



**FLOCKE &
AVOYER**
Commercial Real Estate

 **FOR LEASE**

 CAPITAL GROWTH
PROPERTIES, INC.



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

- Cygnet Theatre & NTC Foundation have partnered to transform historic Building 178 into a world-class performing arts venue expected to draw 50,000 attendees each year.
- 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



Future Tenants



Hotels






BY THE NUMBERS

±600 EVENTS ANNUALLY 

 10.6M VISITORS 2023

40.6K 
GOLF ROUNDS PLAYED LTM

 ±5,786
Feet of Water-frontage

Acres of Open Space and Parks 64 

1,800 BARRELS BREWED (2022) 



MILES FROM AIRPORT 0.8 

5,430 Free Parking Spots 

 31 RESTAURANTS
Food & Beverage Sales 2022

3,850 LOCAL RESIDENTS 

46 AC WATERFRONT PARK

3.5 MILES FROM DOWNTOWN

321K SF of RETAIL

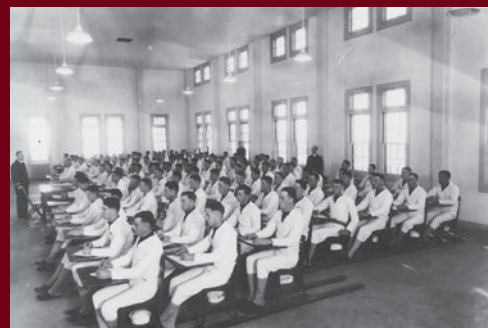
±420K SF OFFICE SPACE

300K SF of Arts & Culture 

735 HOTEL ROOMS

 3,221 STUDENTS

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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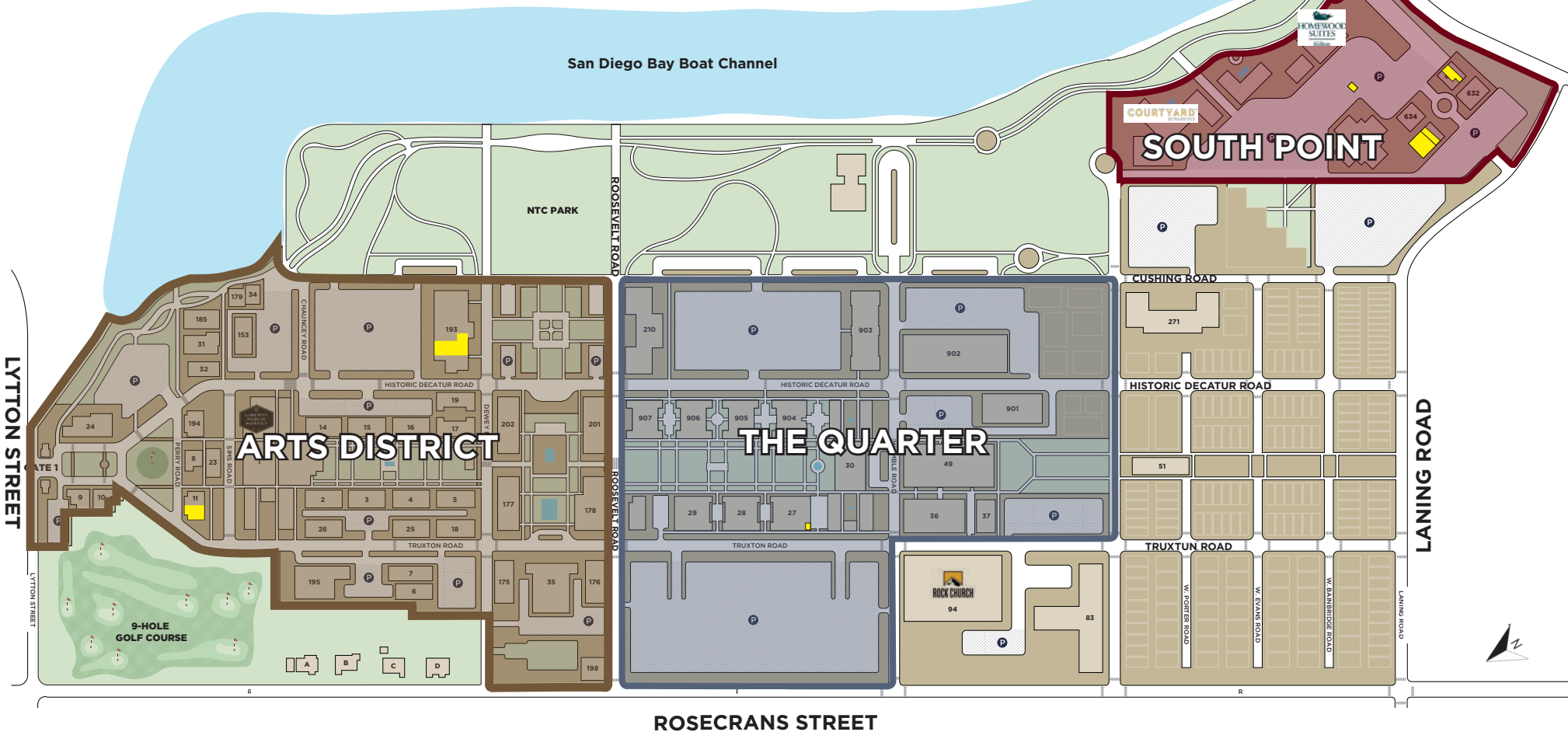


LIBERTY PUBLIC MARKET



Liberty Station Site Plan

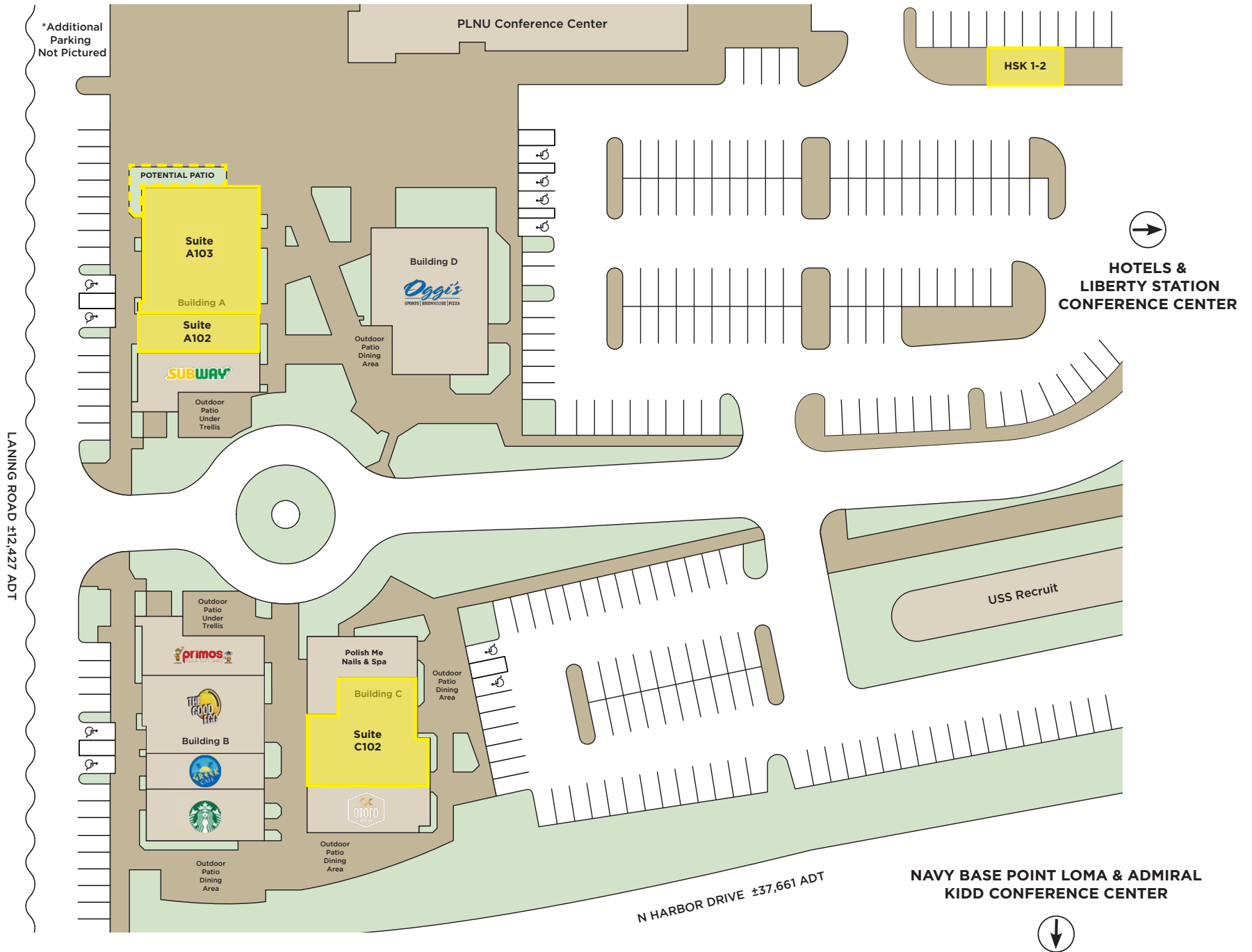
- South Point (Pg. 8-9)
- The Quarter (Pg. 10-11)
- Arts District (Pg. 12-13)



ROSECRANS STREET

*Note - Pigment occupied half of building 11. The other half is now available.

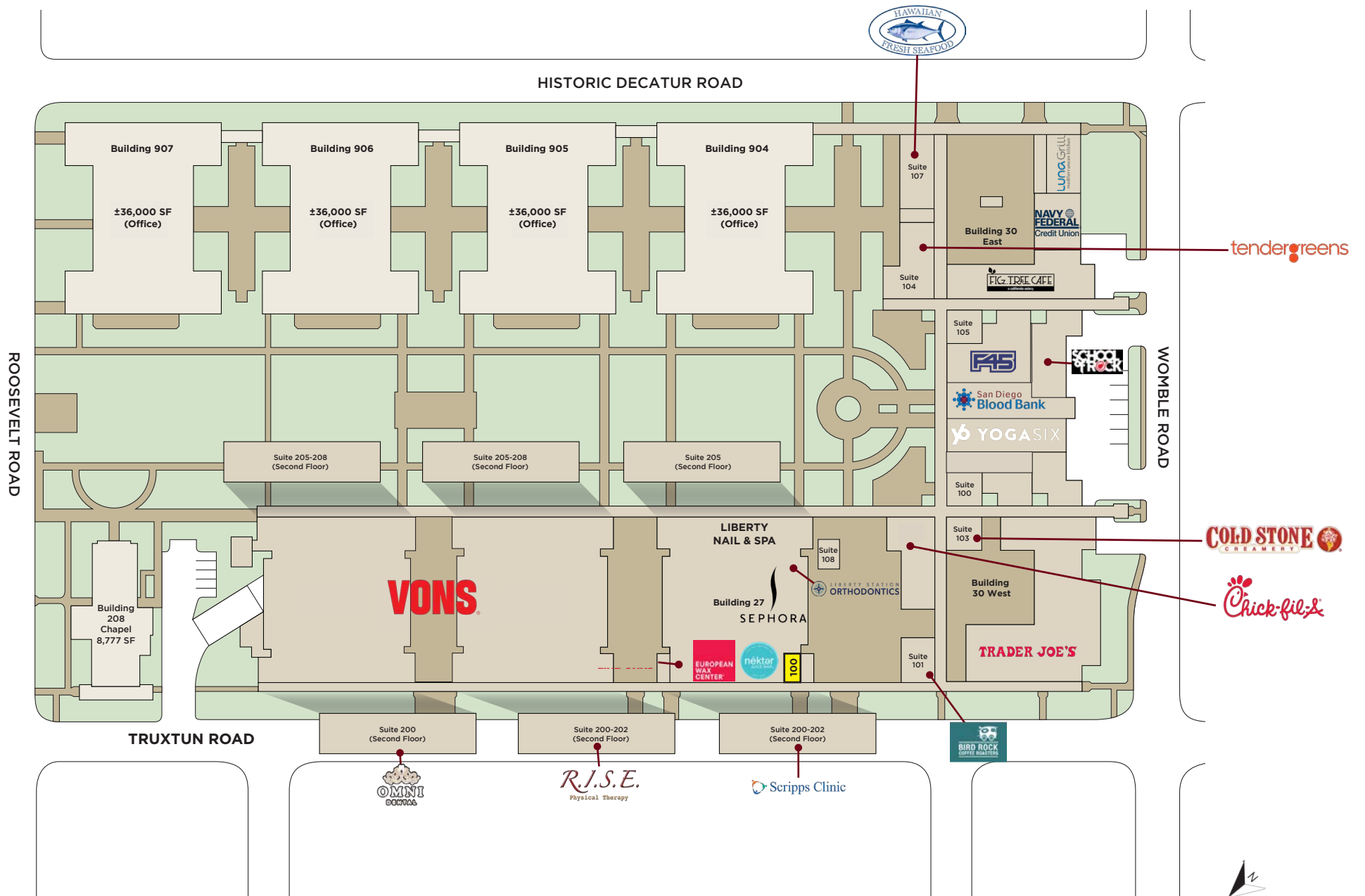
Site Plan / South Point



| 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 |
| HSK | 1-2 | Available (Kiosk) | 284 |

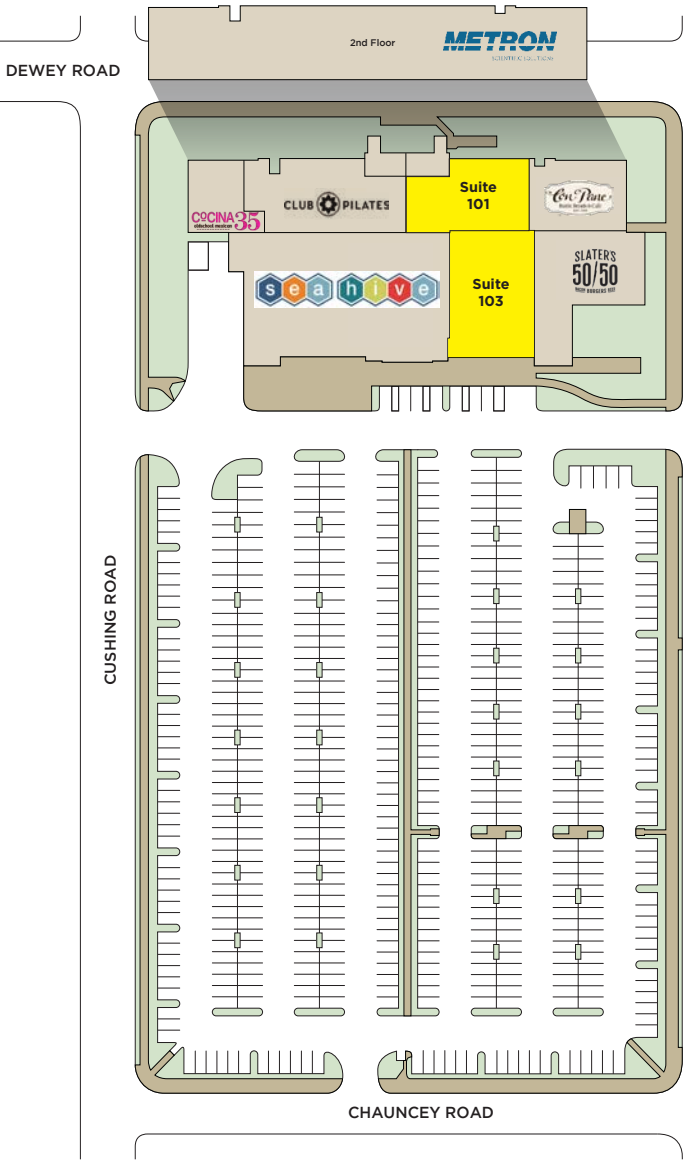
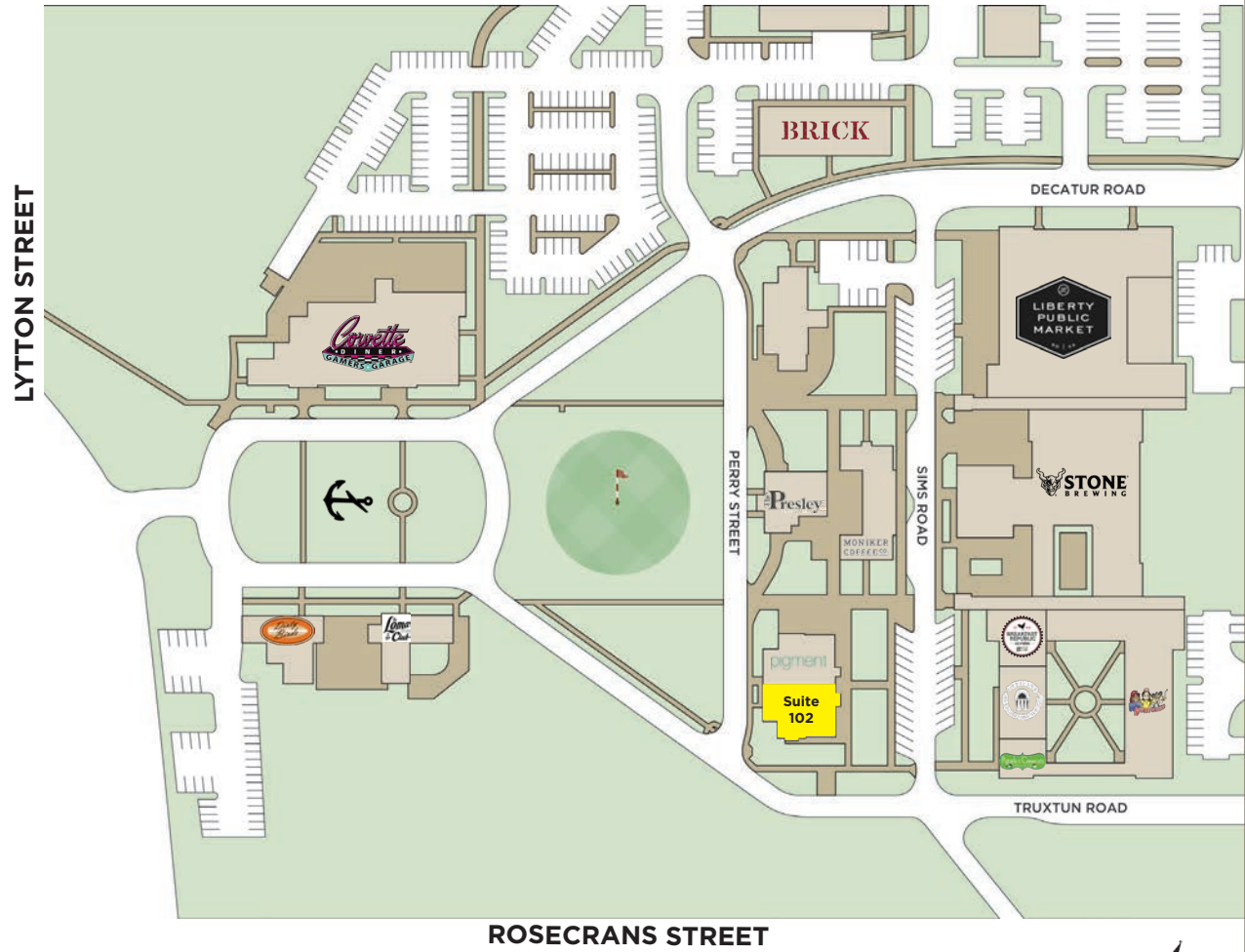


Site Plan / The Quarter

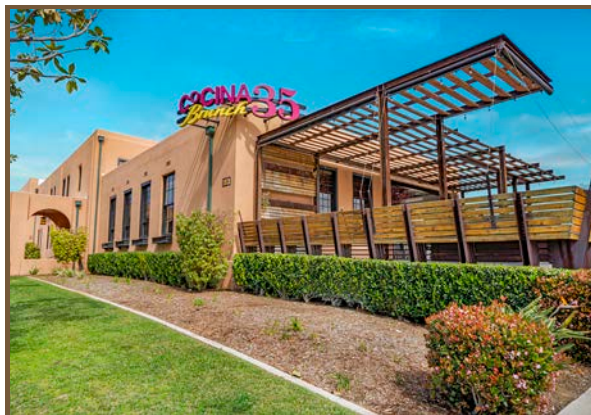


| BLDG | SUITE | TENANT NAME | SF |
|-------|-------|--|--------|
| 27 | 103 | Five Guys | 3,134 |
| 27 | 108 | Yarbrough Group | 574 |
| 27 | 109 | Nekter Juice Bar | 1,496 |
| 27 | 100 | Available | 408 |
| 27 | 104 | Liberty Station Orthodontics | 3,794 |
| 27 | 200 | Scripps Health Express | 4,668 |
| 27 | 101 | Sephora | 4,500 |
| 27 | 102 | European Wax Center | 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 Jewellery | 1,094 |
| 30C | 101 | Yoga Six | 4,570 |
| 30C | 101B | San Diego Blood Bank | 3,763 |
| 30C | 103 | Clutch Effects Arcade (Coming Soon) | 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 |

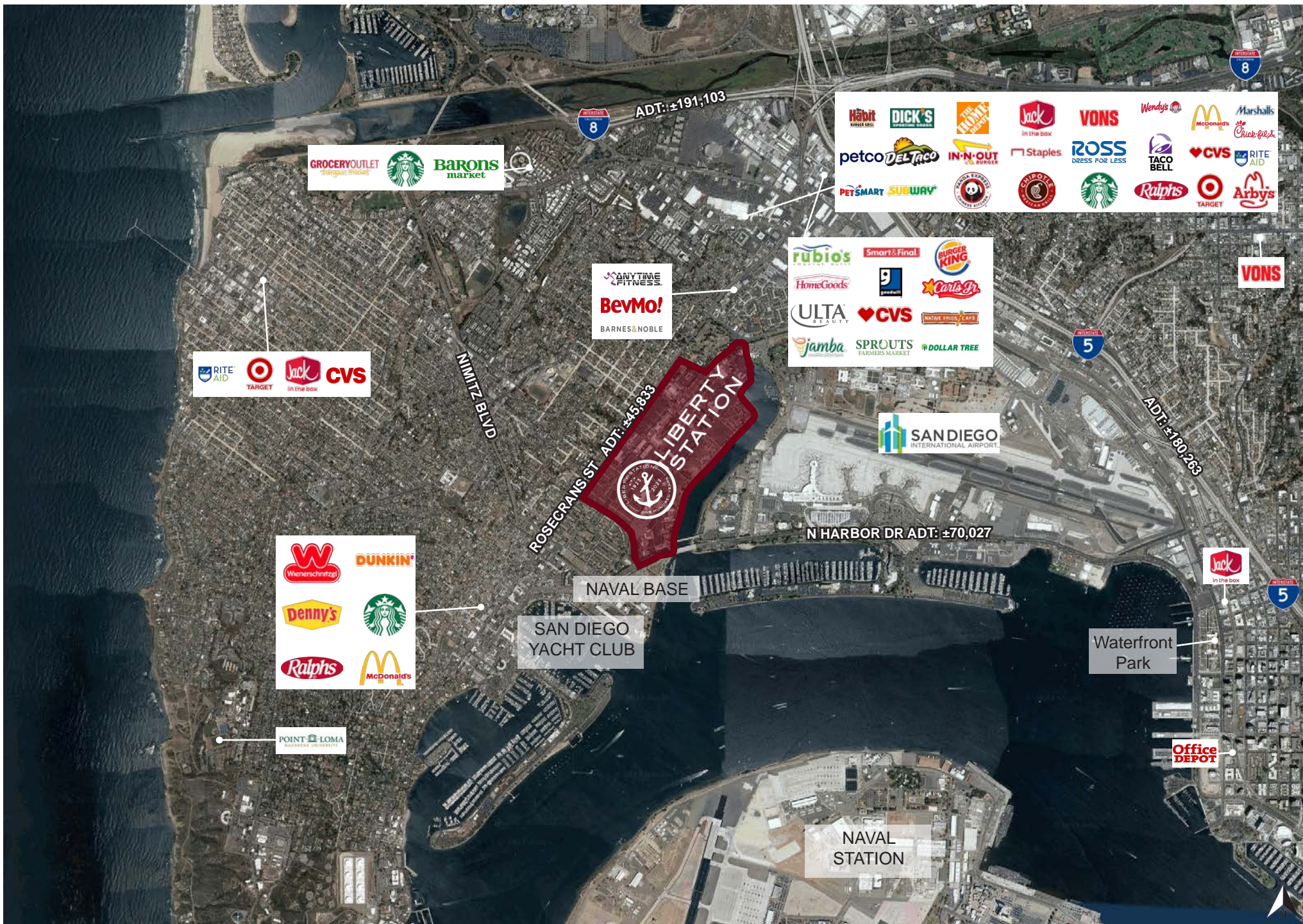




| BLDG | SUITE | TENANT NAME | SF |
|-------|-------|--------------------------------------|--------|
| 1 | 100 | Pigtails & Crewcuts | 1,390 |
| 1 | 101 | Kid Ventures | 5,489 |
| 1 | 104 | Buona Forchetta | 2,622 |
| 1 | 106 | Breakfast Republic | 1,520 |
| 1 | | Stone Brewing | 22,514 |
| 1 | | Liberty 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 | Available | 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 | Coming Available (08/24) | 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





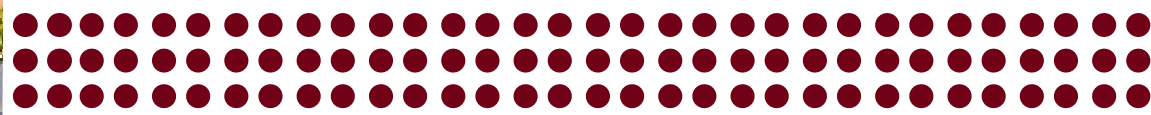
The Neighborhood

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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