



# *The Row at* CIVITA

PHASE 1

ONE SPACE  
REMAINING  
±3,131 SF

A MODERN MIX IN THE MIDDLE OF EVERYTHING



**FOR LEASE**

Restaurant & Retail Space

# Mission Valley.

## A thriving destination.

In the middle of it all, Mission Valley is just minutes away from San Diego International Airport and within easy reach to all that San Diego has to offer.

Home to Fashion Valley Mall and Mission Valley Mall, the area is the ideal spot for the best brands.

## Highly Rated.

#1 In US | #2 In US | #2 In CA #6 In US | #2 In CA #5 In US | #1 In CA | #2 In CA | #2 In CA & In US | #4 In CA #8 In US



Mission Valley Community Plan Update - Sept 2019

28,000 additional units by 2050



±7M

square feet of office space



±1.3 M

people within a 10-mile radius



±5,600

hotel rooms



\*Disclaimer on Page. 13



CIVITA

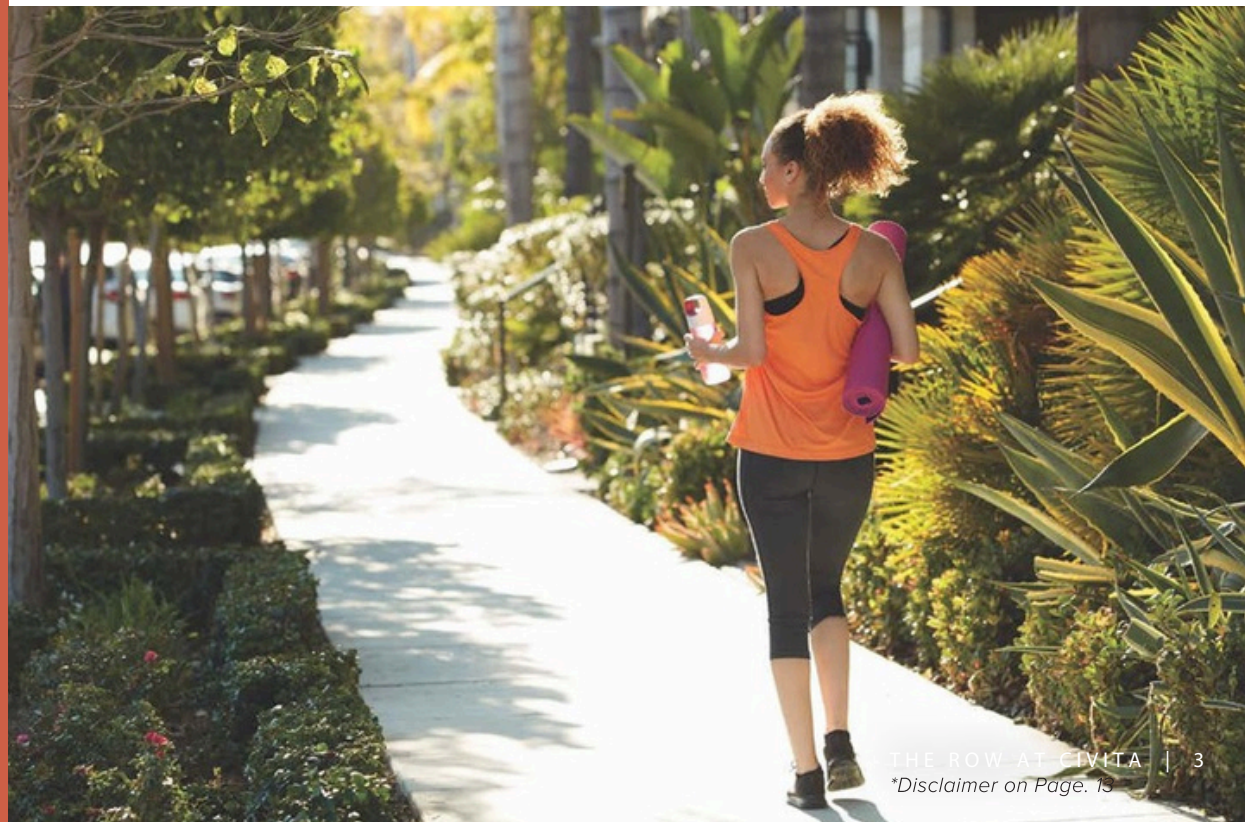
## A master plan with more.

Surrounding The Row at Civita is a range of housing types, as well as green space, an amphitheater, and a state-of-the-art elementary school for a growing residential population.

Office space will complete the master plan, increasing daytime population and making commute-by-foot a possibility for residents of this highly walkable community.

For added accessibility, a free rush-hour shuttle connects to nearby trolley stations.

- Award Winning Designs
- Solar EV Charging
- Water Reclamation Plant On Site
- Farmers Market
- Summer Concerts



THE ROW AT CIVITA — PHASE 1

GROUND FLOOR RETAIL AT  
PURL APARTMENTS



Purl Apartments at Civita is a mixed-use development in the award-winning master-planned community of Civita (±4,780 residential units)

- Total of 55,685 SF of retail space
- Located next to the 14-acre Civita Park
- Prime location for retail in Mission Valley
- Easy access to I-805, I-8, CA-163

**NOW OPEN**



**Cork & Barrel**



**SouthpawVet**



**LA CLOCHETTE**  
CAFE & BAKERY

**SIGNED LEASES**




**PIZZO'S**  
PIZZERIA · WINE BAR



Shop • Dine • Live  
Work • Play • Stay



CIVITA



# The Row at CIVITA

Block	Retail (SF)	Residential	Office	Hotel
1	19,000	180		
2	43,000	250		
3	9,000			
4	20,000	200		
5	11,000	170		
6	4,000			140
7	84,000			
8	30,000			
9	28,000	250		
10	36,700	300		
	<b>284,700 SF</b>	<b>1,350 units</b>		<b>140 Keys</b>



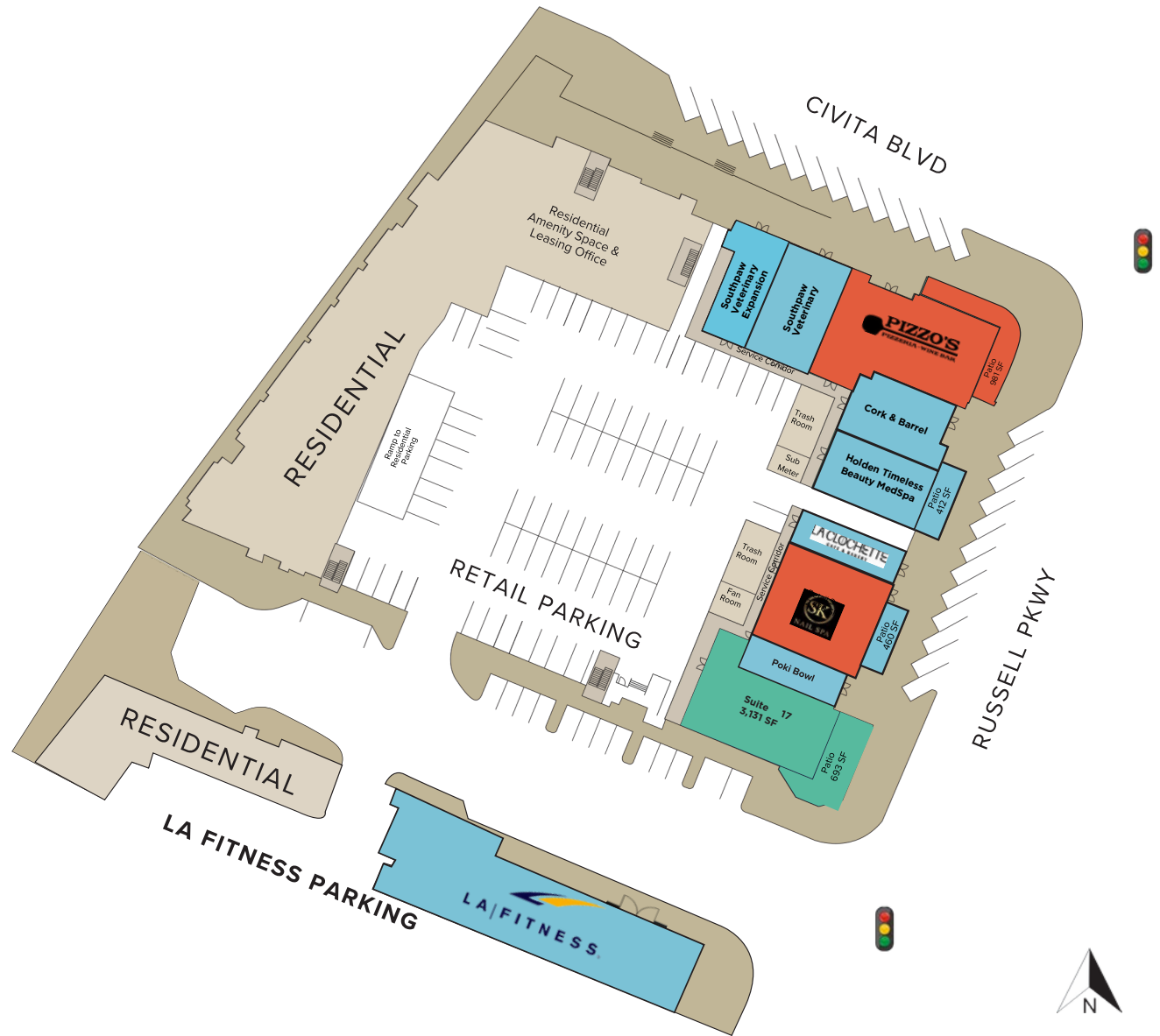
# Site Plan

ROW AT CIVITA — PHASE 1  
GROUND FLOOR RETAIL AT  
PURL APARTMENTS

## Retail Availabilities

- Now Open
- Lease Signed
- In Lease
- In LOI
- Available

STE	TENANT	SF	PATIO
1	Southpaw Veterinary Expansion	±1,379	
3	Southpaw Veterinary	±2,066	
5	Pizzo's Pizza & Wine Bar	±3,862	±981
7	Cork & Barrel	±1,850	
9	Holden Timeless Beauty MedSpa	±1,764	±412
11	La Clochette	±1,020	
13	SK Nails	±2,727	±460
15	Poki Bowl	±1,145	
<b>17</b>	<b>AVAILABLE</b>	<b>±3,131</b>	<b>±693</b>



PRIME END CAP

# Restaurant/ Retail Space

WITH PATIO



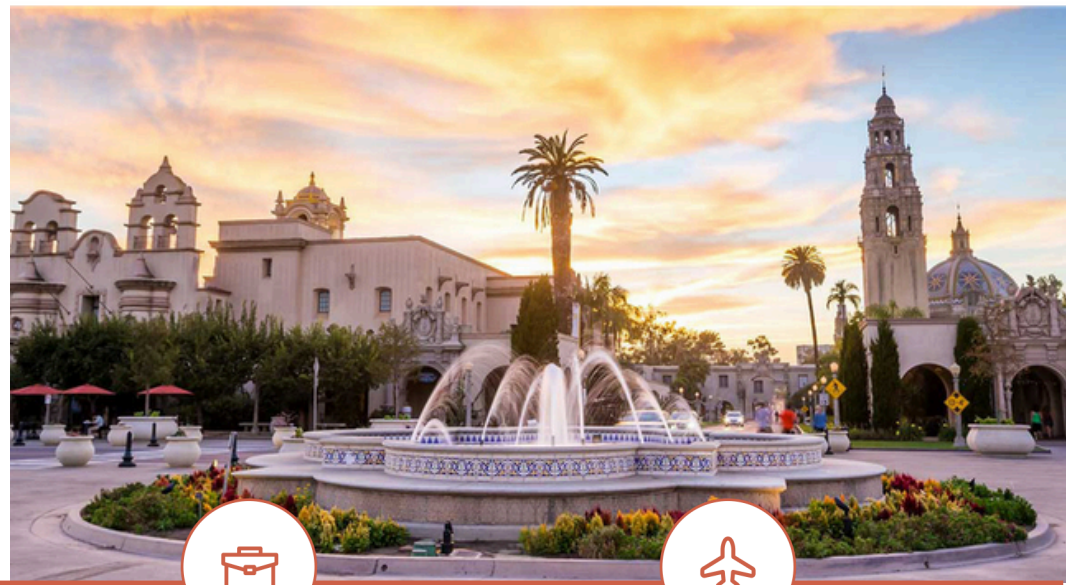
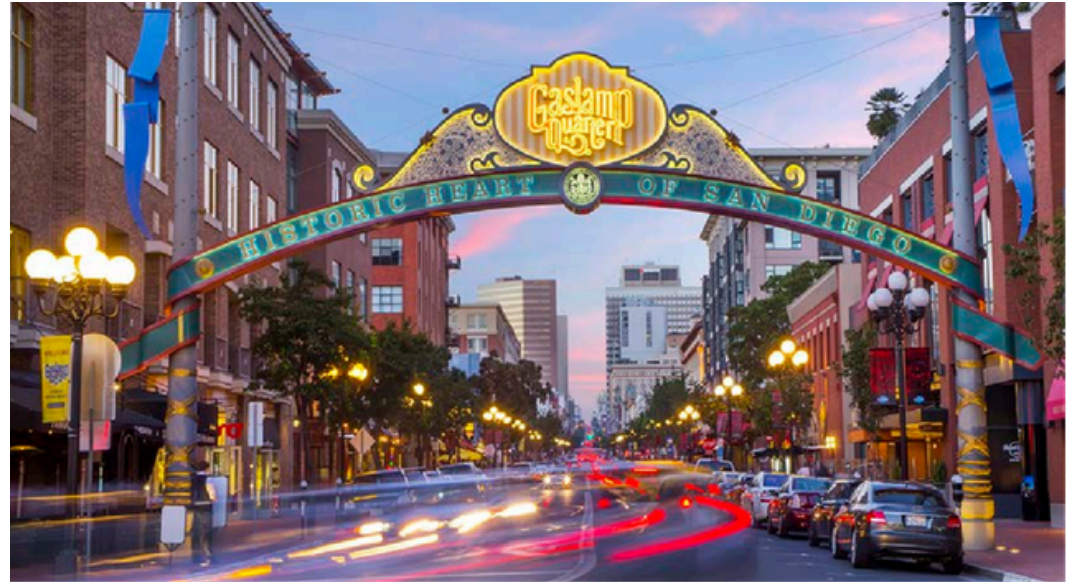
SUITE 17



# San Diego.

## America's Finest City

San Diego County's nearly perfect year-round weather combined with a dynamic economy makes the region one of the most desirable places to live and work in the US. San Diego's Quality of life and burgeoning economy attracts residents, businesses and visitors from around the world.



3.3M

San Diego population



2nd

largest county  
in CA & 5th in the nation



2.68M

work force



±32M

tourists in 2024 spending  
an estimated \$14.6B

# The crossroads of central San Diego.

A high-HHI resident base meets high traffic from around the city.



Cars per day

Friars Road

±48,042

Interstate 805

±232,010

Interstate 8

±203,393

State Route 163

± 280,569



Average HHI

1 Mile

\$105,638

3 Miles

\$91,182

5 Miles

\$90,477

20 Minutes

\$99,429



Population

2.5 Miles

169,320

5 Miles

538,638

10 Miles

1.35M

20 Minutes

884,228



Daytime Population

2.5 Miles

156,765

5 Miles

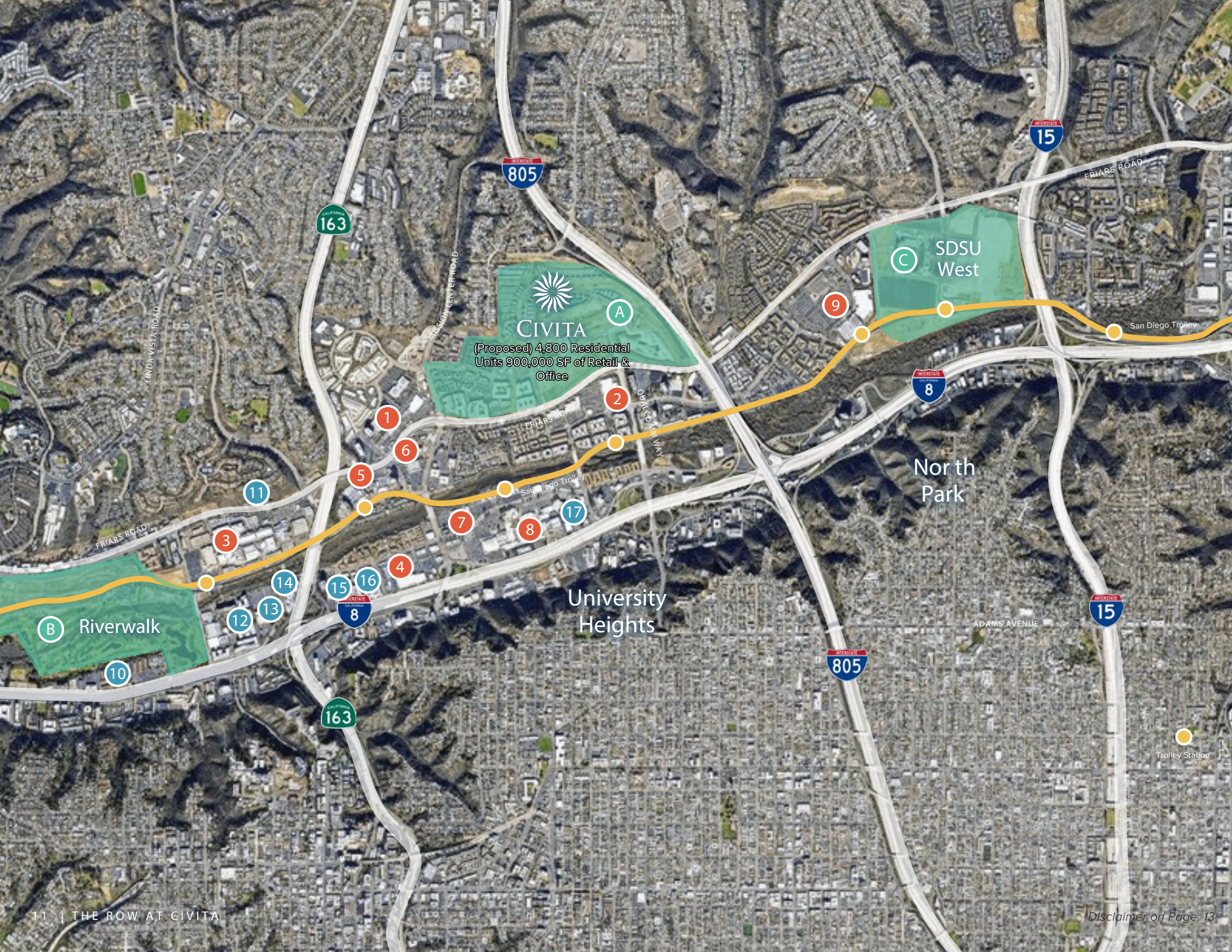
557,525

10 Miles

1.23M

20 Minutes

950,766



**A**

**CIVITA**

(Proposed) 4,800 Residential Units  
900,000 SF of Retail & Office

**C**

**SDSU West**

**B**

**Riverwalk**

**University Heights**

**North Park**

Trolley Station

- 1 Friars Mission Center  
Ralphs, CVS Pharmacy, BevMo
- 2 Rio Vista Shopping Center  
Living Spaces, T.J. Maxx, HomeGoods, Ross, Total Wine & More  
Fashion Valley Regional Mall
- 3 Nordstrom, Macy's, Bloomingdale's, Neiman Marcus, JCPenney, AMC  
Mission Valley Center West
- 4 Old Navy, Marshalls, DSW Shoes, Ulta Beauty, Trader Joe's  
Hazard Center
- 5 UltraStar Cinemas, Barnes & Noble  
Hazard Center East
- 6 Food 4 Less  
Park Valley Shopping Center
- 7 Best Buy, Staples, Saks Off 5th, Petsmart, Woodbridge Interiors  
Mission Valley Center East
- 8 Target, AMC, Nordstrom Rack, Bloomingdale's Outlet
- 9 Fenton Marketplace Ikea, Costco, Lowe's
- 10 Griffis 350 Units
- 11 Rivair 316 Units
- 12 The Society 882 Units
- 13 Margo 240 Units
- 14 Alexian Gallerie 284 Units
- 15 Townsend 277 Units
- 16 Metro 307 Units
- 17 The Valley 650 Units (Proposed)
- A Civita (Existing/Under Construction)  
4,800 Residential Units, 900,000 SF of Retail & Office, 140 Hotel Rooms
- B Riverwalk (Under Construction)  
4,300 Residential units, 75,000 SF Retail, 1 Million SF Office
- C San Diego State University West (Existing/Under Construction)  
4,600 Residential units proposed, 95,000 SF Retail, 1.6 Million SF Academic/Research Space, 400 Hotel Rooms, Snapdragon Stadium (35,000 seats)





# The Row at CIVITA



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