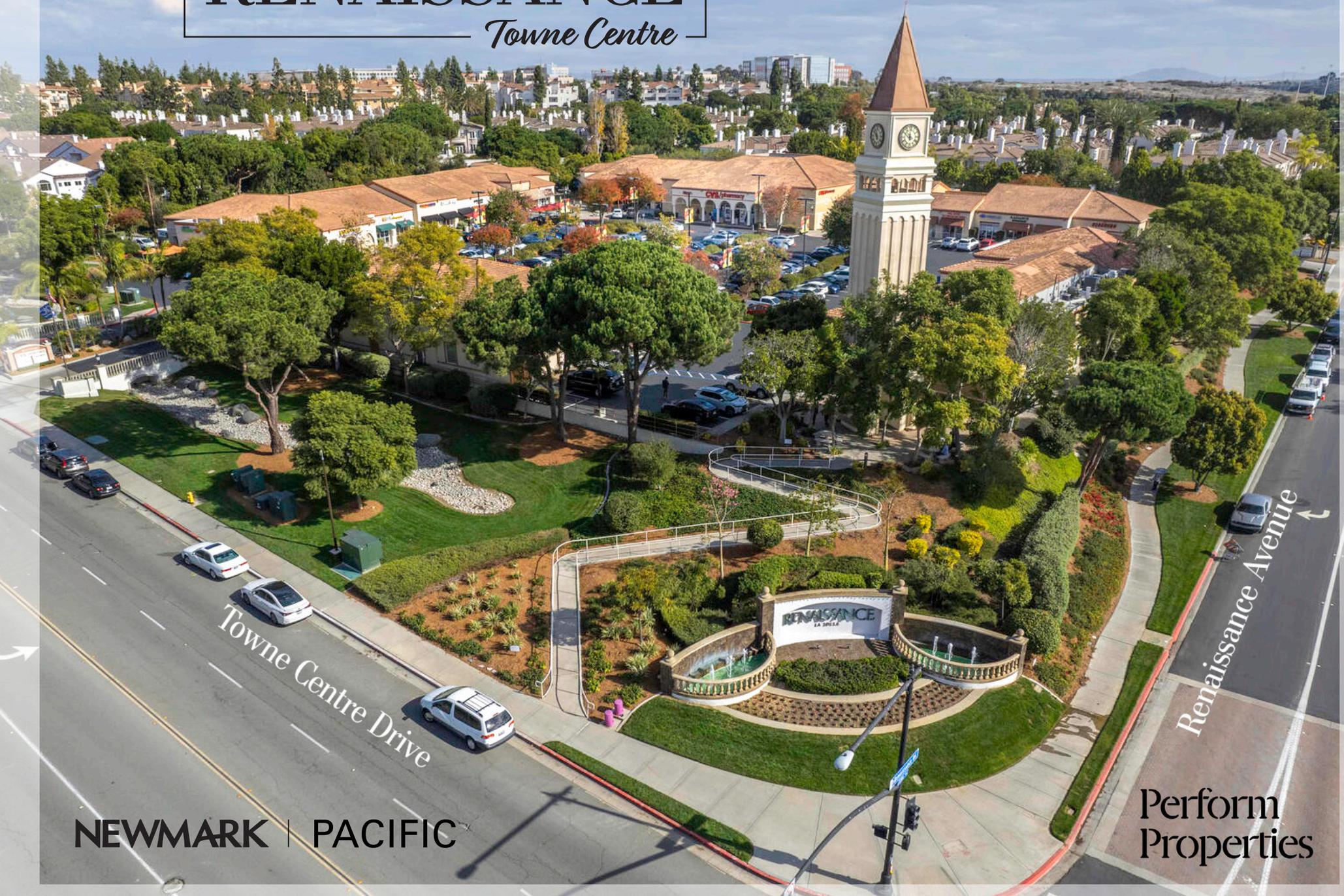


RENAISSANCE

Towne Centre



Towne Centre Drive

Renaissance Avenue

NEWMARK | PACIFIC

Perform Properties

RENAISSANCE

Towne Centre



8895-8935 TOWNE CENTRE DRIVE
SAN DIEGO, CA 92122



Robust daytime demand with steady weekday foot traffic from nearby office parks and research institutions.



Adjacent to several luxury apartment communities and minute from affluent single-family neighborhoods in La Jolla and UTC.



Offers immediate access to I-805 and SR-52 with quick connections to La Jolla, Sorrento Valley, and Downtown San Diego.



Very Walkable Neighborhood with many nearby public transportation options.

Suite	Tenant	Size
1-100	Joyee's Noodle House	1,992
1-101	Mr. Moto Pizza	600
1-103	Which Wich Superior Sandwiches	1,400
1-105	AVAILABLE	1,811
1-107	Vitality Bowls	968
1-108	Laseraway	1,500
1-109	Chicago Fire Grill	1,166
1-110	Nature Forward Bistro	1,260
1-111	Hydration Room	1,374
1-113	Super China Buffet	1,970
1-115	Star Anise Thai Cuisine	2,112
2-100	Goldberg Dental	2,496
2-103	Amardeen Mediterranean	1,850
2-107	Be Fit Pilates	1,435
2-108	CVS	10,215
2-110	Towne Centre Animal Hospital	1,550
2-112	Everytable	958
2-114	Computerized Cobbler	495
2-116	Hear USA (Available 1/1/2027)	917
2-118	Radiance Nails Salon	1,220
2-120	North Coast Cleaners	2,190
3-100	URBN Sushi	1,800
3-101	JJ Chicken	1,994
3-103	Edward D Jones	595
3-105	Postal Annex	1,100
3-109	Viet Nom	1,000
3-115	Taste Of The Himalayas	1,590
4-106	Orangetheory Fitness	2,041
4-107	Ding Tea	952
4-108	Peet's Coffee & Tea	1,835
ATM	AVAILABLE	480

RENAISSANCE

Towne Centre

8895-8935 TOWNE CENTRE DRIVE | SAN DIEGO, CA 92122



Regents Park Row



Executive Dr

PF CHANG'S

RED O
TASTE OF MEXICO

La Jolla Village Dr

805

Costa Verde Redevelopment

Planned Walkable Urban Village to include Housing / Retail / Office + a Boutique Hotel

Subject Property



Judicial Dr

Renaissance Ave

Toscana Dr

Nobel Dr

Nobel Park

Shoreline Dr

Nobel Dr

Costa Verde (Existing)



Doyle Park

Carroll Ave

Genesee Ave

3-MILE TRADE AREA

PACIFIC OCEAN

Westfield UTC
NORDSTROM *macy's*
UNIQLO ZARA *H&M* RH
ANTHROPOLOGIE
VICTORIA'S SECRET Room&Board CB2
POTTERY BARN ARHAUS *amc* THEATRES
lululemon *athletica* Crate&Barrel
ARITZIA *et4* FITNESS

The Shops at La Jolla Village
WHOLE FOODS *pharmacy* *CVS* *Rack*
SEPHORA FedEx Office

La Jolla Village Square
amc THEATRES *Ralphs* *TRADER JOE'S*
BARNES & NOBLE
PETSMART WORLD MARKET
DSW ROSS *Marshall's*

La Jolla Colony
VONS SDCCU

University Square
VONS *9* *gradwalk*

UC Marketplace
SPROUTS FARMERS MARKET *usps*

Claremont Town Square
VONS *Rack* *CVS* *pharmacy*
ROSS *BEV* *Michaels* *petco*
Burlington *five BELOW* *ACE* *Hardware*
TJ-maxx *DOLLAR TREE* *ULTA*

Diane Village
DOLLAR TREE

Smart & Final extra!

Subject Property

UNIVERSITY OF SAN DIEGO

MCAS MIRAMAR

3-MILES

DEMOGRAPHICS



98,178

3-MILE TOTAL POPULATION



206,588

3-MILE DAYTIME POPULATION



\$146,358

3-MILE AVERAGE H.H. INCOME



\$96,5267

3-MILE MEDIAN HOME VALUE



	1-MILE	3-MILE	5-MILE	
POPULATION	2025 Population	27,351	98,178	241,626
	2030 Population	27,404	98,059	242,237
	Total Businesses	1,821	8,111	20,202
	Total Employees	26,164	160,783	280,302
	Total Daytime Population	38,989	206,588	396,799
	2025 Median Age	30.9	31.6	36.0
HOUSING	2025 Total Households	12,699	37,716	93,037
	2025 Housing Units	14,133	41,033	100,563
	Owner Occupied Housing Units	21.2%	37.3%	45.7%
	Renter Occupied Housing Units	68.6%	54.6%	46.8%
	Vacant Housing Units	10.1%	8.1%	7.5%
2025 Median Home Value	\$953,308	\$965,267	\$1,073,682	
INCOME	2025 Average Household Income	\$140,780	\$146,358	\$170,673
	2025 Median Household Income	\$108,526	\$110,386	\$126,693
	2025 Per Capita Income	\$64,994	\$56,765	\$66,282

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RENAISSANCE

Towne Centre

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Corporate License #01796698

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Properties**