



# *The Row at* CIVITA

PHASE 1

ONE SPACE  
REMAINING  
±3,131 SF

A MODERN MIX IN THE MIDDLE OF EVERYTHING



**FOR LEASE**

Restaurant & Retail Space

# Mission Valley.

## A thriving destination.

In the middle of it all, Mission Valley is just minutes away from San Diego International Airport and within easy reach to all that San Diego has to offer.

Home to Fashion Valley Mall and Mission Valley Mall, the area is the ideal spot for the best brands.

## HIGHLY RATED

#2 In US



#2 In US



#1 In CA



#1 In CA



#1 In CA



Mission Valley Community Plan Update - Sept 2019  
28,000 additional units by 2050



±7M

square feet of office space



±1.3M

people within a 10-mile radius



±5,600

hotel rooms

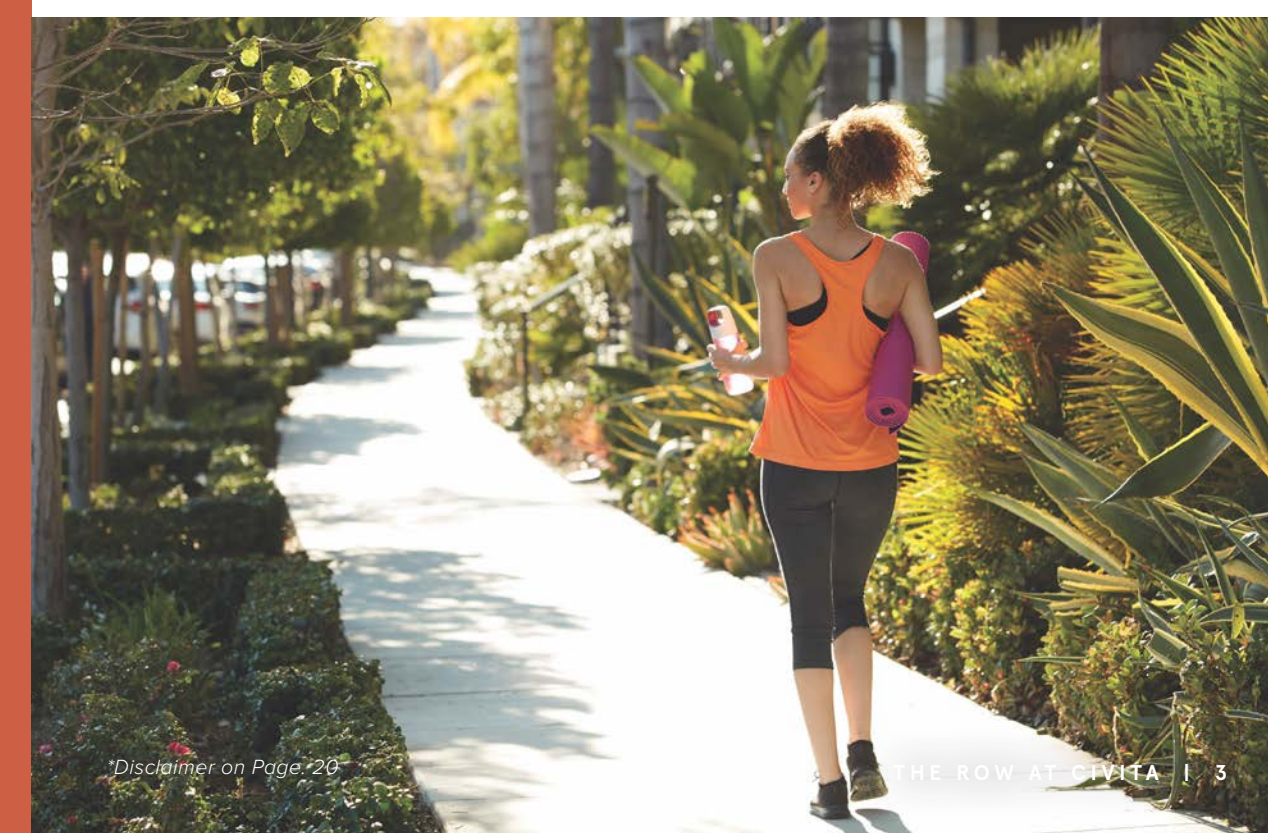


CIVITA

## A master plan with more.

Surrounding The Row at Civita is a range of housing types, as well as green space, an amphitheater, and a state-of-the-art elementary school for a growing residential population. Office space will complete the master plan, increasing daytime population and making commute-by-foot a possibility for residents of this highly walkable community. For added accessibility, a free rush-hour shuttle connects to nearby trolley stations.

- Award Winning Designs
- Solar EV Charging
- Water Reclamation Plant On Site
- Farmers Market
- Summer Concerts



\*Disclaimer on Page 20

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ROW AT CIVITA — PHASE 1  
GROUND FLOOR RETAIL AT  
PURL APARTMENTS



Purl Apartments at Civita is a mixed-use development in the award-winning master-planned community of Civita (±4,780 residential units)

- Busiest LA Fitness in SD County with 1,600 daily clients
- Total of 55,685 SF of retail space
- Located next to the 14-acre Civita Park
- Prime location for retail in Mission Valley
- Easy access to I-805, I-8, CA-163

NOW OPEN



**Cork & Barrel**



**SouthpawVet**



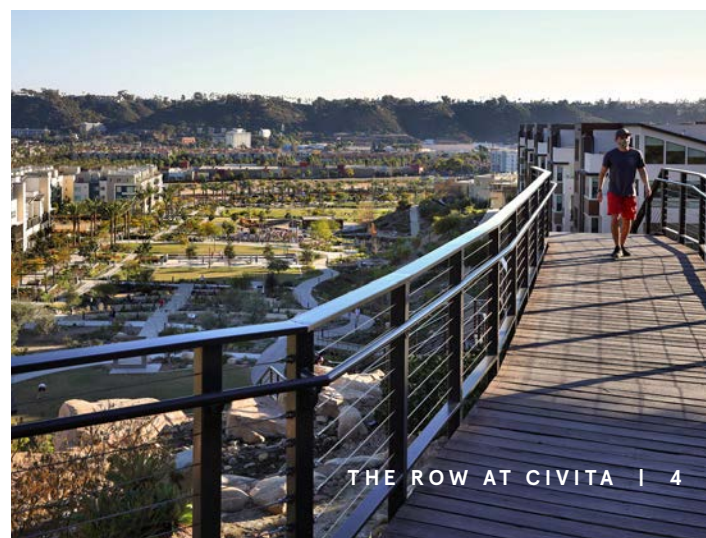
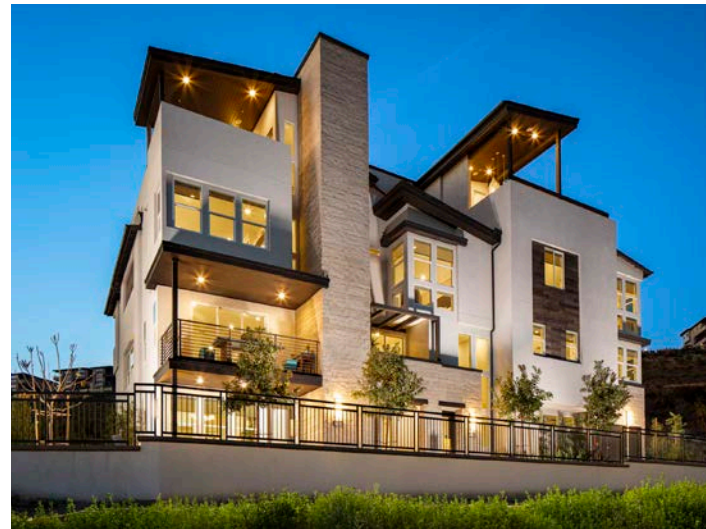
**LACLOCHETTE**  
CAFE & BAKERY

*iNailology*  
Spa & Bar

SIGNED LEASES

PHASE 2  
**JIMBO'S**  
...Naturally!

**PIZZO'S**  
PIZZERIA · WINE BAR



THE ROW AT CIVITA | 4

Shop • Dine • Live  
Work • Play • Stay

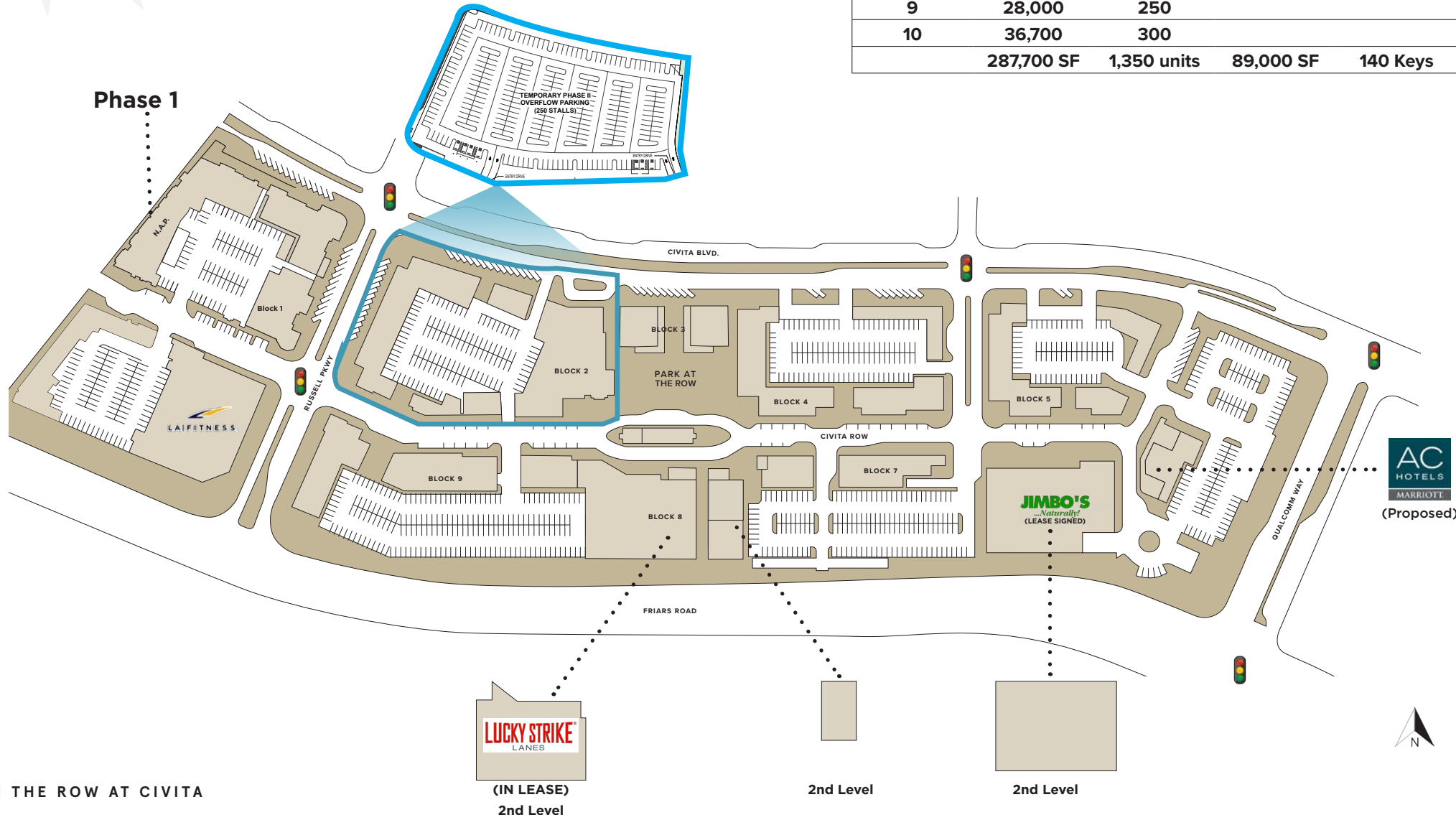


**CIVITA**

Shops • Restaurants • Entertainment  
 Residential • Office • Hotel

*The Row at CIVITA*

Block	Retail (SF)	Residential	Office	Hotel
1	19,000	180		
2	43,000	250		
3	12,000		49,000	
4	20,500	200		
5	11,000	170		
6	4,500			140
7	46,000		40,000	
8	67,000			
9	28,000	250		
10	36,700	300		
<b>287,700 SF</b>		<b>1,350 units</b>	<b>89,000 SF</b>	<b>140 Keys</b>



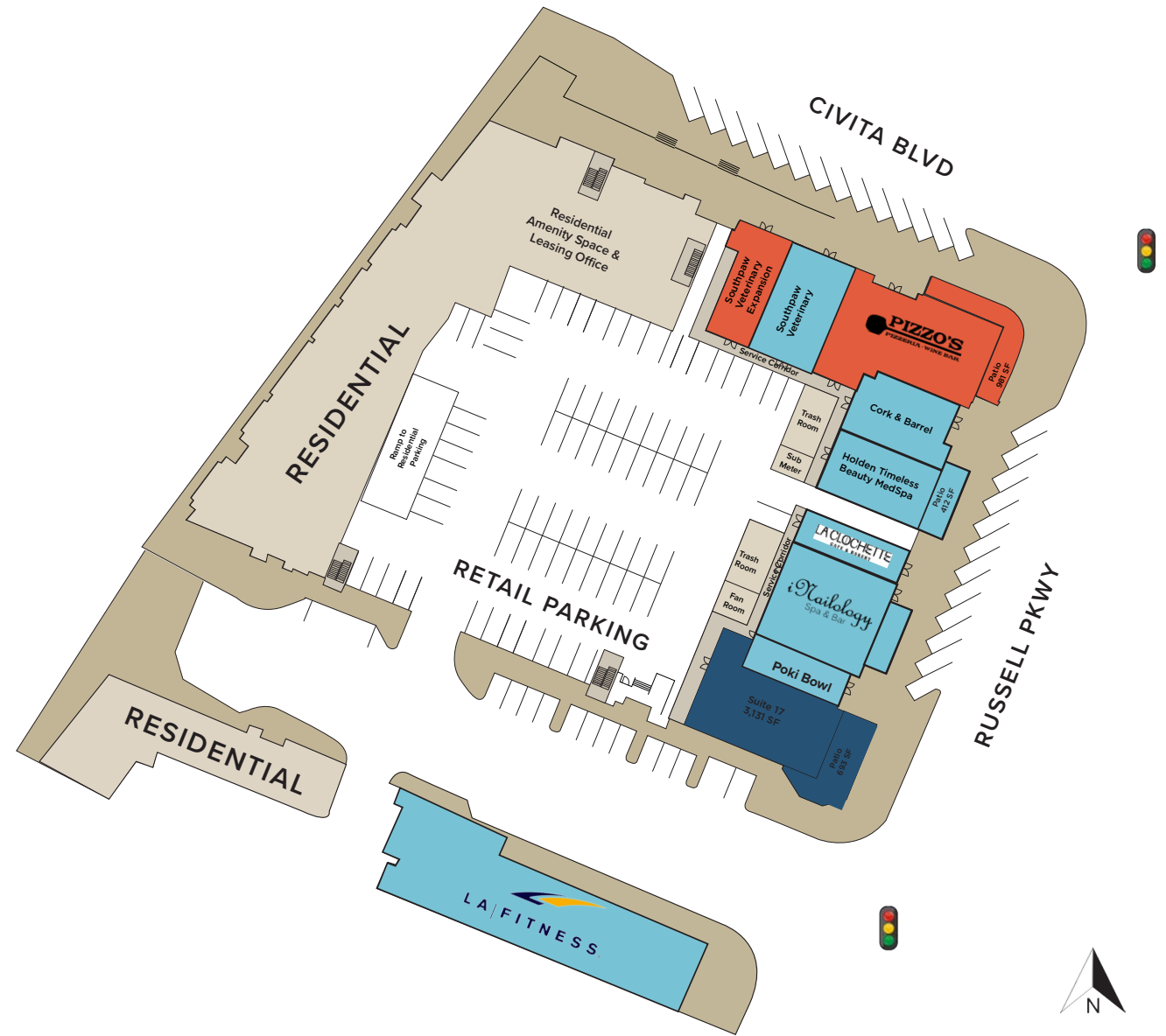
# Site Plan

ROW AT CIVITA — PHASE 1  
 GROUND FLOOR RETAIL AT  
 PURL APARTMENTS

### Retail Availabilities

- Now Open
- Lease Signed
- In Lease
- In LOI
- Available

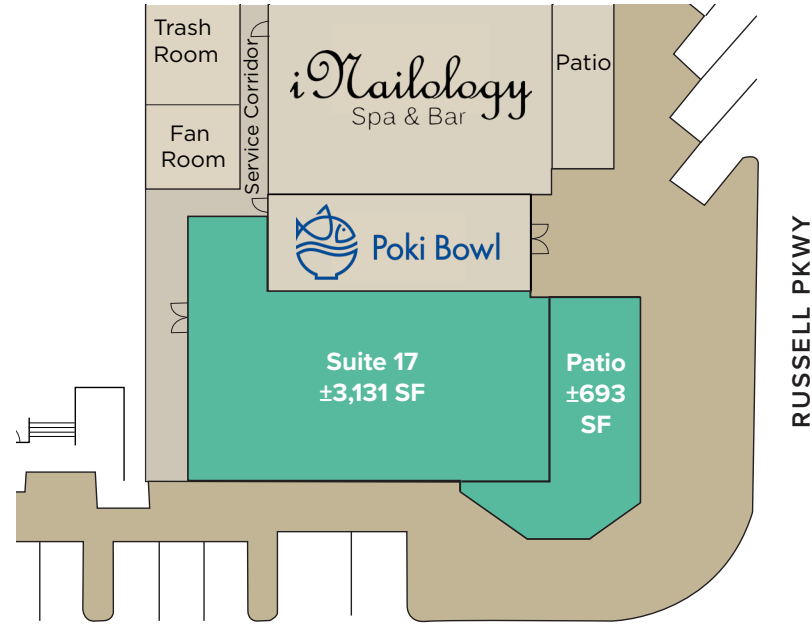
STE	TENANT	SF	PATIO
1	Southpaw Veterinary Expansion	±1,379	
3	Southpaw Veterinary	±2,066	
5	Pizzo's Pizza & Wine Bar	±3,862	±981
7	Cork & Barrel	±1,850	
9	Holden Timeless Beauty MedSpa	±1,764	±412
11	La Clochette	±1,020	
13	inailology spa	±2,727	
15	Poki Bowl	±1,145	
17	AVAILABLE	±3,131	±693



PRIME END CAP

# Restaurant/ Retail Space

WITH PATIO



## SUITE 17

RUSSELL PKWY

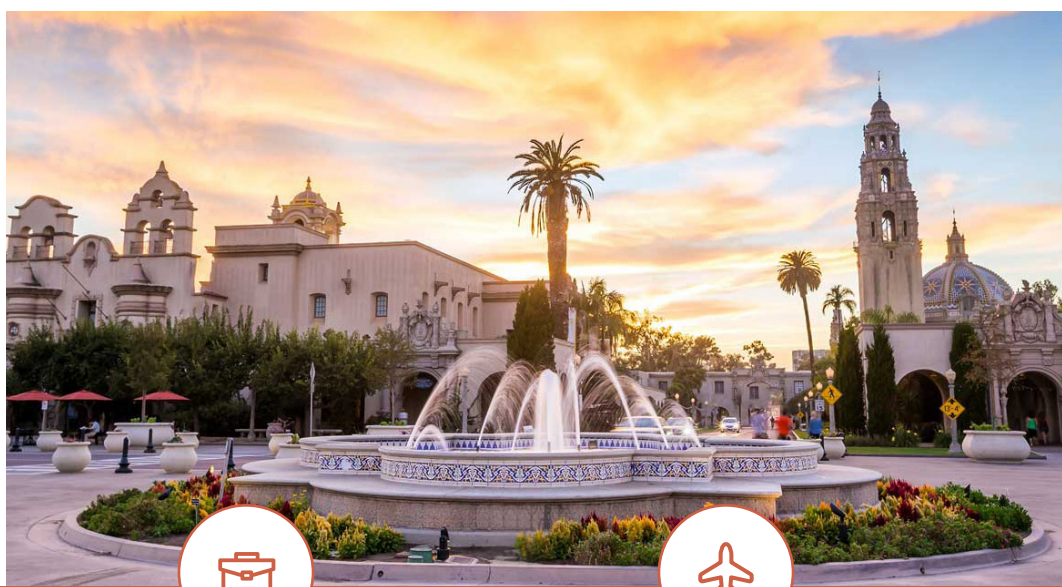
- 1 33 Units (Under Construction)
- 2 104 Units (Under Construction)
- 3 73 Units (Under Construction)
- 4 250 Units (Proposed)
- 5 200 Units (Under Construction)
- 6 870 Units (Proposed)  
250,000 SF Retail (Proposed)  
35,000 SF Office (Proposed)  
140 Key AC Hotel (Proposed)
- 7 375 Units (Proposed)
- 8 400,000 SF Office (Proposed)



# San Diego.

## America's Finest City

San Diego County's nearly perfect year-round weather combined with a dynamic economy makes the region one of the most desirable places to live and work in the US. San Diego's Quality of life and burgeoning economy attracts residents, businesses and visitors from around the world.



3.3M

San Diego population



2<sup>nd</sup>

largest county in CA & 5th in the nation



2.68M

workforce



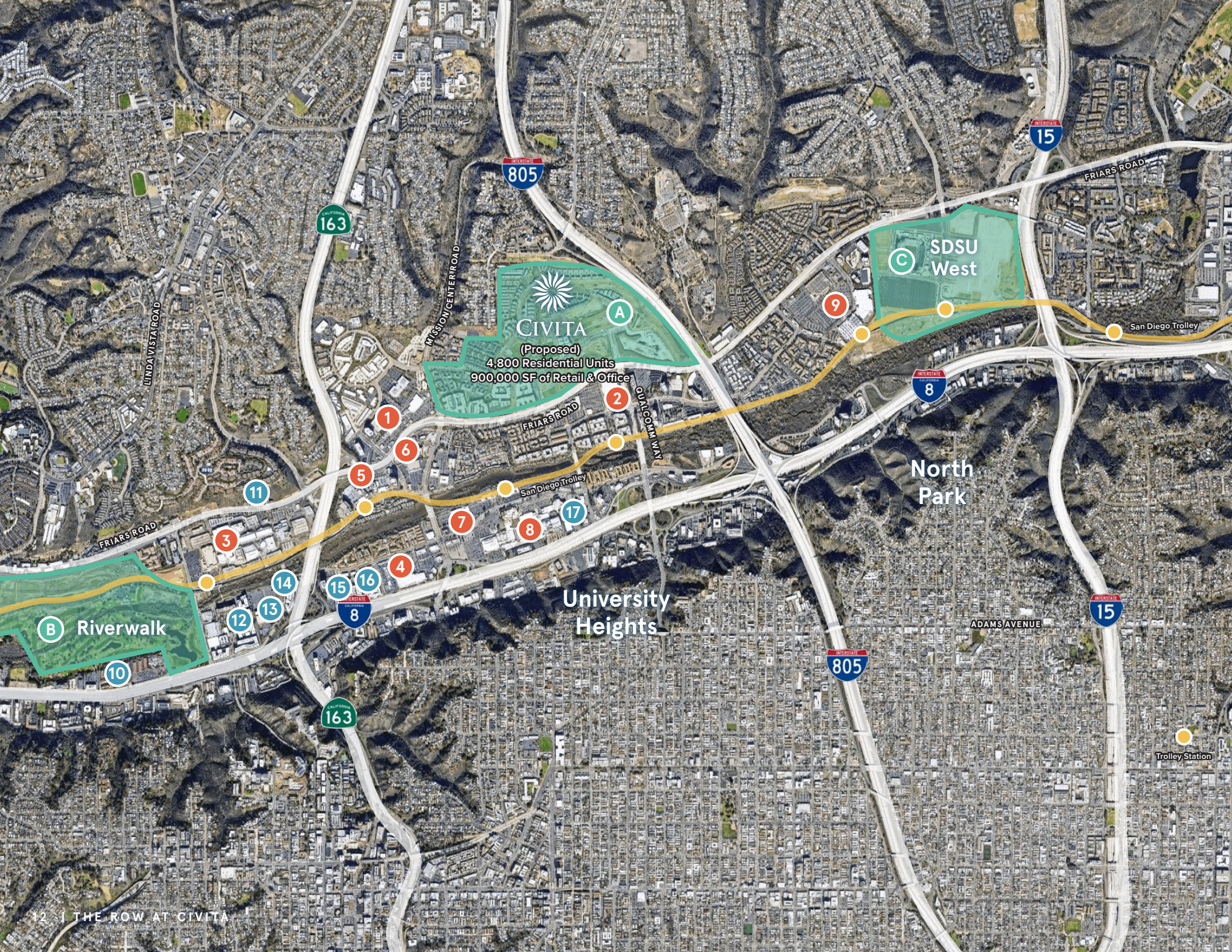
±31.8M

tourists in 2023 spending an estimated \$14.3B

## The crossroads of central San Diego.

A high-HHI resident base meets high traffic from around the city.

Cars per day	Friars Road ±48,042	Interstate 805 ±232,010	Interstate 8 ±203,393	State Route 163 ±280,569
Average HHI	1 Mile \$105,638	3 Miles \$91,182	5 Miles \$90,477	20 Minutes \$99,429
Population	2.5 Miles 169,320	5 Miles 538,638	10 Miles 1.35M	20 Minutes 884,228
Daytime Population	2.5 Miles 156,765	5 Miles 557,525	10 Miles 1.23M	20 Minutes 950,766



- ① **Friars Mission Center**  
Ralphs, CVS Pharmacy, BevMo
- ② **Rio Vista Shopping Center**  
Living Spaces, T.J. Maxx, HomeGoods, Ross, Party City
- ③ **Fashion Valley Regional Mall**  
Nordstrom, Macy's, Bloomingdale's, Neiman Marcus, JCPenney, AMC
- ④ **Mission Valley Center West**  
Old Navy, Marshalls, Golfsmith, DSW Shoes, Ulta Beauty, Trader Joe's
- ⑤ **Hazard Center**  
UltraStar Cinemas, Barnes & Noble
- ⑥ **Hazard Center East**  
Food 4 Less
- ⑦ **Park Valley Shopping Center**  
Best Buy, Staples, Saks Off 5th, Petsmart, Woodbridge Interiors
- ⑧ **Mission Valley Center East**  
Target, Macy's Home, AMC, Nordstrom Rack, Bloomingdale's Outlet
- ⑨ **Fenton Marketplace** Ikea, Costco, Lowe's
- ⑩ **Griffis** 350 Units
- ⑪ **Rivair** 316 Units (Proposed)
- ⑫ **The Society** 882 Units
- ⑬ **Margo** 240 Units
- ⑭ **Alexian Gallerie** 284 Units
- ⑮ **Townsend** 277 Units
- ⑯ **Metro** 307 Units
- ⑰ **The Valley** 650 Units (Proposed)
- Ⓐ **Civita** (Under Construction)  
4,800 Residential Units, 900,000 SF of Retail & Office, 140 Hotel Rooms
- Ⓑ **Riverwalk** (Under Construction)  
4,300 Residential units, 75,000 SF Retail, 1 Million SF Office
- Ⓒ **San Diego State University West** (Under Construction)  
4,600 Residential units proposed, 95,000 SF Retail, 1.6 Million SF Academic/Research Space, 400 Hotel Rooms, Snapdragon Stadium (35,000 seats)





# The Row at CIVITA



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