

UC MARKETPLACE

3202-3368 GOVERNOR DR.
SAN DIEGO, CA 92122

RESTAURANT SPACE AVAILABLE FOR LEASE

2,400 Square Feet



2,400 SF RESTAURANT SPACE AVAILABLE FOR LEASE

PROPERTY FEATURES

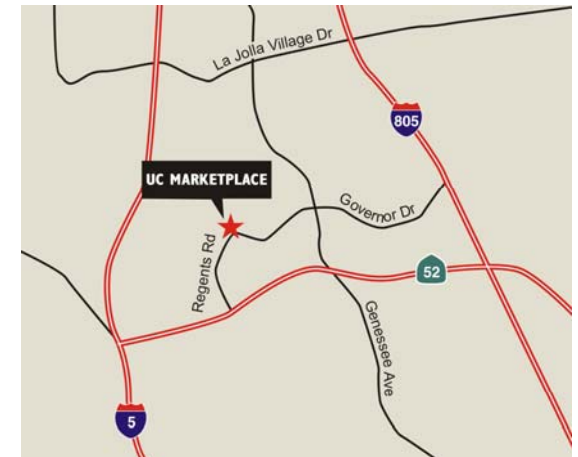
- 97,376 SF 100% leased very established neighborhood shopping center anchored by Sprouts Farmer's Market. Notable tenants include Starbucks, Tuesday Morning, Round Table Pizza and Postal Annex.
- Highly desirable University City sub-market with excellent access to three major freeways, I-5, I-805 and CA-52.
- Close proximity to the UTC/Golden Triangle area where tenants benefit from the surrounding daytime population of nearly 85,000 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.

TRAFFIC COUNT (SANDAG)

- 25,200 average daily traffic at the intersection of Governor Drive and Regents Road.

DEMOGRAPHICS (CLARITAS, 2014)

	1 MILE	3 MILES	5 MILES
2014 EST. POPULATION	19,656	122,797	243,617
2019 FORECAST POPULATION	20,776	129,113	254,878
AVERAGE H.H. INCOME	\$88,940	\$88,854	\$88,536
DAYTIME POPULATION	2,757	84,981	246,701



For more information, please contact:

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CUSHMAN & WAKEFIELD OF SAN DIEGO, INC.

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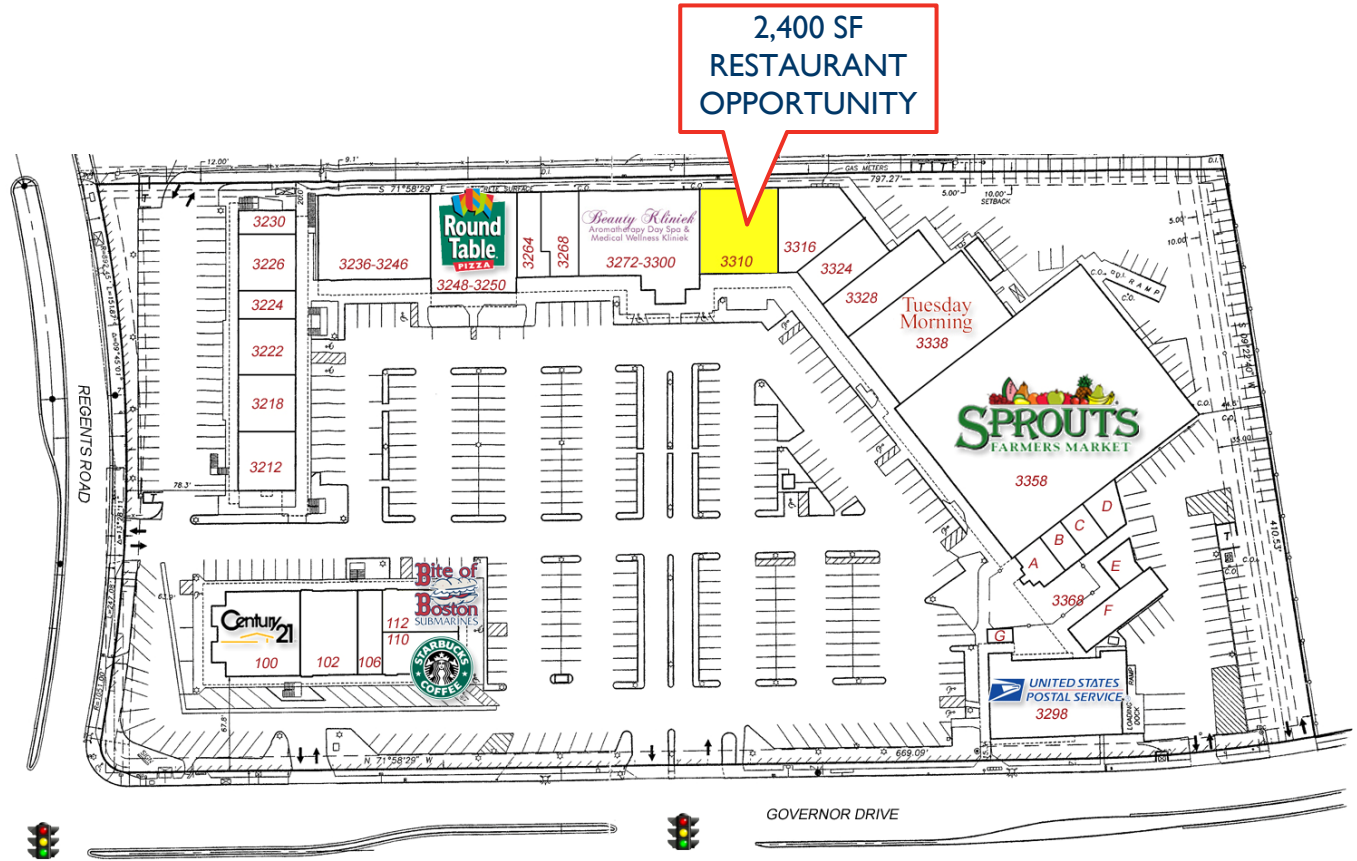
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SUITE	TENANT	SQ. FT.
100	Century 21	3,232
102	AlphaGraphics	2,403
106	Great Clips for Hair	1,200
110	Starbucks Coffee	1,500
112	Bite of Boston	1,500
3212	UC Cleaners	1,650
3218	United Studios of Self Defense	1,550
3222	Rosenblatt, DDS	1,600
3224	UC Travel	800
3226-28	Henderson & Dhir, DDS	1,600
3230	Governor Animal Clinic	539
3236-46	Governor Animal Clinic	4,800
3248-50	Round Table Pizza	4,044
3264	Discover Baja Travel Club	1,013
3268	Postal Annex	1,371
3272-3300	Beauty Klinik	6,616
3298	US Postal Office	5,157
3310	Hong Kong Chef (Available)	2,400
3316	Open Mat	2,894
3324	Matsugawa Sushi	1,800
3328	Country Wine & Spirits	2,500
3338	Tuesday Morning	6,000
3358	Sprouts Farmers Market	24,075
3368G	Bank of America	100



*PLEASE DO NOT DISTURB EXISTING TENANT

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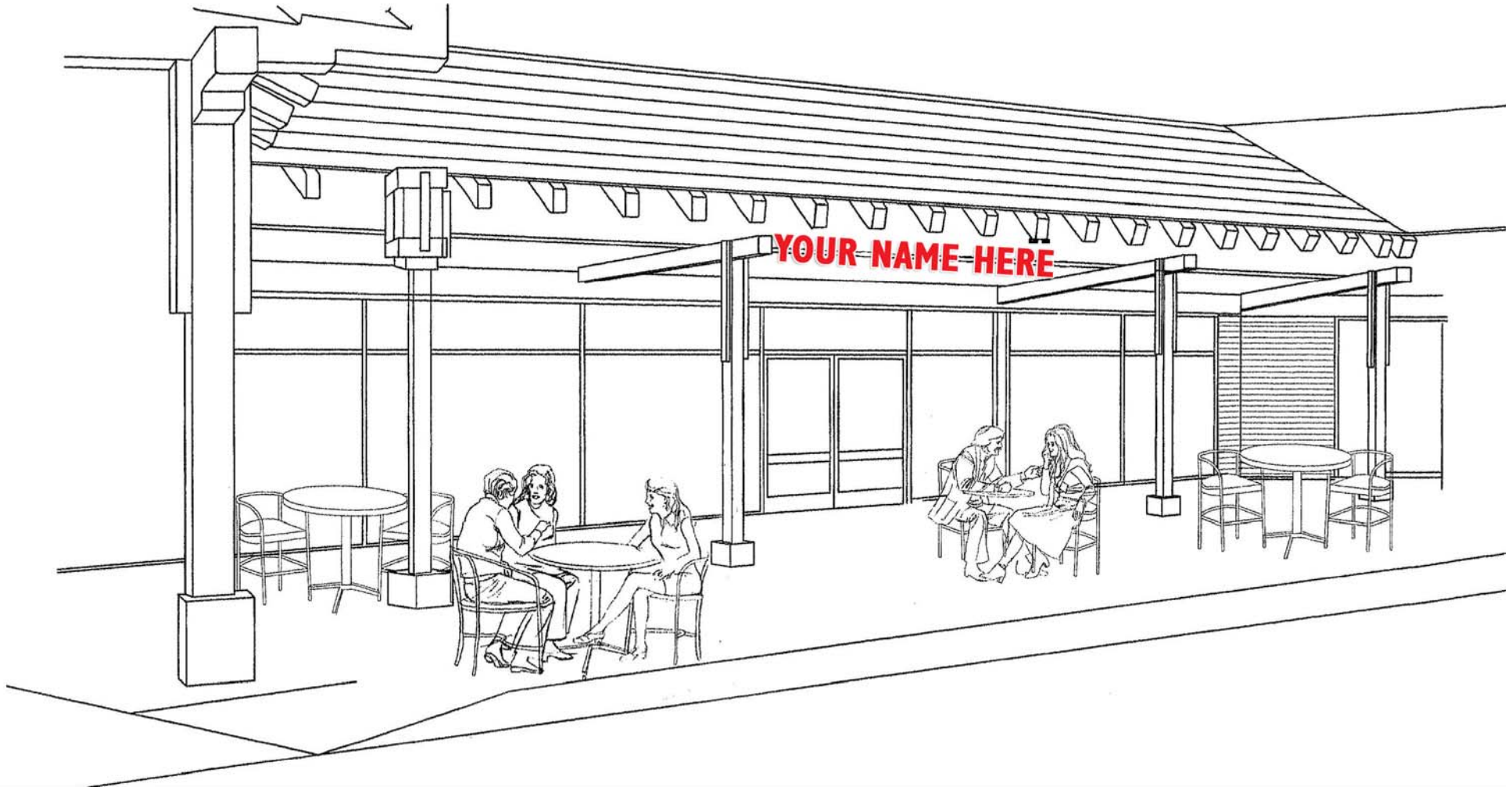
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PROPOSED STOREFRONT AND PATIO IMPROVEMENTS

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