,805	\$73,509



[sandag, 2015]

traffic counts

20,900 ADT along Linda Vista Road

10,900 ADT along Napa Street

THE PRESIDIO

TENANT SIGN

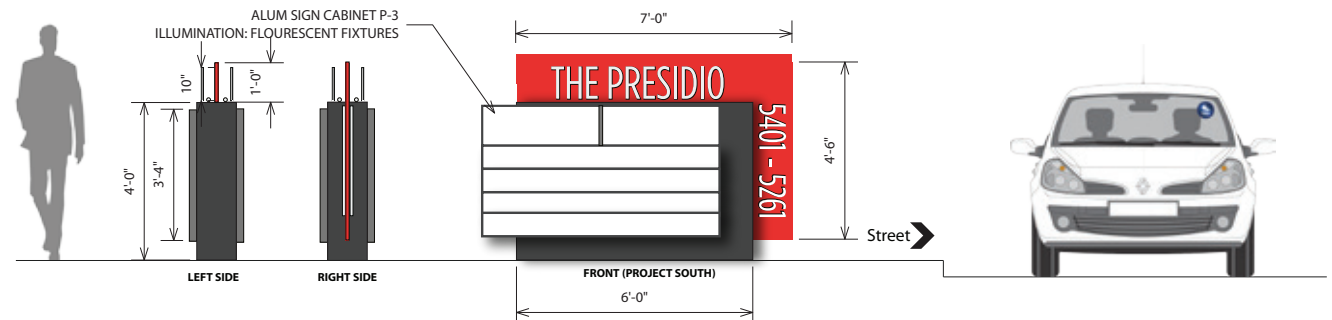
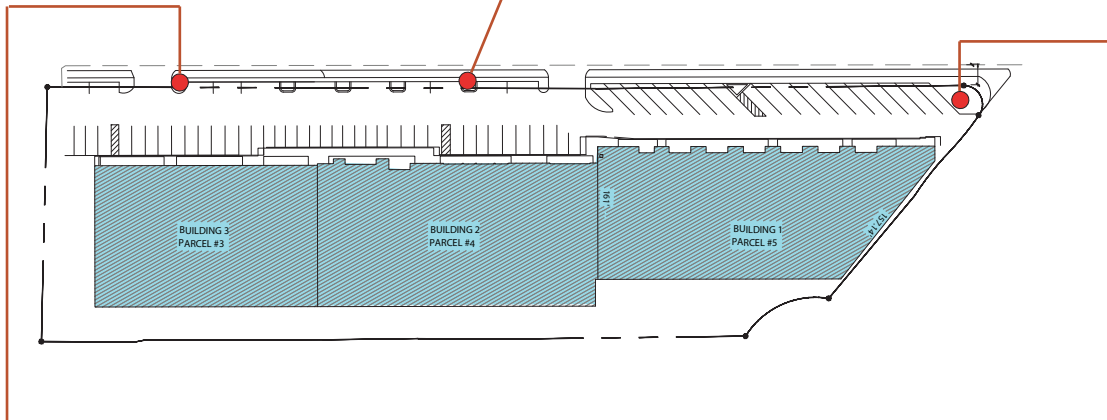
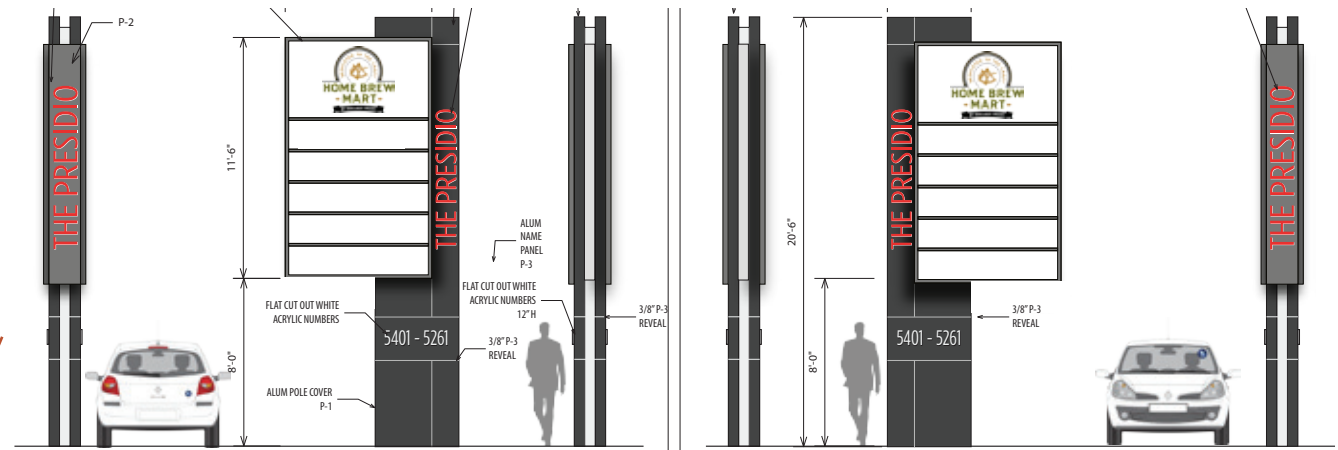
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SIGNAGE



THE PRESIDIO

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