

RETAIL FOR LEASE

UC Marketplace

3202-3368 GOVERNOR DRIVE
SAN DIEGO, CA 92122

AVAILABILITIES

±800 - 8,555 SF Ground Floor Retail

±880 SF Second Floor Retail

PROPERTY HIGHLIGHTS

97,376-square-foot well established neighborhood shopping center anchored by Sprouts Farmer's Market. Other notable tenants in the center include Starbucks, Round Table Pizza, Primos Mexican Food, Postal Annex and more.

Highly desirable University City submarket with excellent access to three major freeways; I-5, I-805 and CA-52.

Close proximity to the UTC/Golden Triangle area where tenants benefit from the surrounding daytime population of over 150,000 people within a three mile radius.

The "local's favorite" shopping center with many long term tenants, situated in the heart of the University City trade area.

UCMarketplace.com



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NEWMARK



SITE PLAN AND TENANT ROSTER

Ground Floor

SUITE	TENANT	SF
100	Available	3,232
102	California Coast Credit Union	2,403
106	Great Clips for Hair	1,200
110	Starbucks Coffee	1,500
112	Primos Mexican Food	1,500
3212	Available (December 2024)	1,650
3218	Physiotherapy Associates	1,550
3222	Dr. Rosenblatt & Firtel, D.D.S.	1,600
3224	Available	800
3226-28	Clark Henderson Dental Corp.	1,600
3230	Governor Animal Clinic	539
3236-46	Governor Animal Clinic	4,800
3248-50	Round Table Pizza	4,044
3264	Submarina	1,013
3268	Postal Annex	1,371
3272	Happiness Nails	2,400
3298	United States Post Office	5,157
3300	Beauty Kliniek (Available)	4,216
3310	Wee Companions	2,400
3316	Renegade Fit Camp	2,800
3324	Aaharn Thai Restaurant	1,800
3328*	Available	2,500
3338*	Available	6,055
3358	Sprouts Farmers Market	24,075
3368-D	Steele Bodies	710
3368-E/F	Wee Companions	1,675
3368G	My iFix	100

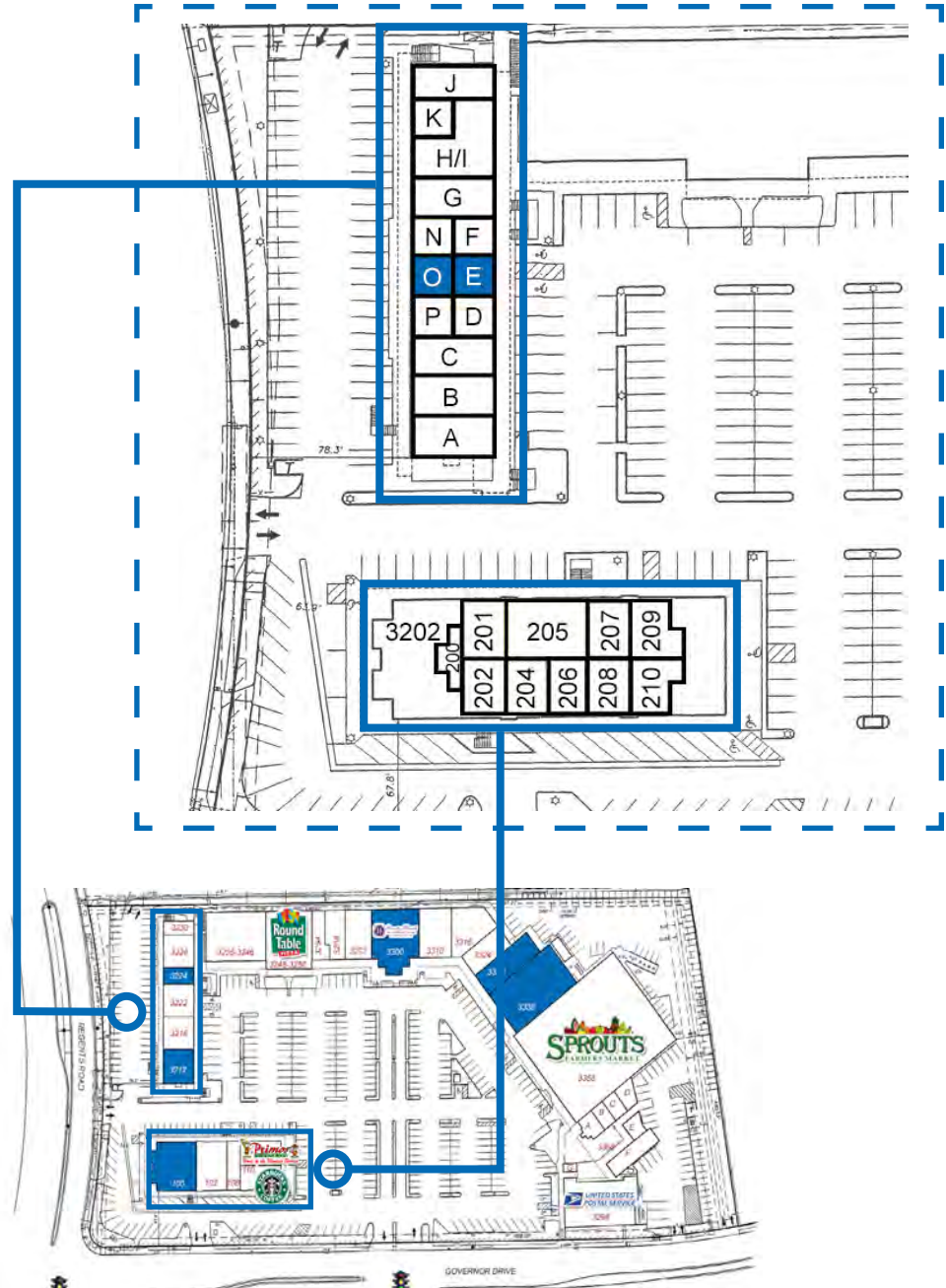


*Suites 3328 & 3338 can be combined for a total of 8,555 SF

SITE PLAN AND TENANT ROSTER

Second Floor

SUITE	TENANT	SF
200	Ditzler, Chiropractor	820
201	Realty One Group Pacific	575
202	Heidi's Threading	260
204	Kachkovsky & Fisher	600
205	Allstate	900
206/207/208	Dr. Li, D.D.S.	1,800
209/210	Pilates Brasil	1,325
3232A	Kaplan, Esq	860
3232B	Grace City Church San Diego	860
3232C	State Farm Insurance	860
3232D	Siri Thai Bodywork	460
3232E&O	Available	880
3232F	Tailoring Express	450
3232G	State Farm Insurance	840
3232H/I	Kumon Learning Center	1,290
3232J	Clayton Counseling	400
3232K	Kehillat Shaar HaShamayim	500
3232N	Certified Life Planning & Case Mgmt.	420
3232P	University City Foundation	420



CENTER PHOTOS



AERIAL





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TRADE AREA STATS

Total Residential Pop. in 3 Miles: 122,568
 Total Businesses in 3 Miles: 7,610
 Total Employess in 3 Miles: 148,208

SHOPS AT LA JOLLA VILLAGE

WHOLE FOODS MARKET, Rack, CVS pharmacy, SEPHORA, Swooze, PAPER SOURCE, Sprinkles, Rubio's, MENDOCINO FARMS sandwich market, HANDEL'S, CAVA, nékter, FLAME, BROILER

LA JOLLA COLONY

VONS, San Diego County Credit Union, Leucadia, Primos

WESTFIELD UTC

NORDSTROM, macy's, POTTERY BARN, RH, H&M, ZARA, Board & Brew, Pacific Catch, tender greens, SEASON 52, SHAKE SHACK, THE WINERY, Eureka!, AMC THEATRES

LA JOLLA VILLAGE SQUARE

Marshalls, Ralphs, TRADER JOE'S, PETSMART, DSW, ROSS, AMC THEATRES, WORLD MARKET, Bassett, seahive, THE KEBAB SHOP, STARBUCKS, URBAN PLAYERS, crumbl

UC MARKETPLACE

UNIVERSITY SQUARE

VONS, RITE AID, Shell, Jersey Mike's, MARQUE URGENT CARE



DEMOGRAPHIC OVERVIEW

122,568

3-MILE TOTAL POPULATION

188,851

3-MILE DAYTIME POPULATION

\$158,951

3-MILE AVG. HOUSEHOLD INCOME

\$977,497

3-MILE MEDIAN HOME VALUE

	1-MILE	3-MILE	5-MILE	
POPULATION	2024 Population	18,373	122,568	249,507
	2029 Population	18,347	122,184	250,961
	Total Businesses	458	7,610	23,478
	Total Employees	2,675	148,208	315,381
	Total Daytime Population	12,644	188,851	404,279
	2024 Median Age	34.6	33.3	35.5
HOUSING	2024 Total Households	7,420	47,415	103,043
	2024 Housing Units	8,003	51,459	112,638
	Owner Occupied Housing Units	46.4%	43.6%	41.0%
	Renter Occupied Housing Units	46.4%	48.6%	50.5%
	Vacant Housing Units	7.3%	7.9%	8.5%
	2024 Median Home Value	\$1,024,519	\$977,497	\$1,034,343
INCOME	2024 Average Household Income	\$163,357	\$158,951	\$160,647
	2024 Median Household Income	\$114,518	\$112,151	\$114,333
	2024 Per Capita Income	\$65,976	\$62,107	\$66,794
INCOME BREAKDOWN	Household Income Base	7,420	47,407	103,035
	<\$15,000	8.7%	8.5%	6.7%
	\$15,000- \$24,999	3.0%	3.2%	3.2%
	\$25,000- \$34,999	3.6%	3.8%	3.9%
	\$35,000- \$49,999	6.6%	6.2%	6.1%
	\$50,000- \$74,999	13.1%	11.4%	11.5%
	\$75,000- \$99,999	7.9%	10.6%	10.6%
	\$100,000- \$149,999	18.5%	19.6%	20.8%
\$150,000- \$199,999	13.0%	12.9%	13.6%	
\$200,000+	25.5%	23.9%	23.5%	

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