

# UTC RESTAURANT/RETAIL SPACE FOR LEASE

±2,708 SF | Orange Theory Fitness Now Open in Adjacent Space



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UNIVERSITY TOWN CENTER

# SURROUNDING AREA

- Located only 20 minutes from San Diego International Airport & Downtown, & 10 minutes to La Jolla Village
- This submarket has the highest retail demand in San Diego county, and retail sales to prove it.
- This is the second most densely populated office hub in San Diego, additionally, the nearby University of California San Diego provides a range of diverse and consistent student and white collar traffic.
- All major freeways converge here to make this the most accessible and central place to reach all of San Diego county.



## DEMOGRAPHICS

	<b>Estimated Population</b>
1 Mile	30,378
3 Mile	88,675
5 Mile	213,708
	<b>Average Household Income</b>
1 Mile	\$82,596
3 Mile	\$101,346
5 Mile	\$108,503
	<b>Total Number of Employees</b>
1 Mile	18,358
3 Mile	86,926
5 Mile	185,628
	<b>Median Age</b>
1 Mile	40 years old
3 Mile	36 years old
5 Mile	35 years old



Renowned, Award Winning Seafood Restaurant.

- Voted Best Seafood Restaurant by USA Today's 10 Best.
- Awarded Best Service, Best Happy Hour & Best of the Best by San Diego Home & Garden & San Diego Magazine.



International Fondue Restaurant.

- Located in UTC for over 10 years
- Two locations in San Diego and four total in Southern California.

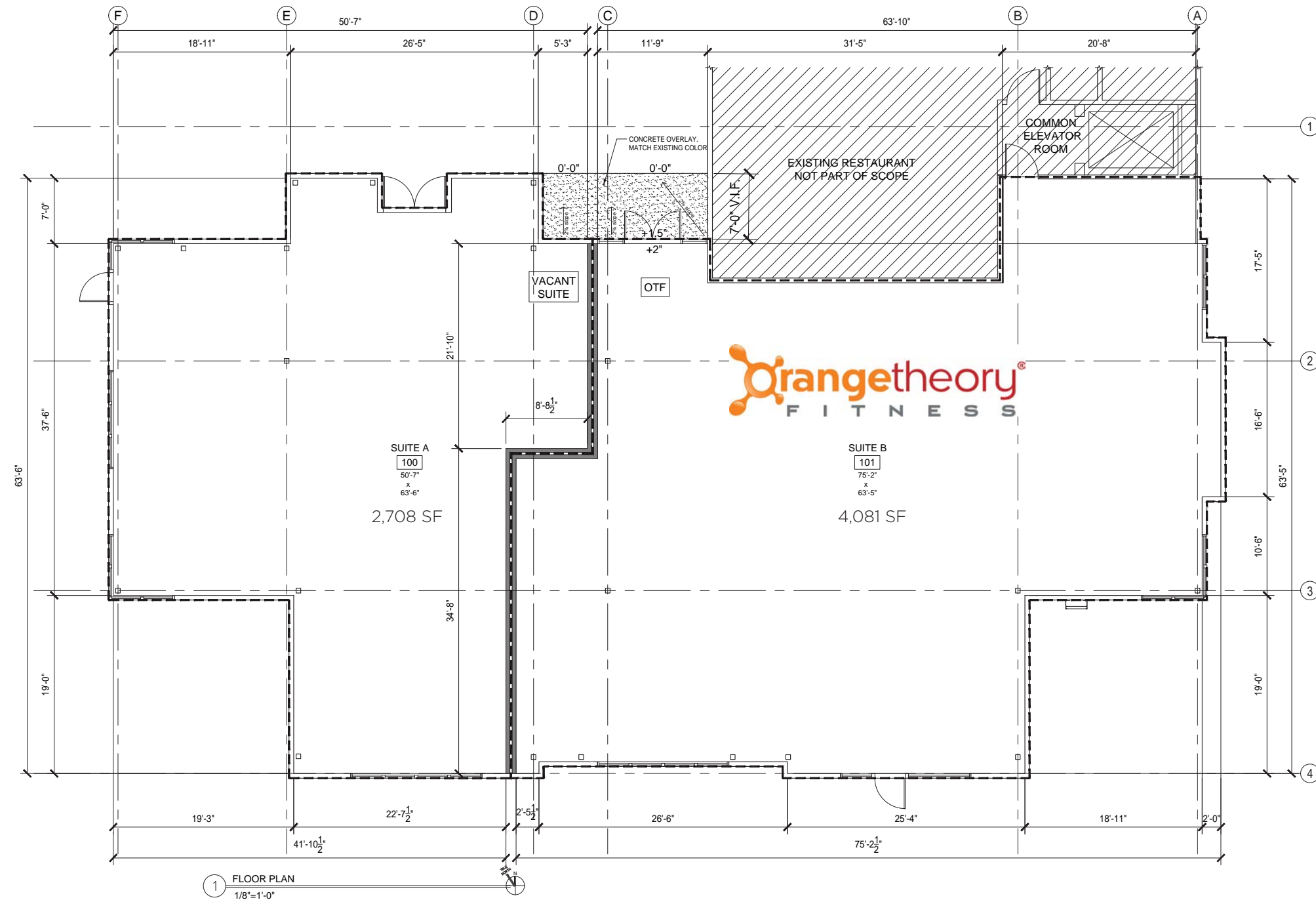


High-End, Nationally known, Steak Restaurant.

- Owned by Bloomin' Brands and known for both their steaks and their extensive wine lists.
- Presented Wine Spectators 2013 Award of Excellence & the Winner of the Best California Wine Collection 2010



# FLOOR PLAN



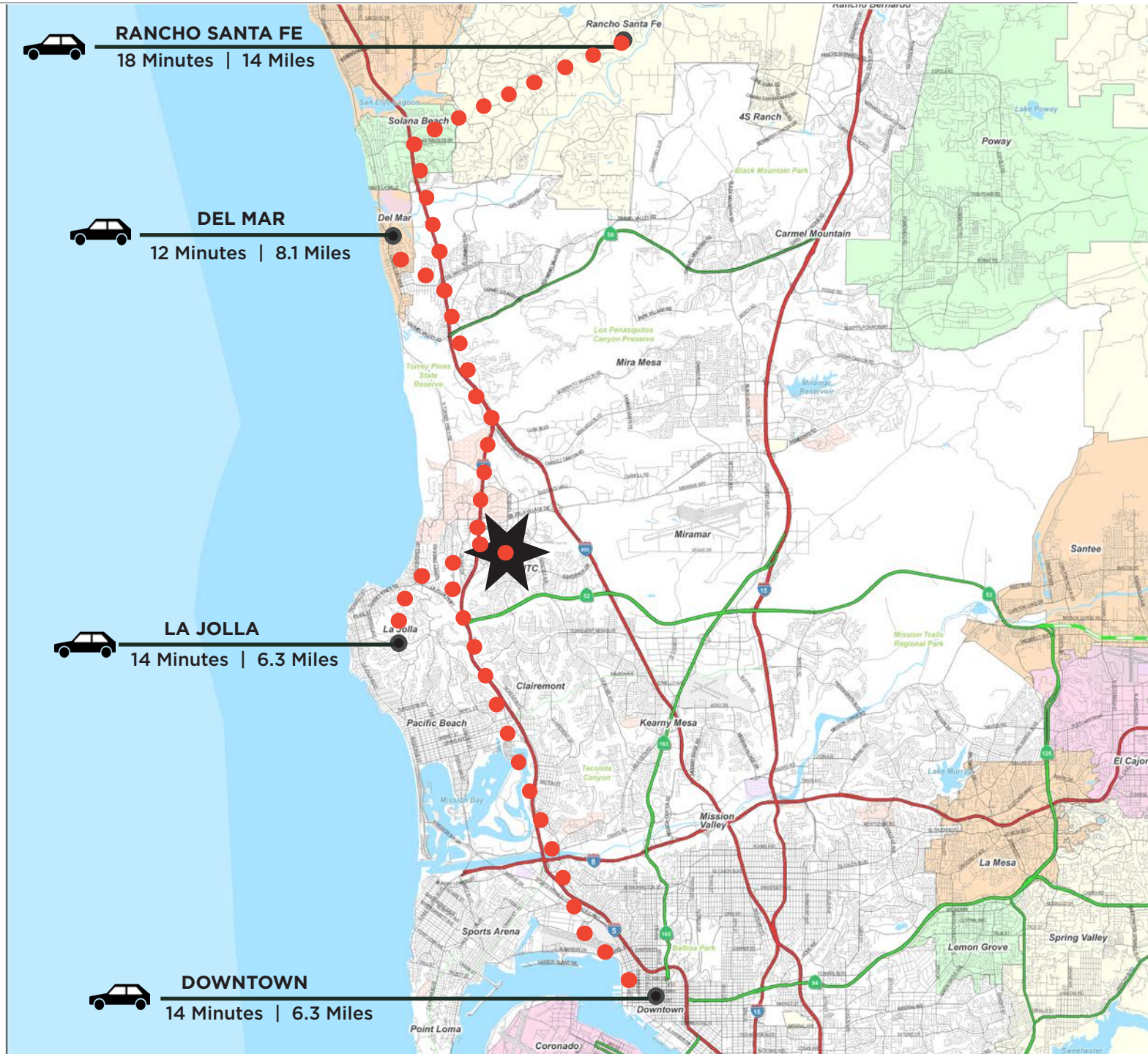
# HIGHLIGHTS

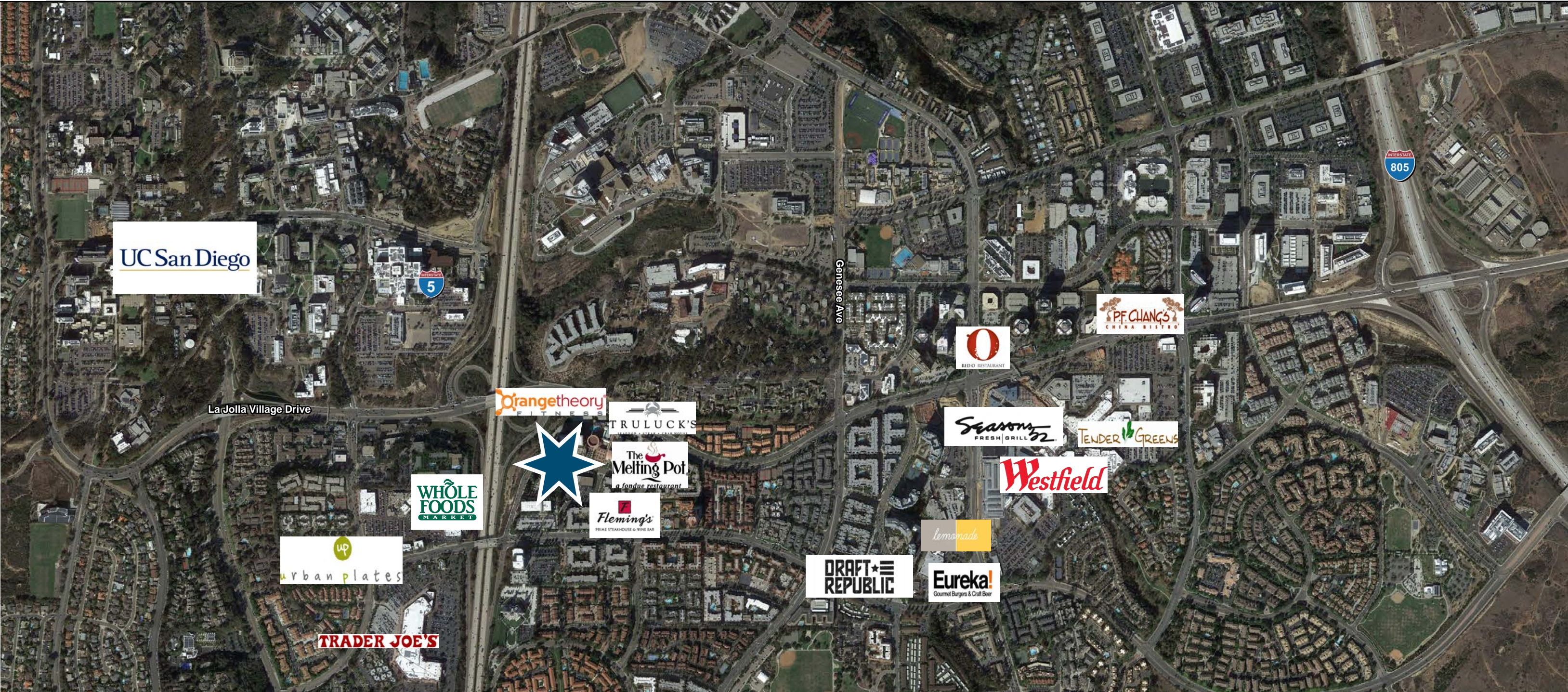
- 1,400 - 2,708 SF
- Excellent visibility on UTC's main street La Jolla Village Drive
- Ability to significantly alter the existing facade and interior to fit your brand.
- Located 2 Blocks from Westfield's UTC Mall
- Co-tenant restaurant synergy with successful neighboring Trucluck's, Flemmings, OrangeTheory, & The Melting Pot
- Street attracts both locals & tourists

# SITE PLAN



# DRIVE TIME MAP





**OUTSTANDING TRAFFIC DRIVERS INCLUDING:**

Co-tenancy with estimated 400 Orange Theory visitors daily (currently the most sought-after demographic)

Directly across from the main entrance of the 4-star Hyatt Regency

Next door to the Aventine (class A high-rise office) with numerous other office and multi-family properties directly across the street

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