

SAN DIEGO STATE UNIVERSITY SOUTH CAMPUS PLAZA

A MIXED-USE RETAIL/RESIDENTIAL DEVELOPMENT
OPENING SPRING 2017

www.cbre.com/southcampusplaza



CBRE

SOUTH CAMPUS PLAZA

ATTRACTS SHOPPERS, DINERS & ENTERTAINMENT SEEKERS

34,000+ SF
restaurants & other retail shops

ANCHORED BY
12,631 SF
Trader Joe's

600+
new student housing beds

300+
new parking spaces in dedicated structure

SAN DIEGO STATE
UNIVERSITY

THE VISION

Construction of South Campus Plaza has started on the San Diego State University (SDSU) campus.

South Campus Plaza will be a dynamic gateway to the university, creating a pedestrian-friendly destination for shopping, dining and campus living. This new \$142.7 million mixed use project features housing for more than 600 students, along with retail designed both to serve students and meet existing demand from the surrounding neighborhoods.

Located immediately south of the SDSU Transit Center, between Hardy Avenue and Montezuma Road, South Campus Plaza consists of a total of 225,000 gross square feet, including:

- ▷ Retail – 12,631 square foot Trader Joe's
- ▷ Restaurant and other retail shops – 22,000 square feet
- ▷ Parking – more than 300 parking spaces in dedicated structure

South Campus Plaza will be the very first mixed use project to be featured on the campus of San Diego State University. The project will be a catalyst for neighborhood interaction; a place where everyone can walk to the grocery store, grab a cup of coffee on a Sunday morning, or enjoy a casual dinner with friends or family.

UNIVERSITY-COMMUNITY CONNECTION

As the new gateway between SDSU and the community, South Campus Plaza has been designed with attractive pedestrian walkways that will activate the space and encourage increased mobility throughout the neighborhood. Additionally, South Campus Plaza will include an expansive green space for students and neighbors alike to enjoy the wonderful San Diego sunshine during a study break or just a great afternoon outdoors.

LIVING THE LIFE

COMMITMENT TO SUSTAINABILITY

South Campus Plaza will be LEED Silver certified, and will incorporate a number of innovative water saving measures. Given its convenient access to the SDSU Transit Center, South Campus Plaza has been designed to promote increased transit ridership, improve bike and pedestrian access, and reduce the University's overall reliance on cars. As a leader in sustainability, SDSU is mindful of its opportunities to advance overall environmental goals for the community and region.

35,000+
students enrolled

10,000+
students live on or within
one mile of campus

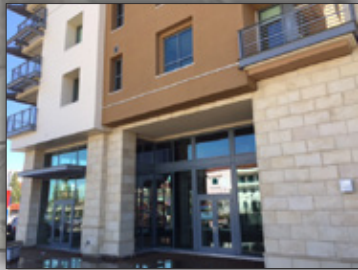
7,500+
SDSU employees

12,000+
seat Arena

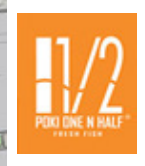
206,000+ SF
new student union adjacent to site

300+
seat open-air theater

200+
student organizations



STARBUCKS



SDSU
TRANSIT CENTER



COLLEGE AVENUE 28,500 ADT



SOUTH CAMPUS
PLAZA NORTH

SEE PAGE 5 FOR FLOOR PLAN

Eureka!

TRADER JOE'S

CAMPUS GREEN

HARDY AVENUE



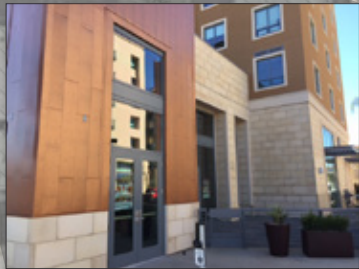
300 +
SPACE
PARKING STRUCTURE

LINDO PASEO



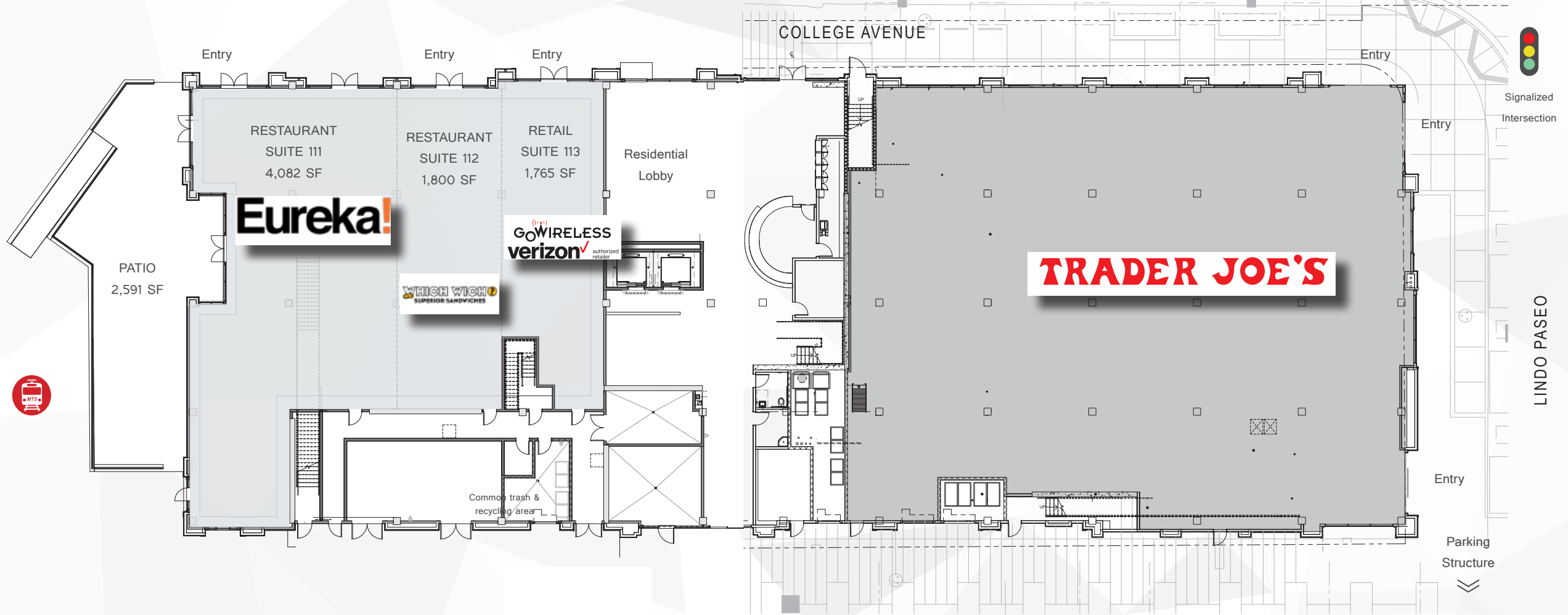
SOUTH CAMPUS
PLAZA SOUTH

SEE PAGE 7 FOR FLOOR PLAN



MONTEZUMA ROAD 20,500 ADT

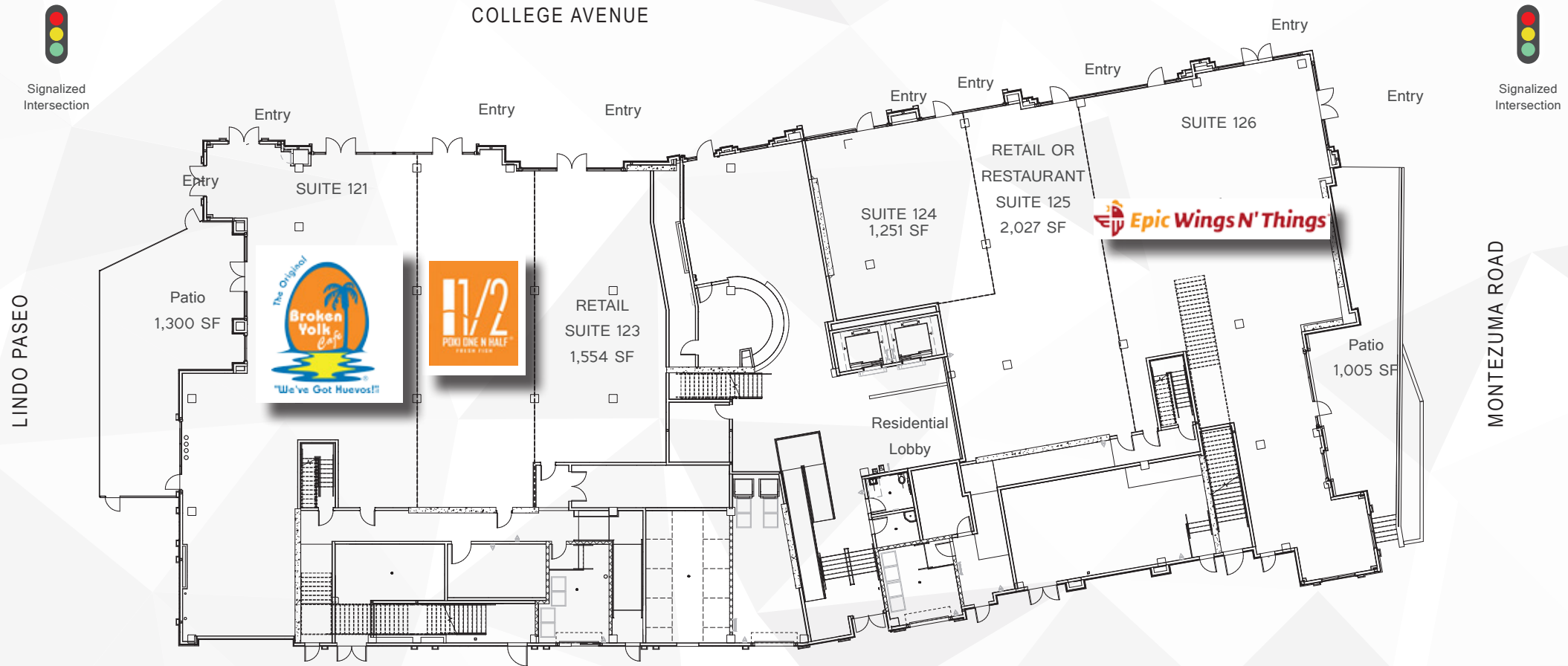
SOUTH CAMPUS PLAZA NORTH



FEATURES

- ▷ 280' of linear frontage along College Avenue with over 100' linear feet of frontage on Lindo Paseo
- ▷ Excellent visibility on College Avenue
- ▷ Patio area for full-service restaurant
- ▷ Wide sidewalks allow for sidewalk dining or activities in addition to ample pedestrian access
- ▷ Adjacent to Transit Plaza and Campus Green
- ▷ Restaurant uses have access to exhaust through to the roof
- ▷ Units will have access to mechanical, electrical and plumbing needs
- ▷ Units will be provided with an energy efficient chilled and heated water supply for space heating and cooling
- ▷ 18' Clear height in tenant spaces
- ▷ Convenient, improved alley loading and common indoor access and trash service
- ▷ Adjacent to residential lobby serving over 300 students in the building

SOUTH CAMPUS PLAZA SOUTH



FEATURES

- ▷ Adjacent to residential lobby serving over 300 students in the building
- ▷ 230' of linear frontage along College Avenue with over 100' linear feet of frontage on Lindo Paseo and Montezuma
- ▷ Excellent visibility from College Avenue and Montezuma Road
- ▷ Large enclosed patio areas for restaurants on end cap spaces
- ▷ 18' Clear height in tenant spaces
- ▷ Restaurant uses have access to exhaust through to the roof
- ▷ Units will have access to mechanical, electrical and plumbing needs
- ▷ Units will be provided with an energy efficient chilled and heated water supply for space heating and cooling
- ▷ Convenient, improved alley loading and common indoor access and trash service



REGIONAL DRAW TO SOUTH CAMPUS PLAZA

Alumni

284,000 living alumni
60% live in San Diego County

120+ Events

per year at the Arena & Open Air Theater
(on campus venues)

18 Athletic Teams

180 on-campus sporting events per year
including conference and championship and
NCAA tournament games.

SDSU Transit Center

serves 3,000+ passengers daily

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UNIVERSITY

SOUTH CAMPUS PLAZA

TRADE AREA DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Population Est. 2014	22,686	99,342	214,442
Population Proj. 2019	23,391	102,222	220,938
Average HH Income	\$62,213	\$63,381	\$62,592

TRAFFIC COUNTS

28,500

cars per day
College Avenue

20,500

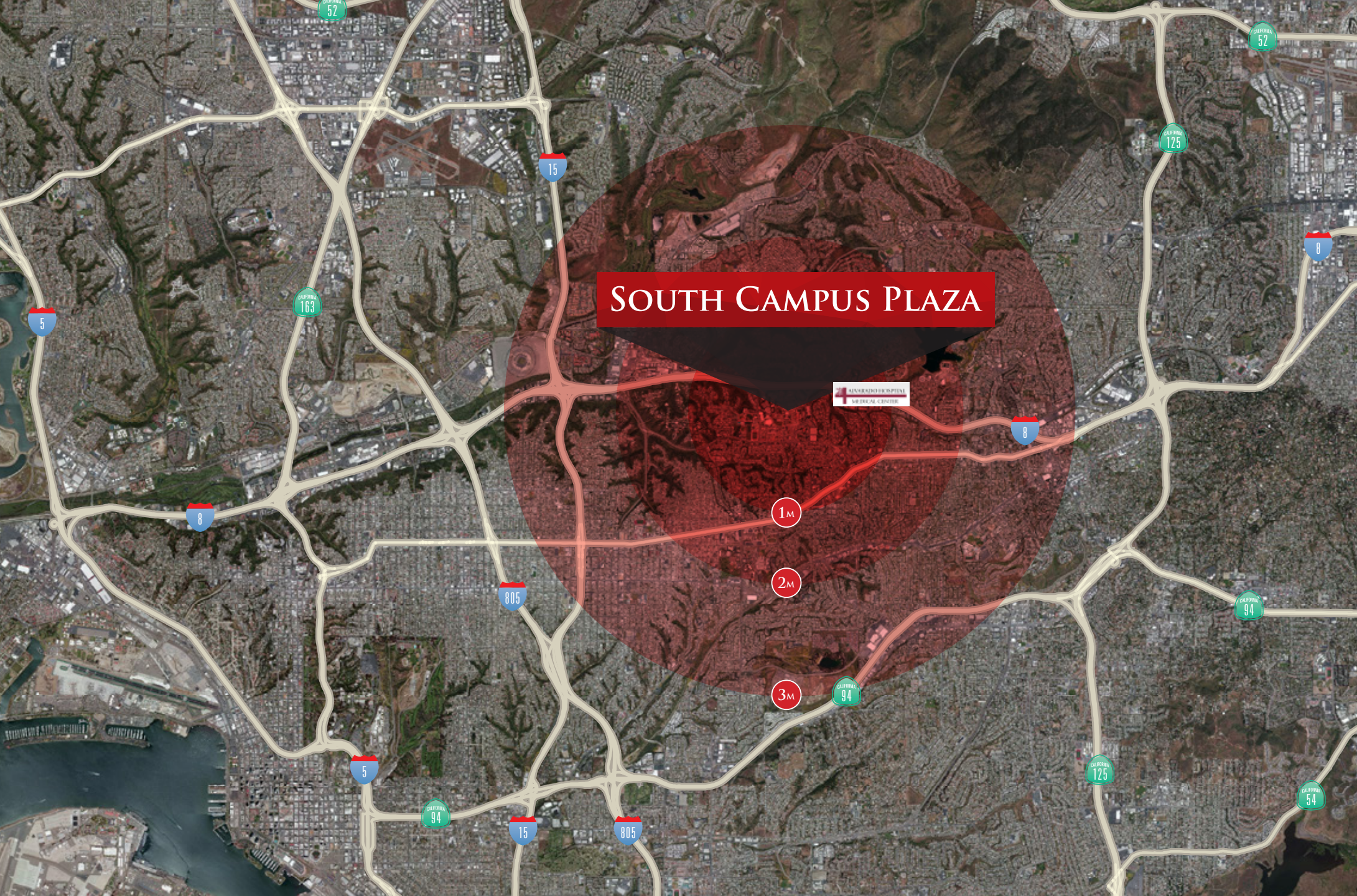
cars per day Montezuma Road

DAYTIME POPULATION

SDSU
7,500
employees

ALVARADO HOSPITAL
1,250
employees

Source: Nielsen





180 sporting events on campus each year



Proposed specialty market will draw additional local residents to the project



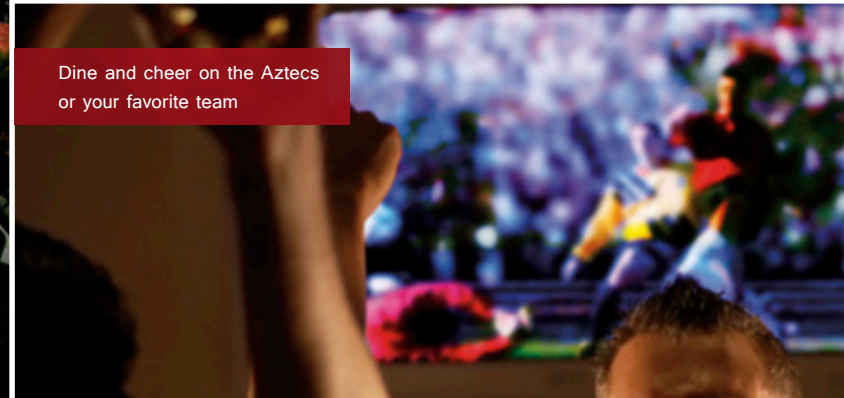
Enjoy open space and outdoor dining



35,000+ students



Beautiful 240-acre campus



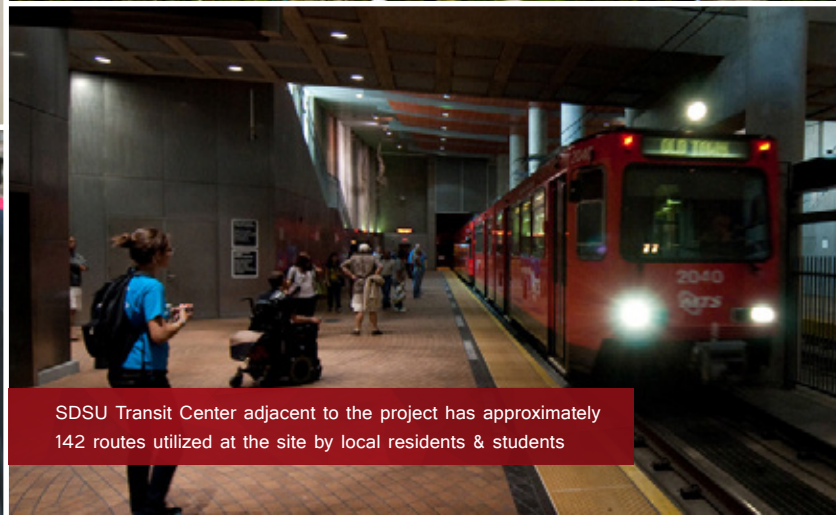
Dine and cheer on the Aztecs or your favorite team



7,500+ SDSU employees



280,000+ alumni – 9,000 graduates annually



SDSU Transit Center adjacent to the project has approximately 142 routes utilized at the site by local residents & students



\$104 million student union

SAN DIEGO STATE UNIVERSITY

SOUTH CAMPUS PLAZA



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