



**FOR  
LEASE**

Pads for Lease! Proposed Phase II Fully Approved!

# Point Loma Marketplace

**955 Catalina Boulevard, San Diego, CA 92106**

- Point Loma Marketplace is proposed to be anchored by an upscale Jensen's Finest Foods grocery store on ±2.34 acres in the affluent south Point Loma area.



**FLOCKE &  
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## PROPERTY ADDRESS

955 Catalina Boulevard  
San Diego, California 92106

## PROPERTY DESCRIPTION

- Within walking distance of Point Loma Nazarene University and at the gateway to Cabrillo National Monument (900,000 visitors per year) and SPAWAR (3,500 civilian and military employees), this extremely busy project serves a large daytime population.
- The City approved Phase 2, which will include two freestanding pad buildings.

## TENANTS

**Jensen's**  
FINEST FOODS

**SUBWAY**

**Peet's Coffee & Tea**

**Cup of You**  
frozen yogurt



### TRAFFIC COUNTS

#### Cars Per Day

Catalina Blvd: ±11,700  
Canon Street: ±9,600



### AVERAGE HHI\*

**1 Mile:** \$159,030  
**3 Miles:** \$101,149  
**5 Miles:** \$102,050



### POPULATION

1 Mile	3 Miles	5 Miles
14,745	62,133	155,449

### DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
10,054	51,787	190,447

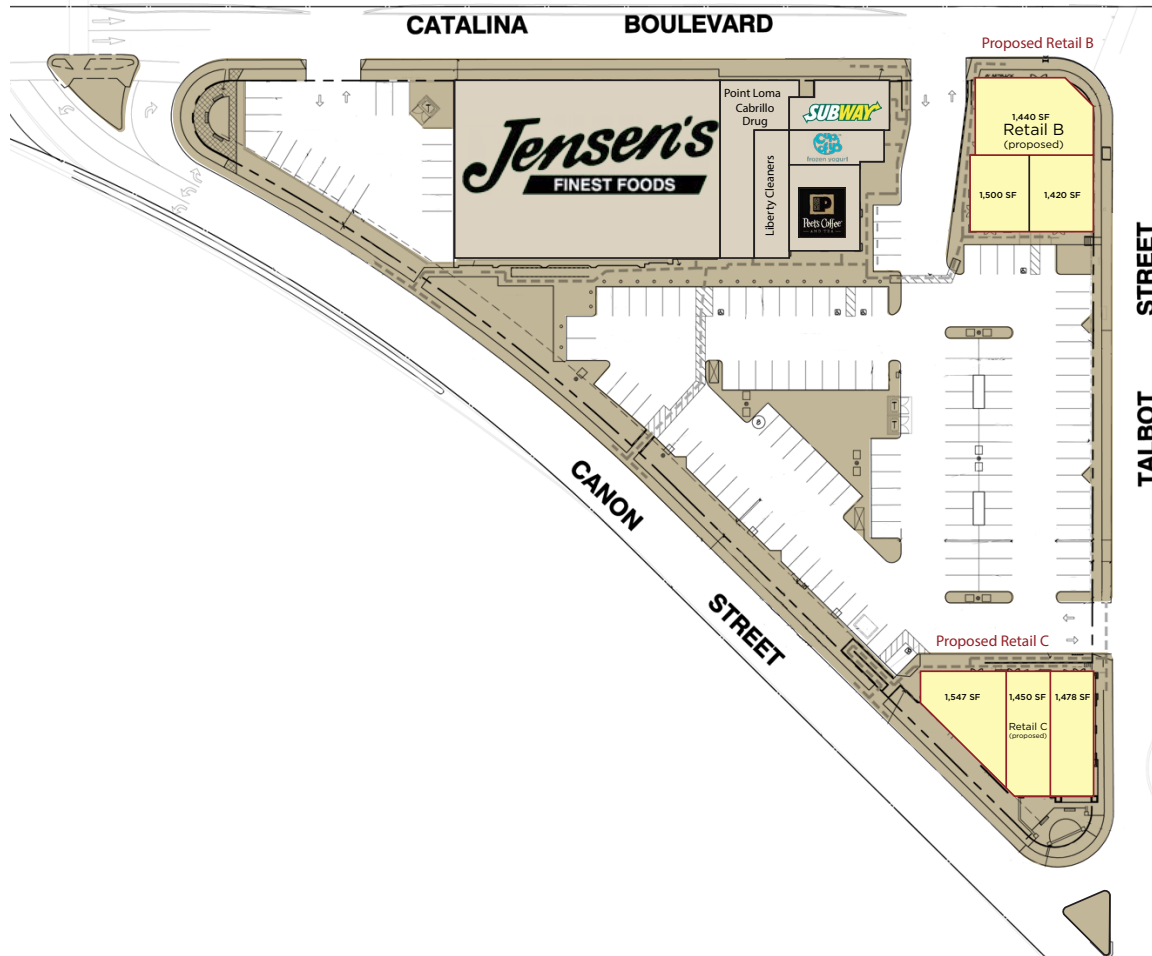
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## SITE PLAN



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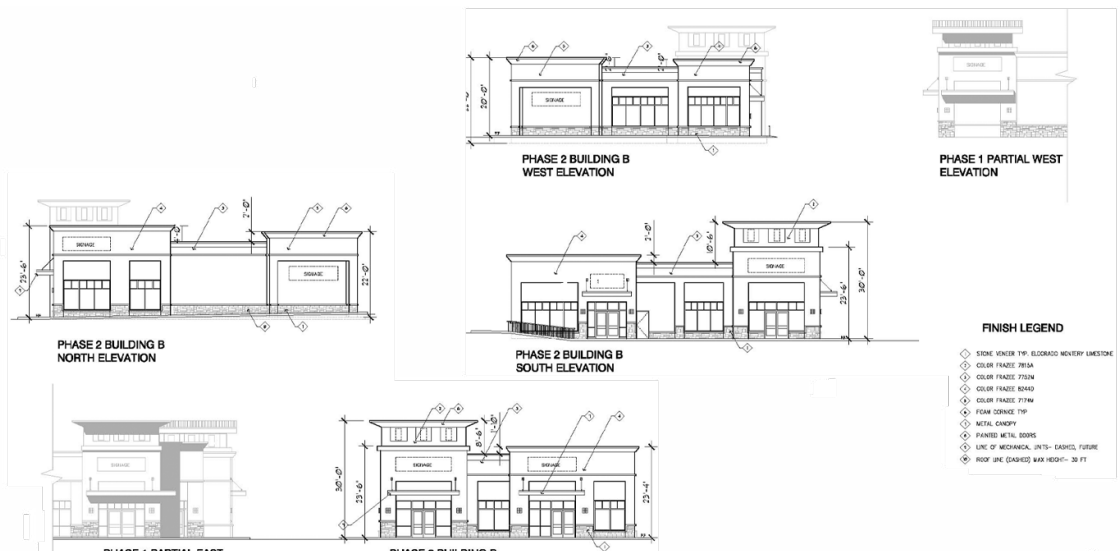
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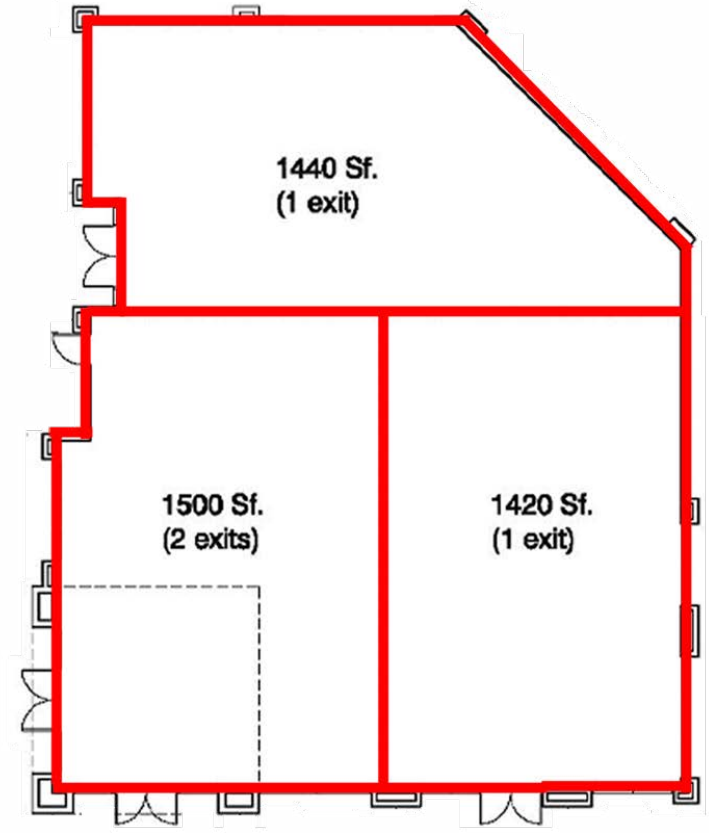


# Point Loma Marketplace

## BUILDING PLAN B



## Retail B



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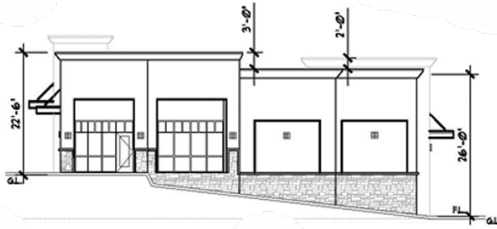
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*\*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may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

# Point Loma Marketplace

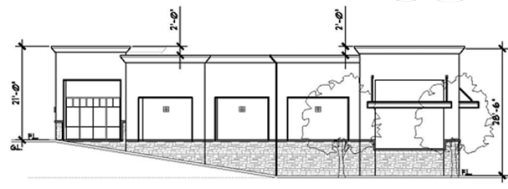
## BUILDING PLAN C



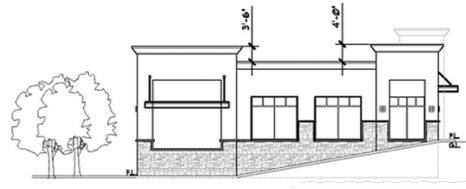
PHASE 2 BUILDING C  
SOUTH ELEVATION



PHASE 2 BUILDING C  
WEST ELEVATION

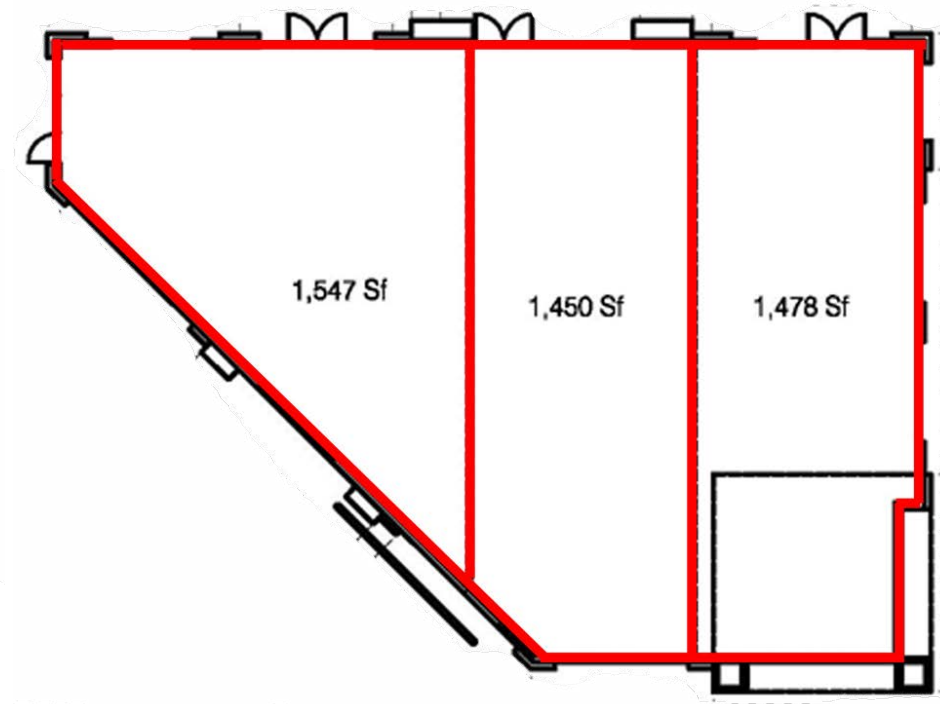


PHASE 2 BUILDING C  
EAST ELEVATION



PHASE 2 BUILDING C  
NORTH ELEVATION

## Retail C



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# Point Loma Marketplace

AERIAL



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*\*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price rental, or withdrawal without notice.*