

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:

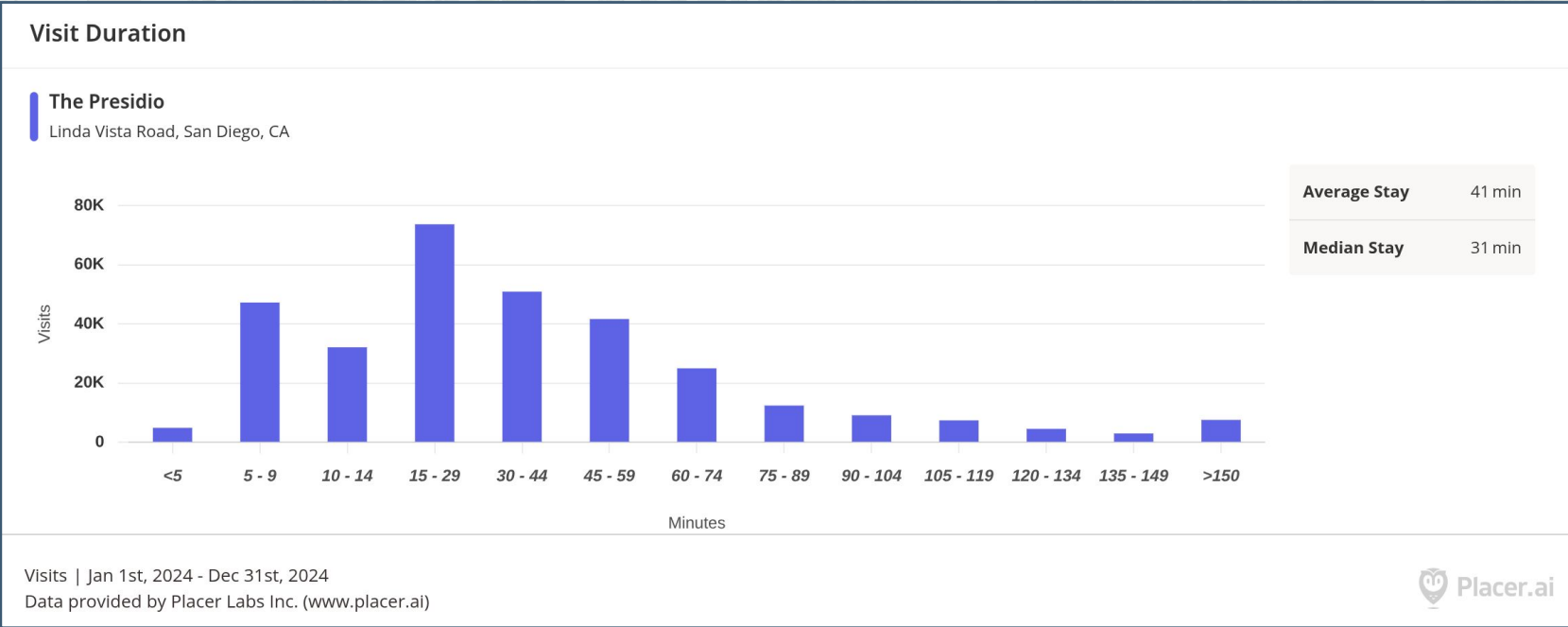
with strong demographics & adjacent to University of San Diego and Old Town

Foot Traffic

VISITOR TRENDS METRICS

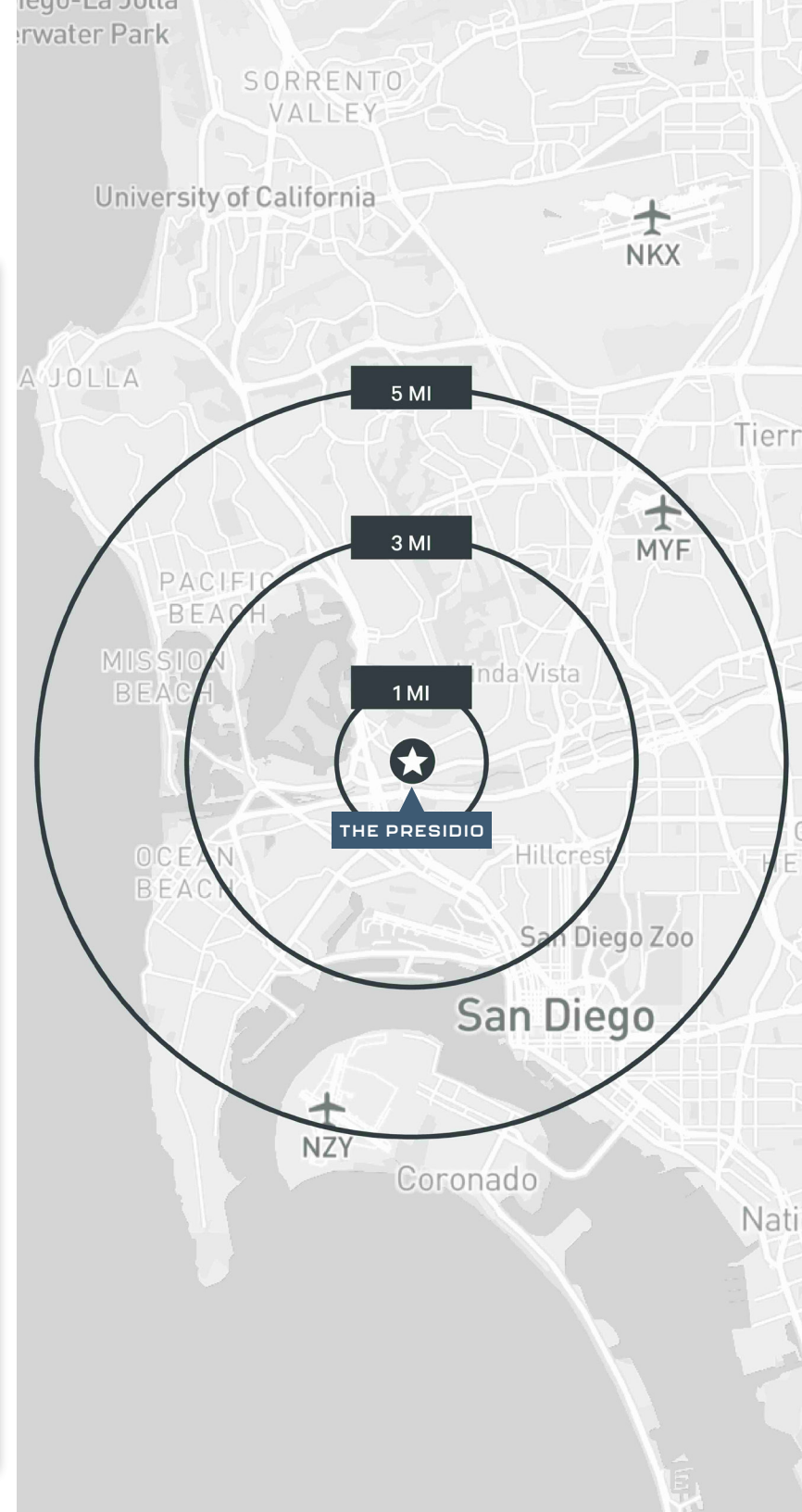
Nearby Activity (500 ft)			
Visits	702.3K	Visit Frequency	2.65
Visits / SF	0.89	Avg. Dwell Time	36 mins
Size - SF	785.4 (GLA)	Panel Visits	33.6K
Visitors	265.2K		
Jul 1st 2025 - Jun 39th 2025			
Data provided by Placer Labs Inc (www.placer.ai)			

VISIT DURATION



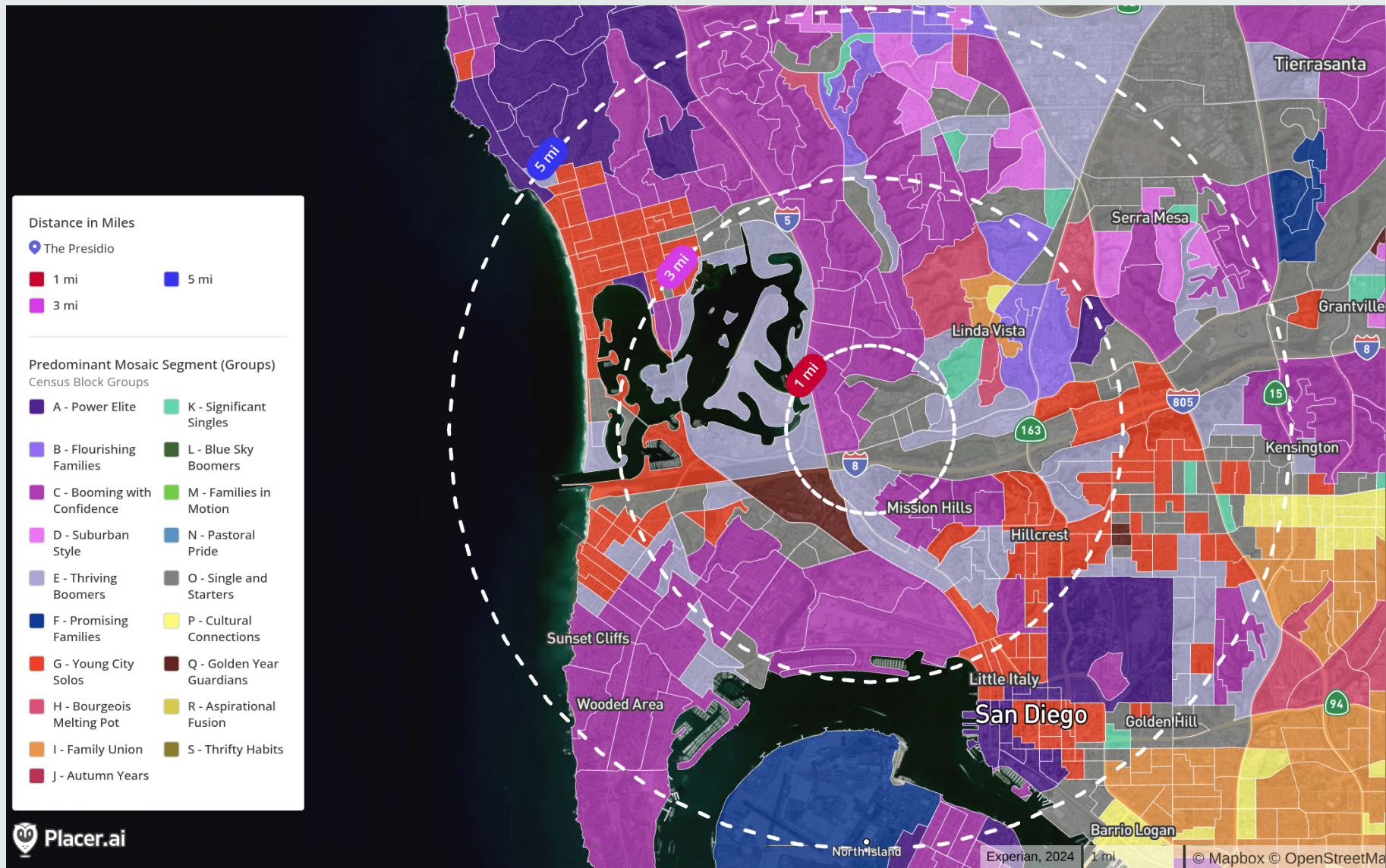
Demographics

	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%



Predominant Mosaic Segments

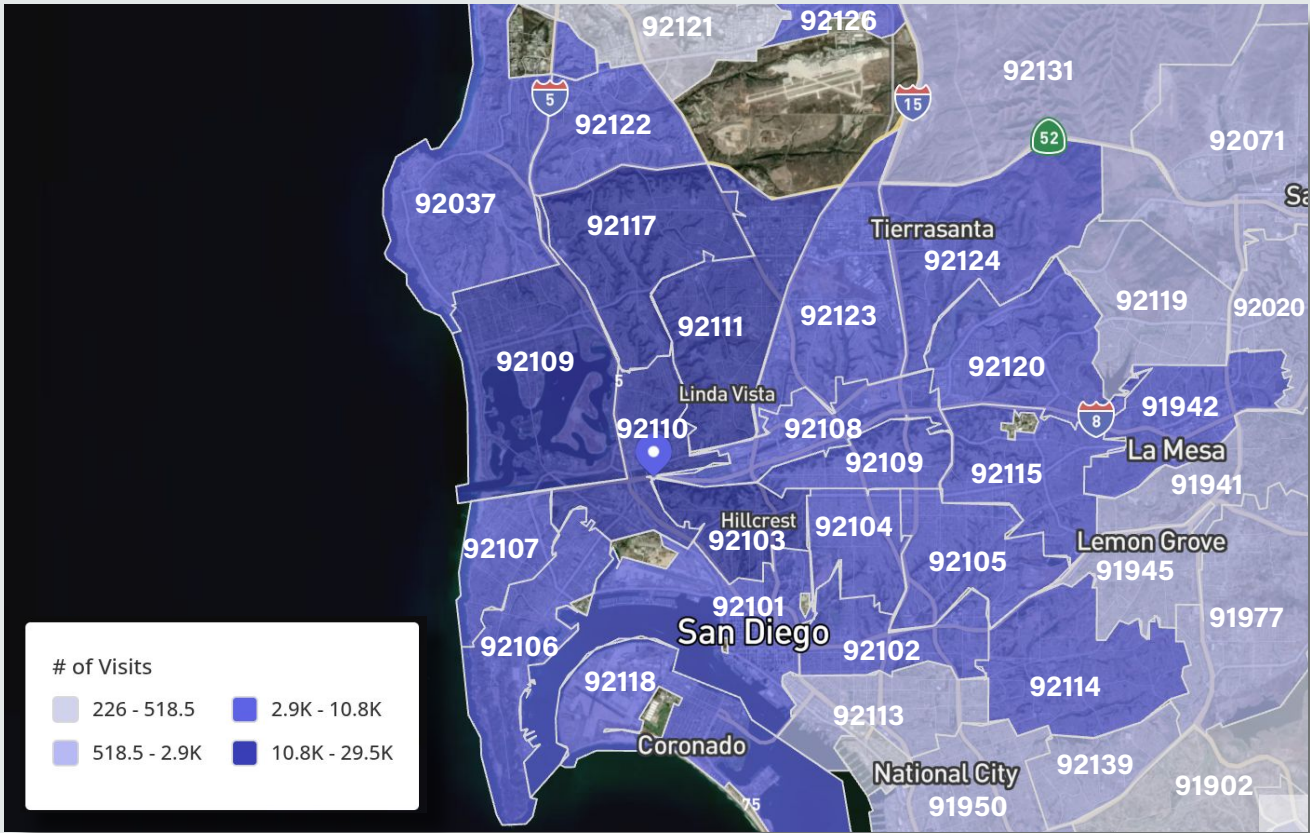
CENSUS BLOCK GROUPS



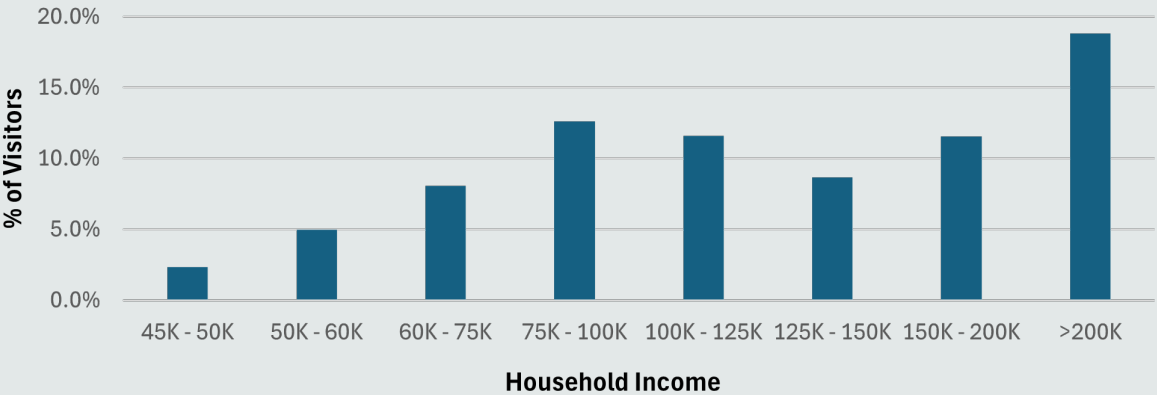
Top Groups by Households | 70% of Visits to the Center

G - Young City Solos	27.3%	Younger and middle age singles living active and energetic lifestyles in metropolitan areas
O - Singles and Starters	17.6%	Young singles starting out and some starter families living a city lifestyle
E - Thriving Boomers	11%	Upper-middle-class baby boomer-age couples living comfortable lifestyles settles in suburban homes
C - Booming with Confidence	10.7%	Prosperous, established couples in their peak earning years living in suburban homes
A - Power Elite	8.9%	The wealthiest households in the US, living in the most exclusive neighborhoods, and enjoying all that life has to offer

Number of Visits by Zip Code



Household Income



Zip Code / City	Visits (% of Total)
92111 San Diego, CA	24.6K (8.6%)
92110 San Diego, CA	23.6K (8.3%)
92103 San Diego, CA	15.2K (5.3%)
92117 San Diego, CA	13.8K (4.8%)
92109 San Diego, CA	11.6K (4.1%)
92107 San Diego, CA	9.4K (3.3%)
921101 San Diego, CA	8.1K (2.8%)
92115 San Diego, CA	7.4K (2.6%)
92116 San Diego, CA	7.1K (2.5%)
92106 San Diego, CA	7.1K (2.5%)

Customer Location Map

This heat map represents where people reside that have visited the property at least 1 time in the past year.

The Presidio

True Trade Area

% of visits, within 10 mi

70%

True Trade Area Heat Map

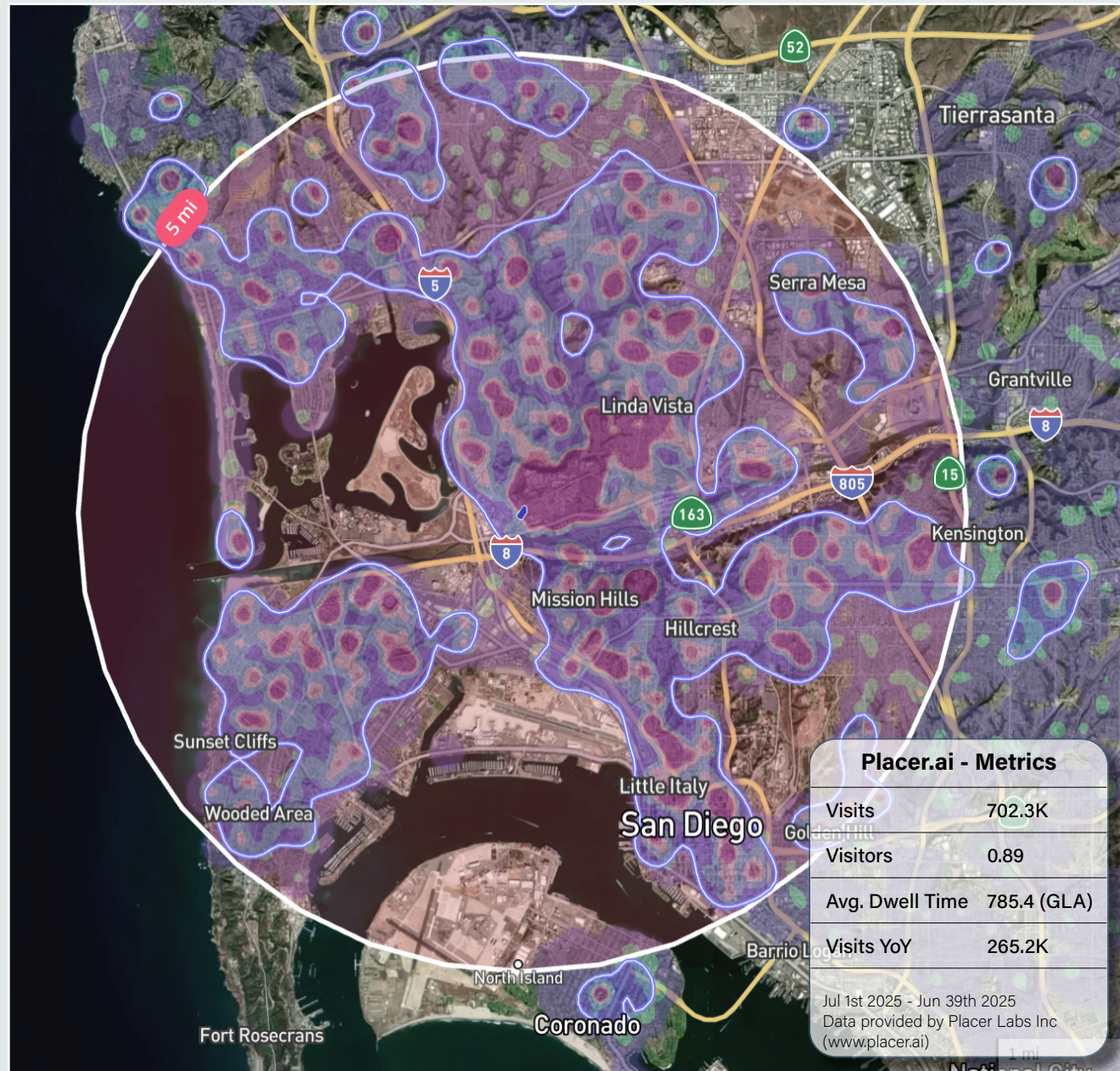
Visitors Origin: home, Metrics: visits, Min.

Visits: 1



Distance in Miles

5 mi



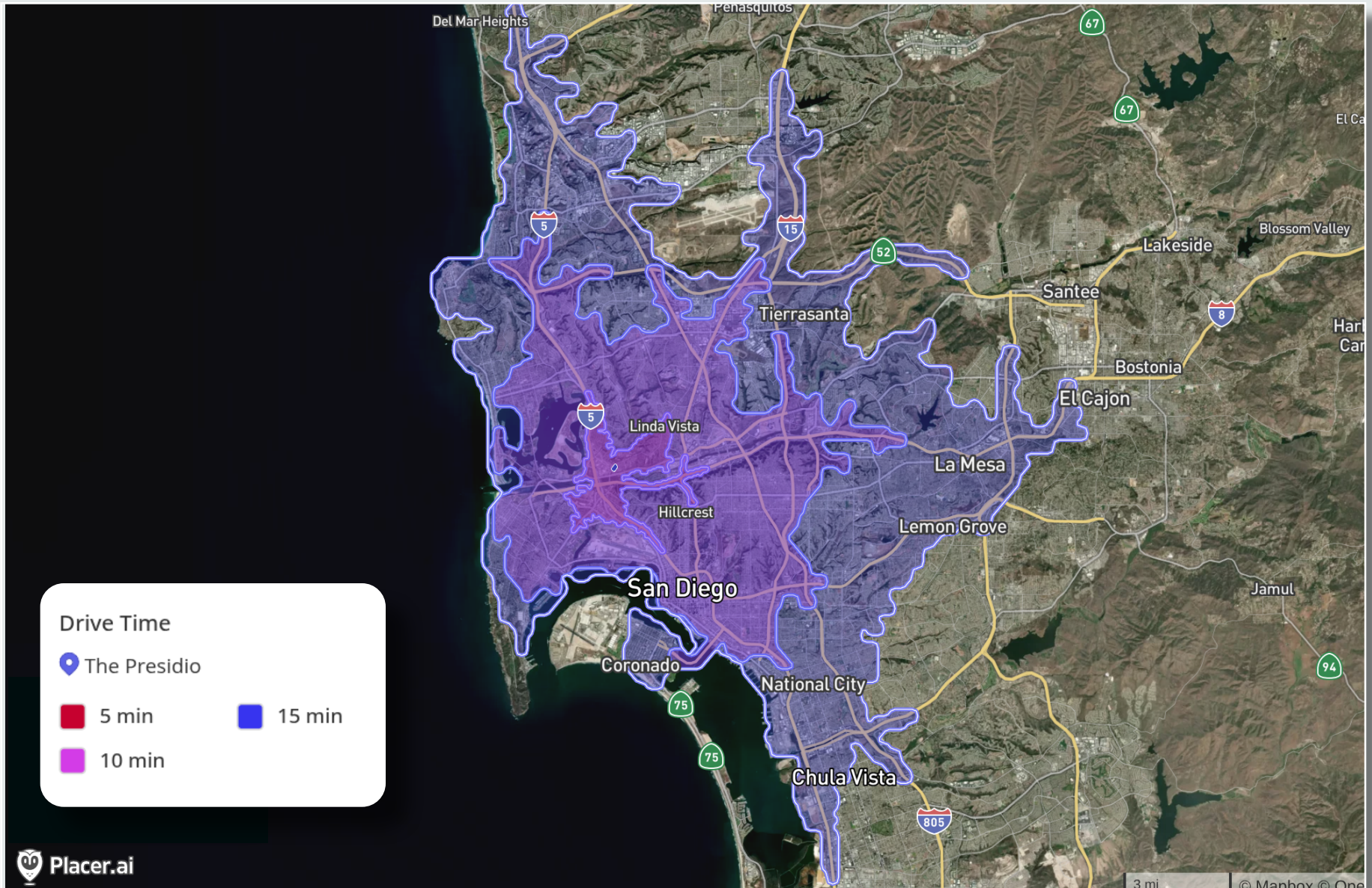
Placer.ai - Metrics

Visits	702.3K
Visitors	0.89
Avg. Dwell Time	785.4 (GLA)
Visits YoY	265.2K

Jul 1st 2025 - Jun 30th 2025
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(www.placer.ai)

Prime Central Location

15 MINUTE DRIVE TIME REACHES DEL MAR HEIGHTS, EL CAJON, AND CHULA VISTA



THE PRESIDIO IS A DESTINATION

Class A Retail Property – High quality construction, design, and tenant mix

Centrally Located in San Diego – Strategically positioned at the intersection of the I-5 and I-8 freeways, offering unparalleled access to all parts of the county

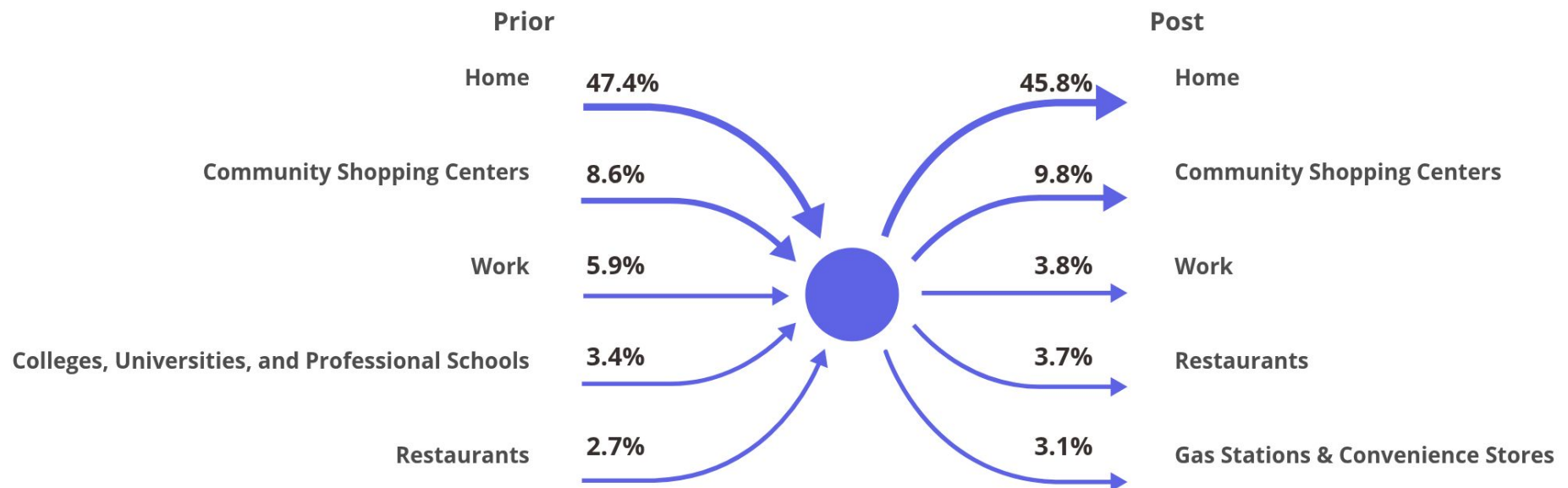
High Visibility & Accessibility – Prominent corner presence with strong daily traffic counts and easy ingress/egress, ensuring maximum exposure for tenants

Large, Flexible Spaces – Accommodates a wide variety of retailers with large back space for storage and production

Balanced Trade Area – Serves both the local neighborhoods and the broader regional base

Cost-Effective Market Presence – Offers exceptional value compared to other strong traffic properties

Lifestyle Synergy – Surrounded by USD, Residential Neighborhoods, and San Diego's active culture



Destination Tenants

(WHO'S HERE + WHY)

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.

Site Plan



SUITE INFORMATION	
Suite 403 Area	2,116 SF approx.
Utilities	
Electric	P1 100 amps
HVAC	Roof top unit None
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	2,119 SF approx.
Utilities	
Electric	P2 100 amps
HVAC	Roof top unit None
Gas Service	Yes
Water Service	Yes
Sewer Service	Yes
Fire Sprinklers	Yes
Restroom	One (1)
Ceiling	±19'-2" to bottom of structure

LINDA VISTA RD ±21,944 ADT

MOLLIEST

SIGNIFICANT BACK
WAREHOUSE SPACE
FOR STORAGE AND
PRODUCTION

LAURETTA ST

SUITE INFORMATION	
Suite 5261	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	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

SUITE INFORMATION	
Suite 5297 Area	3,341 SF approx.
Utilities	
Electric	P1 200 amp panel
HVAC	RTU1: 3 ton unit RTU2: 5 ton unit
Gas Service	Yes
Water Service	Yes, dedicated
Sewer Service	Yes
Fire Sprinklers	Yes
Restroom	Two (2) + shower room
Ceiling	Open ceiling





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!





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

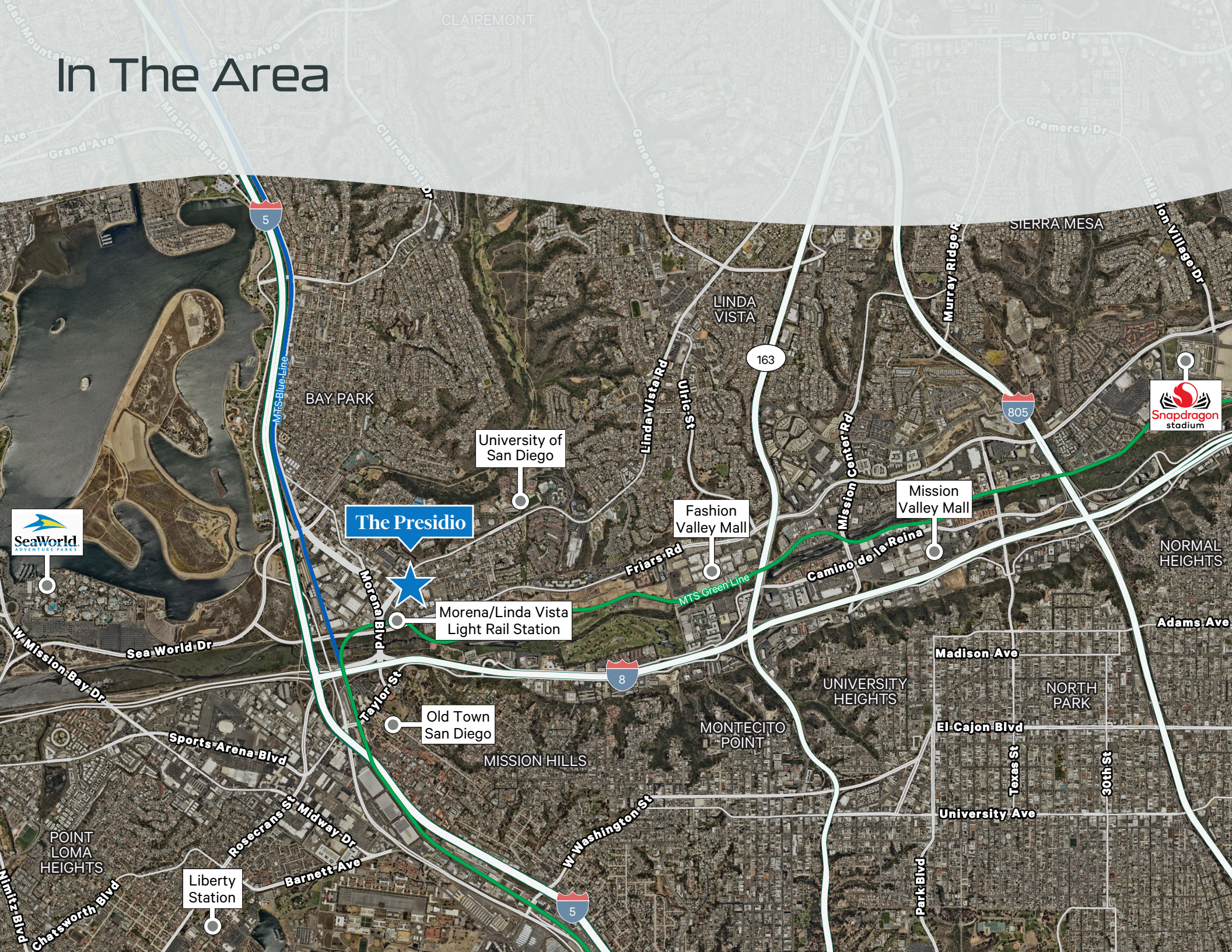
Morena Boulevard

THE PRESIDIO

Linda Vista Road



In The Area



The Presidio

Morena/Linda Vista
Light Rail Station

University of
San Diego

Fashion
Valley Mall

Mission
Valley Mall



POINT
LOMA
HEIGHTS

Liberty
Station

Old Town
San Diego

MONTECITO
POINT

UNIVERSITY
HEIGHTS

NORTH
PARK

Adams Ave



About Capstone Advisors



Capstone Advisors is a vertically integrated real estate firm with nearly **30 years of hands-on experience** across acquisitions, development, asset management, leasing and repositioning strategies



With over \$3B in total development and 5M+ SF managed across **diverse asset classes**, we bring institutional capabilities with a boutique, highly focused execution style



We specialize in shaping spaces where people want to shop, dine, gather, and thrive - building vibrant destinations that generate long-term value for our tenants and the communities we serve



CAPSTONE
ADVISORS

Our Mission

Making communities better through quality
real estate projects that positively impact
people's lives

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