



UC San Diego | Triton Center

Restaurant & Retail
Spaces For Lease

UC San Diego Campus
La Jolla, CA



A New Gateway To Campus

UC San Diego – Triton Center

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.

Triton Center will transform the heart of campus into a vibrant urban core with a gateway to discovery, connection and community. As a welcoming, socially dynamic and memorable destination, Triton Center will provide centralized student and campus services; opportunities to showcase UC San Diego's distinctive accomplishments, heritage, art and culture; and spaces for relaxation, enrichment and celebration. The project will include offices for the university's administration, including Chancellor and Vice Chancellors.

From a new home for alumni to dedicated resources for faculty and students, and from health services to gallery and gathering spaces, Triton Center is designed to strengthen connections across the campus and throughout the community. Slated to open in 2026, the multibuilding complex will include resources that help students navigate campus services related to their individual needs, clinical spaces to support student health and well-being, plus an expansive plaza to host a diverse series of events, as well as venues that provide access to the university's artistic and cultural assets.

overview





Triton Center is a four-building complex that will be a hub of activity as the new center of campus. The district has been designed contemporary and modern, celebrating the best of UC San Diego's history and culture while highlighting the natural beauty of the place and Southern California.

Highly anticipated campus gateway project consisting of 332,000 SF across a 10-acre site, located in the geographic center of campus.

Four distinct restaurant and retail spaces available for lease, ranging from 741 – 1,597 SF in size.

Best in class architecture and design by EYRC Architects.

Situated within a short walk to the main campus LRT station and 2,650 seat Epstein Family Amphitheater, with over 300 performances per year and 280,000+ projected annual attendees.

Located within close proximity to the Gilman School of Medicine, Jacobs School of Engineering, Gilman Parking Garage, and upcoming 1,300 bed Pepper Canyon West upper division housing project.

Projected Opening of Fall 2026

CENTER HALL

Building C
Triton Alumni & Welcome Center

LEASED


Intermission Cafe

Strauss Family
Meta Gallery

Creating immersive
art experiences

Building D

Celebration Space

500 Person capacity event space,
hosting premier and
dynamic campus events

Building B
Student Health
and Well-Being
Building



LEASED

TRITON PLAZA

A place for celebrations,
special events,
entertainment, and
social gatherings.

WEST QUAD

PROSPECTIVE
STUDENT BUS PICK-
UP/DROP-OFF

BIKE PARKING AT
GROVE

PLAZA ALLEY

LOADING
DOCK

Building A
Student Success Building

Myers Court
Open
Walkway
Below

LEASED

goop kitchen

Building A
Student Success Building

Fostering community and
servicing all students in their
learning journeys

Space D
1,597 SF



Space D

Size: 1,597 SF

Use Capabilities: Retail / Food

Ceiling Heights: 11'

Frontage: Gilman Drive



Triton Center

MATTHEWS LANE

PRICE CENTER EAST

HIGH BAY PHYSICS LABORATORY

STRUCTURAL AND MATERIALS ENGINEERING

SCIENCE AND ENGINEERING RESEARCH FACILITY

PRICE CENTER WEST

VISUAL ARTS FACILITY

DESIGN & INNOVATION BUILDING

STUDENT HEALTH AND WELLNESS CENTER

STUDENT SERVICES CENTER

409 UNIVERSITY CENTER

EPSTEIN FAMILY AMPHITHEATER

FACULTY CLUB

CHANCELLOR'S COMPLEX

TOWN SQUARE

PEPPER CANYON HALL

MATTHEWS CARPENTRY SHOP

CAREER SERVICES

214/215 UNIVERSITY CENTER

CONRAD PREBYS MUSIC CENTER

RYA

MANDEVILLE CENTER

CENTER HALL

RUSSELL LANE

GILMAN PARKING STRUCTURE

VELA

MANDEVILLE LANE

Triton Center

965 UNIVERSITY CENTER

STUDENT CENTER A

STUDENT CENTER B

CAMPUS PUB AND STAGE

GILMAN DRIVE

LEICHTAG BIOMEDICAL RESEARCH

CELLULAR AND MOLECULAR MEDICINE EAST

GEORGE PALADE LABORATORIES

MEDICAL TEACHING FACILITY

STEIN CLINICAL RESEARCH

OWNER HALL

CENTER FOR NEURAL CIRCUITS AND BEHAVIOR

BIOMEDICAL SCIENCES BUILDING

T. DENNY SANFORD MEDICAL EDUCATION AND

VETERANS AFFAIRS MEDICAL CENTER

EUCALYPTUS

MAYER HALL

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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.

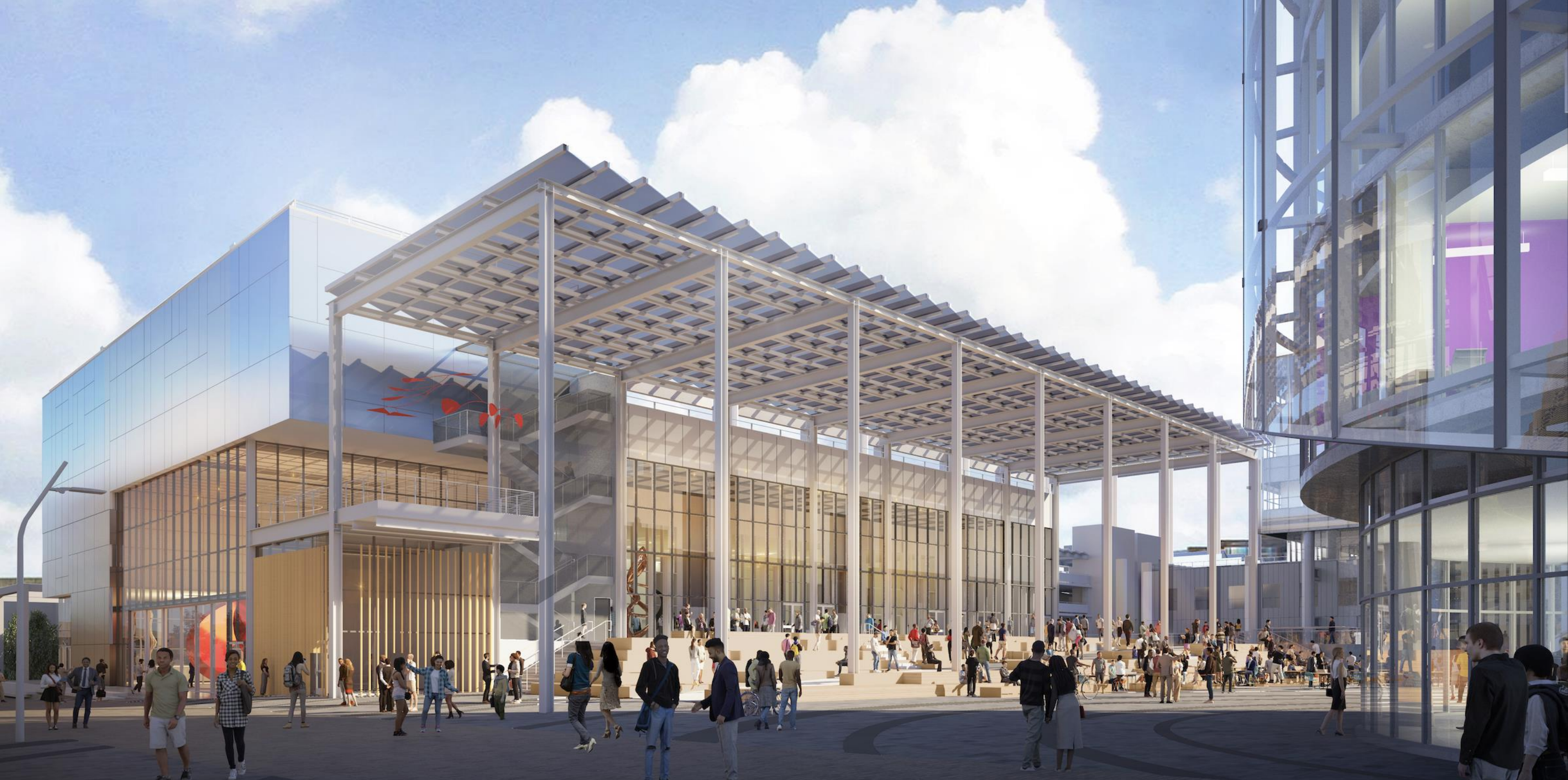


The Retail Climate

- **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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