±7,976 SF RETAIL/OFFICE AVAILABLE FOR LEASE

3164-3194 MIDWAY DRIVE, SAN DIEGO, CA | MIDWAY VILLAGE



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REAL ESTATE SERVICES



MIDWAY VILLAGE

3146-3194 Midway Dr. San Diego, CA 92110

SPECIFICATIONS

Project Type	Retail/Office
Building Size	±33,406 SF
Lot Size	±1.69 AC
Year Built	1985 - Renovated 2018
Number of Stories	Two (2)
Signage	Yes
Zoning	CC-1-3

PROPERTY DESCRIPTION

Prime Midway District Retail / Office Opportunity

Midway Village is a highly visible multi-tenant retail and office center strategically positioned along Midway Drive within one of San Diego's most established commercial corridors. Located in the heart of the rapidly transforming Midway District, the property offers exceptional street presence, strong frontage, and convenient accessibility, with immediate proximity to major national retailers, entertainment destinations, and dense surrounding residential communities.

The center benefits from consistent daily consumer traffic, strong co-tenancy, and outstanding regional connectivity via Interstate 5 and Interstate 8, making it an ideal location for both customer-facing retail concepts and office users seeking a highly central, accessible business address.

Encompassing approximately 33,406 square feet across four buildings, Midway Village features a well-balanced mix of retail, restaurant, service, and office tenants within one of San Diego's most active trade areas. Its central location provides immediate access to key transportation corridors while placing tenants just minutes from San Diego International Airport, Liberty Station, and Pechanga Arena San Diego—further reinforcing the property's appeal to both local and regional users.

AVAILABLE OPPORTUNITY

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FLEXIBLE RETAIL/OFFICE OPPORTUNITIES AVAILABLE

- Retail storefront opportunities with direct Midway Drive exposure
- Second-floor office configurations available
- Flexible suite layouts for retail, medical, service, or professional office use
- Competitive lease terms available
- Suites may be leased individually or in combination, offering flexible occupancy options

±7,976 SF AVAILABLE

Ground Floor Retail	±1,140 SF, ±1,500 SF and ±3,046 SF
Second Floor Office	±2,290 SF
Rental Rate	$1.50/ SF/ Mo + NNN (Ground & Second Floors)

FLEXIBLE TERM STRUCTURE AVAILABLE





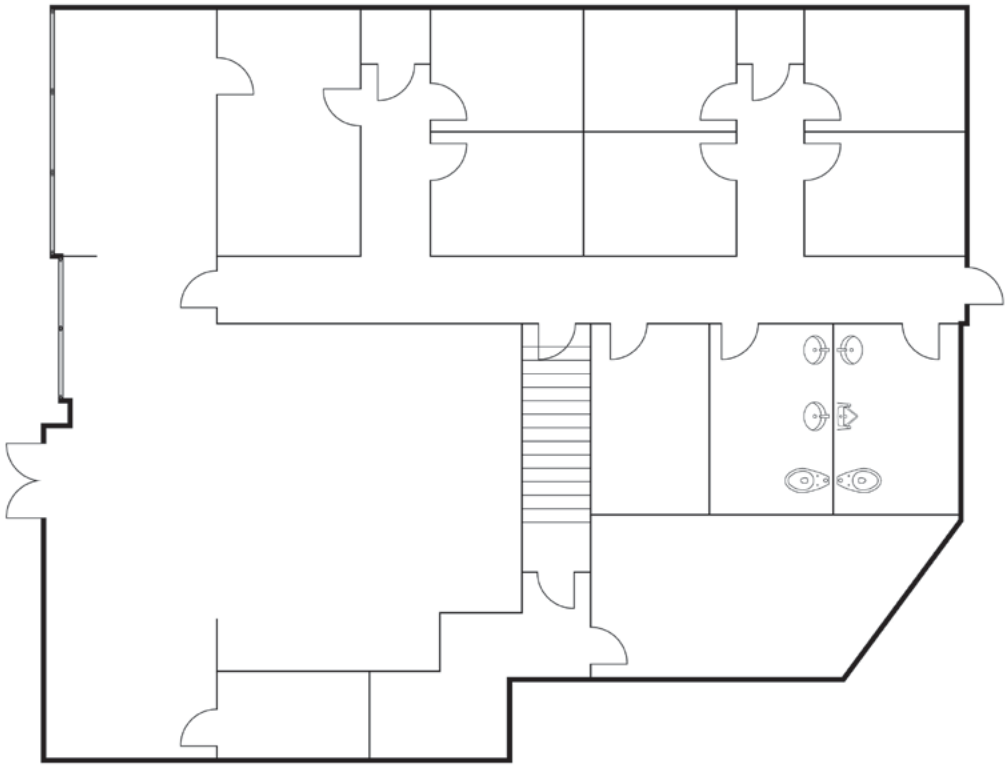


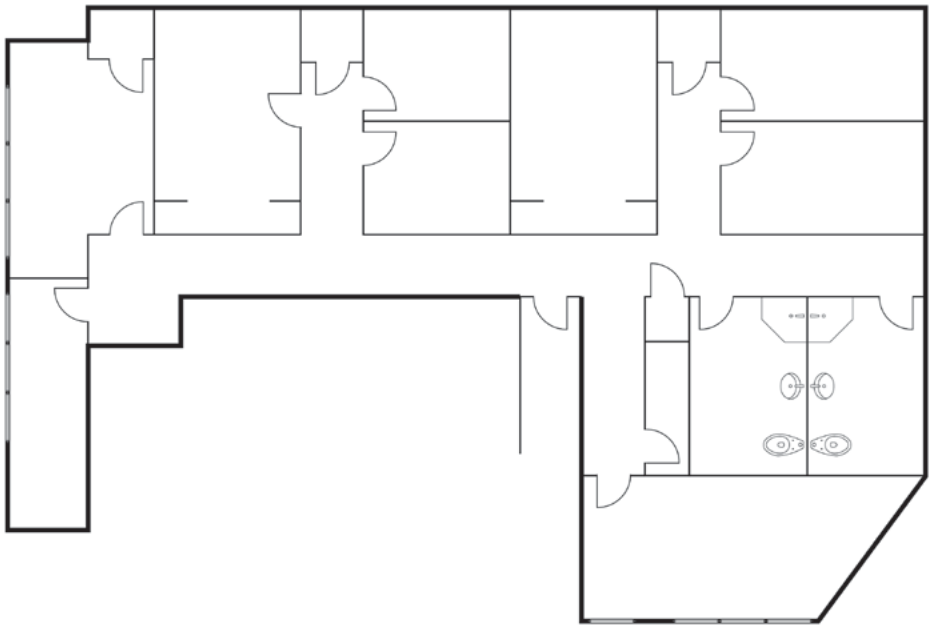




PROPERTY FLOOR PLAN

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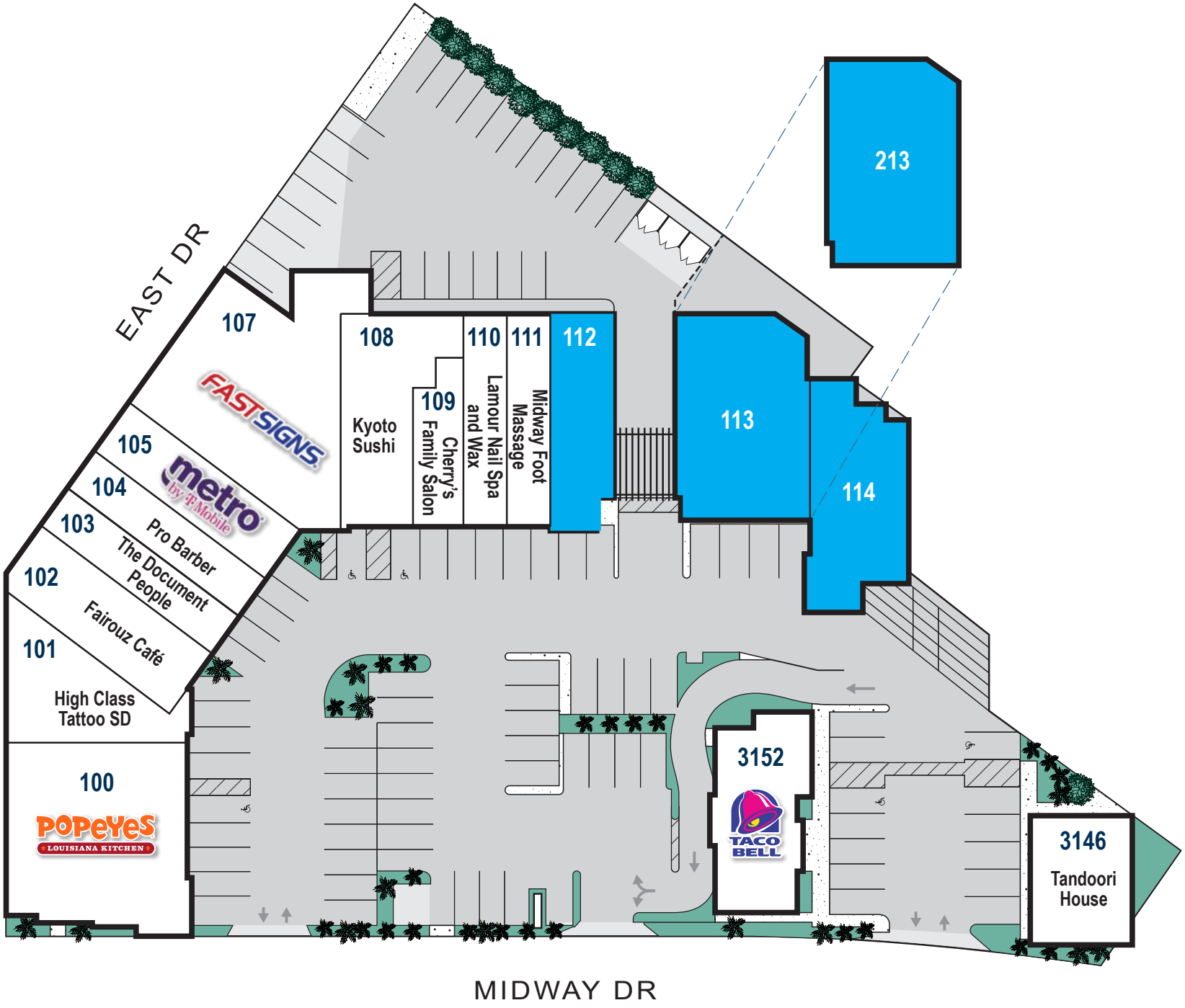


360°

VIEW VIRTUAL TOUR

PROPERTY SITE PLAN

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EXISTING TENANT SYNERGY

Midway Village has historically attracted a strong blend of local and national tenants, including restaurant and service users that benefit from steady consumer traffic throughout the day. Existing tenancy includes brands such as Taco Bell, Popeyes, and local food operators within the center.

LOCATION ADVANTAGES

The Midway District continues to experience significant public and private investment, with surrounding redevelopment expected to further increase consumer density and retail demand. Midway Village sits at the center of one of San Diego's most strategically located trade areas, serving residents, commuters, airport traffic, and visitors moving between downtown, beach communities, and coastal neighborhoods.

MIDWAY DISTRICT



The **Midway District** is one of **San Diego**'s most active and rapidly evolving urban neighborhoods, strategically located just minutes from **Downtown, Mission Bay**, and major regional transportation corridors including **Interstate 5** and **Interstate 8**. Known for its high traffic volumes, dense surrounding population, and strong regional draw, the area serves as a major retail, entertainment, and commercial hub.

The district is anchored by major destinations including **Pechanga Arena San Diego, SeaWorld San Diego**, and **Old Town San Diego State Historic Park**, while benefiting from continued public and private investment, including the planned **Midway Rising** redevelopment, which is expected to further elevate the area's long-term residential density, visitor activity, and retail demand.



DEMOGRAPHICS

MEDIAN HOUSEHOLD INCOME

1-Mile	$93,400
3-Mile	$106,900
5-Mile	$100,200

POPULATION

1-Mile	13,374
3-Mile	123,782
5-Mile	366,142

TRAFFIC COUNTS

25,900 ADT Midway Drive



Midway Rising, the transformative redevelopment planned for the 48.5-acre site currently occupied by the San Diego Sports Arena, is set to redefine the Midway District as one of San Diego's most dynamic mixed-use destinations. In September 2022, the City of San Diego selected the Midway Rising team to lead the project following a competitive review process under the State's Surplus Land Act.

The proposed redevelopment includes 4,250 residential units, with 2,000 designated as affordable housing, a new 16,000-seat entertainment arena, expansive public park space, and a vibrant mixed-use environment featuring retail, dining, entertainment, and cultural amenities. Aligned with the Midway-Pacific Highway Community Plan, the project is currently advancing through the exclusive negotiation and environmental review phase.







NEIGHBORING BRANDS

3146-3194 MIDWAY DRIVE, SAN DIEGO, CA | MIDWAY VILLAGE



±6,836 SF RETAIL/OFFICE AVAILABLE FOR LEASE

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