

# POINT LOMA PLAZA

3645 Midway Drive, San Diego, CA 92110

A photograph of the exterior of Point Loma Plaza, a commercial building housing a Vons grocery store. The building is a single-story structure with a light beige stucco finish and a red-tiled roof. The word "VONS" is prominently displayed in large, red, three-dimensional letters on the building's facade. Several tall palm trees are planted in front of the building. In the foreground, a parking lot is filled with various vehicles, including a dark purple hatchback, a silver sedan, and a black pickup truck. A sign for "Fresh, fast, delivered your way" is visible near the entrance. The sky is clear and blue.

VONS

**FLOCKE &  
AVOYER**

Commercial Real Estate

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Centers.

**FOR  
LEASE**





# POINT LOMA PLAZA

3645 Midway Drive, San Diego, CA 92110

## FOR LEASE

- Unit 29: ±1,680 SF
- Unit 33: ±3,200 SF
- Unit 47: ±648 SF

## PROPERTY HIGHLIGHTS

- ±204,881 SF coastal shopping center with direct access to I-5 and I-8
- Ample parking
- Convenient access from Midway Drive and Kemper Street at a signalized intersection
- Close proximity to Pechanga Arena and EF International Language School Campus which consists of about 1,500 students
- Strong tenant mix includes:







## DIVERSE TENANT MIX







UNIT	TENANT	SF
01-02	SAN DIEGO GYMNASTICS	7,347
04	UBREAKIFIX	613
05	BANK OF AMERICA	4,202
10	BUFFALO WILD WINGS	6,381
17	JPMORGAN CHASE BANK	6,380
18	FED-EX OFFICE	5,048
19	AMERICAN CANCER SOCIETY	5,495
20	SHELTER ISLAND VETERINARY HOSPITAL	3,549
20-A	IKE'S LOVE & SANDWICHES	1,600
20-B	NAVY FEDERAL CREDIT UNION	228
21	EYEGLOSS WORLD	4,644
22	NELSON PHOTO SUPPLIES	4,204
23	MIDWAY CLASSIC MALT SHOP	1,200
24	LIGHTHOUSE DENTAL, DR. AJAY AM	1,830
25	JO-ANN FABRICS	14,950
26	LEATHER MAGIC	1,190
27	MR. J'S CLEANERS	1,610
28	POINT LOMA POSTAL PLUS	1,400
29	AVAILABLE	1,680
30	VONS	50,000
32	SALONS BY JC	7,199
33	AVAILABLE	3,200
35	UFC GYM - COMING SOON	29,438
37	INAILS AND SPA	1,800
38	INTER HAIR	1,520
39	DIAMONDS FOREVER	1,075
40	MARSHALLS	23,874
41	ITAN SUN SPRAY SPA	1,749
42A	USCG RECRUITING CENTER	2,487
43	EXPEDIA CRUISE SHIPCENTERS	864
44	NUTRITION ZONE	864
45	CRYO SCULPTING LAB	744
46	THE PILATES ROOM	1,944
47	AVAILABLE	648
49	EROS MEDSPA	2,412

SITE PLAN



\*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.





## DEMOGRAPHICS



### TRAFFIC COUNTS

Midway Drive: ±21,953 ADT  
Kemper Street: ±5,540 ADT



### AVERAGE HHI

1 Mile: \$95,798  
3 Miles: \$110,003  
5 Miles: \$105,295



### POPULATION

1 Mile: 19,230  
3 Miles: 107,969  
5 Miles: 334,205



### DAYTIME POPULATION

1 Mile: 27,610  
3 Miles: 123,518  
5 Miles: 361,666

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









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