

RETAIL FOR LEASE

UC Marketplace

3202-3368 GOVERNOR DRIVE
SAN DIEGO, CA 92122

AVAILABILITIES

±800 - 8,555 SF Ground Floor Retail

±420 - 1,290 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.

NEWMARK | PACIFIC



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	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 (Available)	4,044
3264	Available	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

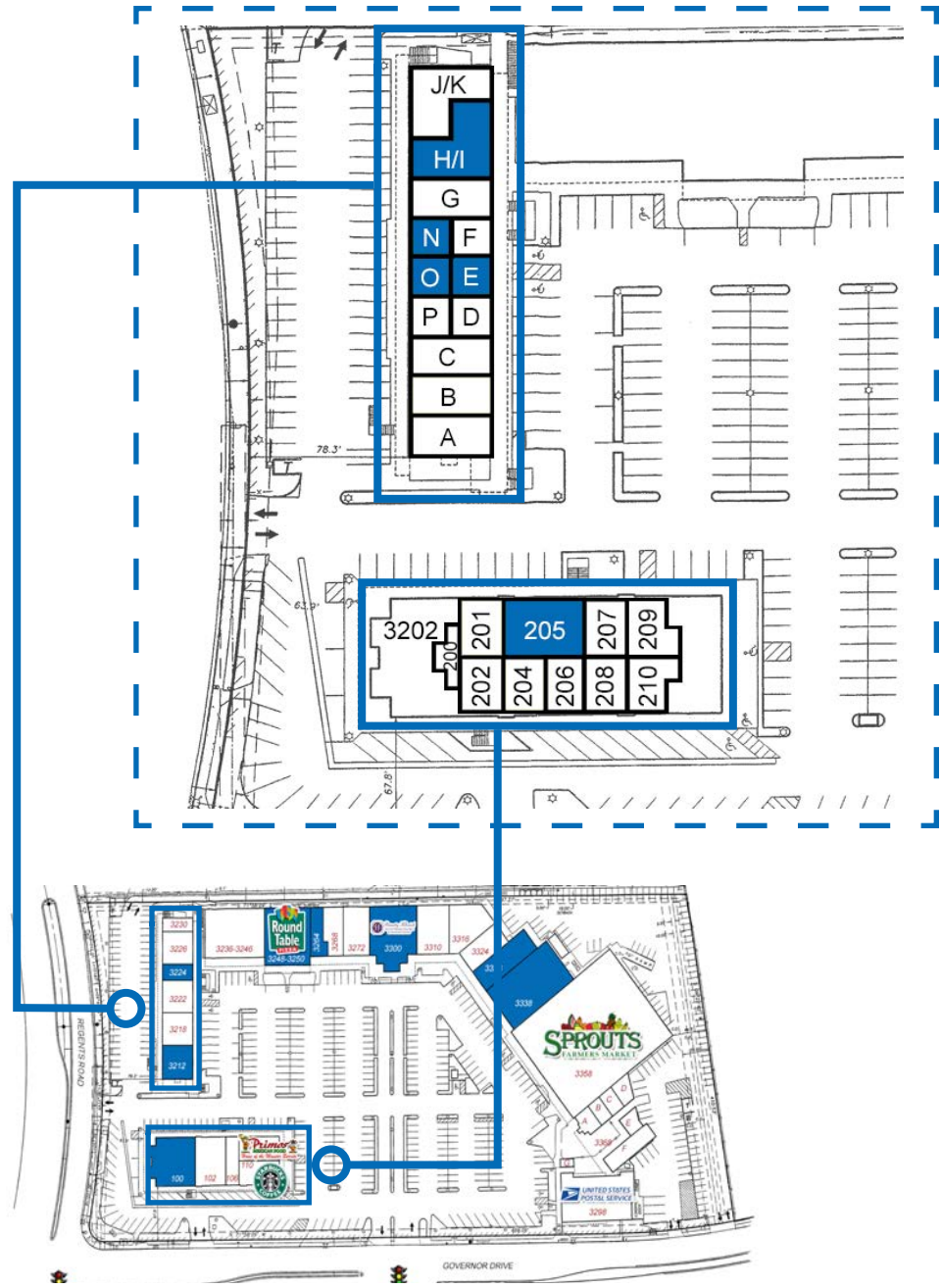


*Suites 3328 & 3338 can be combined for a total of 8,555 SF

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	Available	900
206/207/208	Dr. Li, D.D.S.	1,800
209/210	Pilates Brasil	1,325
3232A	Kaplan, Esq	860
3232B	Kumon Learning Center	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	Available	1,290
3232J/K	Kehillat Shaar HaShamayim	900
3232N	Available	420
3232P	University City Foundation	420



CENTER PHOTOS



AERIAL



SHOPS AT LA JOLLA VILLAGE

WHOLE FOODS MARKET **Rack** **CVS pharmacy**
SEPHORA **FedEx Office**
PAPER SOURCE **ASPENS**
 Bank of America **CHASE** **citibank**
BS **Mendocino Farms** **Snooze**
CAVA **HANDEL'S** **rubio's**

LA JOLLA COLONY

VONS **Jersey Mike's** **sdccu.com**
Lexscadia **Primos**

LA JOLLA VILLAGE SQUARE

Marshalls **Ralphs**
TRADER JOE'S **PETSMART**
DSW **ROSS** **AMC THEATRES**
WORLD MARKET **sleep & number**
my Gym **MIKEY'S** **TOUS les JOURS** **Chick-fil-A**
THE KEBAB SHOP **STARBUCKS** **URBAN PLATES** **crumbl COOKIES**

UC MARKETPLACE



WESTFIELD UTC

NORDSTROM **MACY'S**
POTTERY BARN **H&M** **UNIQLO** **ZARA**
AMC THEATRES **Room&Board** **Crate&Barrel**
ANTHROPOLOGIE **ARHAUS**
RH **CB2** **HERMES** **ARITZIA**
海底捞火锅 **True Food** **corner bakery** **鼎泰豐**
Hidilao hot pot **lischen** **DIN TAI FUNG**
Eureka! **Seasons 52** **Javier's**
LUCREZIA **Board & Brew** **Pacific Catch** **SHAKE SHACK**

UNIVERSITY SQUARE

VONS **goodwill** **CHASE** **SHELL**
Jersey Mike's **COUS COUS** **MARQUE URGENT CARE**

TRADE AREA STATS

Total Residential Pop. in 3 Miles: 122,052
 Total Businesses in 3 Miles: 7,005
 Total Employes in 3 Miles: 138,998



DEMOGRAPHIC OVERVIEW

122,052

3-MILE TOTAL POPULATION

191,162

3-MILE DAYTIME POPULATION

\$157,745

3-MILE AVG. HOUSEHOLD INCOME

\$1,032,415

3-MILE MEDIAN HOME VALUE

	1-MILE	3-MILE	5-MILE	
POPULATION	2025 Population	18,297	122,052	249,159
	2030 Population	18,239	121,694	250,537
	Total Businesses	402	7,005	21,562
	Total Employees	2,378	138,998	291,828
	Total Daytime Population	12,749	191,162	398,690
	2025 Median Age	35.1	33.8	36.1
HOUSING	2025 Total Households	7,450	47,577	103,596
	2025 Housing Units	8,047	51,666	113,364
	Owner Occupied Housing Units	46.4%	43.5%	40.8%
	Renter Occupied Housing Units	46.2%	48.6%	50.5%
	Vacant Housing Units	7.4%	7.9%	8.6%
	2025 Median Home Value	\$1,092,000	\$1,032,415	\$1,114,310
INCOME	2025 Average Household Income	\$159,322	\$157,745	\$162,393
	2025 Median Household Income	\$125,156	\$117,310	\$119,845
	2025 Per Capita Income	\$64,828	\$61,820	\$67,708
INCOME BREAKDOWN	Household Income Base	7,450	47,569	103,588
	<\$15,000	7.9%	7.8%	6.2%
	\$15,000- \$24,999	2.8%	2.9%	2.9%
	\$25,000- \$34,999	3.0%	3.5%	3.6%
	\$35,000- \$49,999	7.3%	6.4%	6.3%
	\$50,000- \$74,999	11.3%	11.1%	11.1%
	\$75,000- \$99,999	8.4%	11.3%	11.1%
	\$100,000- \$149,999	16.4%	17.2%	18.7%
\$150,000- \$199,999	13.5%	13.6%	14.3%	
\$200,000+	29.3%	26.3%	25.8%	

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