



**FLOCKE &  
AVOYER**  
Commercial Real Estate



**FOR LEASE**



CAPITAL GROWTH  
PROPERTIES, INC.





# LIBERTY STATION

## Property Overview

### The Center

- ±360 acre mixed-use project
- ±321,000 SF award-winning retail center
- 5,430 free parking spots with numerous EV charging stations
- 350 homes, schools, churches, hotels, & conference centers

### Best-In-Class Shopping, Dining, and Arts

- Over 53 shops & retailers
- 56 restaurants
- 82 arts & culture destinations

### Culture

- ±64 acres of open space and parks
- Redevelopment of the historic San Diego Naval Training Center (1923)
- Concerts, art, crafts, classes, and events
- Sustainable design and community planning awards

### Customer Analysis

- ±10 million annual visitors
- Annual food and beverage sales exceeding \$125 million

## Key Tenants

VONS

pigment

TRADER JOE'S



## Future Tenants



LIBERTY  
NAIL & SPA

### Hotels





# BY THE NUMBERS

±600 EVENTS ANNUALLY

±5,786 Feet of Water-frontage

1,800 BARRELS BREWED (2022)

5,430 Free Parking Spots



3,850 LOCAL RESIDENTS

46 AC WATERFRONT PARK

321K SF of RETAIL

735 HOTEL ROOMS



±420K SF OFFICE SPACE

3,221 STUDENTS

9.4M VISITORS 2022

40.6K GOLF ROUNDS PLAYED LTM

Acres of Open Space and Parks

64

MILES FROM AIRPORT

0.8



31 RESTAURANTS

Food & Beverage Sales 2022

3.5

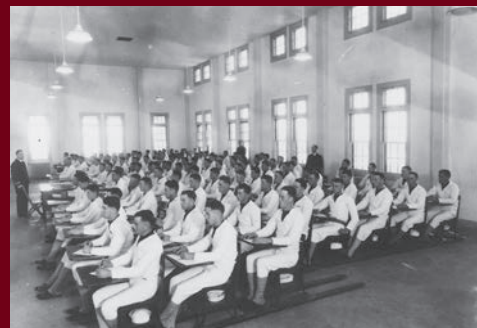
MILES FROM DOWNTOWN

300K SF of Arts & Culture

Weekly Rock Church Attendance



+12K



“

*What was once a Naval Training Center is now a buzzy neighborhood go-to with a breadth of offerings that make Liberty Station distinctly San Diego.*

- Sandiego.org




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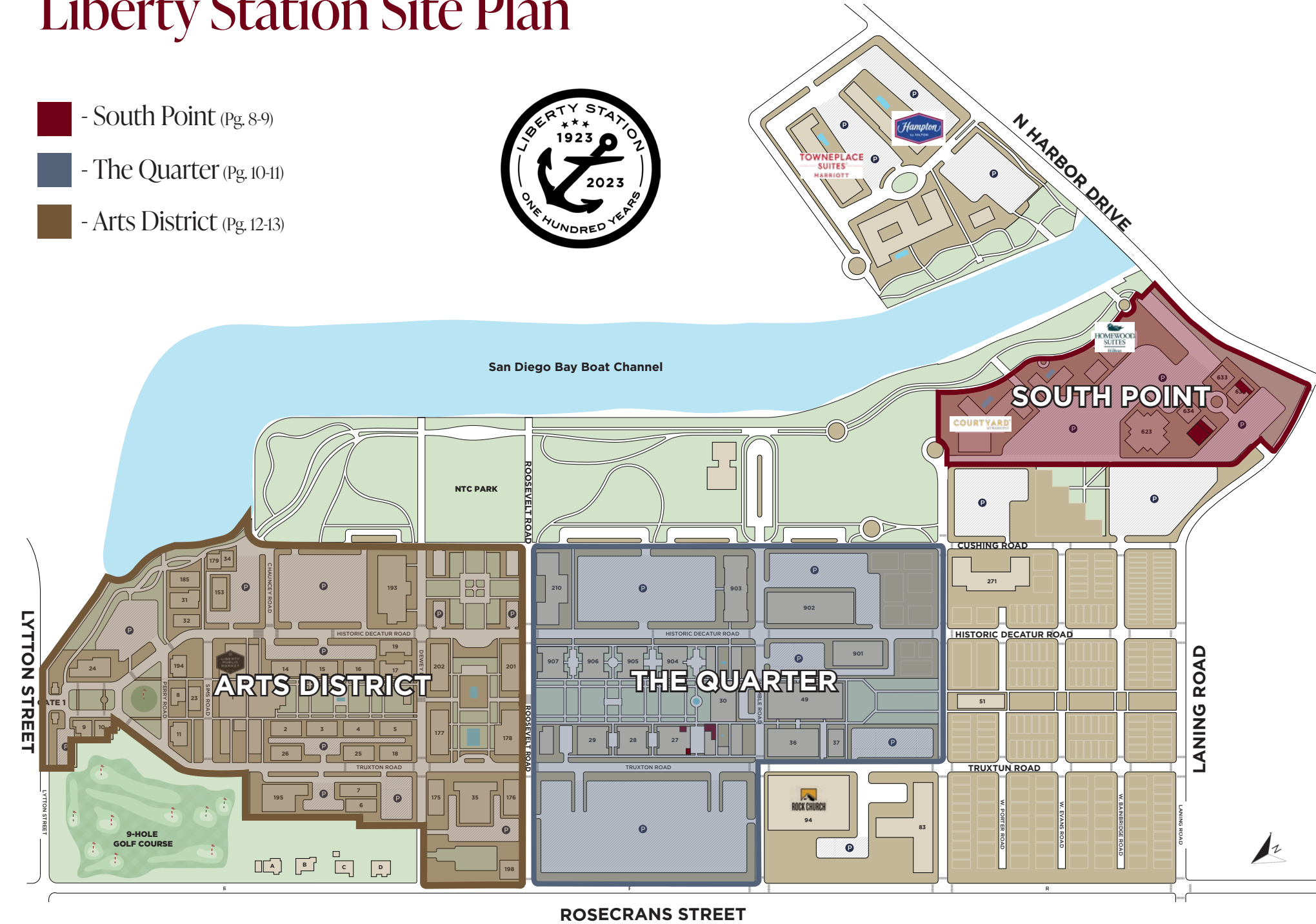






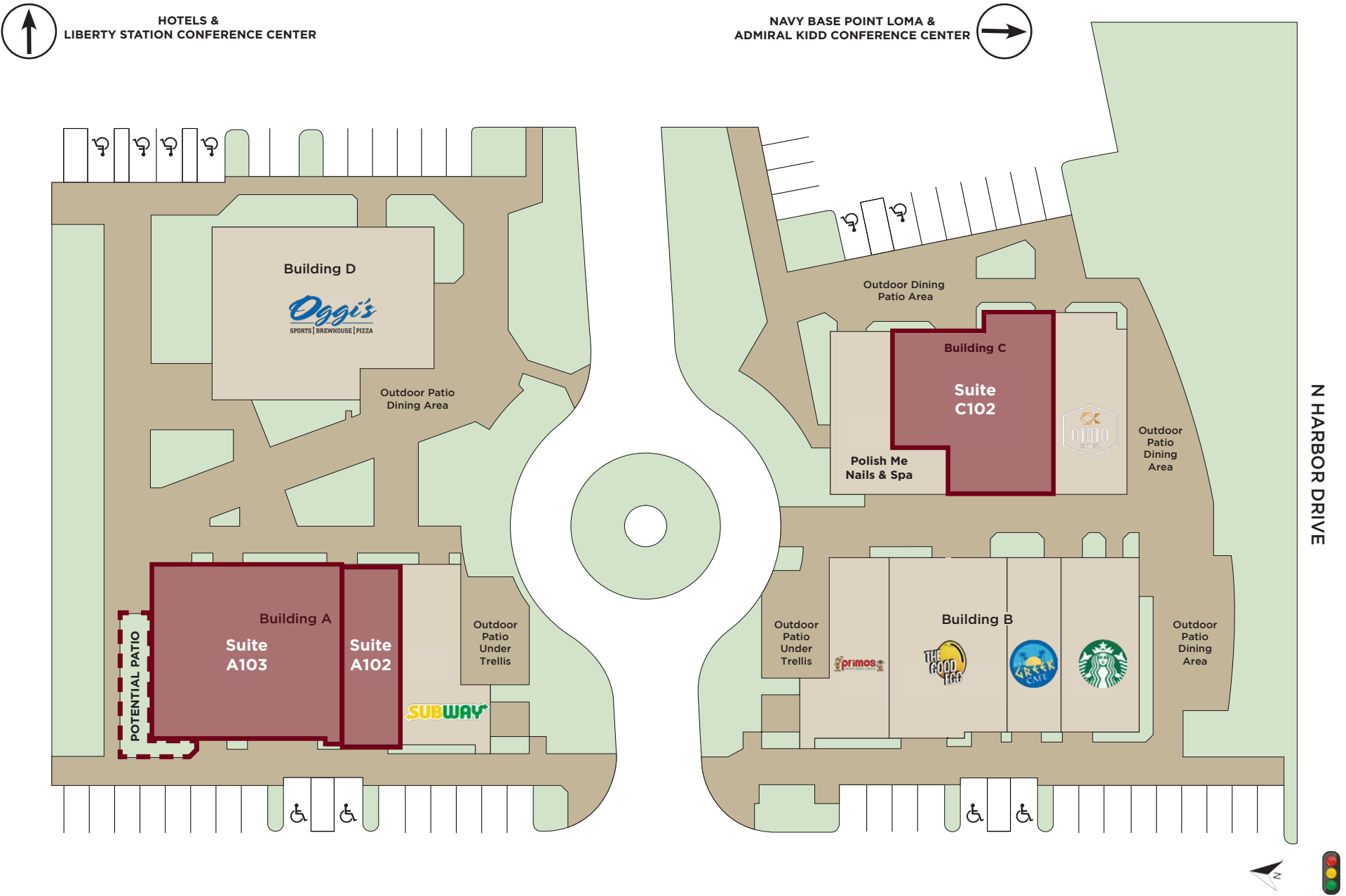
# Liberty Station Site Plan

-  - South Point (Pg. 8-9)
-  - The Quarter (Pg. 10-11)
-  - Arts District (Pg. 12-13)





Site Plan / South Point



BLDG	SUITE	TENANT NAME	SF
HSA	101	Subway	1,500
HSA	102	Available	1,211
HSA	103	Available	3,773
HSB	101	Los Primos Mexican	1,500
HSB	102	The Good Egg	2,429
HSB	104	The Greek Cafe	1,083
HSB	105	Starbucks	1,472
HSC	101	Polish Me Nails	1,500
HSC	103	Ototo Sushi	2,005
HSD	101	Oggi's Pizza & Brewing	4,200
HSC	102	Available (Former Restaurant)	2,346





## Site Plan / *The Quarter*

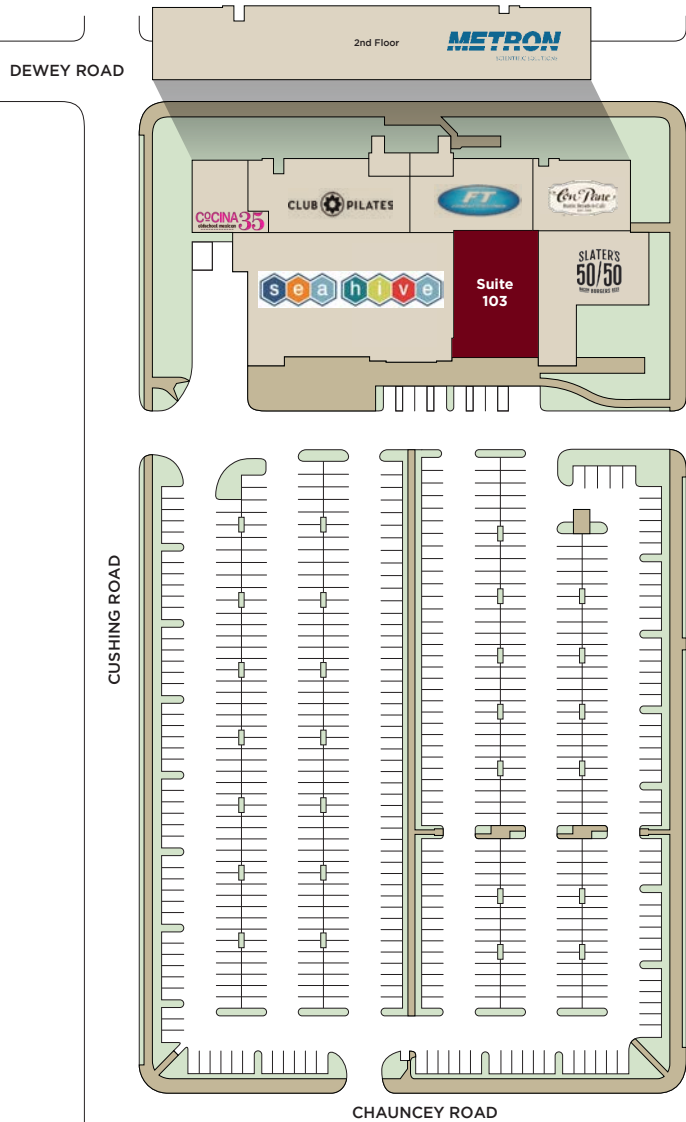
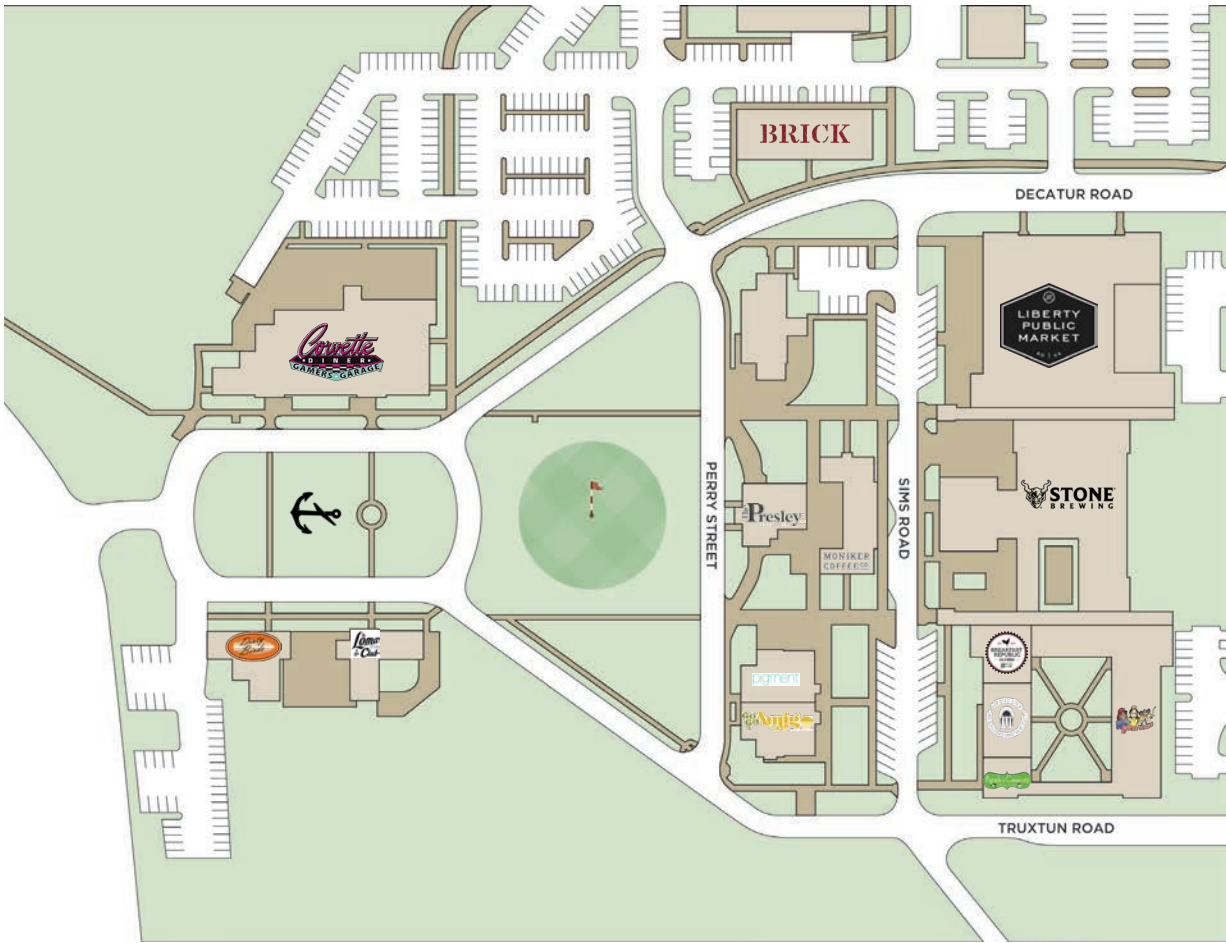


BLDG	SUITE	TENANT NAME	SF
27	103	Five Guys	3,134
27	108	Yarbrough Group	574
27	109	Nekter Juice Bar	1,496
27	100	Available	408
27	104	Liberty Station Orthodontics	3,794
27	200	Scripps Health Express	4,668
27	101	Sephora	4,500
27	102	European Wax Center (Coming Soon)	1,593
27	107	Liberty Nail & Spa (Coming Soon)	1,500
28-29		Vons	51,839
28	200	Rise Physical Therapy	2,260
20	208	CUBRC	640
30C	100	Fuze Jewelery	1,094
30C	101	Yoga Six	4,570
30C	101B	San Diego Blood Bank	3,763
30C	103	Available	1,658
30C	105	Ikiru Sushi	1,070
30C	106	Point Loma Optometry	1,344
30C	102	F45	2,930
30E	99	Luna Grill	1,917
30E	100	Navy Federal CC	5,643
30E	102	Fig Tree Cafe	1,490
30E	103	Jolsalon	1,170
30E	106	Hawaiian Fresh Seafood	1,052
30W	100	Trader Joe's	14,843
30W	101	Bird Rock Coffee Roasters	1,394
30W	102	Chick-fil-a (Coming Soon)	3,330
30W	103	Cold Stone Creamery	1,054
NC	100	828 Chapel	8,777





100% LEASED

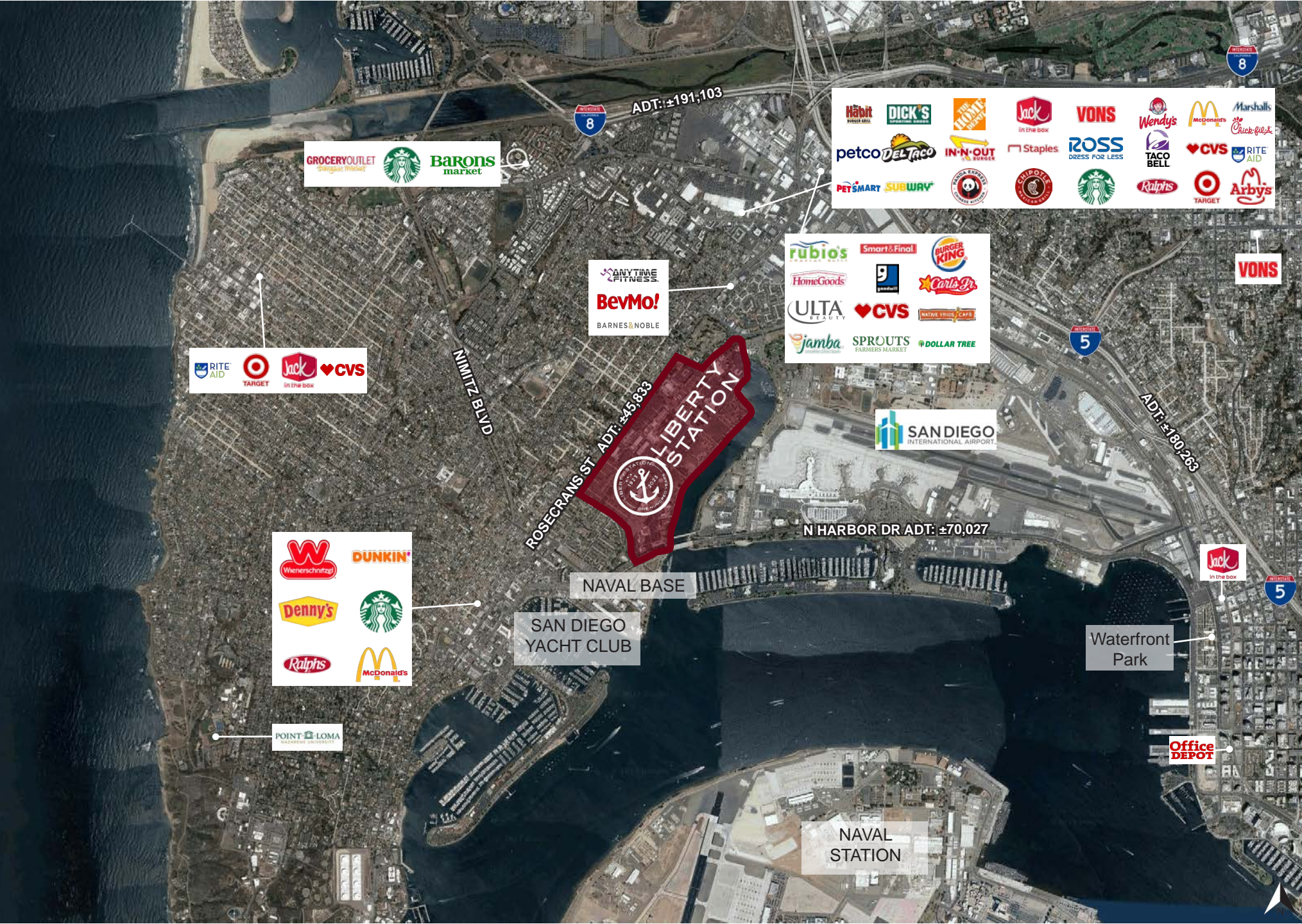


BLDG	SUITE	TENANT NAME	SF
1	100	Pigtails & Crewcuts	1,390
1	101	Kid Ventures	5,489
1	104	Buona Forchetta	2,622
1	106	Breakfast Republic	1,520
1		Stone Brewing	22,514
1		Liberty Public Market	25,061
8	100	The Presley	3,320
9	1	Dirty Birds	3,000
10	1	The Loma Club	2,771
11	102	Go Go Amigo	2,874
11	103	Pigment	3,415
20-21	100	Lot Management	2,006
23	A-D	Moniker Coffee Co Moniker General	4,156
24	100	Corvette Diner	14,801
32	100	Brick	6,119
193		SPA	10,658
193	101	Fitness Together	2,167
193	102	Club Pilates	2,736
193	103	Sea Hive Station	15,794
193	103	Available	5,601
193	104	Cocina 35	3,936
193	105	Con Pane Rustic Breads & Cafe	4,012
193	107	Slater's 50/50	5,402
194	100	Sparkcycle	4,142





# Aerial





# Demographics



## TRAFFIC COUNTS

Rosecrans St: ±45,833 ADT  
N Harbor Dr: ±70,027 ADT  
Lytton St: ±15,357 ADT



## AVERAGE HOUSEHOLD INCOME

1 Mile: \$166,900  
3 Miles: \$135,825  
5 Miles: \$122,057



## POPULATION

1 Mile: 11,625  
3 Miles: 76,422  
5 Miles: 249,642



## DAYTIME POPULATION

1 Mile: 15,130  
3 Miles: 80,745  
5 Miles: 284,718

# The Neighborhood

Welcome to Point Loma, a breathtaking coastal community located in the heart of San Diego! With stunning ocean views, historical landmarks, and a lively atmosphere, Point Loma is a true gem of Southern California.

Nestled on a peninsula that extends into the Pacific Ocean, Point Loma offers a wide range of outdoor activities, dining and entertainment options. From hiking the trails in the scenic Cabrillo National Monument to relaxing on the sandy beaches of Shelter Island, there is something for everyone in Point Loma.

Point Loma is home to several important landmarks, including the Old Point Loma Lighthouse, the Fort Rosecrans National Cemetery, and the Cabrillo National Monument Visitor Center, where one can learn about the area's rich cultural and natural history.

In addition to its natural beauty and historical significance, Point Loma boasts a vibrant dining and shopping scene. From fresh seafood and craft cocktails to trendy boutiques and artisanal markets, there is no shortage of options to satisfy all taste buds and shopping cravings.







## \*DISCLAIMER

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