



UC San Diego | Viterbi Family Research Center

Restaurant / Cafe Opportunity

New Construction

UC San Diego
East Campus
La Jolla, CA



The Opportunity

As UC San Diego prepares for tremendous growth in the coming years, they are raising the bar with restaurant and retail offerings to satisfy the evolving tastes of students, faculty and staff.

The Viterbi Family Research Center is located in the Health Sciences East Campus of UC San Diego. This new facility is approximately 100,000 GSF and serves as an innovative research center dedicated to the treatment and cure of eye diseases.

The highly visible Restaurant / Café space will be located on the ground floor and will be delivered with plumbing, utility stubs, and ventilation in place.

Space Size: +/- 1,500 SF plus exclusive patio

Rent: \$3.50/SF + Taxes and Utilities

TI Allowance: Available (contact Broker)

ABC License: Optional for Tenant

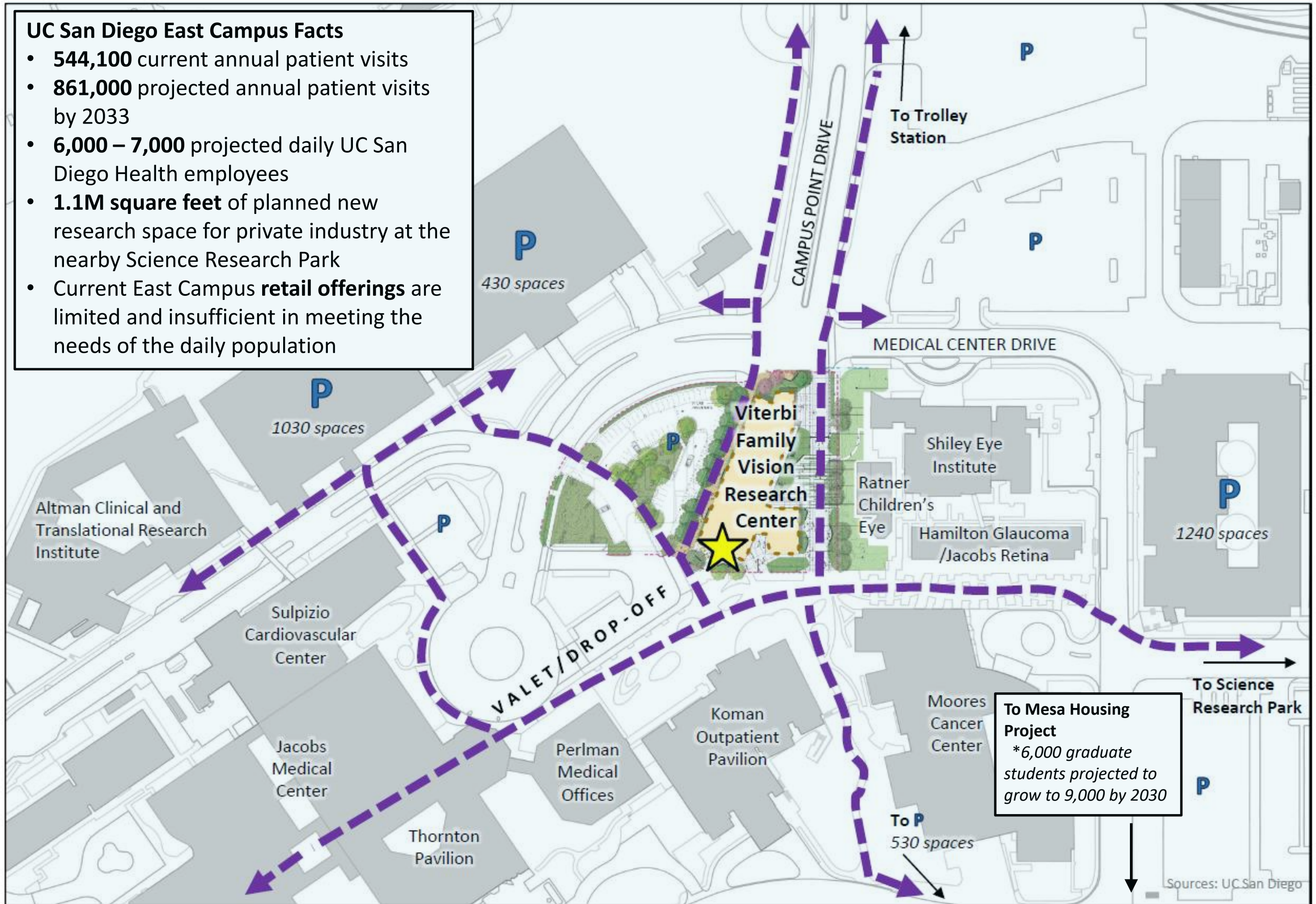
Anticipated Delivery: Available now with approved TI plans

overview

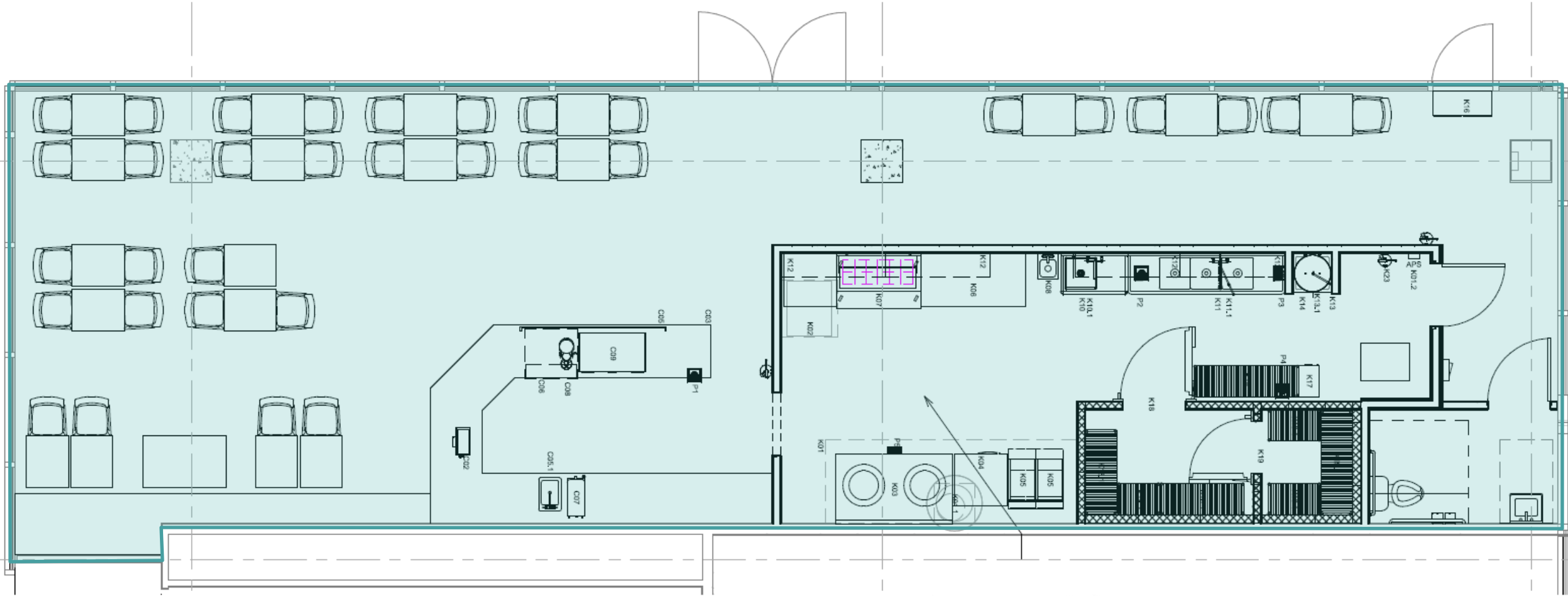


UC San Diego East Campus Facts

- **544,100** current annual patient visits
- **861,000** projected annual patient visits by 2033
- **6,000 – 7,000** projected daily UC San Diego Health employees
- **1.1M square feet** of planned new research space for private industry at the nearby Science Research Park
- Current East Campus **retail offerings** are limited and insufficient in meeting the needs of the daily population



**Restaurant / Café Space Potential Layout
1,500 SF + Outdoor Patio**

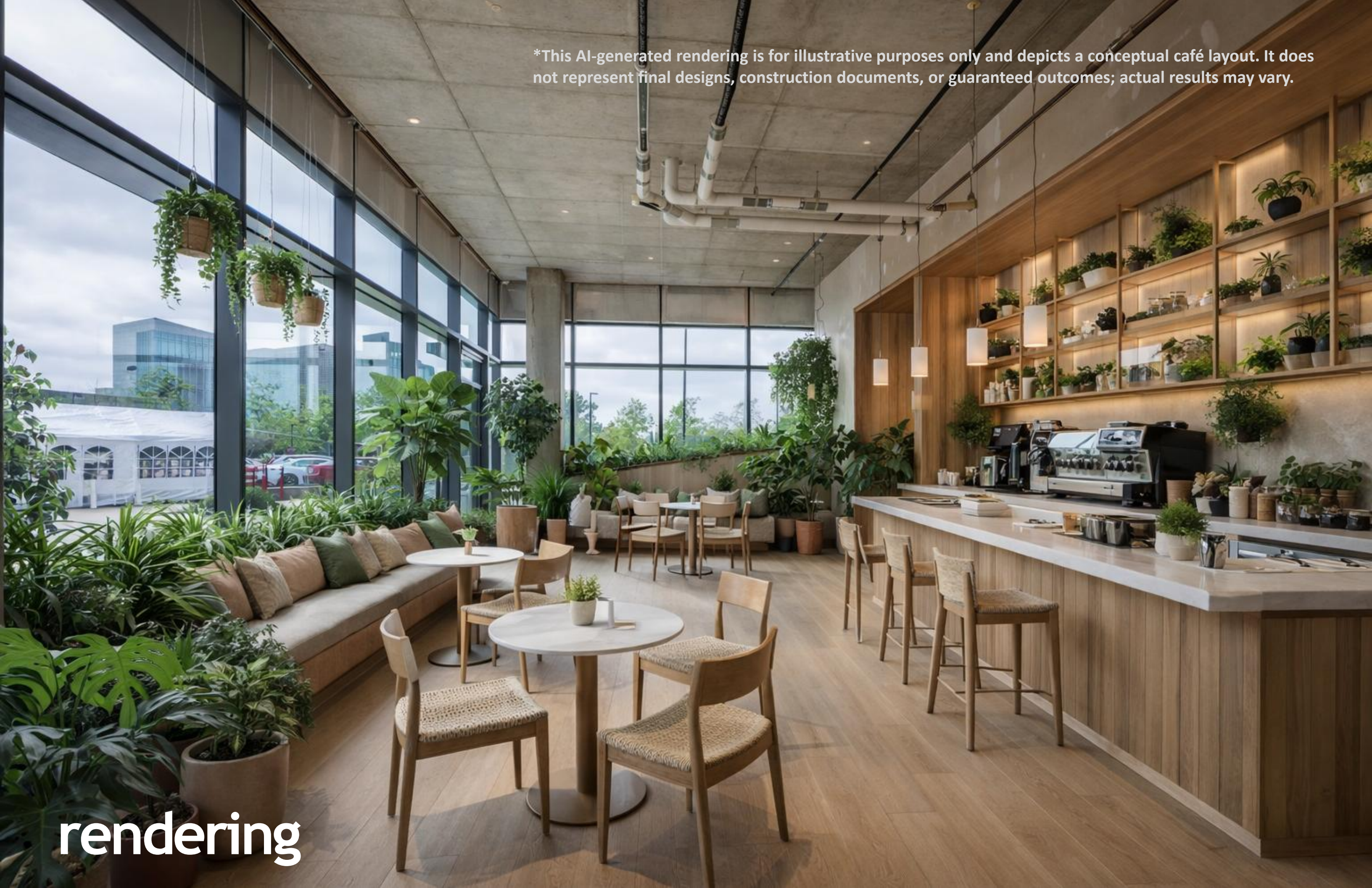


floor plan



premises

*This AI-generated rendering is for illustrative purposes only and depicts a conceptual café layout. It does not represent final designs, construction documents, or guaranteed outcomes; actual results may vary.



rendering

The University

- **Established in 1960**, UC San Diego has grown to become one of the top 15 research universities in the world.
- **Main campus is located** near the Pacific Ocean on approximately 1,200 acres of coastal woodland in La Jolla, California.
- **UC San Diego enrolls the largest number** of students among colleges and universities in San Diego County.
- **UC San Diego is the largest employer** based in San Diego County.
- **40,285 Total number** of full and part-time academic and staff employees at UC San Diego (as of Fall 2023)
- **For more than a decade**, U.S. News & World Report has included UC San Diego among the nation's top 10 public universities.
- **UC San Diego Athletics** proudly advances to the Big West NCAA Division One Conference in 2020.



The Retail Climate

- **Approximately 50,000 customers** are on-campus on a daily basis. Once on campus for the day, most people stay on campus for the day and eat on campus.
- **Student population** 43,381 (33,096 undergrad)
- **Students living on campus** are currently 22,000, projected to increase to over 27,000 by 2030.
- **Approximately 40% of students** are housed on campus. Freshman students are not allowed to have cars at school.
- **23,285 faculty and staff** work on campus, with higher disposable income than students. They represent 33% of the campus headcount daily (larger than both on campus and off campus students).
- **Faculty and Staff numbers** are projected to grow 20% by 2030.
- **Annual retail spending** for on campus students = \$5,675, students who live off campus = \$7,058, faculty and staff \$8,256
- **Blue Line Trolley** Line has increased accessibility to campus for all San Diego locals and tourists with over 2.4 Million annual rides to and from campus.



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