

RETAIL INVESTMENT FOR SALE

EL POLLO LOCO
3444 MIDWAY DRIVE
SAN DIEGO, CA 92110



OFFERING MEMORANDUM

CIBA REAL ESTATE
316 W. Foothill Boulevard
Monrovia, CA 91016



PRESENTED BY:

BRIAN DEETS
Principal
office: (626) 303-1818
cell: (626) 244-4743
brian@cibare.com
01800743, CA

ALFREDO MEJIA, CCIM
Principal
office: (626) 841-0599
cell: 626-841-0599; (626) 30
alfredo@cibare.com
01340251, California

KATELYN MEJIA
Associate
Katie@cibare.com
02069096

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

3444 MIDWAY DRIVE | SAN DIEGO, CA 92110



Property Summary

| | |
|----------------|--------------|
| Price: | Withheld |
| Building SF: | 2,135 |
| Occupancy: | 100 |
| NOI: | \$98,110 |
| Available SF: | 2,135 |
| Lot Size: | 24,829 SF |
| Frontage: | 110 |
| Signage: | Pole Signage |
| Parking: | 25 |
| Parking Ratio: | 11.7/1000 |
| Year Built: | 1988 |

Property Overview

The asset is ideally suited for investors seeking a stable cash flow with value-add potential and optional owner-user flexibility. Surrounded by a diverse mix of national retailers, local businesses, and ongoing redevelopment projects, the property is well-positioned to capitalize on continued growth and revitalization within the Midway District.

Investment Highlights:

This offering represents a unique chance to secure a foothold in a supply-constrained coastal market with favorable long-term fundamentals.

Location Overview

Presenting a rare opportunity to acquire a strategically located investment asset at 3444 Midway Drive in the heart of San Diego's highly active Midway District. This well-positioned property offers investors stable income potential, strong visibility, and long-term upside in one of Southern California's most dynamic commercial corridors.

Situated along Midway Drive, a major thoroughfare with significant daily traffic counts, the property benefits from excellent street frontage, convenient access to Interstate 5 and Interstate 8, and close proximity to San Diego's coastal communities, downtown core, and major demand drivers including the Sports Arena area and Liberty Station.

CIBA REAL ESTATE
316 W. Foothill Boulevard
Monrovia, CA 91016



BRIAN DEETS
Principal
O: (626) 303-1818
C: (626) 244-4743
brian@cibare.com
01800743, CA

ALFREDO MEJIA, CCIM
Principal
O: (626) 841-0599
C: 626-841-0599; (626) 30
alfredo@cibare.com
01340251, California

KATELYN MEJIA
Associate
Katie@cibare.com
02069096

PROPERTY PHOTOS

3444 MIDWAY DRIVE | SAN DIEGO, CA 92110



CIBA REAL ESTATE
316 W. Foothill Boulevard
Monrovia, CA 91016



BRIAN DEETS
Principal
O: (626) 303-1818
C: (626) 244-4743
brian@cibare.com
01800743, CA

ALFREDO MEJIA, CCIM
Principal
O: (626) 841-0599
C: 626-841-0599; (626) 30
alfredo@cibare.com
01340251, California

KATELYN MEJIA
Associate
Katie@cibare.com
02069096

PROPERTY PHOTOS

3444 MIDWAY DRIVE | SAN DIEGO, CA 92110



CIBA REAL ESTATE
316 W. Foothill Boulevard
Monrovia, CA 91016



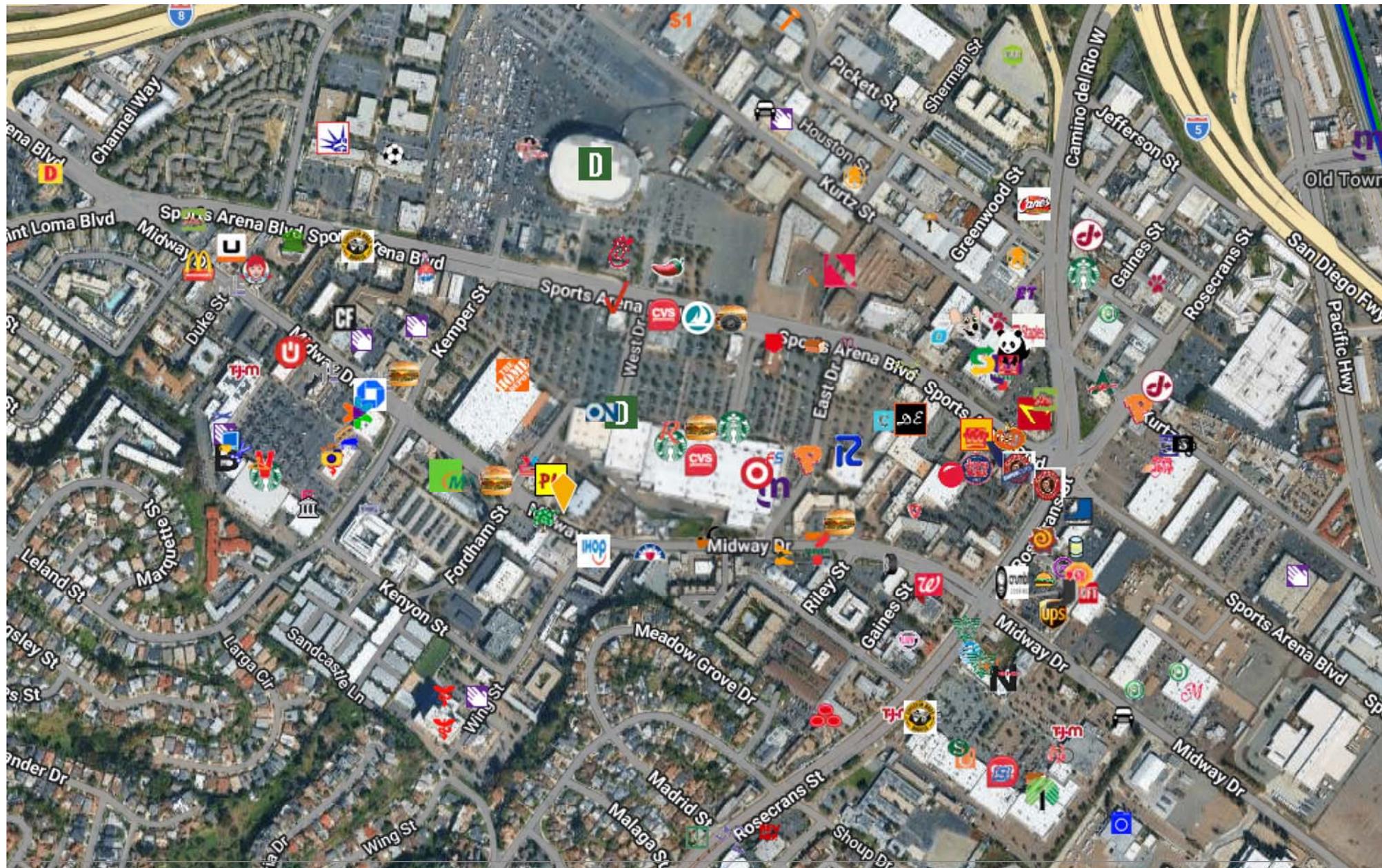
BRIAN DEETS
Principal
O: (626) 303-1818
C: (626) 244-4743
brian@cibare.com
01800743, CA

ALFREDO MEJIA, CCIM
Principal
O: (626) 841-0599
C: 626-841-0599; (626) 30
alfredo@cibare.com
01340251, California

KATELYN MEJIA
Associate
Katie@cibare.com
02069096

BUSINESS MAP

3444 MIDWAY DRIVE | SAN DIEGO, CA 92110



CIBA REAL ESTATE
316 W. Foothill Boulevard
Monrovia, CA 91016



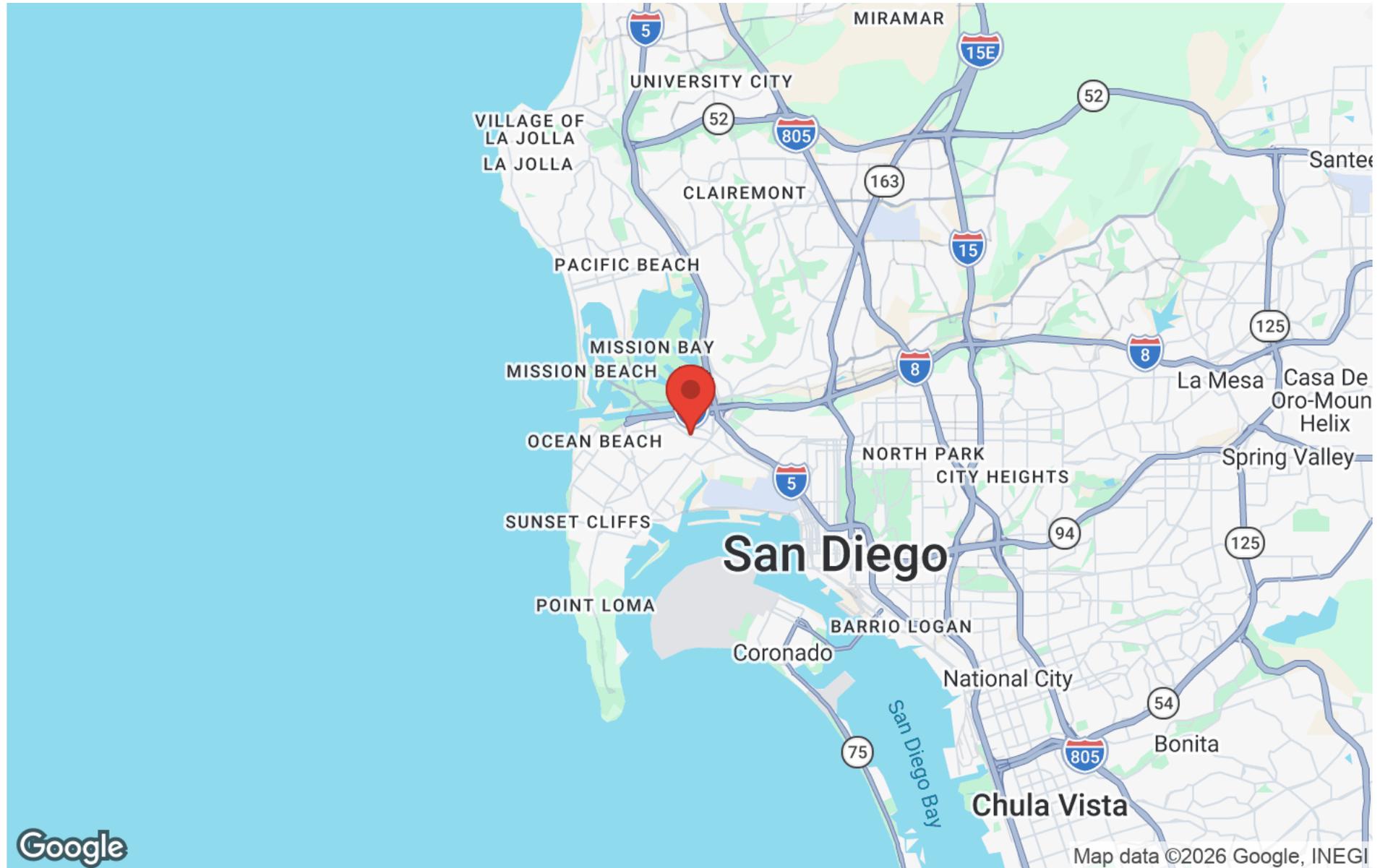
BRIAN DEETS
Principal
O: (626) 303-1818
C: (626) 244-4743
brian@cibare.com
01800743, CA

ALFREDO MEJIA, CCIM
Principal
O: (626) 841-0599
C: 626-841-0599; (626) 30
alfredo@cibare.com
01340251, California

KATELYN MEJIA
Associate
Katie@cibare.com
02069096

REGIONAL MAP

3444 MIDWAY DRIVE | SAN DIEGO, CA 92110



CIBA REAL ESTATE
316 W. Foothill Boulevard
Monrovia, CA 91016



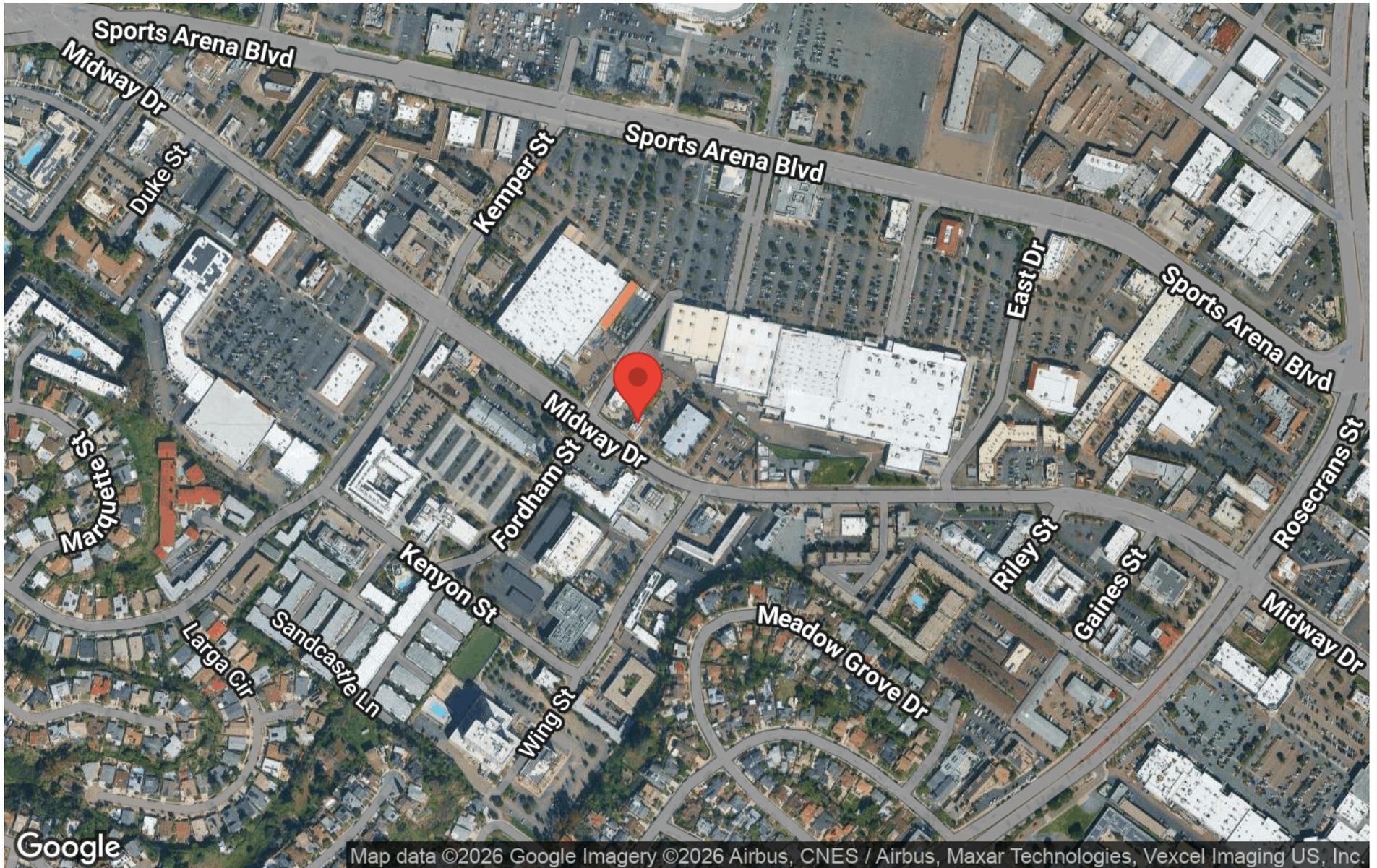
BRIAN DEETS
Principal
O: (626) 303-1818
C: (626) 244-4743
brian@cibare.com
01800743, CA

ALFREDO MEJIA, CCIM
Principal
O: (626) 841-0599
C: 626-841-0599; (626) 30
alfredo@cibare.com
01340251, California

KATELYN MEJIA
Associate
Katie@cibare.com
02069096

AERIAL MAP

3444 MIDWAY DRIVE | SAN DIEGO, CA 92110



Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

CIBA REAL ESTATE
316 W. Foothill Boulevard
Monrovia, CA 91016



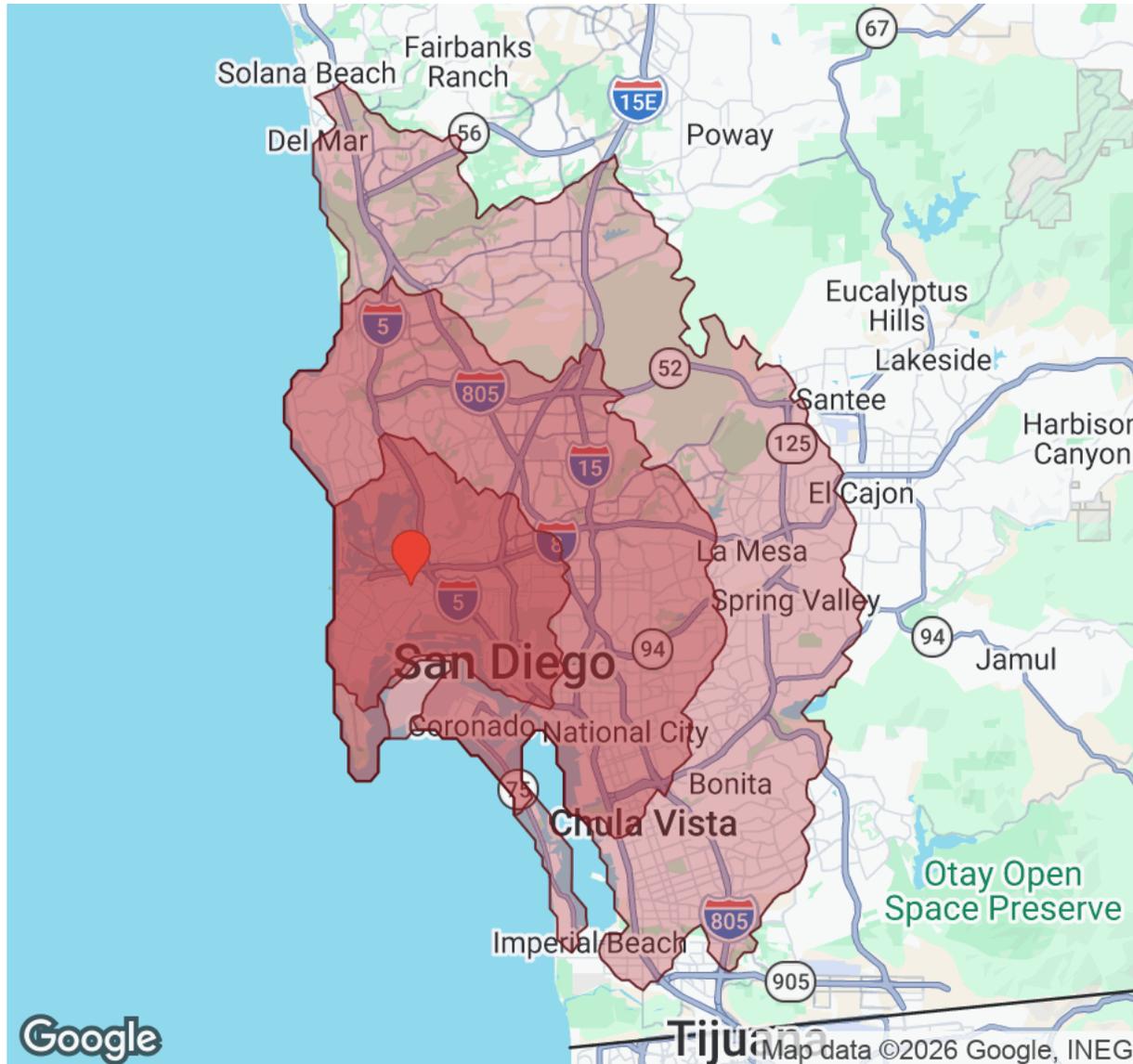
BRIAN DEETS
Principal
O: (626) 303-1818
C: (626) 244-4743
brian@cibare.com
01800743, CA

ALFREDO MEJIA, CCIM
Principal
O: (626) 841-0599
C: 626-841-0599; (626) 30
alfredo@cibare.com
01340251, California

KATELYN MEJIA
Associate
Katie@cibare.com
02069096

DEMOGRAPHICS

3444 MIDWAY DRIVE | SAN DIEGO, CA 92110



Driving Time: ■ 10 Mins ■ 20 Mins ■ 30 Mins

| Population | 10 Mins | 20 Mins | 30 Mins |
|------------------|---------|---------|-----------|
| Male | 178,121 | 527,098 | 858,936 |
| Female | 148,203 | 469,519 | 806,635 |
| Total Population | 326,324 | 996,617 | 1,665,571 |

| Race / Ethnicity | 10 Mins | 20 Mins | 30 Mins |
|------------------|---------|---------|---------|
| White | 168,938 | 415,490 | 641,078 |
| Black | 17,589 | 69,265 | 108,262 |
| Am In/AK Nat | 979 | 2,492 | 3,831 |
| Hawaiian | 718 | 2,691 | 4,997 |
| Hispanic | 90,685 | 335,461 | 589,279 |
| Asian | 31,621 | 129,959 | 251,168 |
| Multiracial | 14,032 | 37,772 | 61,959 |
| Other | 1,762 | 3,588 | 4,997 |

| Housing | 10 Mins | 20 Mins | 30 Mins |
|-----------------|---------|---------|---------|
| Total Units | 172,532 | 434,491 | 676,977 |
| Occupied | 157,753 | 400,200 | 627,745 |
| Owner Occupied | 47,848 | 146,757 | 277,627 |
| Renter Occupied | 109,905 | 253,443 | 350,118 |
| Vacant | 14,779 | 34,291 | 49,232 |

| Age | 10 Mins | 20 Mins | 30 Mins |
|--------------|---------|---------|---------|
| Ages 0 - 14 | 37,563 | 144,597 | 260,892 |
| Ages 15 - 24 | 35,974 | 143,860 | 229,419 |
| Ages 25 - 54 | 166,218 | 458,416 | 739,382 |
| Ages 55 - 64 | 34,383 | 101,237 | 179,818 |
| Ages 65+ | 52,187 | 148,507 | 256,058 |

| Income | 10 Mins | 20 Mins | 30 Mins |
|-----------------|-----------|-----------|-----------|
| Median | \$105,313 | \$100,884 | \$105,592 |
| Under \$15k | 11,767 | 28,632 | 39,985 |
| \$15k - \$25k | 6,209 | 17,179 | 24,994 |
| \$25k - \$35k | 6,501 | 19,316 | 29,194 |
| \$35k - \$50k | 10,783 | 30,269 | 45,525 |
| \$50k - \$75k | 19,102 | 49,895 | 76,670 |
| \$75k - \$100k | 20,666 | 53,280 | 82,192 |
| \$100k - \$150k | 31,165 | 75,092 | 119,260 |
| \$150k - \$200k | 19,709 | 49,742 | 81,647 |
| Over \$200k | 31,850 | 76,794 | 128,279 |

CIBA REAL ESTATE
316 W. Foothill Boulevard
Monrovia, CA 91016



BRIAN DEETS
Principal
O: (626) 303-1818
C: (626) 244-4743
brian@cibare.com
01800743, CA

ALFREDO MEJIA, CCIM
Principal
O: (626) 841-0599
C: 626-841-0599; (626) 30
alfredo@cibare.com
01340251, California

KATELYN MEJIA
Associate
Katie@cibare.com
02069096

PROFESSIONAL BIO

3444 MIDWAY DRIVE | SAN DIEGO, CA 92110



BRIAN DEETS

Principal



CIBA Real Estate
316 W. Foothill Boulevard
Monrovia , CA 91016
O: (626) 303-1818
C: (626) 244-4743
brian@cibare.com
01800743, CA

DISCLAIMER

3444 MIDWAY DRIVE



All materials and information received or derived from CIBA Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither CIBA Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. CIBA Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. CIBA Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. CIBA Real Estate does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by CIBA Real Estate in compliance with all applicable fair housing and equal opportunity laws.

CIBA REAL ESTATE
316 W. Foothill Boulevard
Monrovia, CA 91016



PRESENTED BY:

BRIAN DEETS

Principal
O: (626) 303-1818
C: (626) 244-4743
brian@cibare.com
01800743, CA

ALFREDO MEJIA, CCIM

Principal
O: (626) 841-0599
C: 626-841-0599; (626) 30
alfredo@cibare.com
01340251, California

KATELYN MEJIA

Associate
Katie@cibare.com
02069096

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.