



GENESEE
PLAZA

9333 & 9339 Genesee Avenue

9333
FIRST FLOOR

Center of it all.



GENESEE
PLAZA

9333 & 9339 Genesee Avenue

Features

Excellent location in the heart of UTC, access to retail amenities, I-5, I-805 and transportation hubs

Blocks from both Scripps and UCSD hospital campuses

Covered parking with 4/1,000 parking ratio

Inviting courtyard with outdoor seating and gathering areas

Extensive glass line with abundant natural light

On-site café

On-site property management

Can accommodate both Medical and Office use



Valet Parking

no additional charge

Torrey Pines Gliderport

Estancia La Jolla Hotel & Spa

5

Scripps Memorial Hospital La Jolla

H

Genesee Avenue



805

UCSD

UCSD Jacobs Medical Center

H

Regents Road

Eastgate Mall

Villa La Jolla Drive

Starbucks

Regents Pizzeria

Nozomi La Jolla

Micheline's Pita House

Specialty's/Peet's

Embassy Suites

Green Light Deli

P.F. Chang's

Red O

Marriott San Diego

La Jolla Village Drive

Trutuck's

Draft Republic

24 Hour Fitness

Hyatt Regency La Jolla

Flemings

Sammy's Woodfired

Five Guys Burgers

Westfield UTC

Terminus (at Westfield UTC)

Sheraton La Jolla Hotel

Residence Inn San Diego

The Shops at La Jolla Village

BJ's Restaurant

Nobel Drive

Island's

California Pizza Kitchen

La Jolla Village Square

Chipotle

Costa Verde Center

Rubio's

Which Wich

Star Anise Thai

Amardeen Cafe

Dining

Shopping

Personal Health

Hotel

Trolley Stop

New Trolley Extension



83

**Walking
Score**

30,801 per day

(Genesee Ave & Executive Dr)

Convenient Centrality.

Located in UTC, at the center of it all, Genesee Plaza is perfectly situated amongst an abundance of amenities, hospitals and industry leaders. The project has prominent hard-corner visibility and signage on Genesee Avenue and Executive Drive, as well as convenient access to I-805 & I-5. Take in the area with your floor-to-ceiling glass windows or take a break from the office and walk to Westfield UTC mall.

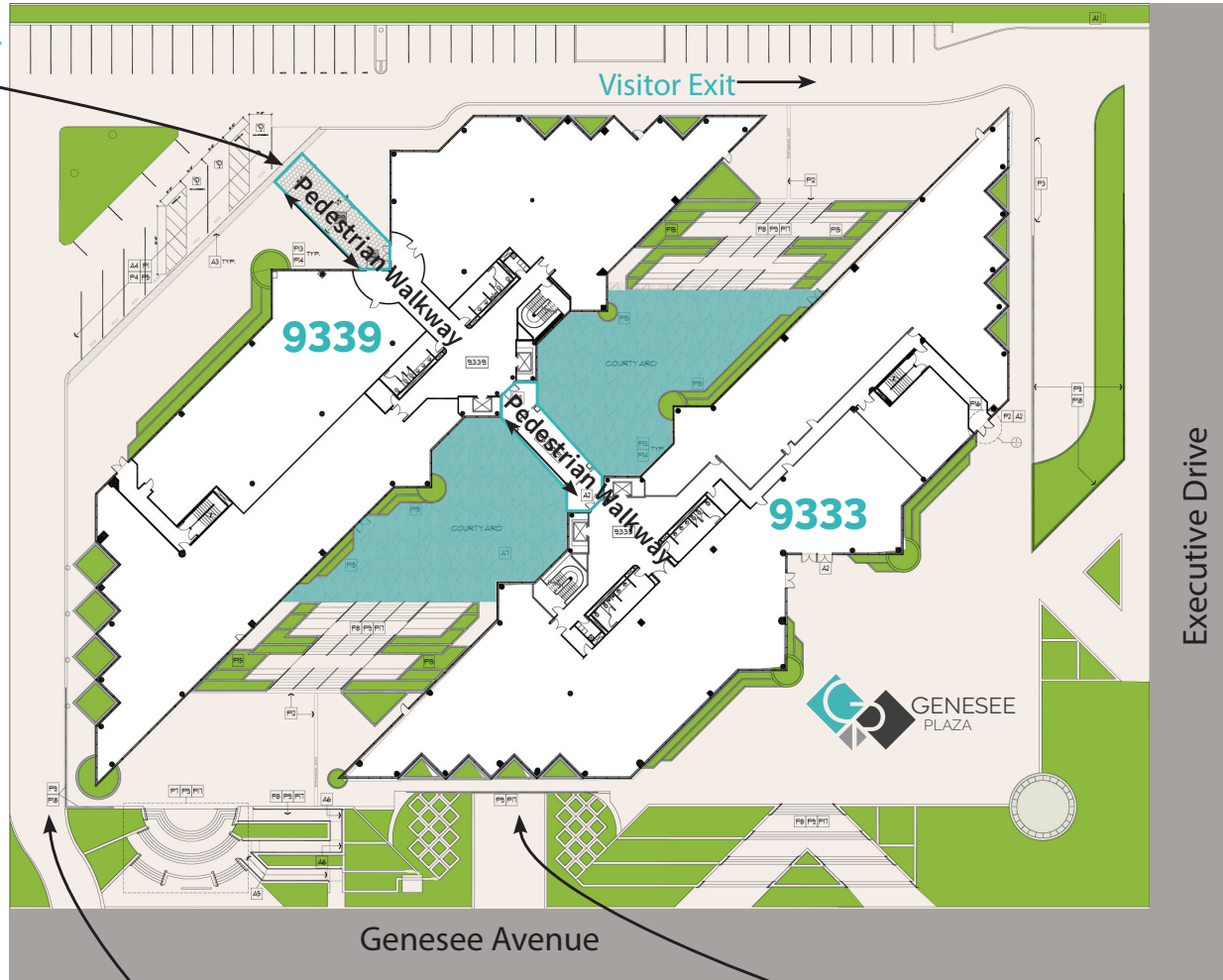
A mere .15 miles away, is an easy stroll to shopping dining, and public transportation. Westfield UTC has recently completed a multi-stage transformation, adding 251,000 square feet of top luxury and international retailers, stylish new boutiques, outdoor plazas, beautiful landscaping and alfresco dining.

Nine new stations will be constructed along I-5, connecting UTC to south and east county trolley lines with completion slated for 2021. The trolley stop will only be .2 miles from Genesee Plaza!



Site Plan

Pedestrian Visitor Ground-Level Entrance to Both Buildings



Visitor Parking Entrance
Valet/ Broker Parking

Monthly Parking Entrance
Only (Not Visitor Entrance)

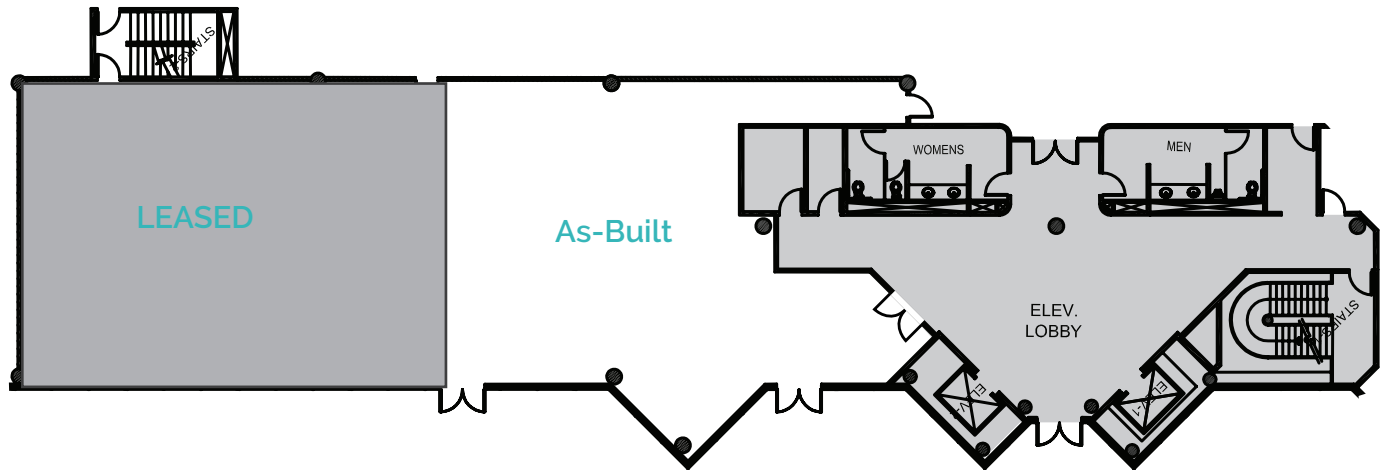
Availability

Building	Suite	Square Footage	Office/Medical
9339	Suite P39A	2,540s.f.	Medical
9339	Suite 240	3,505 s..f	Medical (Dental)
9333	Suite 260	5,826 s.f.	Medical
9333	Suite 350	7,541 s.f.	Medical



9339 | Suite P39A | 2,540 s.f.

- Ground floor space on plaza level
- Exterior, double-door entrance from patio
- Currently in shell condition



TAKE A TOUR



https://bit.ly/9393_P39

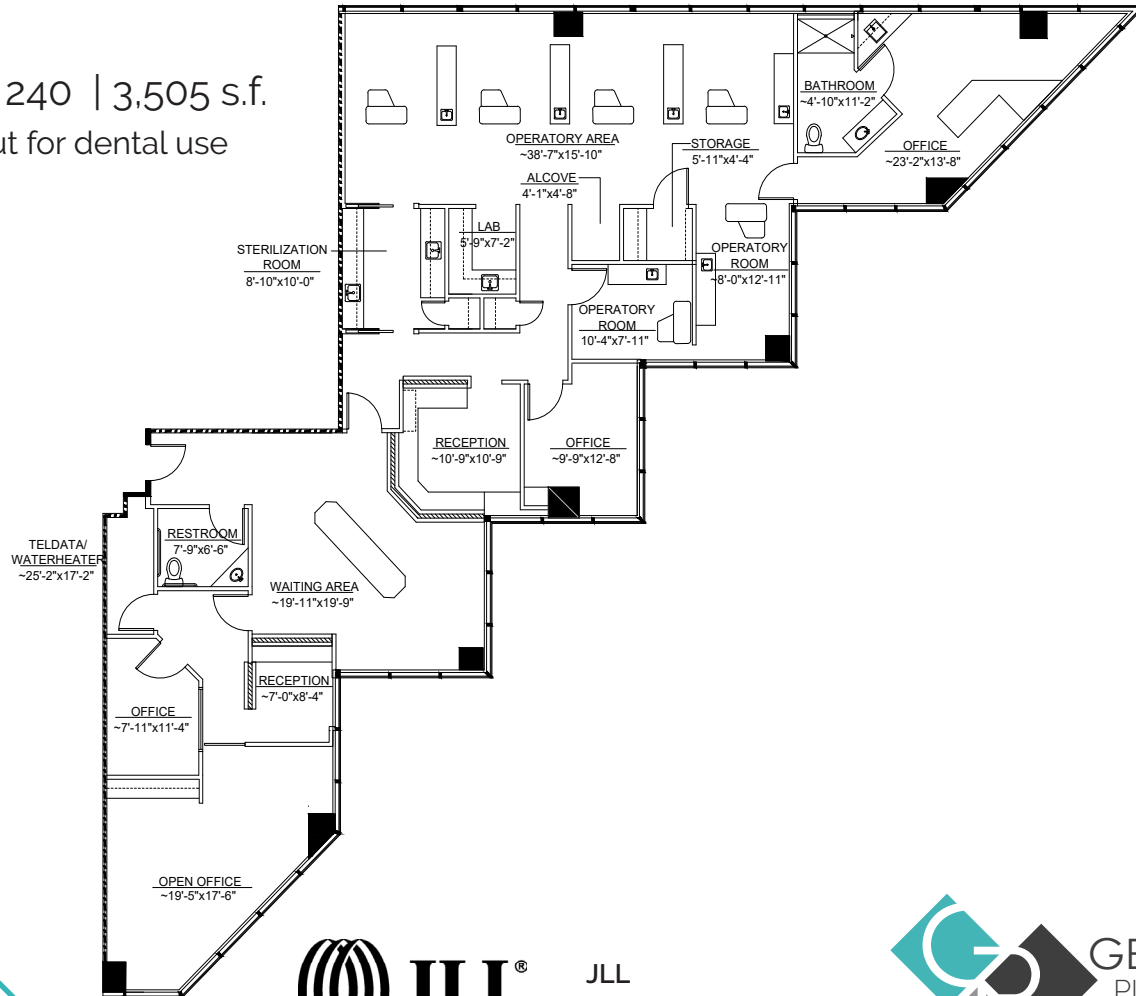


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9339 | Suite 240 | 3,505 s.f.

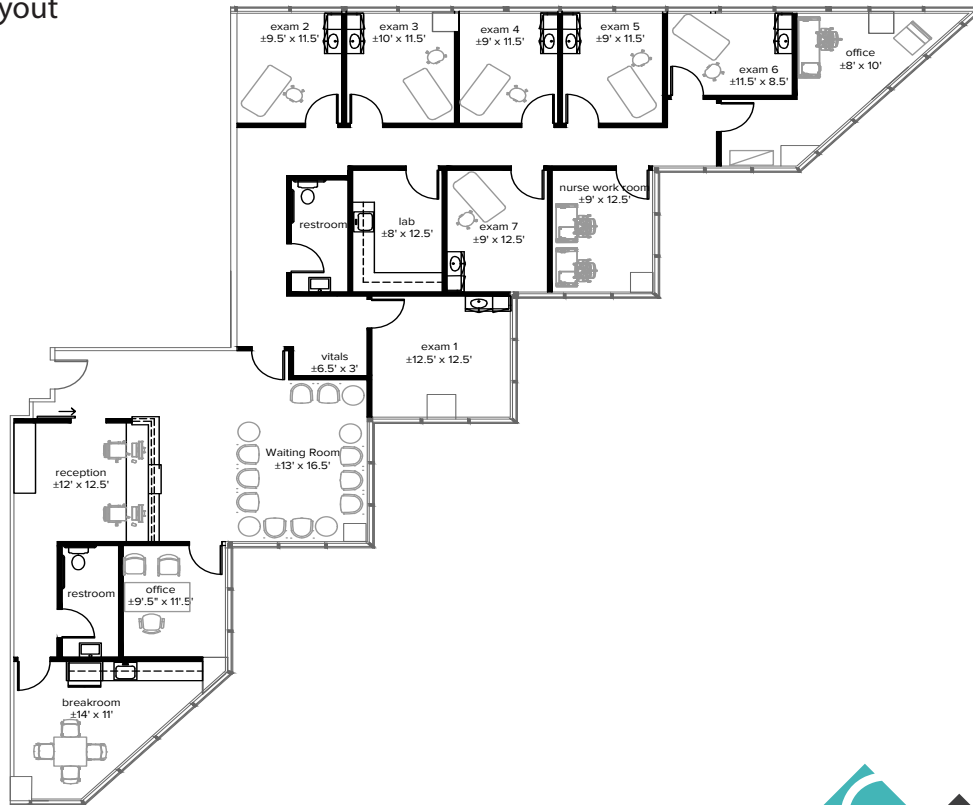
· Existing buildout for dental use



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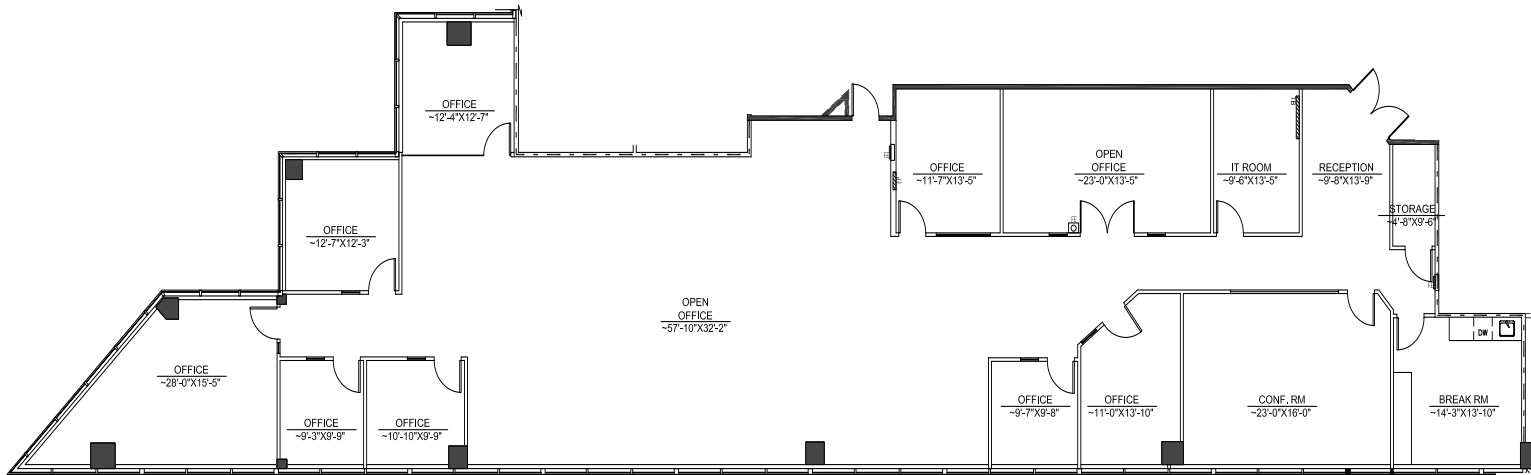
9339 | Suite 240 | 3,505 s.f.
Hypothetical Medical Layout



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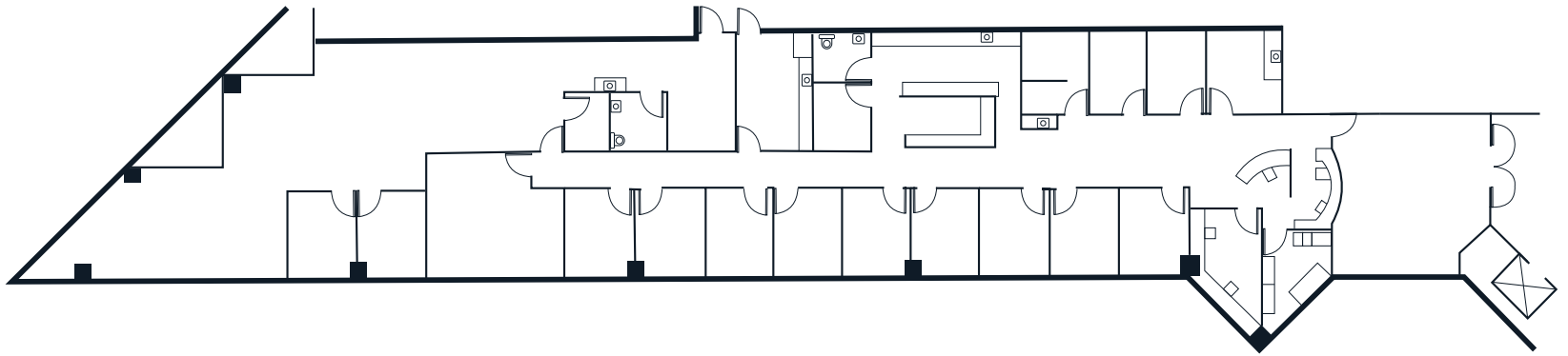
9333 | Suite 260 | 5,826 s.f.



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9333 | Suite 350 | 7,541 s.f.



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9339

FIRST FLOOR



GREEN LIGHT **CAFÉ & DELI**

GREEN LIGHT **DELI**

PH: Green Light Café & Deli





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