

THE PRESIDIO

5261-5401 Linda Vista Road, San Diego, CA



CBRE



Property Highlights

Strategically positioned at the intersection of Linda Vista Road and Napa Street, The Presidio serves a gateway between Mission valley and coastal San Diego—drawing traffic from both east-west corridors via direct access to I-5 and I-8.

Home to established destination tenants, The Presidio offers spacious, high-visibility retail suites with back-of-house production space and high ceilings. With 350K+ annual visits and a 54-minute average dwell time, the center delivers broad reach and strong consumer engagement—all in a centrally located, cost-effective alternative to Mission Valley.



Adaptive Retail Space:

High ceilings, flexible space with storage/production



Prime visibility:

575 feet of frontage and visibility



Strong traffic:

344K + visits/year, 54-min dwell time



Strong Demographics:

Avg. HH Income: \$138k +
Avg. Home Value: \$1,320,000
Daytime Population: 211K (3-mile radius)



Central Access:

Quick I-5 & I-8 connectivity. Close proximity to the Linda Vista Trolley Station



Great neighborhood:

With strong demographics & adjacent to University of San Diego and Old Town

La Jolla

Bay Ho

UTC

Clairemont

Linda Vista

Mission Bay

Bay Park



J&T Thai Street Food

Matador Mexican Grill

Rose Donuts



Morena Boulevard

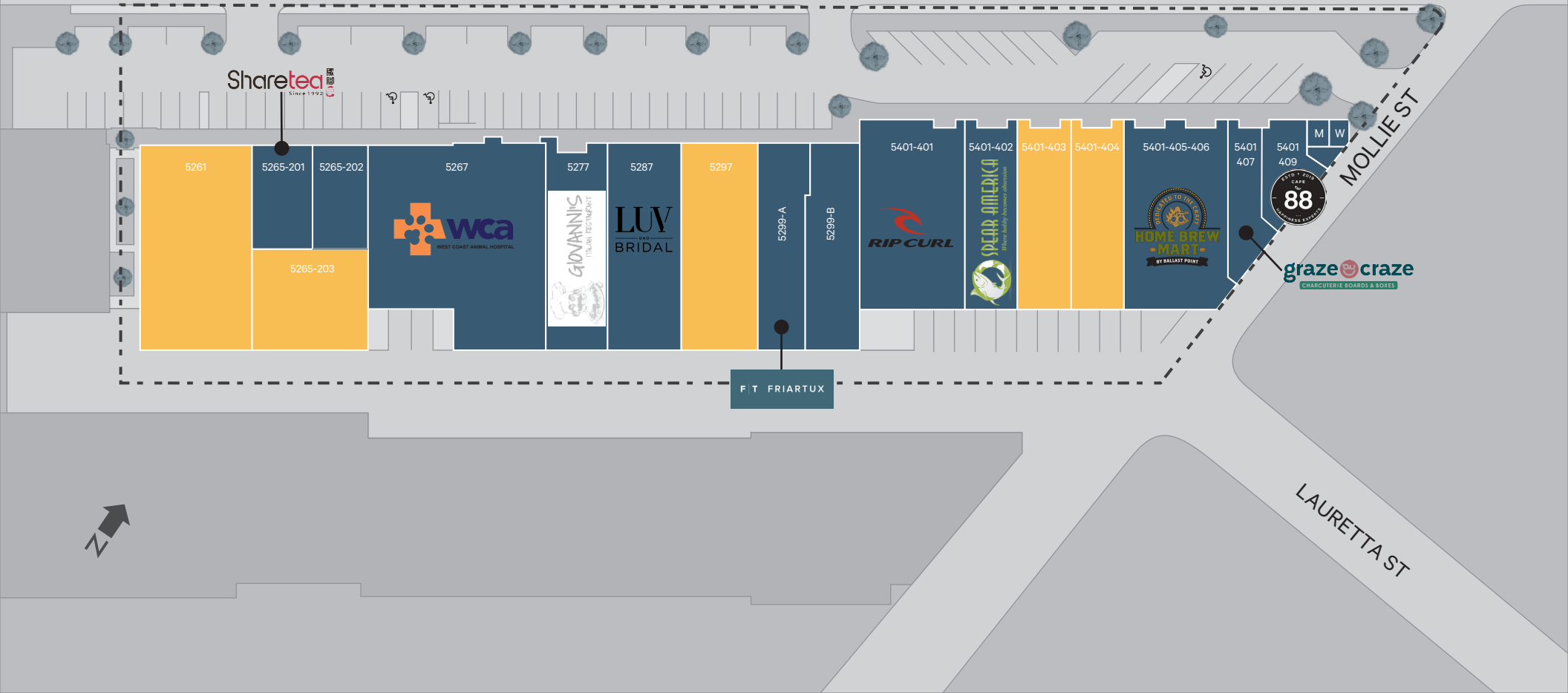
Linda Vista Road

Napa Street

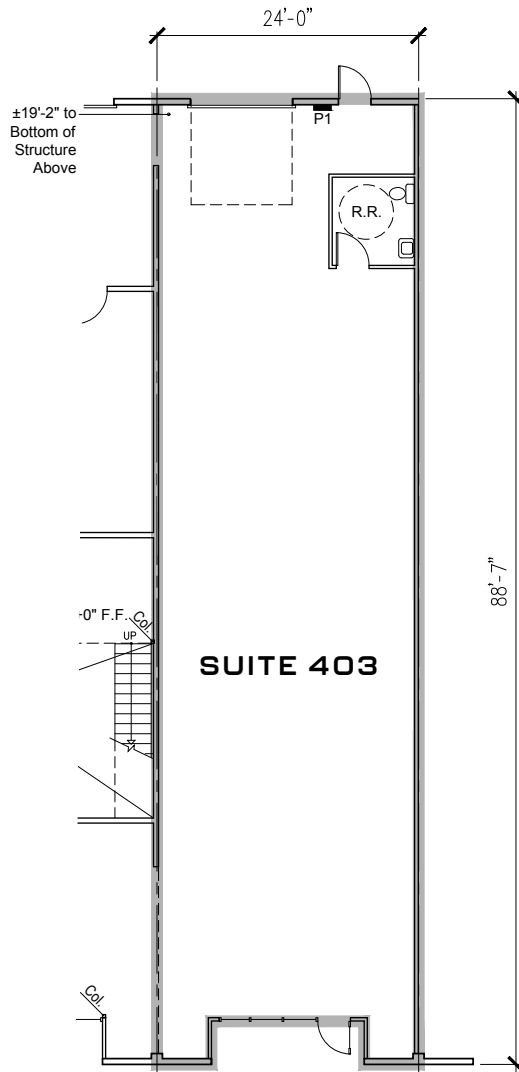
Site Plan

THE PRESIDIO		
SUITE	TENANT	SF
5261	POTENTIALLY AVAILABLE	5,000
5265-201	Sharetea	1,339
5265-202 and 5267	West Coast Animal Hospital	8,373
5265-203	POTENTIALLY AVAILABLE	2,499
5277	Giovanni's Italian	2,955
5287	Luv Bridal	3,430
5297	AVAILABLE	3,341
5299-A	Friar Tux	2,184
5299-B	Sushi Yorimichi	2,227
5401-401	Rip Curl USA	4,320
5401-402	Spear America	2,075
5401-403	AVAILABLE	2,177
5401-404	AVAILABLE	2,177
5401-405-406	Home Brew Mart	4,128
5401-407	Graze Craze	1,114
5401-409	Cafe 88	1,133

LINDA VISTA RD ±21,944 ADT

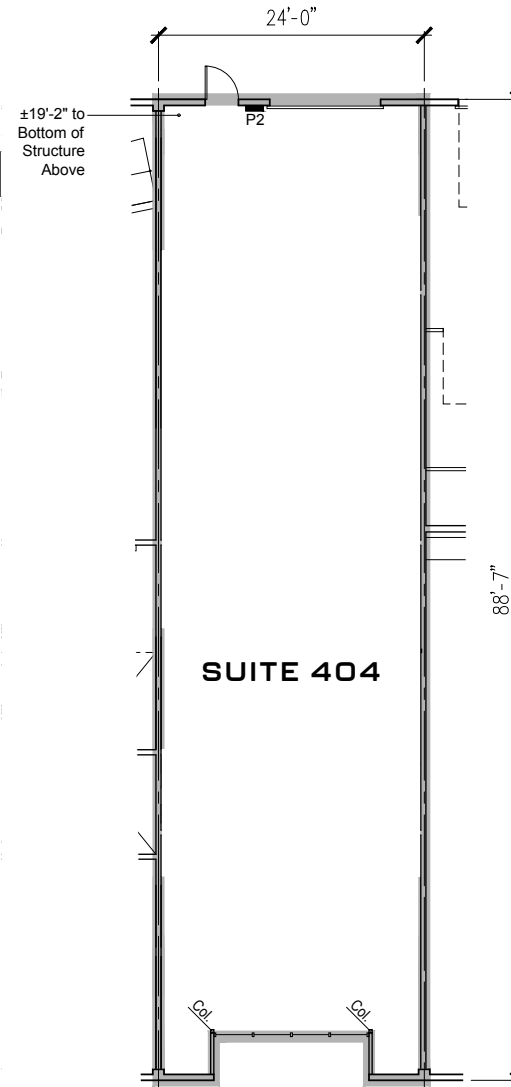


Available Spaces



SUITE INFORMATION

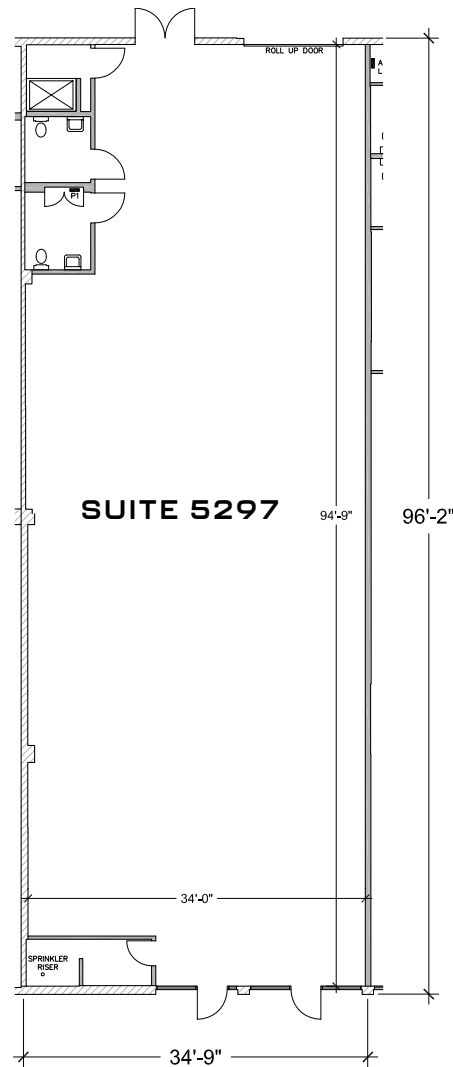
Suite 403 Area	2,177 SF approx.
Utilities	
Electric	P1 100 amps
HVAC	RTU: 10 ton unit
Gas Service	Yes
Water Service	Yes
Sewer Service	Yes
Fire Sprinklers	Yes
Restroom	One (1)
Ceiling	±19'-2" to bottom of structure



SUITE INFORMATION

Suite 404 Area	2,177 SF approx.
Utilities	
Electric	P2 100 amps
HVAC	RTU: 10 ton unit
Gas Service	Yes
Water Service	Yes
Sewer Service	Yes
Fire Sprinklers	Yes
Restroom	One (1)
Ceiling	±19'-2" to bottom of structure

Available Spaces



SUITE INFORMATION

Suite 5297 Area	3,341 SF approx.
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Utilities

Electric	P1 200 amp panel
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HVAC	RTU1: 3 ton unit RTU2: 5 ton unit
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Gas Service	Yes
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Water Service	Yes, dedicated
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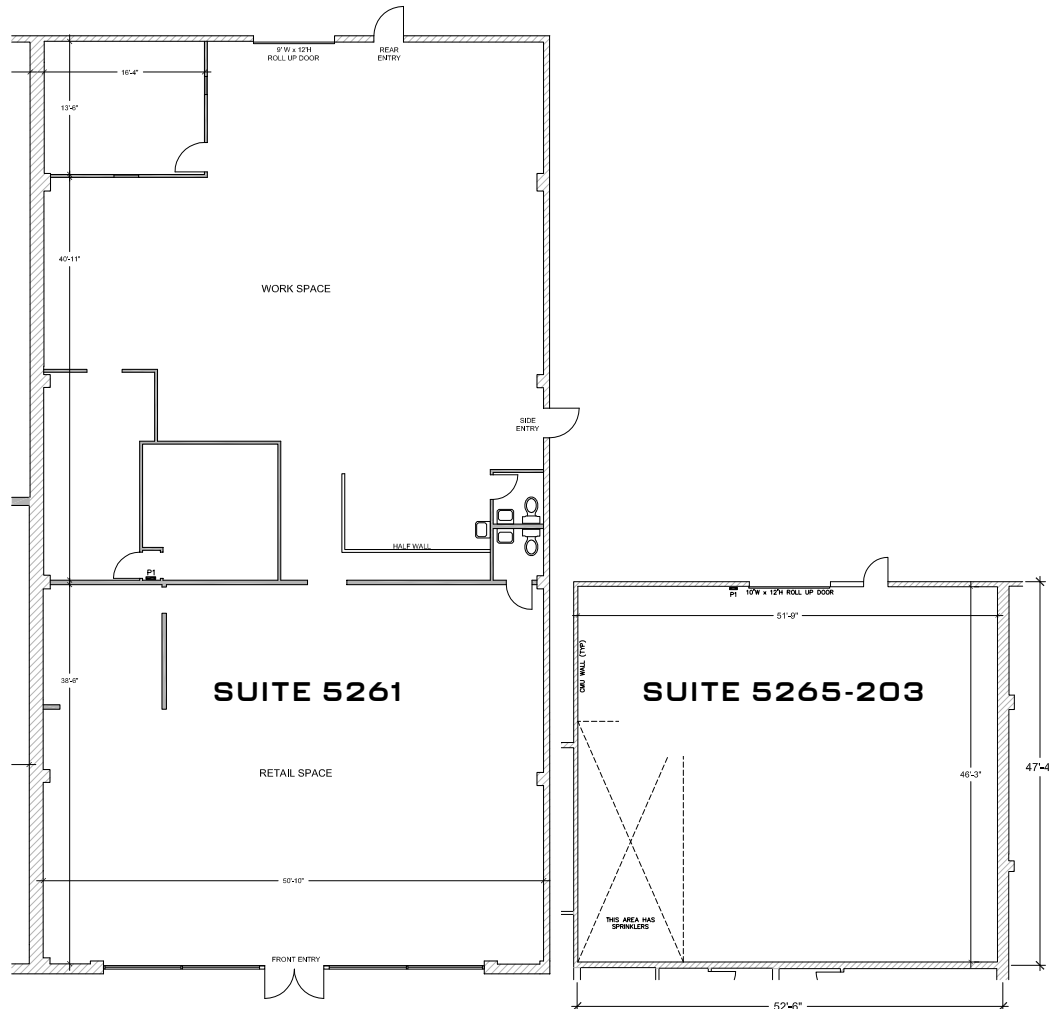
Sewer Service	Yes
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Fire Sprinklers	Yes
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Restroom	Two (2) + shower room
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Ceiling	Open ceiling
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Available Spaces



SUITE INFORMATION

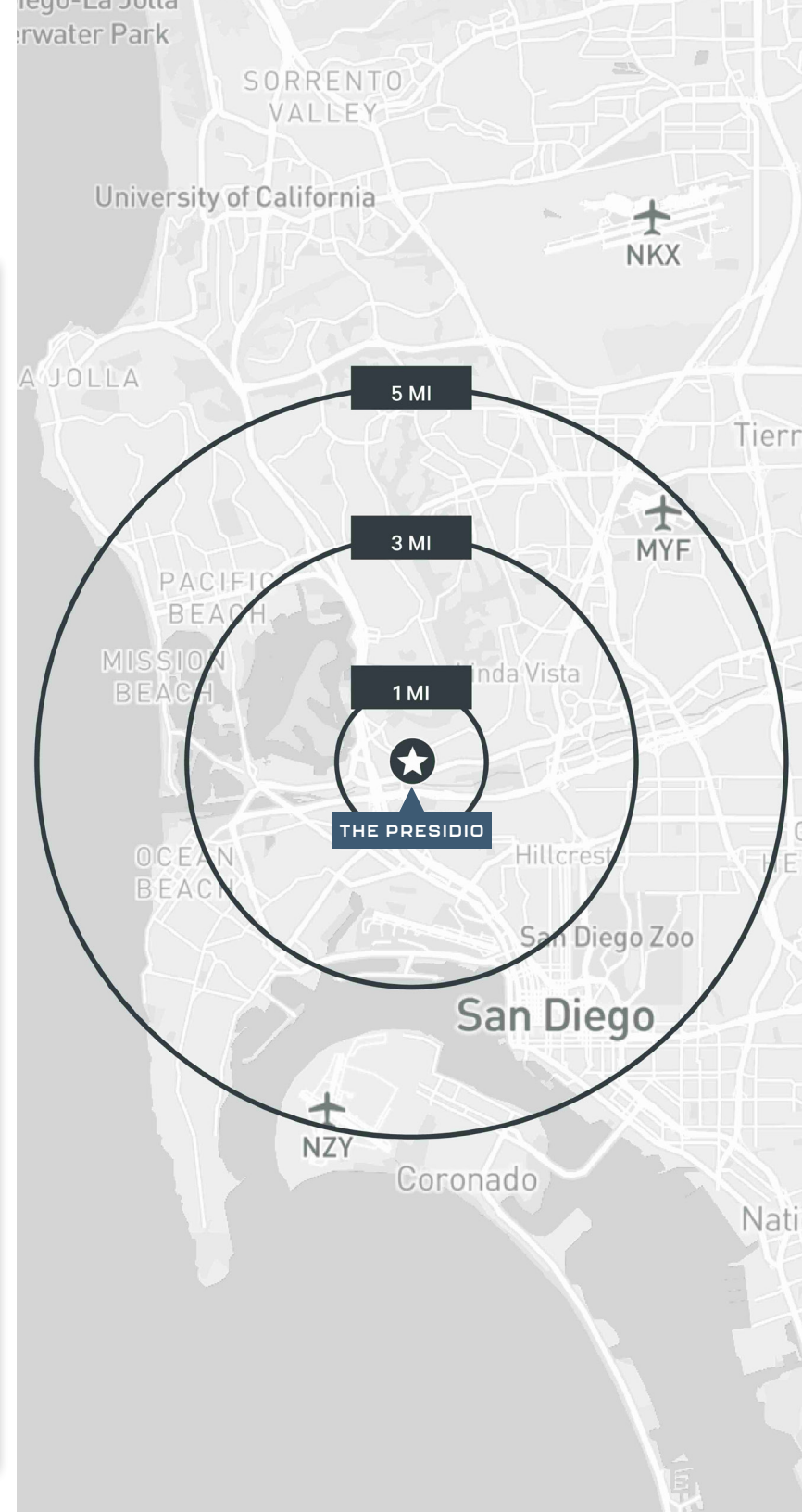
Suite 5261 Area	5,000 SF approx.
Utilities	
Electric	P1 200 amp panel
HVAC	RTU: 5 ton unit
Gas Service	Yes
Water Service	Yes
Sewer Service	Yes
Fire Sprinklers	No
Restroom	Two (2)
Ceiling	9'-0" drop ceiling - Retail 16'-0" open ceiling - Work

SUITE INFORMATION

Suite 5265-203 Area	2,499 SF approx.
Utilities	
Electric	P1 200 amp panel
HVAC	7.5 ton roof top unit
Gas Service	Yes
Water Service	Yes, house
Sewer Service	No
Fire Sprinklers	Partial
Restroom	No
Ceiling	16'-0" open ceiling CMU block walls

Demographics

	1 Mile	3 Mile	5 Mile
Population			
Total Population	16,325	143,047	440,983
Proj. Total Population (2029)	16,880	147,510	460,379
Housing			
Total Housing	5,454	62,822	204,345
Proj. Total Housing (2029)	5,742	65,260	216,078
Median House Value (Owners)	\$887,000	\$1,140,000	\$1,130,000
Average House Value (Owners)	\$1,090,000	\$1,320,000	\$1,310,000
Median HH Wealth	80,471	78,955	74,664
Average HH Wealth	248,811	247,807	243,058
Income			
Medium HH Income	\$101,417	\$105,450	\$104,786
Average HH Income	\$120,880	\$138,932	\$135,102
Per Capita Income	\$42,803	\$62,431	\$64,025
Median Disposable Income	\$85,924	\$88,893	\$88,406
Average Disposable Income	\$93,157	\$100,954	\$100,304
Daytime Demographics			
Total Daytime Population	35,218	211,473	675,165
Daytime Population Workers	14,136	114,795	341,570
Education			
Students	12,002	35,166	141,161
Age			
Median Age	31	38	38
Average Age	36	41	41
Audience Profile			
O - Singles and Starters	28.5%	16.5%	18.1%
G - Young City Solos	18.9%	20.9%	24.3%
E - Thriving Boomers	18.7%	14.7%	11.2%
C - Booming with Confidence	14.0%	14.9%	12.0%
Q - Golden Year Guardians	6.0%	6.8%	5.7%
K - Significant Singles	5.0%	6.4%	6.8%



Meet Your Neighbors

LIFESTYLE



A globally recognized surf lifestyle brand that brings prestige, year-round appeal, and active-lifestyle energy to The Presidio.



San Diego's premier dive destination, offering the largest selection of spearfishing and freediving gear supported by expert staff and loyal regional customers.

FOOD & BEVERAGE



The birthplace of Ballast Point Brewing and a specialty hub for craft beer enthusiasts, blending retail, education, and culture into a regional draw.



A beloved neighborhood staple offering authentic Italian dining and a dependable food-and-beverage anchor for The Presidio.



An international bubble tea brand delivering fresh, high-quality drinks that draw a young, loyal, and social customer base to The Presidio.

LIFESTYLE



An AAHA-accredited veterinary hospital delivering trusted, full-service pet care and generating consistent daily traffic as an essential service.



A leading formal-wear destination providing tuxedo and suit rentals and sales, serving weddings, proms, and special events across San Diego.



A premier bridal boutique offering exclusive designer gowns and a personalized shopping experience, attracting brides-to-be from the entire region.





Serra Mesa

Allied Gardens

North Park

Hillcrest

Linda Vista

Mission Valley

Riverwalk

Friars Road

THE PRESIDIO

Linda Vista Road

Napa Street

Coronado /
NASNI

Ocean Beach

Point Loma

Midway

Old Town



Napa Street

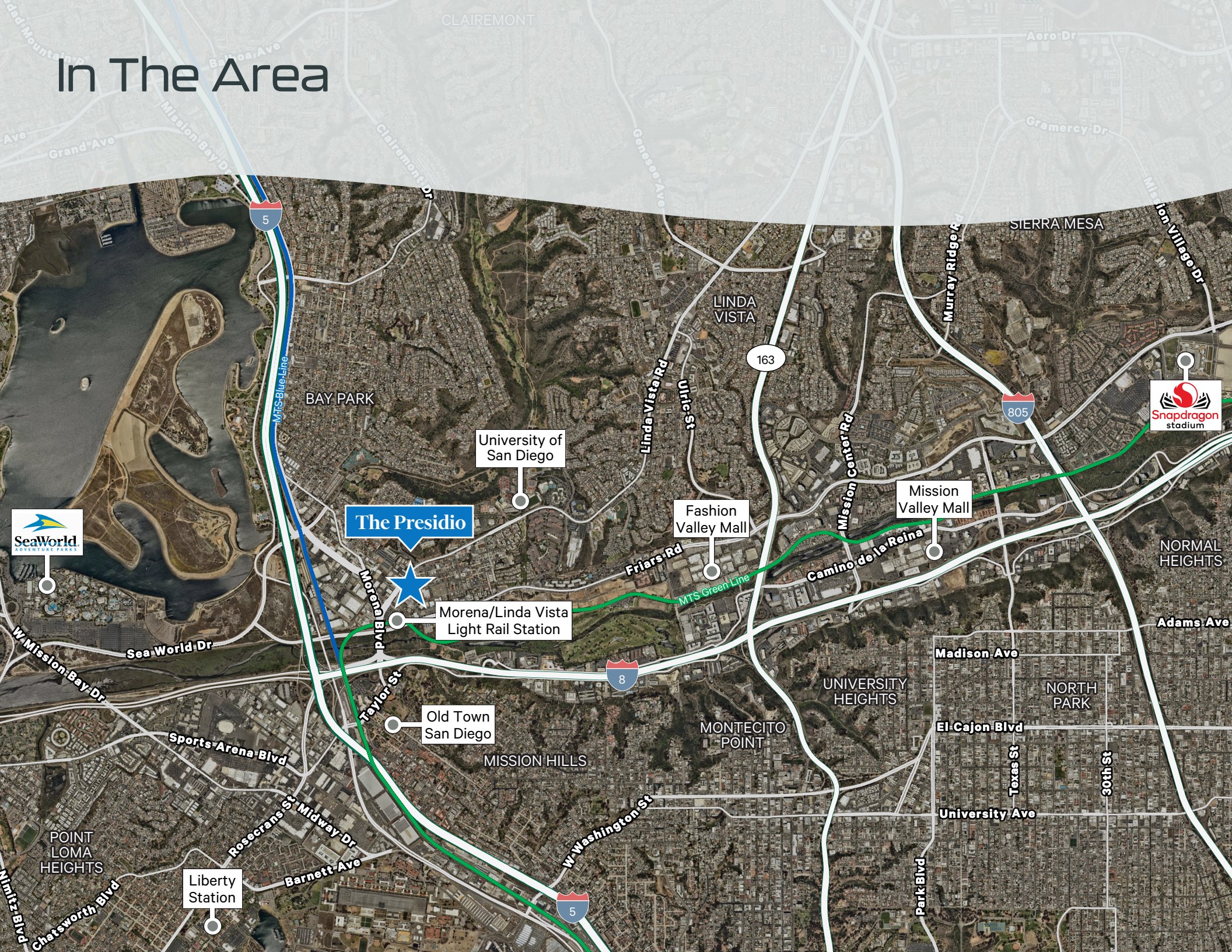
Morena Boulevard

THE PRESIDIO

Linda Vista Road



In The Area





THE PRESIDIO



University of San Diego

The University of San Diego is a private Catholic university overlooking Mission Bay with **±9,000 students**, known for its strong academics, beautiful Spanish Renaissance architecture, and proximity to many of San Diego's well-known neighborhoods.

HIGHLIGHTS

- **Strong capture potential for student traffic**
- **Convenient access and visibility** - Located directly between USD, freeway exits and the Linda Vista Trolley Station
- **Community and residential density** - USD has a number of nearby housing units which means built-in customers close by!



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5261-5401 Linda Vista Road, San Diego, CA



Reg Kobzi

Senior Vice President

858.546.4604

reg.kobzi@cbre.com

Lic. 00917639

Michael Peterson

Senior Vice President

858.646.4749

michael.peterson@cbre.com

Lic. 01969314

Lane Robertson

Associate

858.646.4733

lane.robertson@cbre.com

Lic. 02206700

CBRE