

Offices at the Row at  
**CIVITA**



**±400**  
SF OFFICE

130k SF in Phase 1 (expandable)  
Q4 2023

**25k–53k**  
SF FLOOR PLATES

Expandable floorplates provide  
maximum flexibility

**4/1000**  
PARKING RATIO

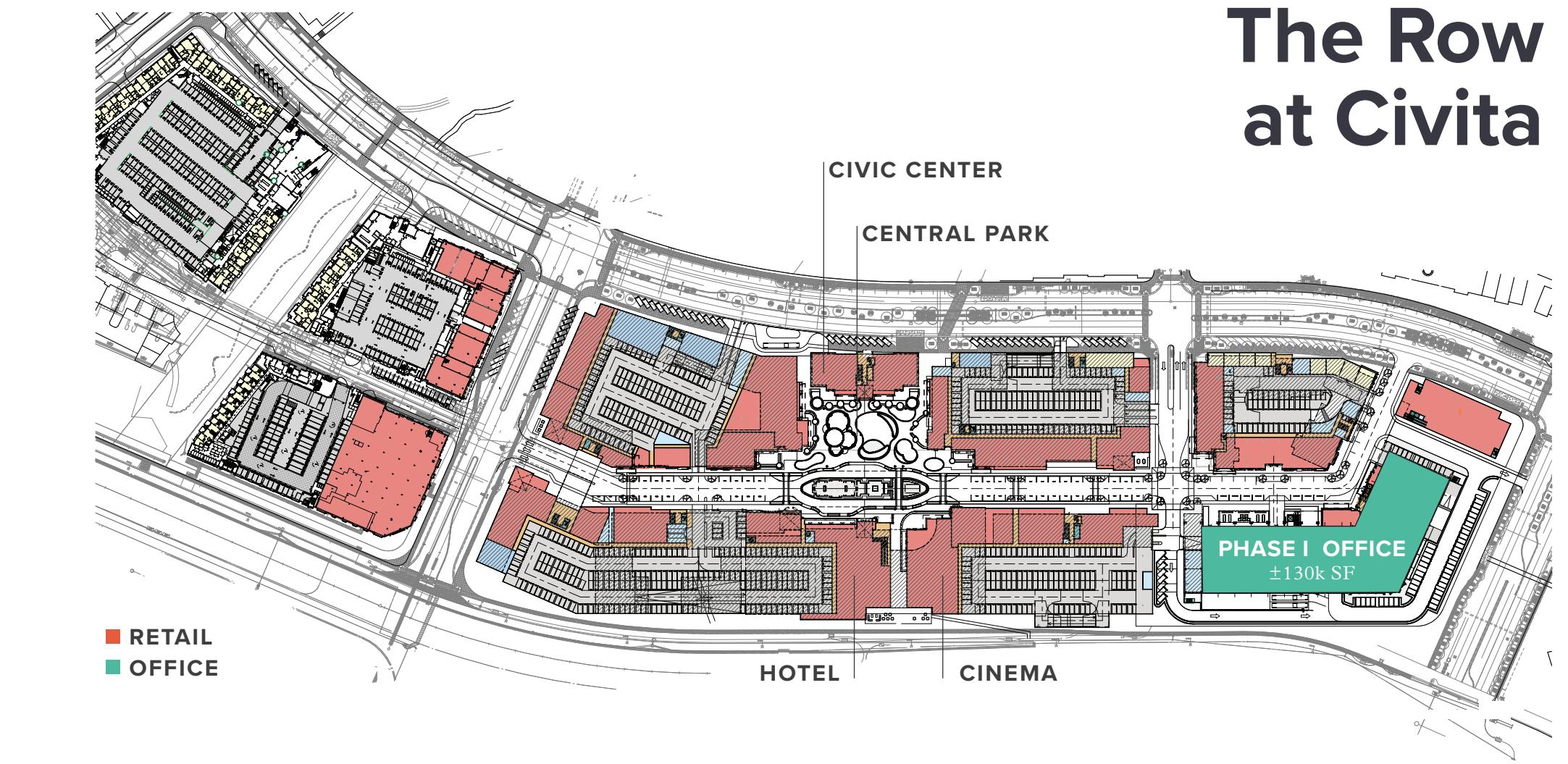
Covered/reserved subterranean parking with  
elevator access into the office buildings

# A modern mix in the middle of everything

Mission Valley's Urban Work Environment

Located in the urban hub of Mission Valley, CIVITA offers the ideal work environment. This cutting edge 230-acre master planned community includes residential, retail and office; all connected through a network designed more for walking and biking than driving.

With 130,000 SF of office planned for Phase 1 (400k SF at total built out), Offices at the Row at CIVITA features panoramic views of Mission Valley, indoor/outdoor working environments with private exterior balconies and expandable 25,000-53,000 SF floorplates. Located within The Row at CIVITA, the office space is in the heart of the vibrant retail district offering 380k SF of high-end retail.



#### ENTERTAINMENT

Elevated options to enliven any outing, from daytime 'til night.



#### DINING

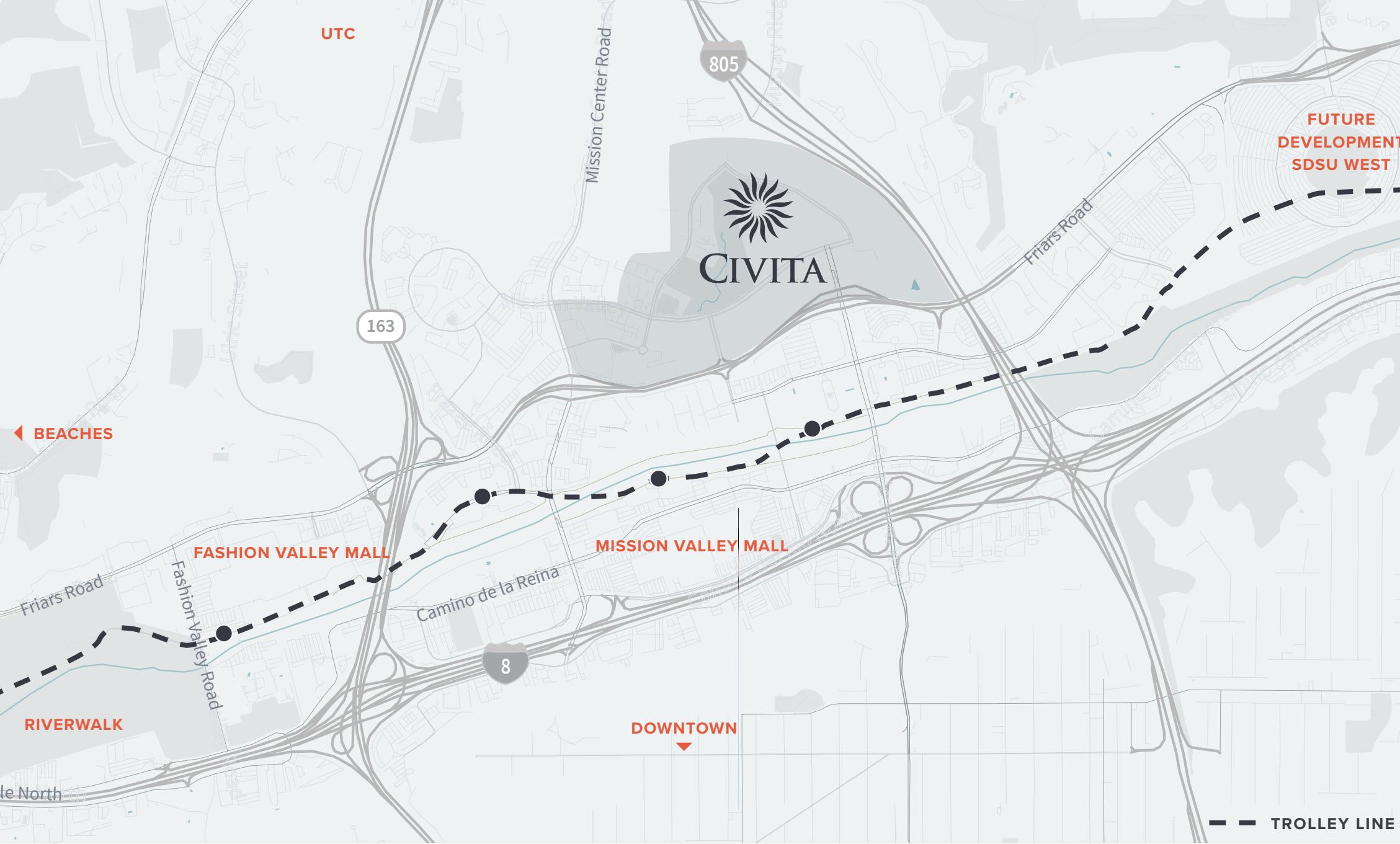
Curated offerings from the upper crust to gourmet grab-and-go.



#### SPECIALTY SHOPPING

A new retail experience defined by fresh stores and services.

# The Row at Civita



#### TROLLEY

Mass-transit oriented project with direct access to the San Diego Trolley



±215,461

Cars per day along I-805



#### ACCESS & VISIBILITY

Located off the Mission Center Road and Friars Road exits of I-8 and I-805

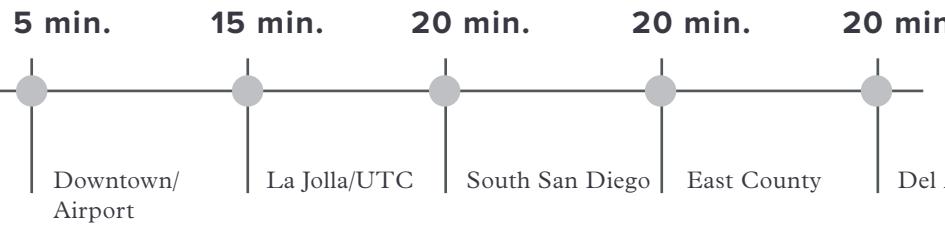
# Central to everything. Accessible to all.

A thriving destination

Civita is located off the Mission Center Road and Friars Road exits in Mission Valley providing convenient access and excellent visibility for building signage. Mission Valley boasts immediate access to San Diego's transportation system (5 major freeways, Trolley, bus lines), shopping and entertainment opportunities, and abundant executive and workforce housing. This central location provides tenants and residents easy access to Downtown San Diego and the San Diego International Airport and major employment and educational centers (UCSD, SDSU, and University of San Diego).

Also enhancing Mission Valley in the near future: the SDSU West campus and multisport stadium. With over 11,000 residential units nearby—a growing population base will bring an epic energy to fuel Civita.

#### DRIVE TIMES FROM CIVITA





A Westside  
B The Foothills  
C Ridgetop  
D The Terraces  
E The Steps  
F The Row at Civita

G The Offices at Civita  
**The Row at Civita**  
 The civic and retail heart of Civita with shops, restaurants, entertainment, parks and plazas.

● Office/Retail  
● Retail  
● Residential

# A master plan with more

It's all here

Surrounding the Offices at Civita is a range of housing types—with green space, an amphitheater, and a state-of-the-art elementary school for a growing residential population.

Civita is planned for:

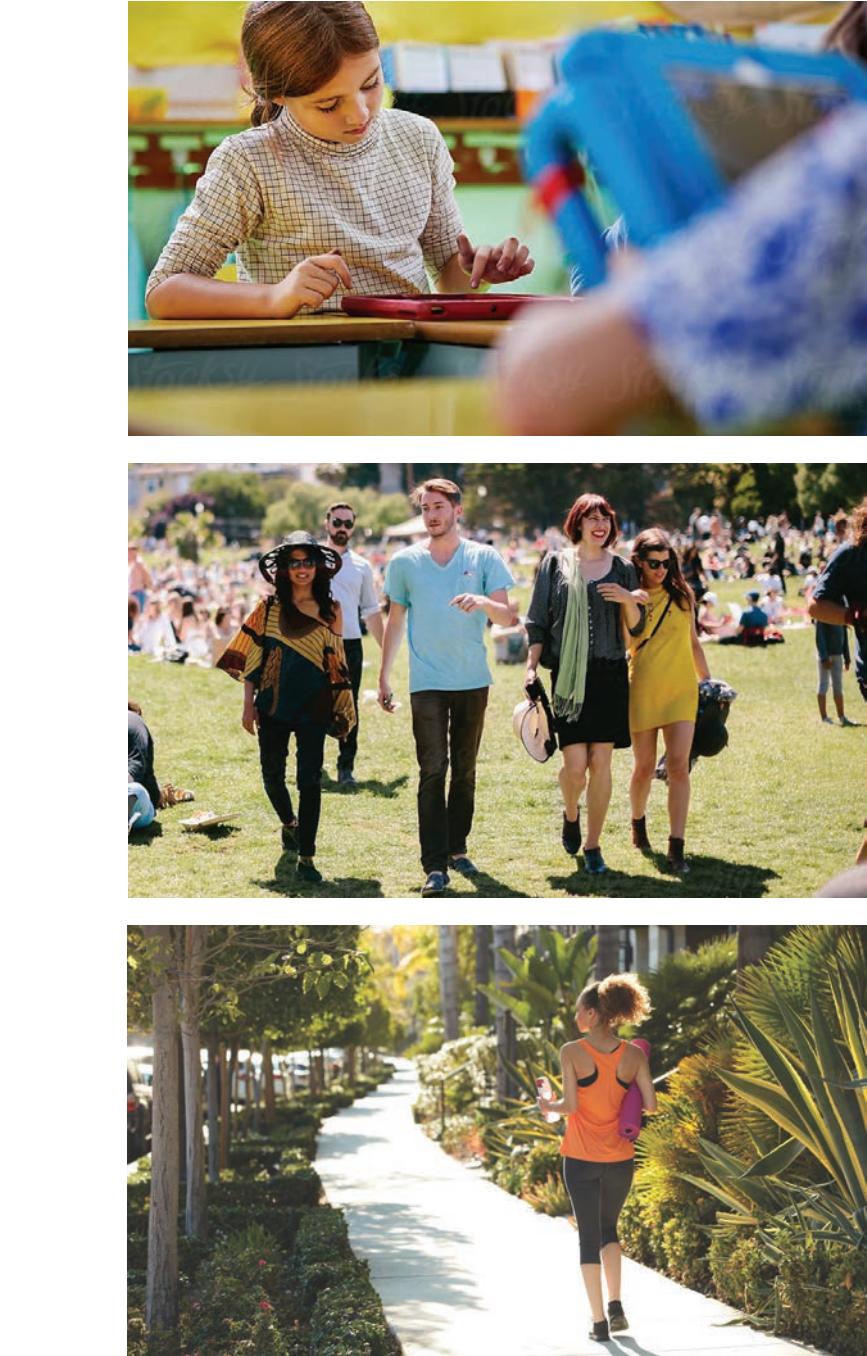
- 230 acres of everything life needs
- 380,000 SF of shopping, dining, and entertainment
- 4,780 dream homes for every lifestyle
- 14 acres of lively parkland and gathering space
- K-5 state-of-the-art elementary school (2022)
- Up to 700 units on-site residential
- Up to 150 hotel rooms

Learn more at [therowatcivita.com](http://therowatcivita.com)

S **\$90,954**  
 Average Household Income  
 within 5 miles

P **507,620**  
 Population  
 within 5 miles

D **5355,02**  
 Daytime Population  
 within 5 miles





#### OUTDOOR AMENITY DECK

Provides connection between the two buildings and private outdoor space



#### EXTENSIVE VIEWS

Panoramic views of Mission Valley



#### PROMINENT BUILDING SIGNAGE

Opportunities for excellent visibility

# Urban office

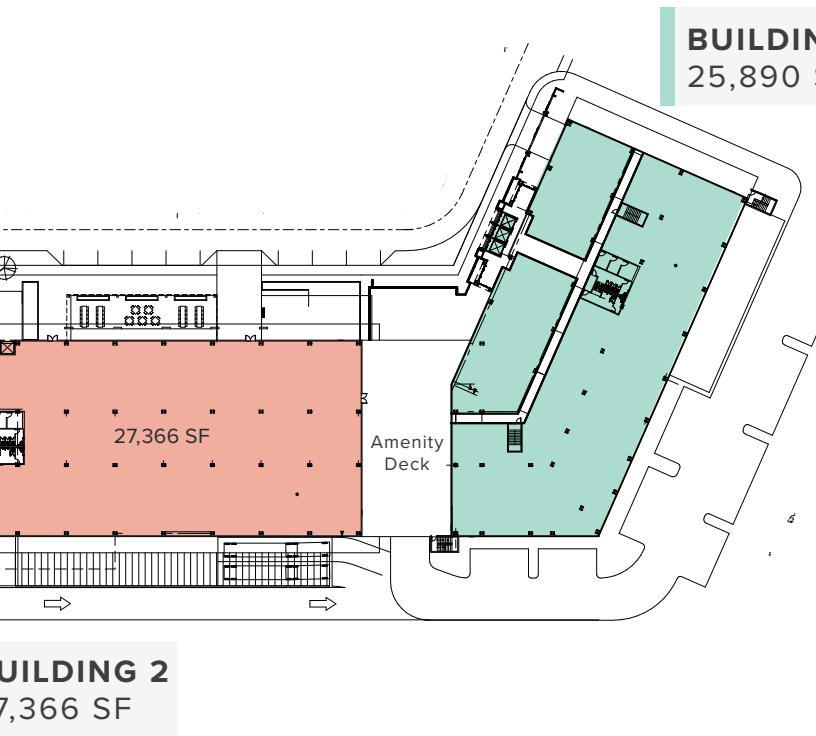
130,000 SF of creative work space

**BUILDING 1:** 103,559 SF (4 stories of office space)

**BUILDING 2:** 27,366 SF (Single story creative building)

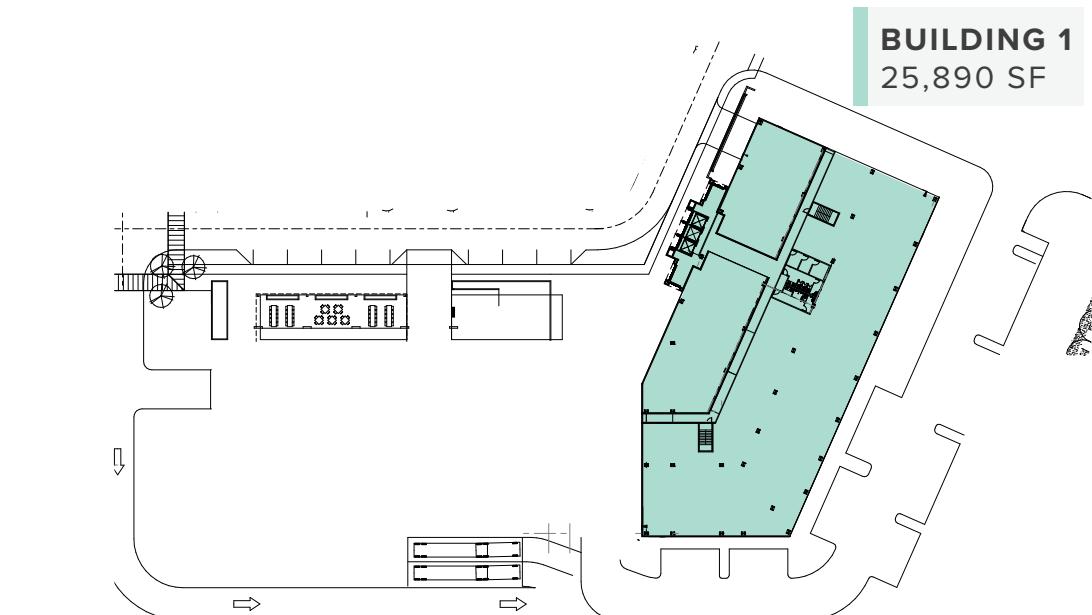
#### First Floor

UP TO 53,256 SF TOTAL



#### 2<sup>nd</sup>–4<sup>th</sup> Floors

25,890 SF EACH



#### FLEXIBLE SPACE

Floorplates range from 25k to 53k square feet



#### PRIVATE BALCONIES

Exterior balconies



#### FLOOR-TO-CEILING GLASS

Sleek modern design



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# Who we are

## The Team

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Offices at the Row at  
**CIVITA**



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