



Courtesy Renderings Provided by Safdie Rabines and subject to change.

UC San Diego | Marine Conservation & Technology Facility Ocean View Restaurant/Café For Lease



The Opportunity

As UC San Diego prepares for tremendous growth in the coming years they are raising the bar with restaurant and retail offerings to satisfy the evolving tastes of students, faculty, staff, as well as campus visitors.

Scripps Institution of Oceanography, UC San Diego is renovating two buildings for cutting-edge ocean conservation research. Along with serving the research and teaching needs of Scripps/UCSD, an ocean view café is included to serve not only campus needs, but also for neighbors and visitors to enjoy.

The firm Safdie Rabines Architects has transformed the structures into welcoming, expansive facilities, taking advantage of the unique location on a bluff that rises over 200-feet high to look out over the Pacific Ocean. The Marine Conservation and Technology Facility (MCTF) will be the gateway building to Scripps Oceanography campus, with a view encompassing La Jolla to the south and Oceanside to the north.

This facility will be the physical center for the Center for Marine Biodiversity and Conservation, who's scientists are developing novel ways to help protect coral reefs and other habitats from the negative effects of climate change. Improving the sustainability of fisheries is central to these efforts. A major goal is to transfer this new knowledge to students and others in order to protect oceanic habitats throughout the world. The building incorporates a demonstration kitchen to help disseminate knowledge of sustainable fisheries to the public.



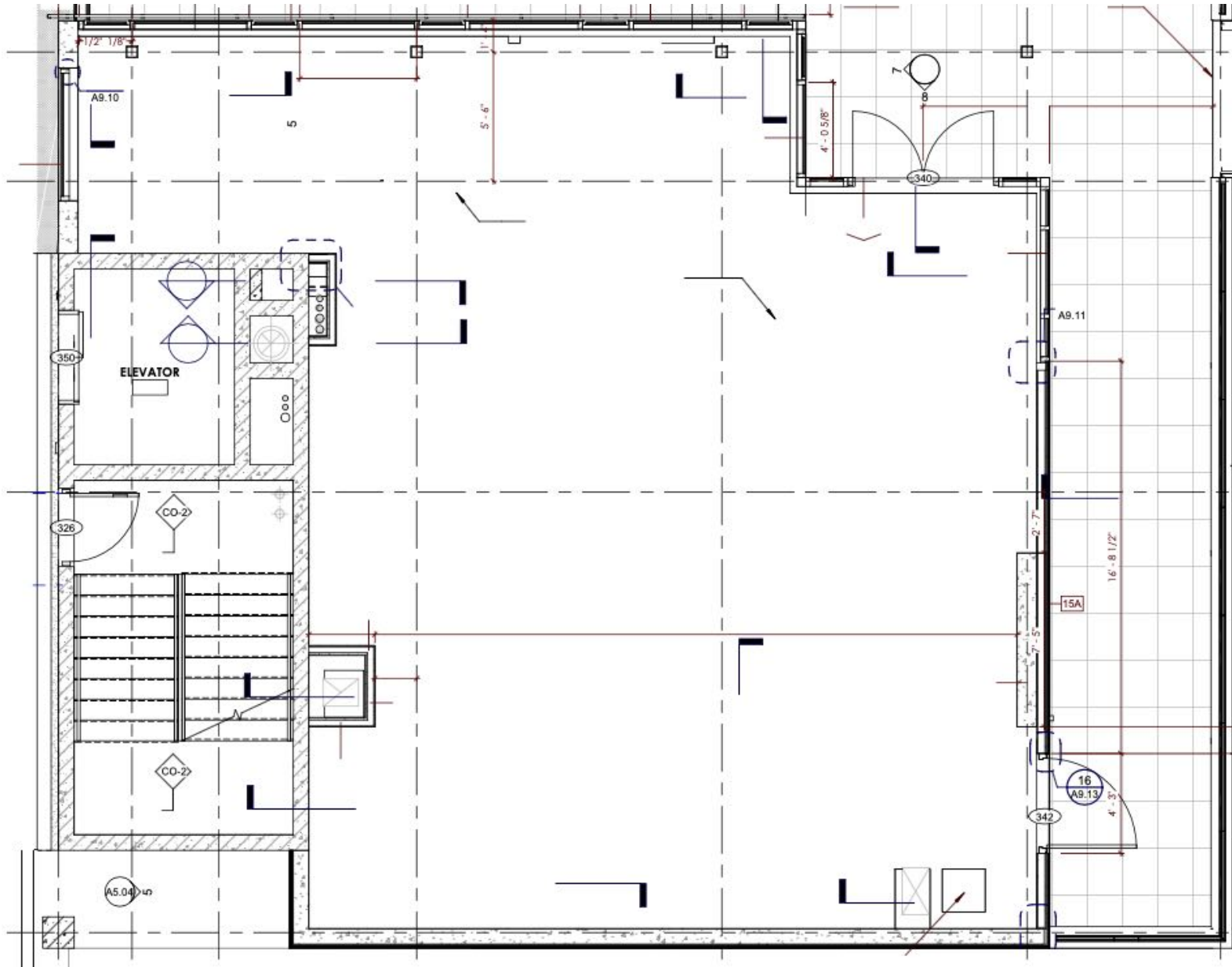


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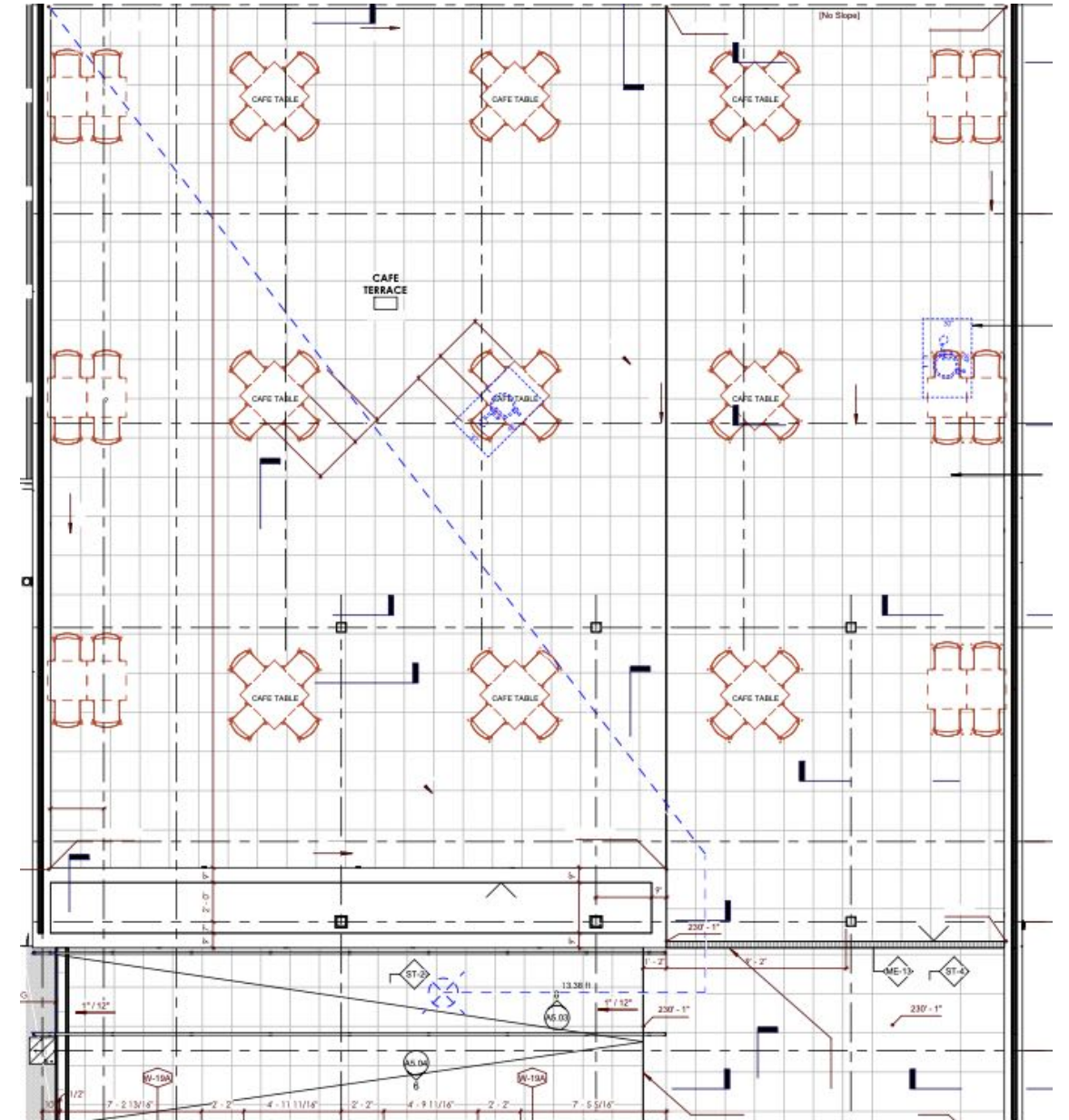
details

- Awe-inspiring 200° ocean view restaurant opportunity in one of San Diego's most prestigious coastal communities.
- Located within the Scripps Institution of Oceanography (Scripps) neighborhood of campus that is comprised of 177 acres overlooking the Pacific Ocean.
- Originally founded in 1903, SIO is one of the oldest and largest centers for ocean and Earth science research, public service, undergraduate and graduate training in the world.
- UC San Diego is seeking sustainable seafood oriented restaurant concepts to cater to the needs of the Scripps Research departments and surrounding community.
- Strong surrounding demographics that include over 42,000 people within a 2-mile radius with average household incomes of \$125,000. (Source: CoStar)
- Designed by award-winning architecture team, Safdie Rabines Architects, with an expected completion of Fall 2021.

**Interior Space
1,179 SF**



**Outdoor Seating
2,767 SF**

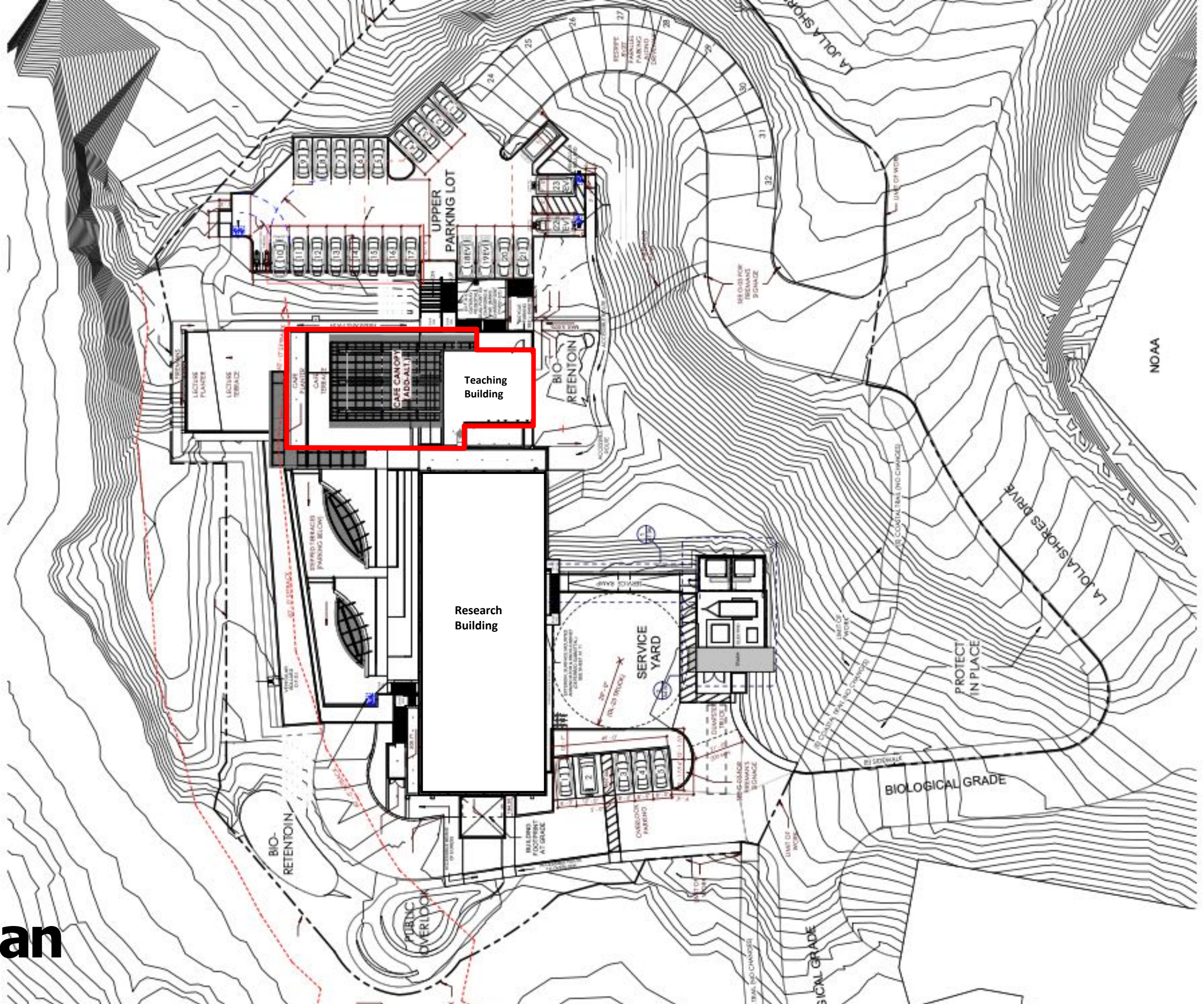


floor plans



Pacific Ocean

site plan





**CLICK HERE TO VIEW
3D FLYTHROUGH**



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The University

- **Established in 1960**, UC San Diego has grown to become one of the top 15 research universities in the world.
- **Main campus is located** near the Pacific Ocean on approximately 1,200 acres of coastal woodland in La Jolla, California. Scripps Institution of Oceanography is located to the west on 177 acres by the coast.
- **UC San Diego enrolls the largest number** of students among colleges and universities in San Diego County.
- **UC San Diego is the largest employer** based in San Diego County.
- **30,671 Total number** of full and part-time academic and staff employees at UC San Diego
- **For more than a decade**, U.S. News & World Report has included UC San Diego among the nation's top 10 public universities.
- **UC San Diego Athletics** proudly advances to the Big West NCAA Division One Conference in 2020.



The Retail Climate

- **Approximately 50,000 customers** are on-campus on a daily basis. Once on campus for the day, most people stay on campus for the day and eat on campus.
- **Student population** 36,624 (28,587 undergrad)
- **Students living on campus** are currently 15,174, projected to increase to over 27,000 by 2030.
- **Approximately 40% of students** are housed on campus. Freshman students are not allowed to have cars at school.
- **16,720 faculty and staff** work on campus, with higher disposable income than students. They represent 33% of the campus headcount daily (larger than both on campus and off campus students).
- **Faculty and Staff numbers** are projected to grow 39% by 2030.
- **Annual retail spending** for on campus students = \$5,675, students who live off campus = \$7,058, faculty and staff = \$8,256
- **Birch Aquarium**, the nearby public exploration center for the world-renowned Scripps Institution of Oceanography that sees an estimated 435,000 visitors each year..

*per 2018 Thompson Retail Study



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