

FOR SALE OR LEASE

## 3601 Sports Arena Boulevard

Midway District | San Diego, CA 92110  
±7,085 SF Retail Building with Billboard







## Property Essentials

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- 7,085 SF
- Parcel Number: 441-270-31
- Freestanding Retail Property
- ±0.53 Acres
- Excellent freeway access, across from Pechanga Arena
- Building tenant and billboard are on month-to-month leases

**Sale Price: \$4,900,000**

**Lease Rate: Contact Brokers**





# Midway Rising Development

Expected to break ground in 2025, the new Midway Rising development will reinvent the 48-acre Pechanga Arena site. The project will include:

- 4,250 housing units, including 2,000 affordable units
- 16,000-seat sports arena
- Urban park space
- Mixed-use entertainment, arts and cultural district
- Food and retail options



Source: Safdie Rabines Architects



# San Diego County Drive Times

## 2 Minutes

To I-8

## 3 Minutes

To I-5

## 6 Minutes

To Downtown San Diego

## 8 Minutes

To I-15

## 25 Minutes

To US / Mexico Border

## 50 Minutes

To Orange County

## 50 Minutes

To Riverside County



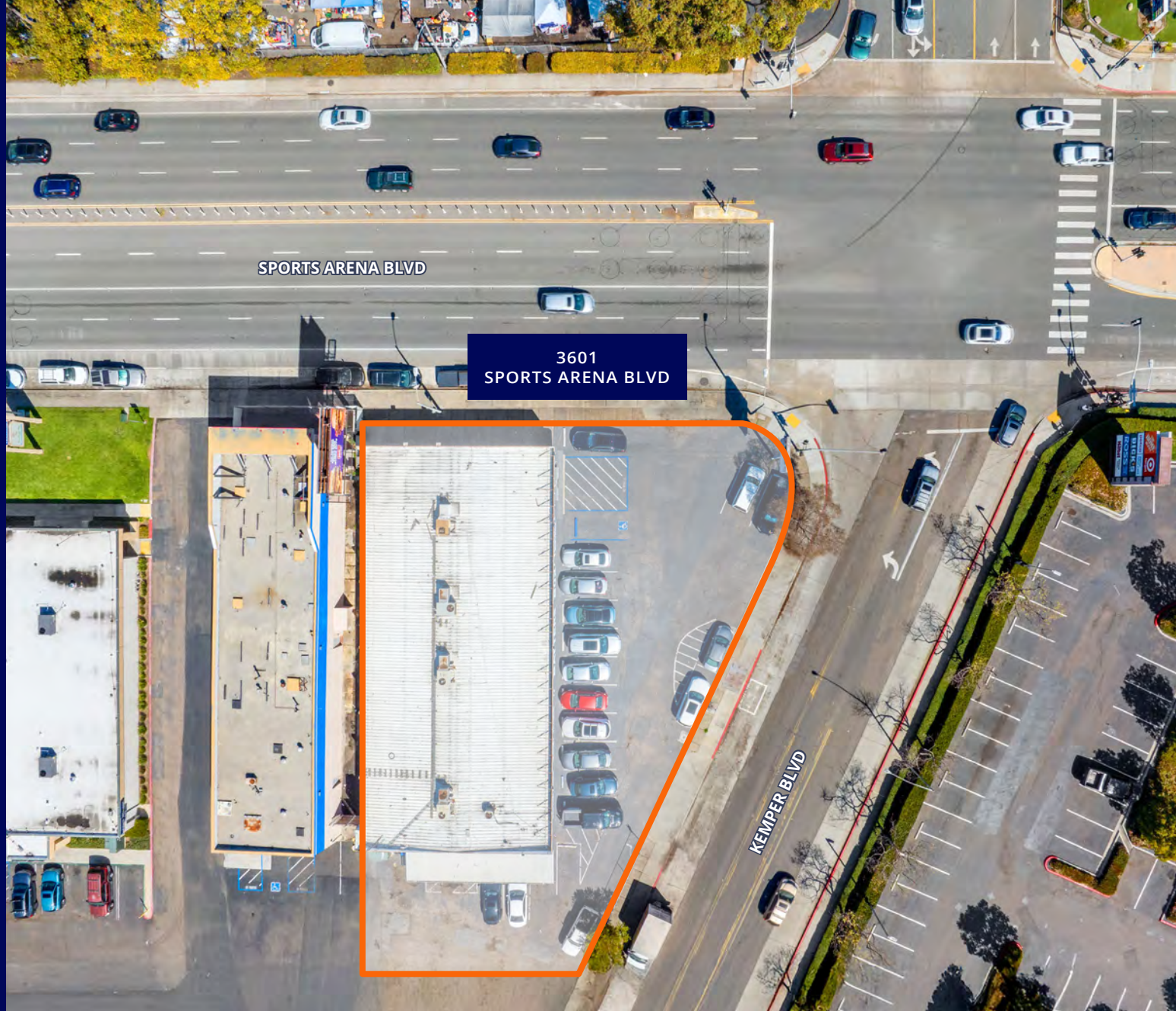




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