

AVISON
YOUNG

WORLD CLASS DESIGN FACILITY

FOR LEASE

ROBUST CAMPUS WITH FLEX/OFFICE + INDUSTRIAL SPACES | ± 96,500 SF
9800 Campus Point Drive, San Diego, CA 92121

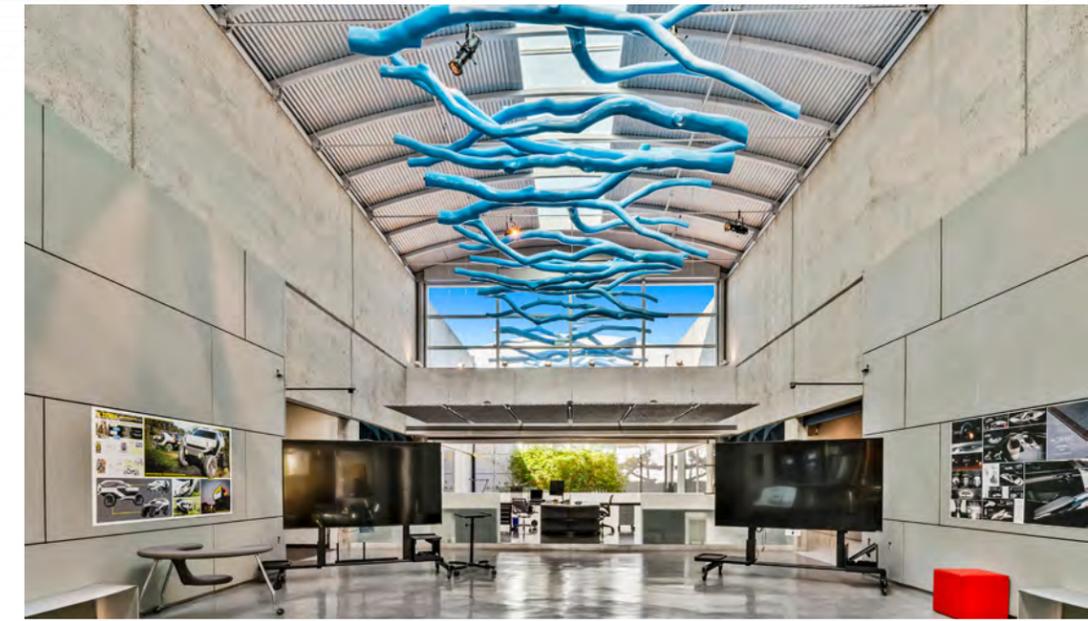
INNOVATION STARTS HERE

CAMPUS HIGHLIGHTS

- **± 96,500 SF** standalone flex/creative/R&D building on 6.55 acres in the heart of San Diego's UTC innovation hub (± 18,000 SF of Office, ± 78,500 SF of Flex/Industrial).
- Secure, campus-style setting with on-site amenities, surface parking, and controlled access.
- Highly efficient floor plates ideal for single-tenant HQ, design studio, R&D, or innovation lab uses.
- Available for lease now.

CURRENT SPECIFICATIONS

Desk Count	55
Private Offices	12
Collaboration Spaces	8
Breakrooms	7 total (1x full-service, centrally located kitchen)
Parking Spaces	76; pending addition will total approx. 182 spaces
EV Charging	11
Electrical Power	800 amps, 277/480-volt, 3-phase, 4-wire
Truck Loading	Dock-high and grade-level doors



CONTACT OUR TEAM FOR MORE INFORMATION

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9800 CAMPUS POINT DRIVE



Rooftop
Tennis Court

21
Surface Parking

Volleyball
Court

55
Surface Parking

CAMPUS OVERVIEW

SITE SPECS

6.55 AC
CAMPUS AC

± 96,500 SF
TOTAL SF

± 18,000 SF
OFFICE SPACE

± 78,500 SF
FLEX/INDUSTRIAL SPACE

A THRIVING CORRIDOR

Located in University Town Center (UTC), this flex office/industrial campus lies within San Diego's core life sciences/tech corridor.

STRATEGIC POSITION IN SAN DIEGO'S GOLDEN TRIANGLE

Surrounded by leading research institutions and innovative companies.

CONVENIENT REGIONAL ACCESS FOR COMMUTERS

Minutes from I-5, I-805, and Miramar Road.

PROXIMITY TO THE TORREY PINES STATE RESERVE

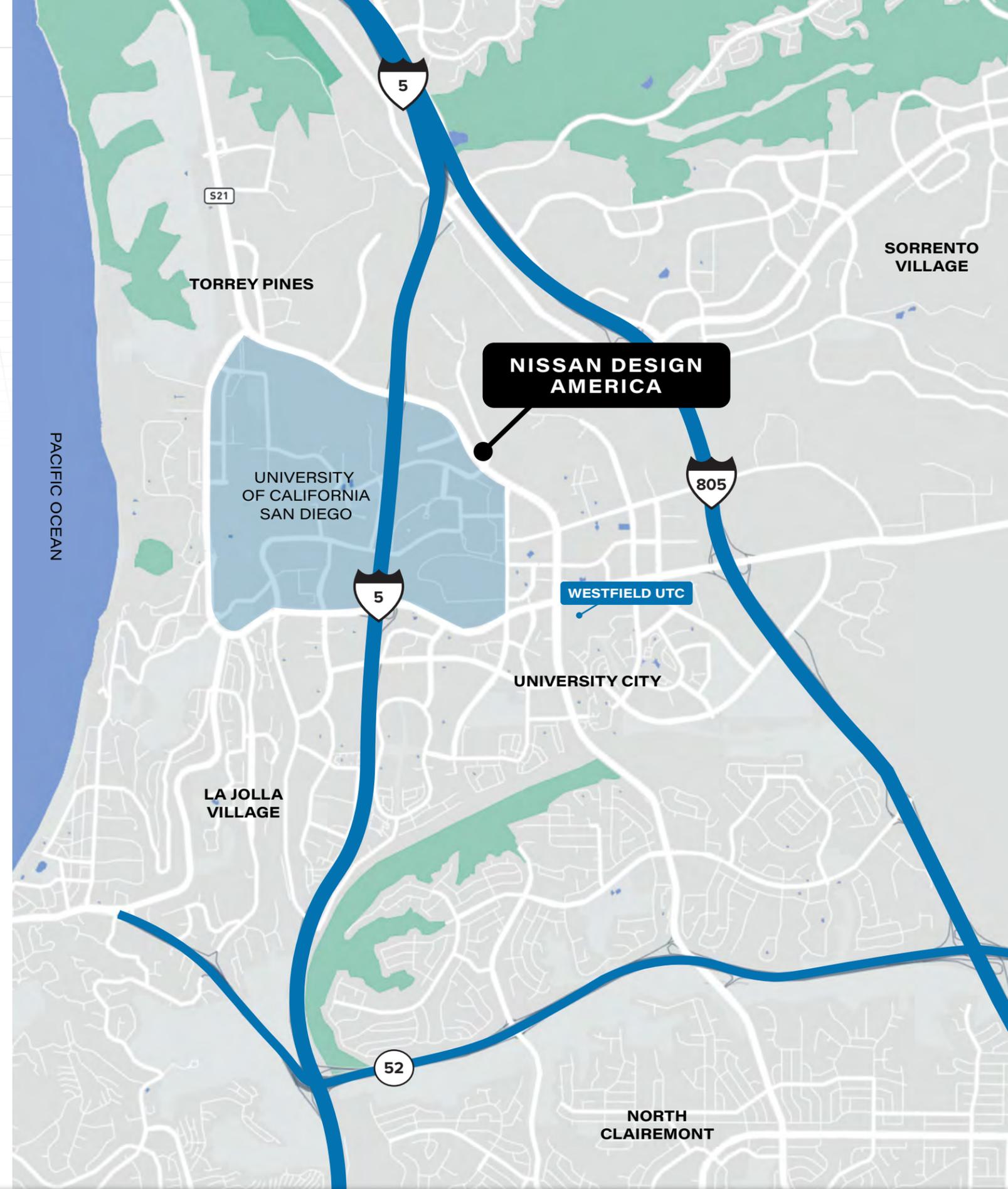
A stunning coastal sanctuary offering scenic trails, natural landscapings, and beach access.

MINUTES FROM WESTFIELD UTC

San Diego's premier open-air shopping, dining, and entertainment destination featuring full-service restaurants, luxury retailers, and more.

AIRPORT ACCESSIBILITY

Approximately 15 minutes from San Diego International Airport.



9800 CAMPUS POINT DRIVE

ALL-INCLUSIVE AMENITIES

Nissan Design America offers a dynamic mix of work and lifestyle features designed to foster productivity, wellness, and community.

MODERN FITNESS CENTER

Fully equipped gym and studio spaces for group classes or personal training, plus dedicated locker rooms with showers.

OUTDOOR RECREATION

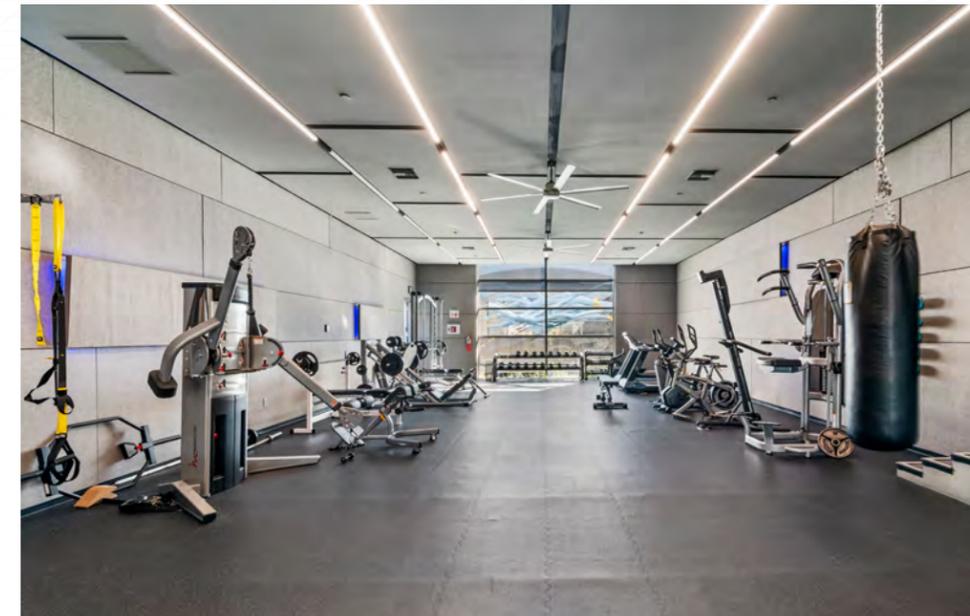
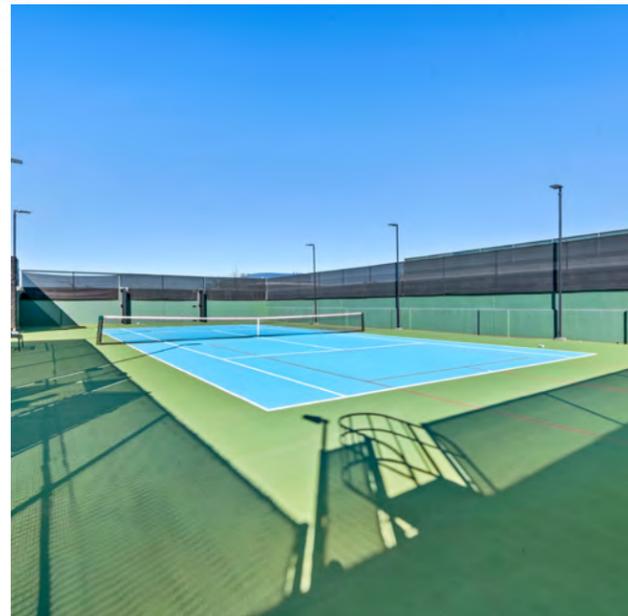
Break a sweat and enjoy the fresh outdoors with our on-site volleyball court and rooftop tennis court.

GAME ROOM & SOCIAL SPACES

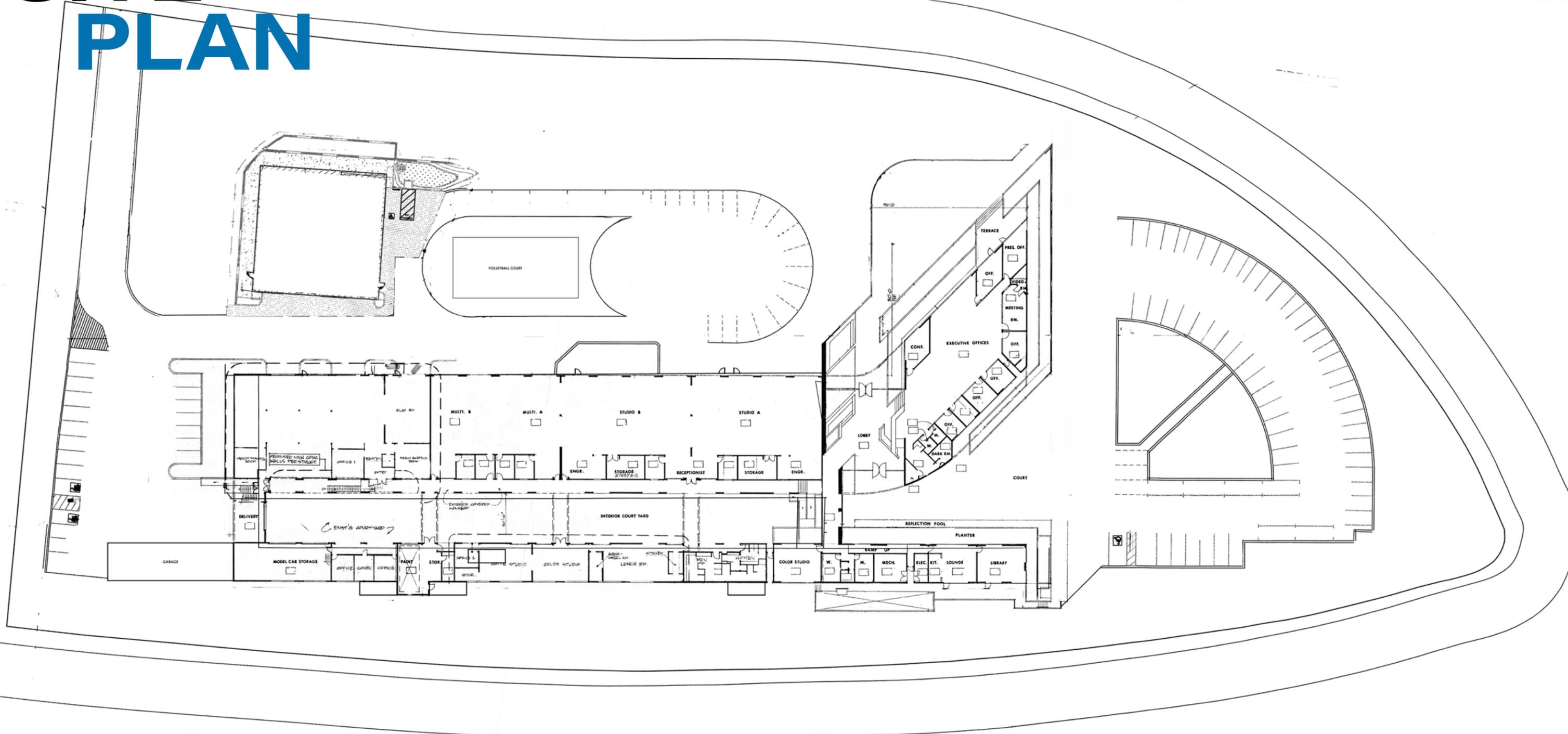
Unwind in our game room, perfect for casual breaks to play a round of pool or a friendly game of darts.

INDOOR & OUTDOOR LOUNGES

Comfortable, stylish lounge areas—both inside and outside—provide ideal spots for informal meetings, relaxation, or networking.



SITE PLAN



SITE SPECS

6.55 AC
CAMPUS AC

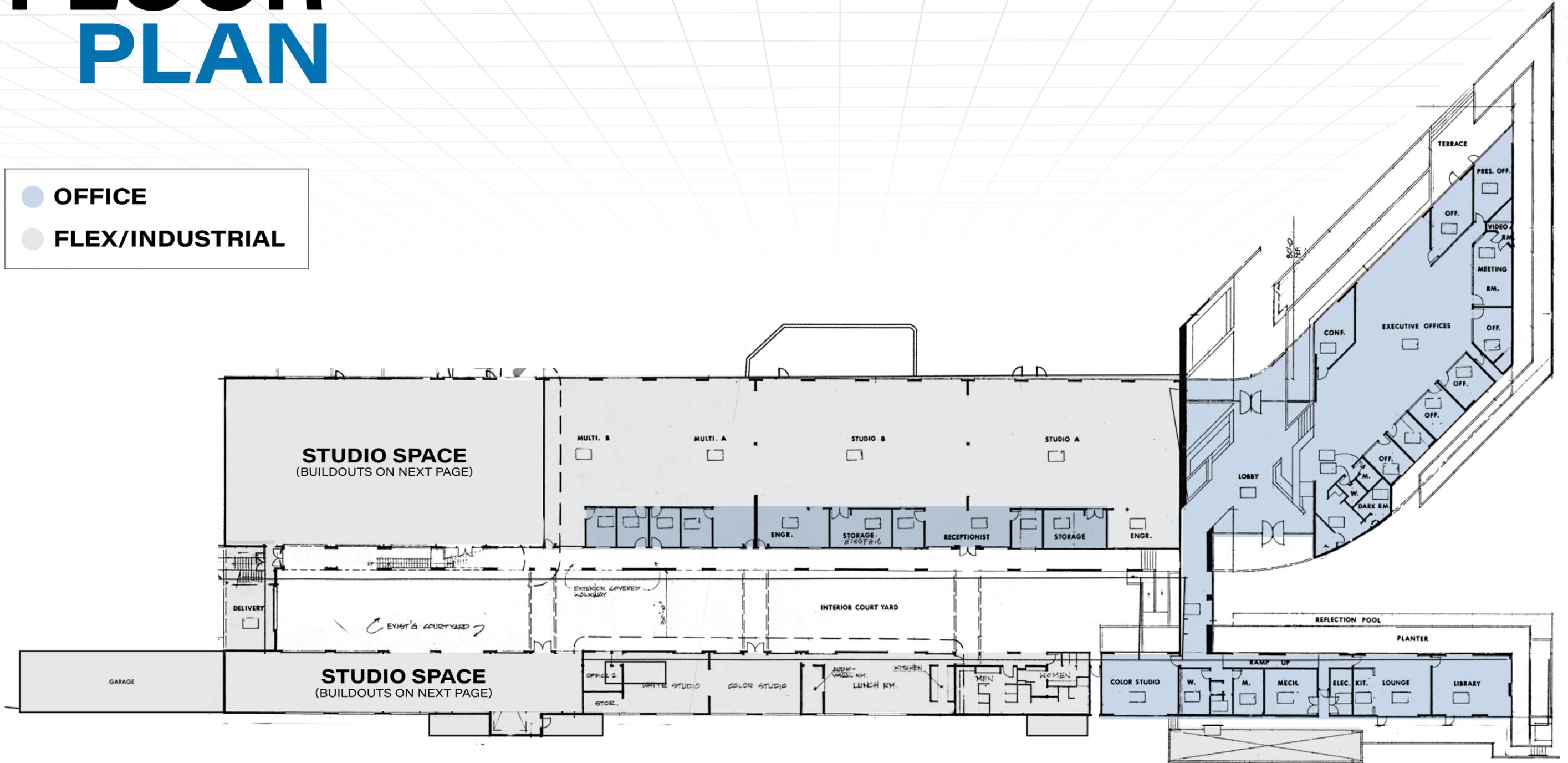
± 96,500 SF
TOTAL SF

± 18,000 SF
OFFICE SPACE

± 78,500 SF
FLEX/INDUSTRIAL SPACE

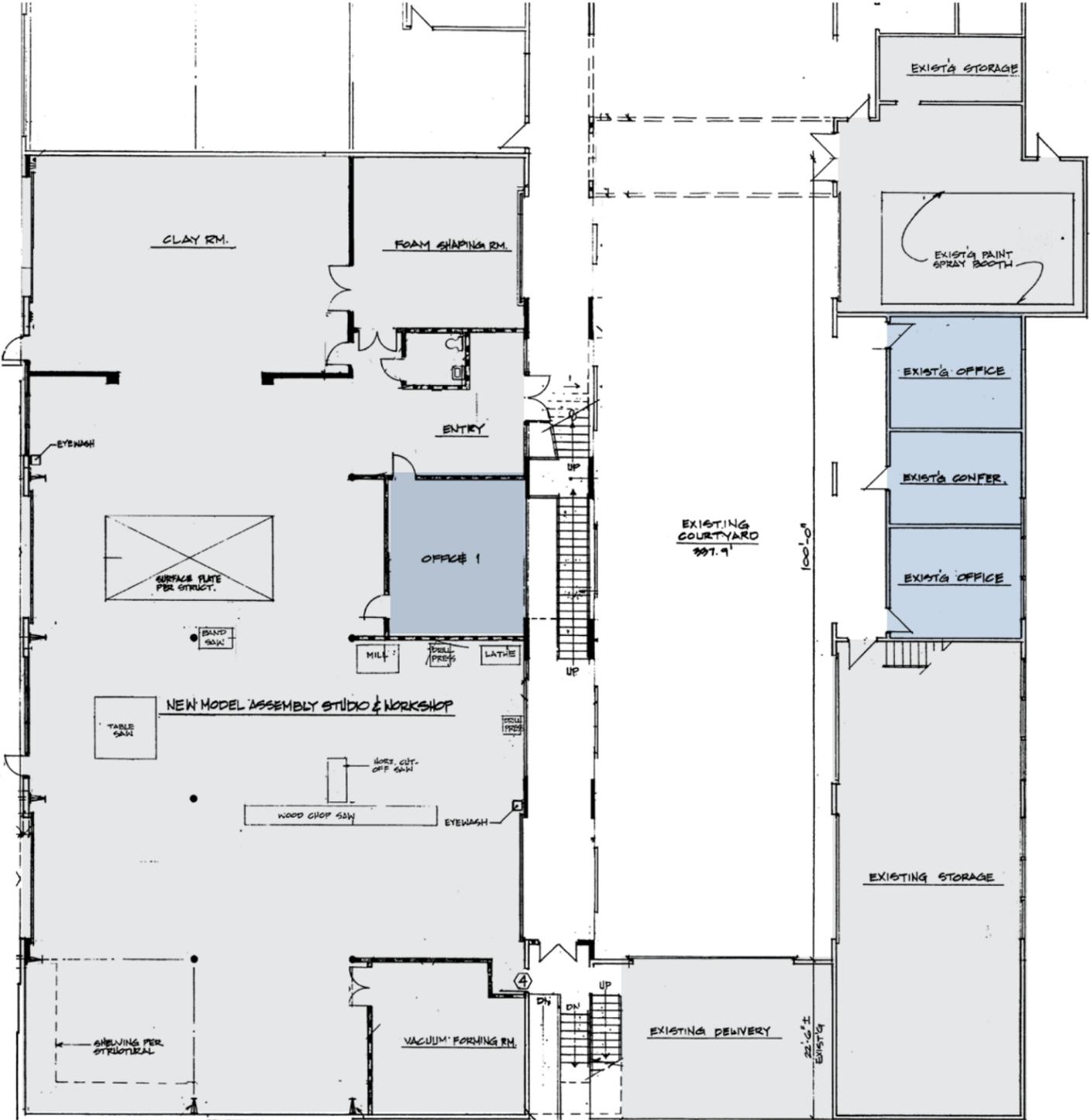
FLOOR PLAN

- OFFICE
- FLEX/INDUSTRIAL



STUDIO SPACE

- OFFICE
- FLEX/INDUSTRIAL



MORE THAN A MARKET—IT'S A LIFESTYLE



San Diego consistently ranks among the top U.S. markets for quality of life and stands out as one of the most dynamic and desirable regions in the country.

Named the **World Design Capital in 2024**—the first binational region to earn this distinction—San Diego blends an exceptional recreational lifestyle with a thriving business environment, making it a premier destination for work and leisure.

With a strong talent pool, world-class universities, and a diverse economy anchored by defense, life sciences, technology, and international trade, San Diego offers unparalleled opportunities for businesses and residents alike.

Located just moments from Torrey Pines Reserve and Westfield UTC's vibrant retail, dining, and entertainment district—and with convenient access to major freeways and employment centers—this campus delivers all the benefits of coastal living and lifestyle amenities.



#1 MOST FUN PLACE TO LIVE IN U.S.

[US News & World Report, 2020](#)

#6 BEST CITIES FOR RECREATION IN U.S.

[Wallet Hub, 2026](#)

#2 MOST INVENTIVE CITY IN THE WORLD

[Inc. Magazine, San Diego EDC](#)

TOP 10 GLOBAL RANKING FOR THE INNOVATION INDEX

[World Intellectual Property Organization, 2024](#)



9800 CAMPUS POINT DRIVE

ECONOMIC DRIVERS

SAN DIEGO'S ECONOMY IS FUELED BY A DIVERSE MIX OF INDUSTRIES

Defense and military operations anchor the region, contributing billions annually, while life sciences, technology, and advanced manufacturing position San Diego as a global leader in research and development. International trade, foreign investment, and a thriving startup ecosystem further strengthen its competitiveness, complemented by tourism and world-class educational institutions.

MILITARY & DEFENSE ^[1]

Largest concentration of U.S. military assets worldwide; defense spending injects approximately **\$36B annually** into the local economy.

TOURISM ^[2]

In 2024, 32.5M estimated visitors **generated \$22B** in economic impact.

LIFE SCIENCES & INNOVATION ^[1]

Third-largest life sciences cluster in the U.S and ranked fifth for life sciences research talent. Accounts for **\$57.4 billion of GRP**.

TECH & SOFTWARE ^[1]

Home to 140,000+ STEM works **contributing \$33.2 billion GRP** annually. Ranked fifth best city to start a tech career.

Sources: ^[1] San Diego Regional EDC; ^[2] City of San Diego; ^[3] UC San Diego Today;

STARTUP ECOSYSTEM ^[1]

Top 10 cities in the U.S. for startups; **\$4.1B in venture capital raised in 2023**; 112 startups acquired in 2023.

MANUFACTURING ^[1]

Over 4,429 establishments **supporting 121,000+ jobs** in aerospace, defense, medical devices, and advanced manufacturing.

EDUCATION & RESEARCH INSTITUTIONS ^{[2] [3]}

Over 100+ institutions in the region. UC San Diego ranks among the top U.S. public universities and is a global research leader.

INTERNATIONAL TRADE ^[1]

\$33B in exports (2024) and **\$46B in imports** (2020).

REGIONAL DEMOGRAPHICS

Source: San Diego Regional EDC



1.6M
REGIONAL
JOBS (2024)



\$261.7B
GROSS REGIONAL
PRODUCT (2023)



\$109K
MEDIAN HH
INCOME (2024)



3.2M+
POPULATION
(2024)

SAN DIEGO TAX INCENTIVES

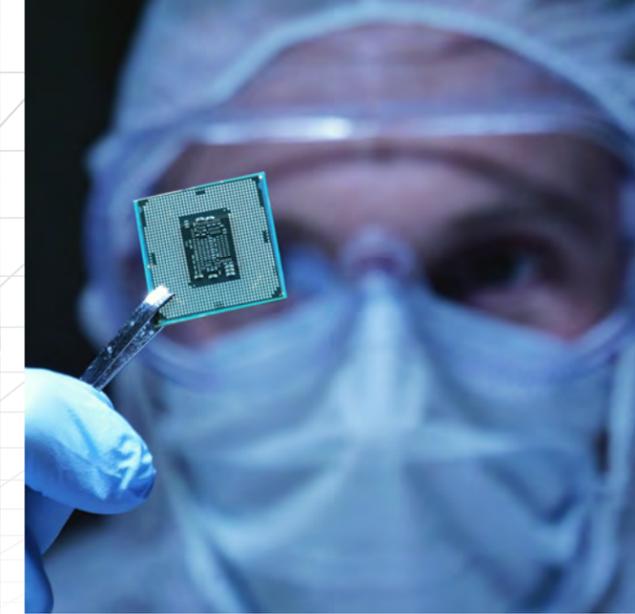
The City of San Diego offers business incentives that are aligned with [City Council Policy 900-12](#), giving companies an edge in the marketplace and helping them expand and prosper.

PARTIAL SALES TAX EXEMPTION

The Partial Sales Tax Exemption affords businesses a 4.19 percent state sales tax exemption to reduce the tax on manufacturing and research & development (R&D) equipment purchases. The exemption is administered by the California Department of Fees and Tax Administration.

NEW EMPLOYMENT CREDIT

The State of California's New Employment Credit (NEC) allows San Diego businesses an opportunity to capture valuable tax credits intended to reduce their annual state income tax liability. The NEC allows qualifying companies to capture up to \$56,000 in tax credits (per qualified employee) for hiring recently discharged military veterans, ex-offenders, long-term unemployed persons, and public assistance recipients.

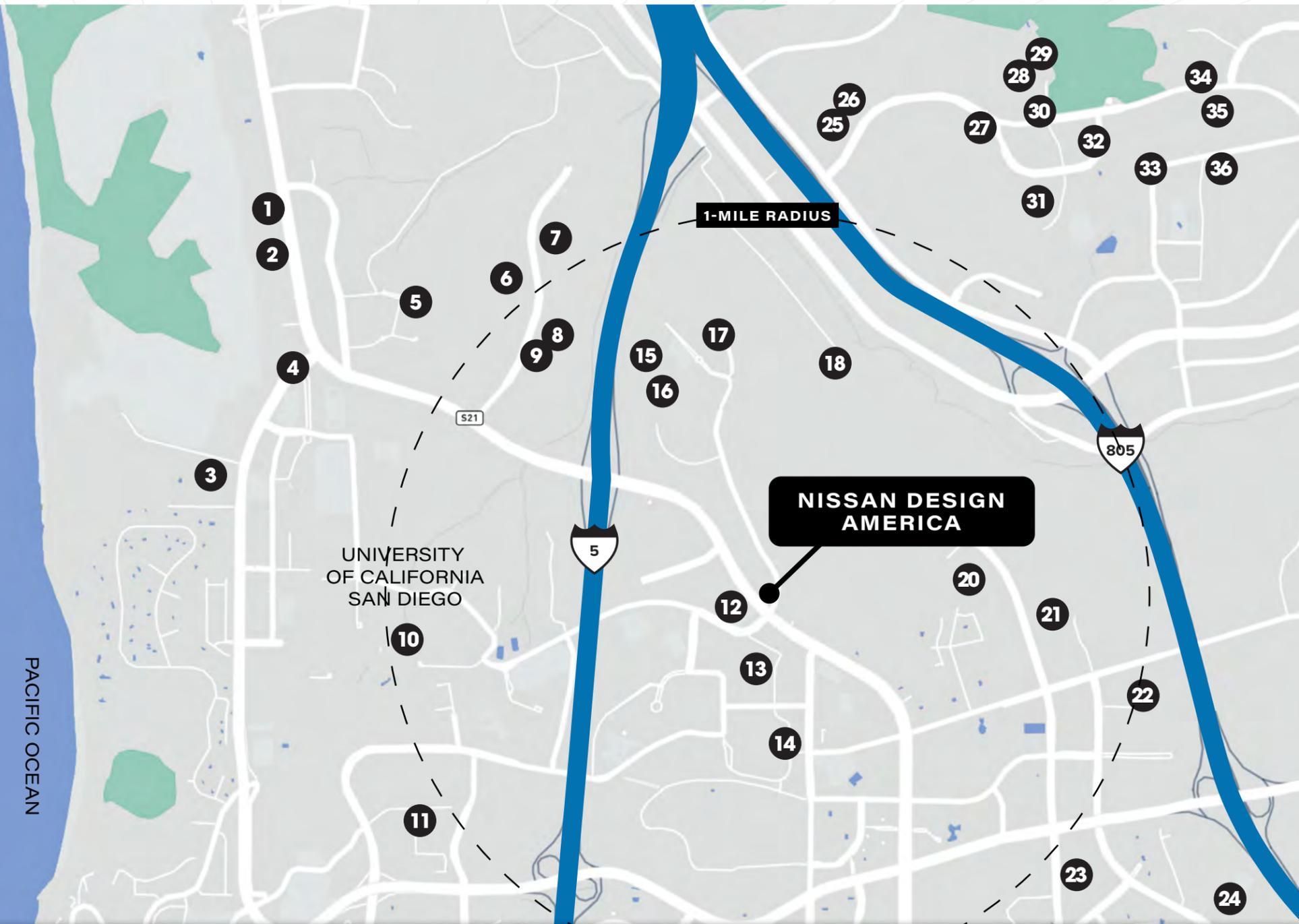


A STRONG NETWORK

San Diego is home to leading life science/biopharmaceutical companies including **Illumina, Pfizer, Thermo Fisher Scientific, Neurocrine Biosciences,** and **Biogen,** alongside major technology innovators such as **Apple, Samsung, Qualcomm,** and **Google.**

This dense concentration of industry leaders reinforces San Diego's reputation as one of the West Coast's premier markets for talent attraction, collaboration, and long-term growth.

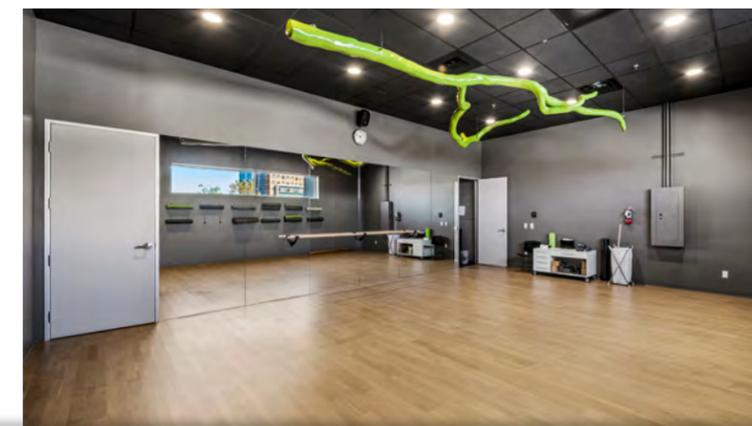
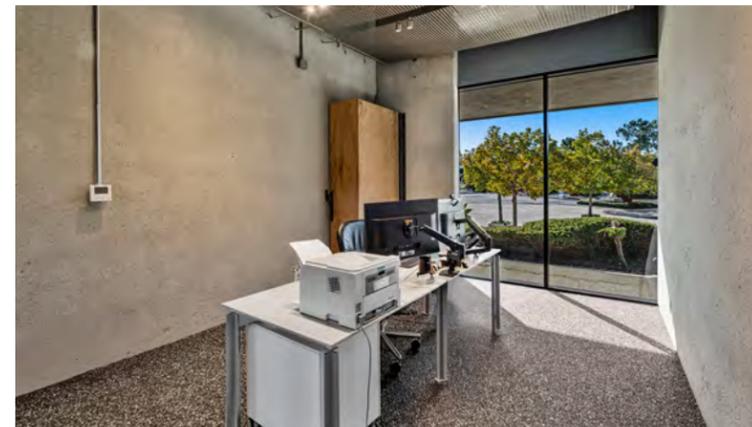
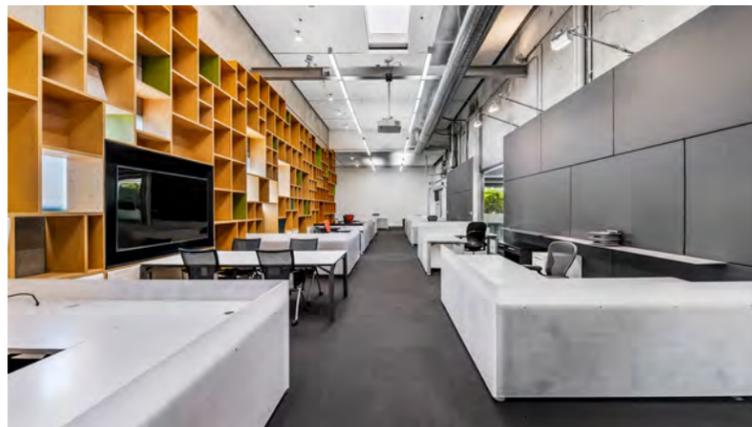
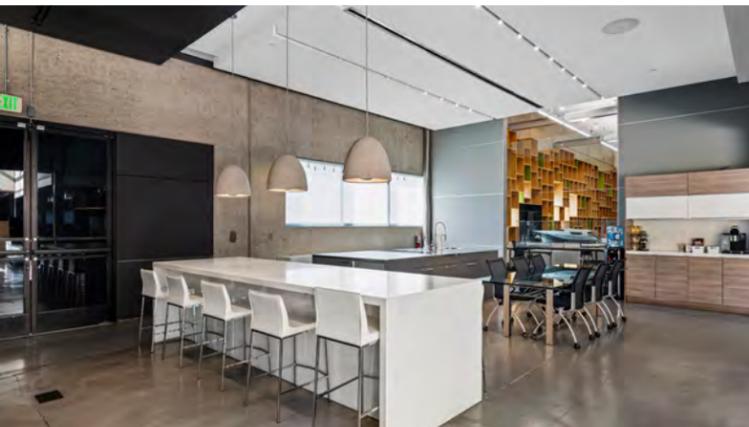
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|--------------------------------------|------------------------------------|
| 1 Scripps Green Hospital | 19 Apple San Diego Design Center |
| 2 Scripps Research | 20 Abbott |
| 3 Salk Institute for Bio. Studies | 21 Takeda California Inc |
| 4 West Health Institute | 22 Silanna Semiconductor NA, Inc. |
| 5 General Atomics | 23 Marsh & McLennan Agency |
| 6 Pacira Pharmaceuticals Inc | 24 Illumina |
| 7 Pfizer Inc | 25 Globus Medical |
| 8 Abintus Bio, Inc | 26 Dassault Systèmes |
| 9 Arcturus Therapeutics | 27 TriLink BioTechnologies |
| 10 UC San Diego | 28 Whova Inc |
| 11 UC San Diego School of Medicine | 29 Cerebras Systems |
| 12 Preuss School UCSD | 30 Veracyte Labs SD |
| 13 Clean Energy | 31 Inovio Pharmaceuticals, Inc. |
| 14 La Jolla Institute for Immunology | 32 American Specialty Health, Inc. |
| 15 Alexandria | 33 Samsung Lab |
| 16 Leidos | 34 Qualcomm |
| 17 Amazon Tech Hub (Corp Office) | 35 Bright Power Electric |
| 18 WESTPAK, Inc. | 36 Element Biosciences |



9800 CAMPUS POINT DRIVE

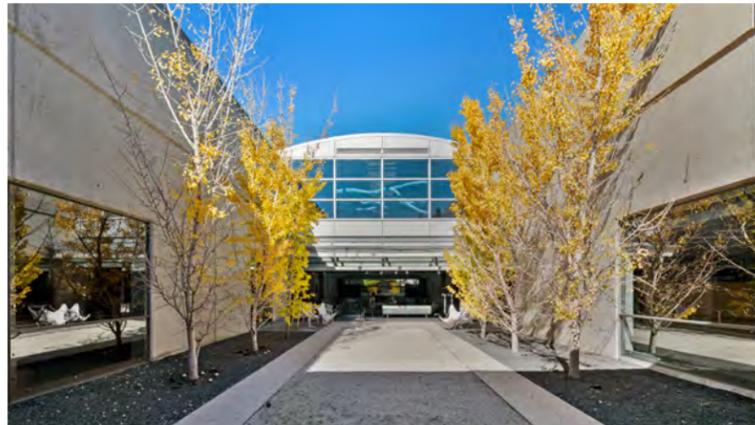
BUILT TO INSPIRE

This purpose-built campus offers prospective tenants adaptable spaces within one of San Diego's most sought-after corporate and life-science corridors.



BUILT TO INSPIRE

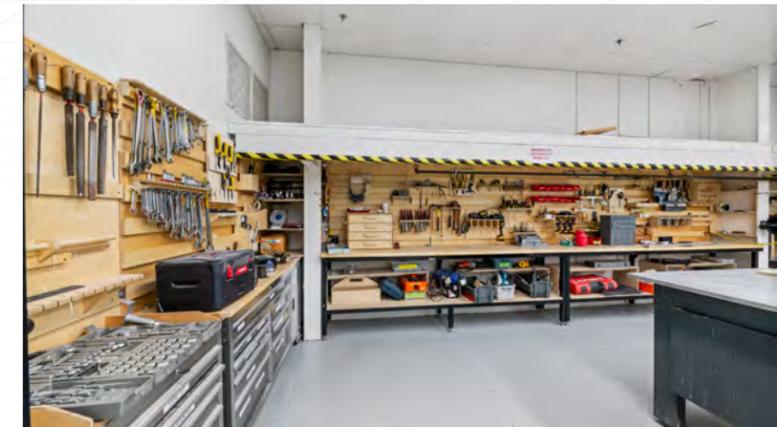
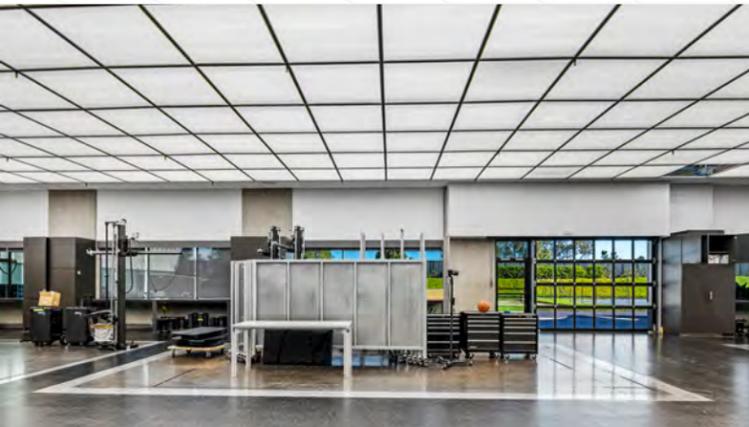
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BE A PART OF HISTORY

For more than four decades, **Nissan Design America** located at 9800 Campus Point Drive has held a defining presence in San Diego's innovation landscape. Originally established in 1982 as Nissan's first major creative outpost outside Japan, this design studio helped shape numerous Nissan and Infiniti vehicles from concept to production, bringing global design talent and advanced prototyping workflows to the University City/UTC district.



Nissan Design America was designed by local architects, Ken Ronchetti (original building, 1982) and Jennifer Luce (renovation, 2005).

9800 CAMPUS POINT DRIVE

GET IN TOUCH WITH OUR LEASING TEAM FOR MORE INFORMATION

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