

FOR LEASE

Corner UTC Cafe / Restaurant Opportunity

8980 VILLA LA JOLLA DRIVE
LA JOLLA, CA 92037



LOCATION
MATTERS



The Space

- / **Prime corner café / restaurant opportunity** at the base of La Jolla Innovation Center, UC San Diego's newest establishment to house the Division of Extended Studies and UCSD Health Sciences, located at the intersection of Villa La Jolla Drive and La Jolla Village Drive.
- / **Direct visibility** from La Jolla Village Drive which services about 43,600 cars per day and is easily accessible from UCSD Campus via the pedestrian bridge and roadway into campus
- / **Beautiful contemporary architecture**, with 10.6 feet high ceilings and large windows that bring ample natural light into the space to be delivered mid 2023
- / **Exclusive parking spaces** outside café with additional parking available at adjacent surface lot.
- / **Prime UTC location** situated at the outside edge of the "Golden Triangle" from I-5 in connection to two major thoroughfares, I-805 and SR 52 respectively.
- / **Situated in close proximity** to UCSD, Scripps Memorial Hospital, Birch Aquarium, Westfield UTC mall, Torrey Pines Golf Course and more
- / **Join the thriving UTC community**, one of the most desirable and sought-after trade areas of San Diego County with a large daytime population, and incredibly strong retailers and restaurants



**FOR
LEASE**

MICHAEL SPILKY
858-764-4223
mike@locationmatters.com
CA LIC #01469032

DEANNA DE LA FUENTE
858-947-0136
deanna@locationmatters.com
Operations Manager

**LOCATION
MATTERS**



LA JOLLA INNOVATION CENTER

3980

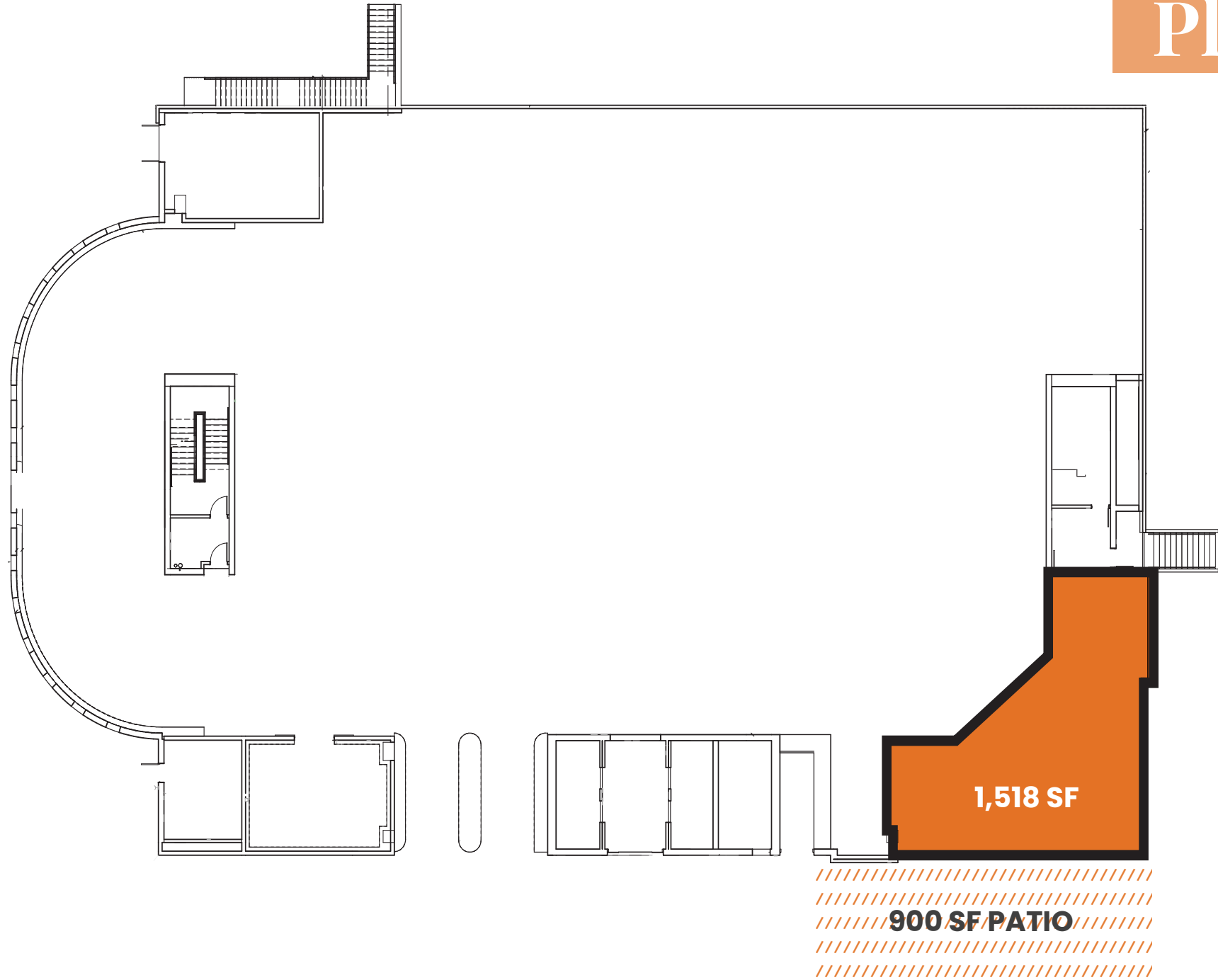
FRESH ROAST *Cafe*

//////////////////// In the Heart of *La Jolla* - UTC //////////////////////



DELIVERY:
MID 2023

Floor Plan



The Neighborhood



1 CAVA

2 SEPHORA

3 WHOLE FOODS MARKET

4 Mendocino Farms

5 Snooze AN A.M. EATERY

6 CHIPOTLE MEXICAN GRILL

7 URBAN PLATES

8 NORDSTROM rack

9 Ralphs

10 BEST BUY

11 Marshalls

12 PETS M ART

13 YOGASIX

14 COST PLUS WORLD MARKET

15 TRADER JOE'S

16 Sphitz Coffee ONE CUP AT A TIME



The Demographics

1 MILE

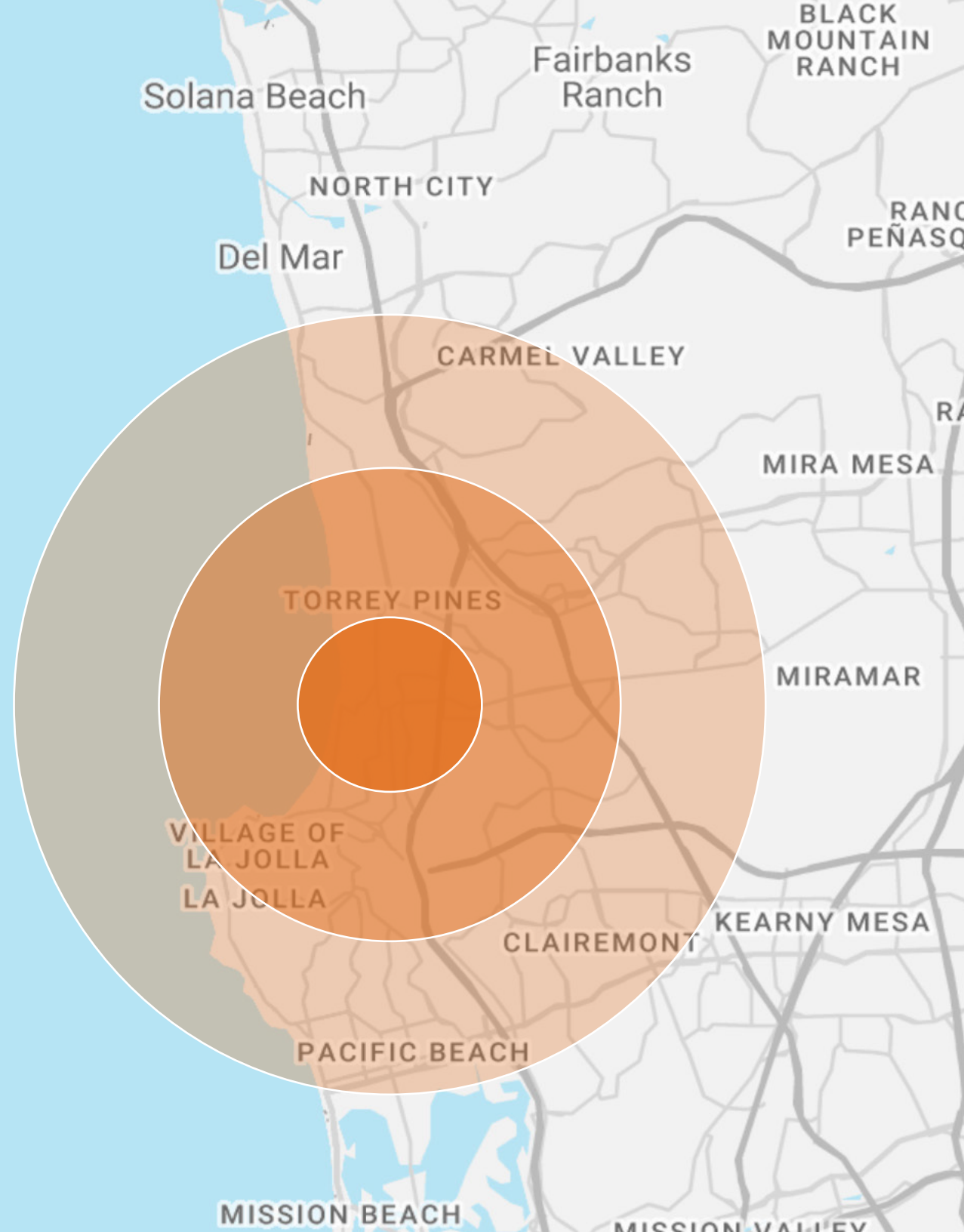
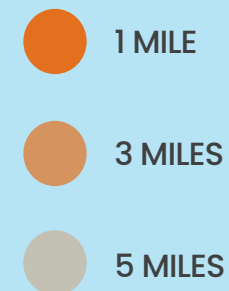
Daytime Population	93,394
Population	32,091
Average HH Income	\$99,690

3 MILES

Daytime Population	180,267
Population	91,125
Average HH Income	\$124,725

5 MILES

Daytime Population	264,096
Population	205,104
Average HH Income	\$136,066



La Jolla - UTC has the perfect mix of a dense residential population and heavy daytime traffic, making it one of the most desirable trade areas in San Diego for retailers and restaurateurs. The UTC market is not only desirable, but challenging to enter due to the low inventory making this an incredibly rare opportunity.



What is Happening Around *La Jolla - UTC*

Westfield UTC



Westfield UTC is San Diego's **quintessential, open-air shopping, dining and entertainment destination** which boasts more than 200 venues. Anchored by Nordstrom and Macy's, UTC gives an iconic San Diego experience through its amenities, luxury brands, award winning restaurants, and signature entertainment.

Biotech Hub



University City is a **hub for biotech and pharmaceutical research and innovation**. The area houses many of the businesses and research institutes that have become San Diego's economic engine such as Illumina, Pfizer & Quidel. These biotech companies are a driving force for infrastructural growth and the increasing daytime population in the community.

Scripps Hospital



Scripps Memorial Hospital has been providing quality clinical and surgical services to the greater San Diego community since 1924. Scripps Memorial Hospital has been recognized as a **premier medical center for quality patient care and a wide array of medical services** for over 90 years. Scripps hospitals are recognized for excellence in orthopedic surgery, joint replacement, sports medicine and treatment of complex conditions.

UC San Diego



University City's economy is anchored by the University of California, San Diego campus, a public institution that is recognized as one of the **top fifteen research universities worldwide**. UCSD has over 30,000 students & 19,000 faculty and staff that contribute to the thriving economy in University City.

Leasing Inquiries:



MICHAEL SPILKY
858-764-4223
mike@locationmatters.com
CA LIC #01469032



DEANNA DE LA FUENTE
858-947-0136
deanna@locationmatters.com
Operations Manager



UC San Diego

FRESH ROAST Cafe

LOCATION
MATTERS 