

SDSU

Mission Valley
Innovation
District



Where Research and Enterprise Converge





**Snapdragon Stadium
(Existing)**

**Innovation District
(Future Planning)**

C1: Office & Labs

C2: Office & Labs

**Innovation District
(Future Planning)**

C4: Amenity Pavilion

C3: Parking

**Innovation District
(Future Planning)**

**Residential
(Future Planning)**

Project Overview

Master Plan

SDSU Mission Valley Innovation District

- 1.6 million SF research, office, technology, laboratory, and innovation space
- 4,600 residential units
- 95K SF of retail space
- 80+ acres of parks, recreation, open space including a River Park
- On-site trolley stop

Phase 1

 Office/Research and Innovation

Future Phasing

 Office/Research and Innovation

 Residential

 Retail

 Hospitality



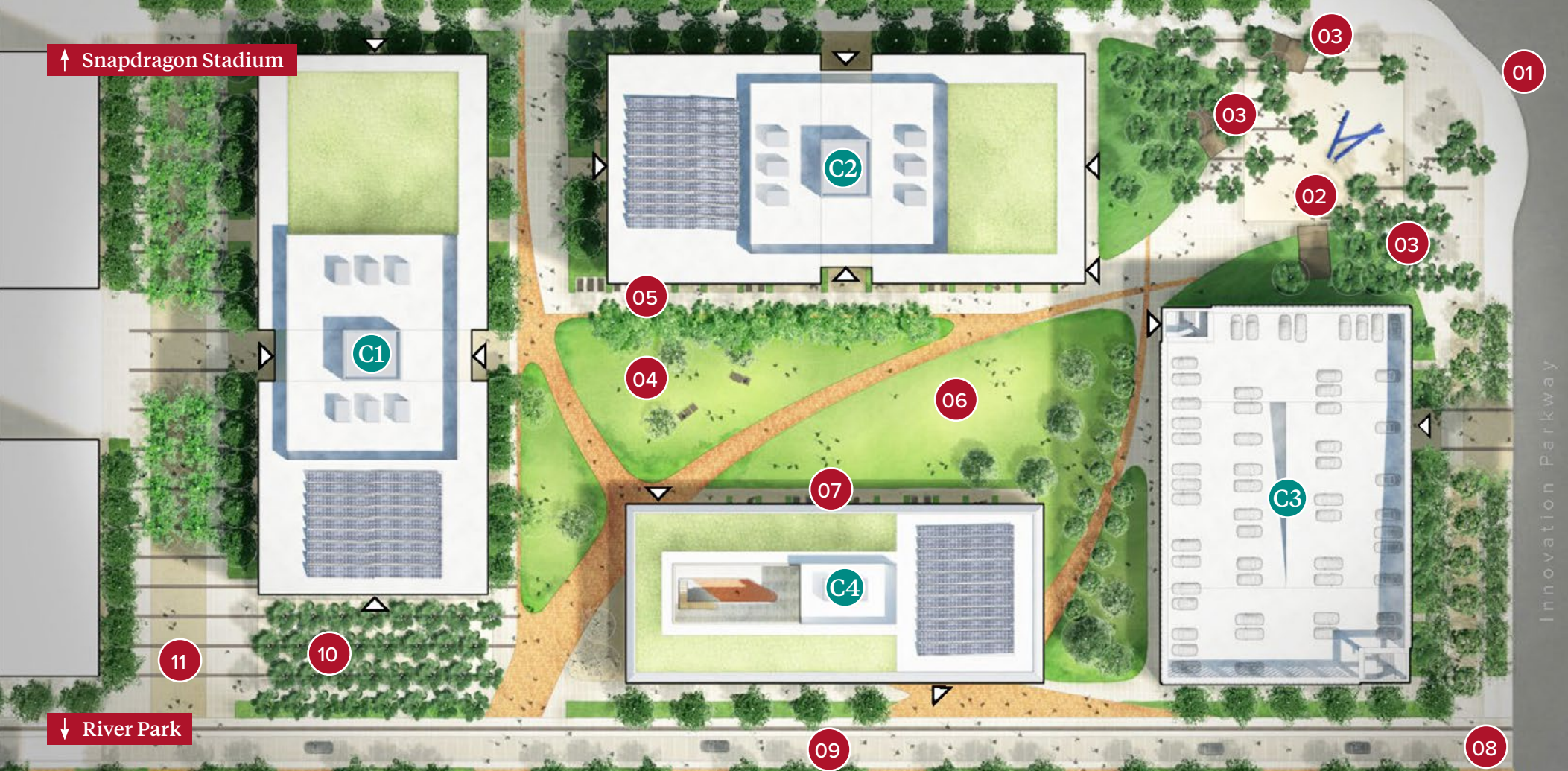
Snapdragon Stadium



Phase 1:

SDSU Mission Valley Innovation District





Building C1

Total SF: 193,455 SF

Number of floors: 5

Typical floor plate SF:
± 40,180 SF

Tenant Suite Sizes
per floor: 7,353 SF (4
tenants per floor)

Amenities:
Outdoor balconies
with stadium views

Building C2

Total SF: 130,411 SF

Number of floors: 4

Typical floor plate SF:
±36,635 SF

Tenant Suite Sizes
per floor: 6,322 SF (4
tenants per floor)

Amenities:
Outdoor balconies
with stadium views

Building C3 - Parking

Number of floors: 7

Total number of
parking spots: 517 spaces

Total future EV spaces: 76

Total Day 1 EV spaces: 26

Parking ratio: 3.55/1,000

Amenities:
Long-Term Bike Storage

Building C4

Total SF: 26,908 SF

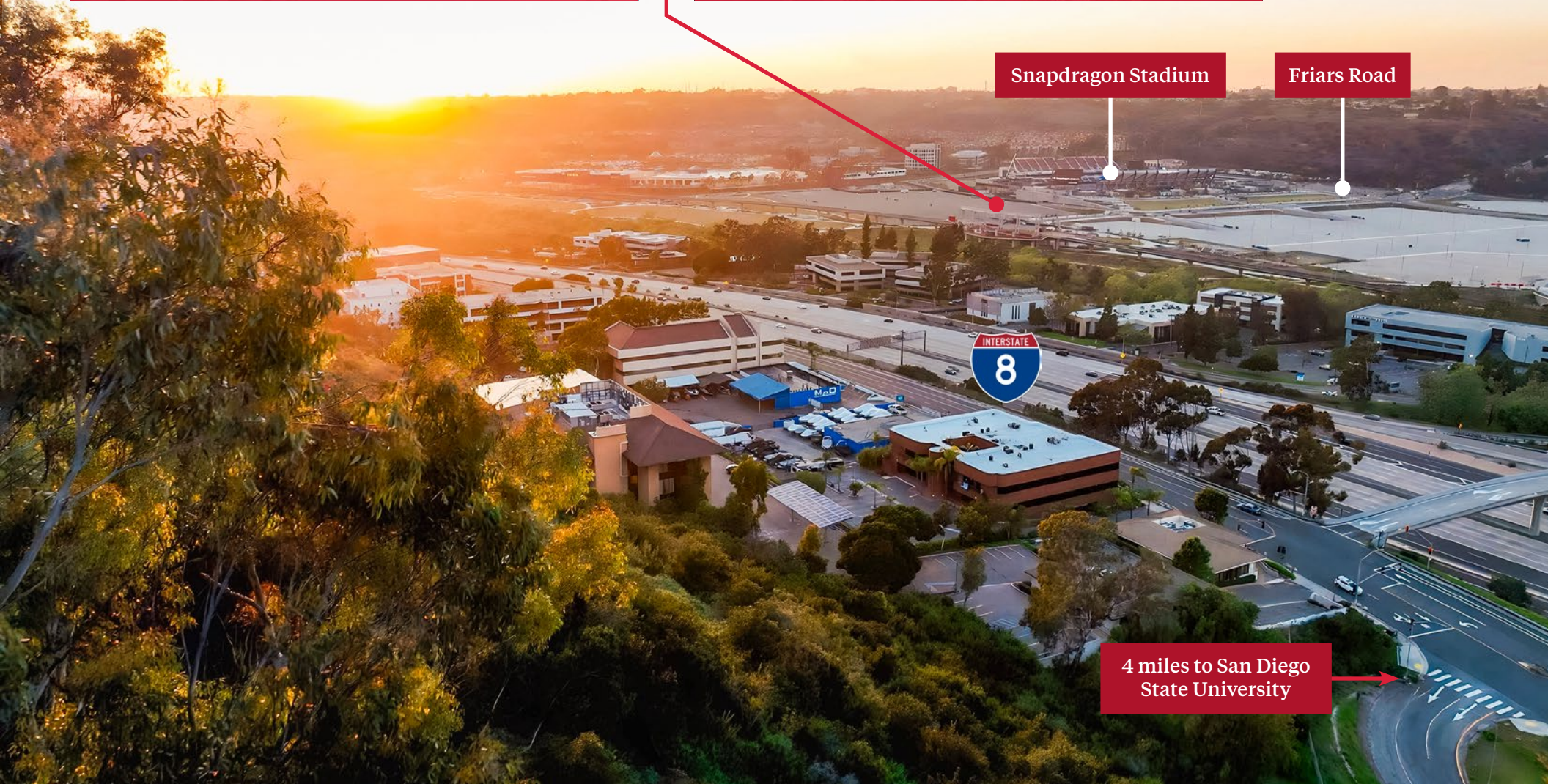
Amenities: Conference
Center, Fitness and
Wellness Center, Rooftop
event space, 1,000 SF Café

Map Key

- ▷ Building Entries
- 01 Icon Gate
- 02 Sculpture Plaza
- 03 Cafe Kiosks

- 04 The Grove
- 05 Grove Porch
- 06 The Commons
- 07 Commons Porch
- 08 Transit Gate
- 09 Promenade
- 10 Market Plaza
- 11 The Paseo (Future)





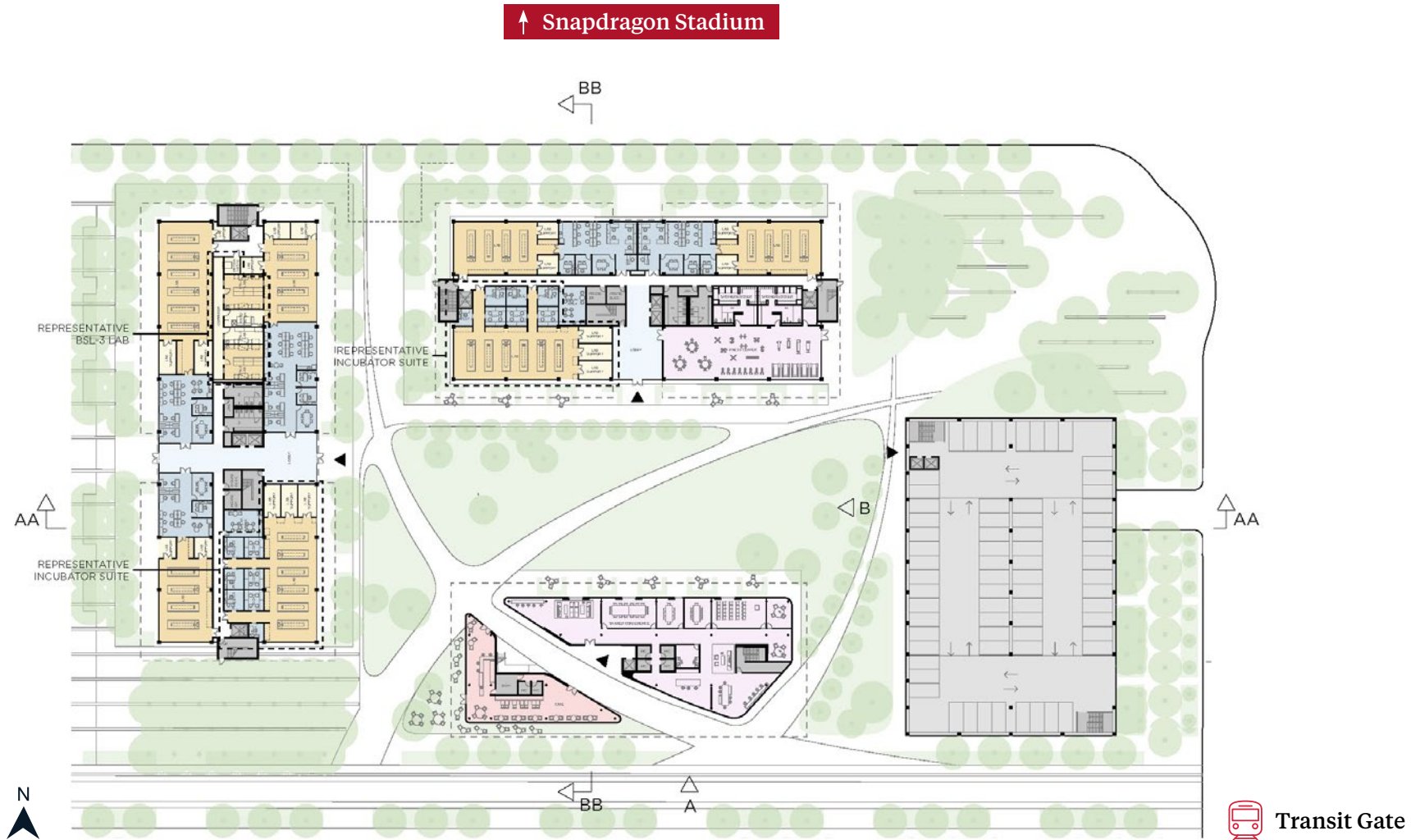
Snapdragon Stadium

Friars Road



4 miles to San Diego State University

Preliminary Floorplans



Preliminary Ground Floorplan

- | | | | | |
|-------------|--------|---------|--------------------------|--------------|
| Lab | Office | Cafe | BOH/Vertical Circulation | ▶ Main Entry |
| Lab Support | Lobby | Amenity | Parking | |

Preliminary Floorplans

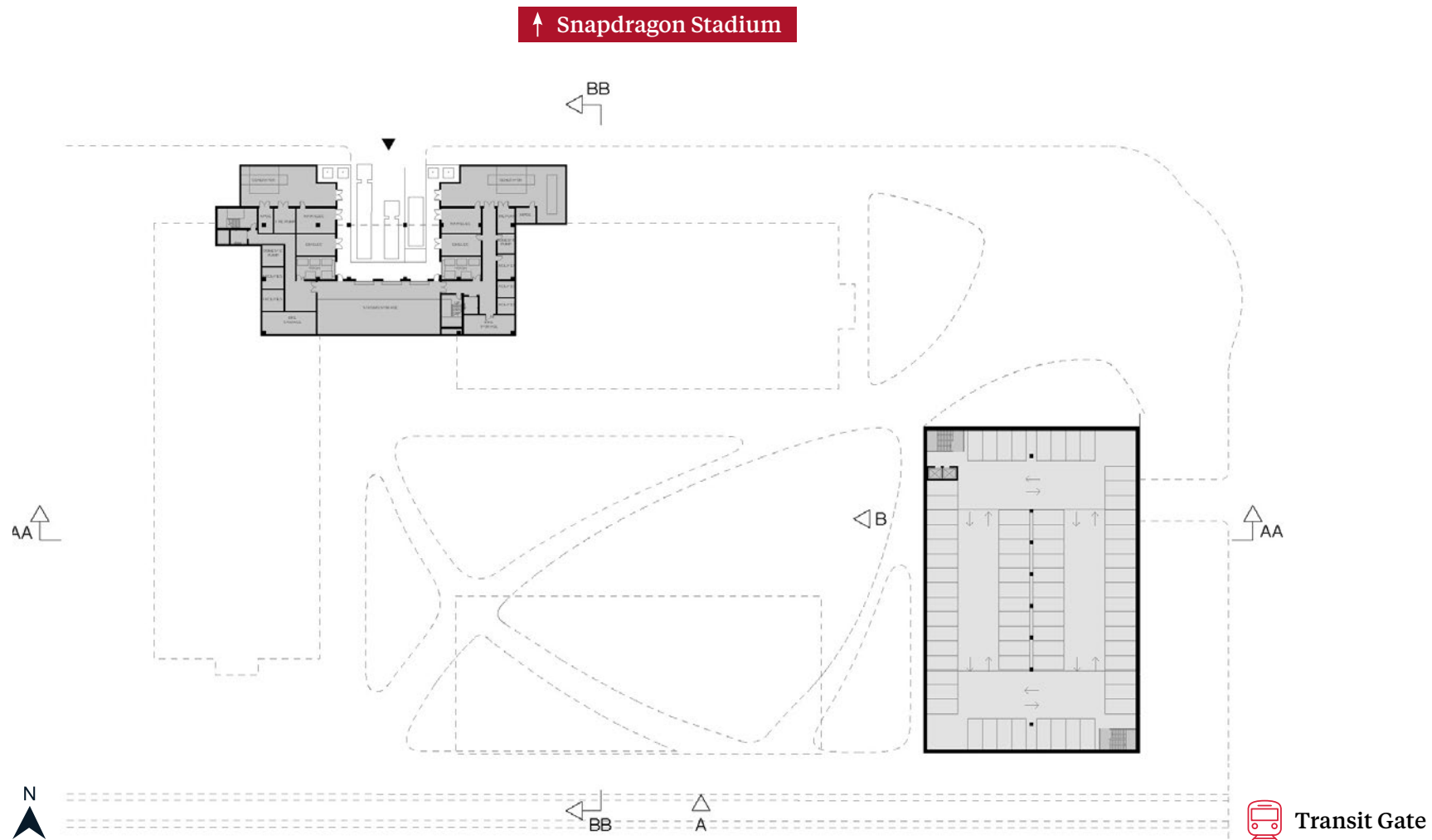
↑ Snapdragon Stadium



Preliminary Typical Level Floorplan

- | | | | |
|---------------|----------|-----------|----------------------------|
| ● Lab | ● Office | ● Cafe | ● BOH/Vertical Circulation |
| ● Lab Support | ● Lobby | ● Amenity | ● Parking |

Preliminary Floorplans



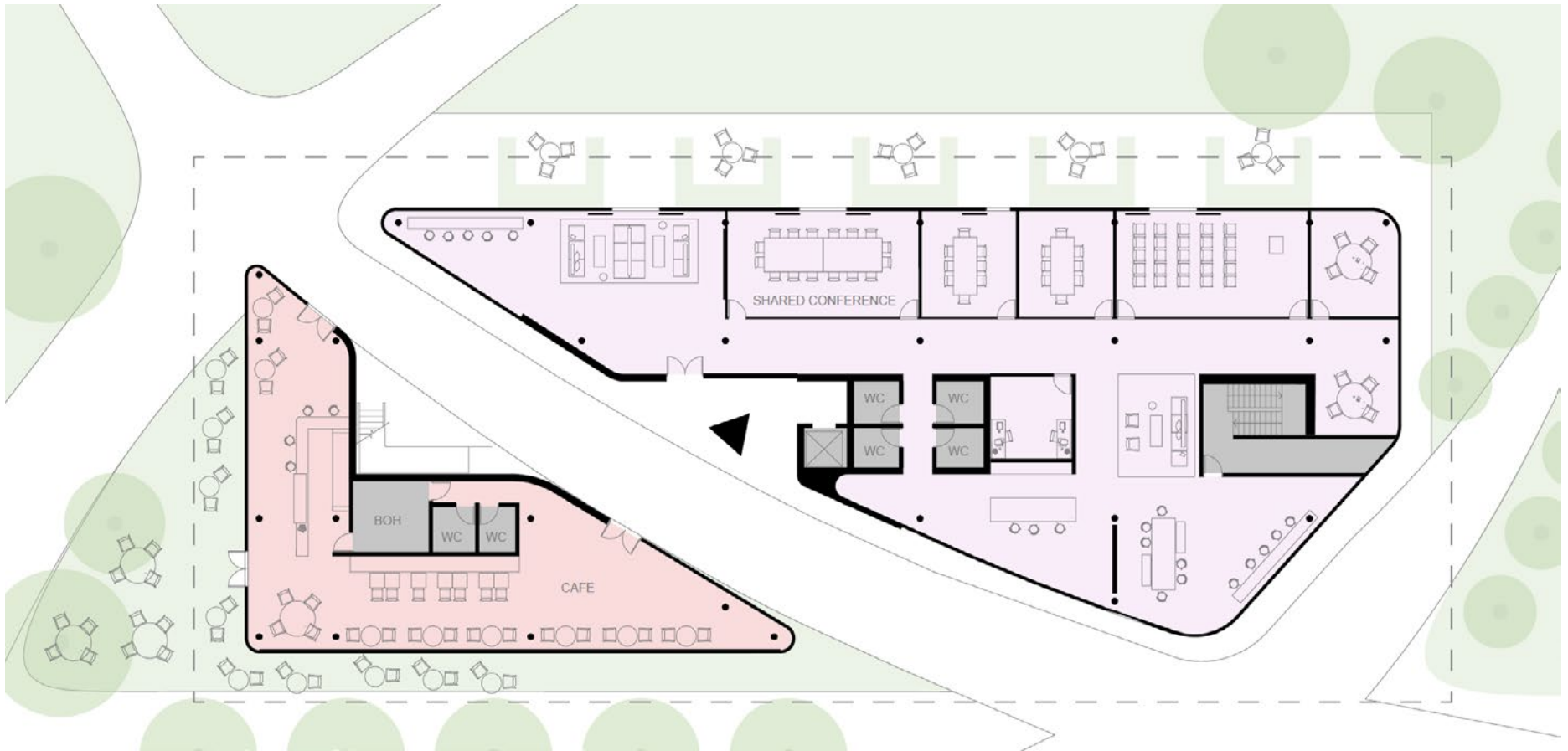
Preliminary Basement Floorplan

- Loading
- Parking
- Service Entry

Building C4 – Level 1

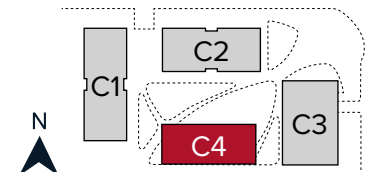
Cafe and Shared Conference

↑ Snapdragon Stadium



Preliminary Amenity Floorplan

● Cafe ● Amenity



Building C1 – Level 1

Four Tenant Build-Out Proposed Wet Lab



Total: ±29,267 SF

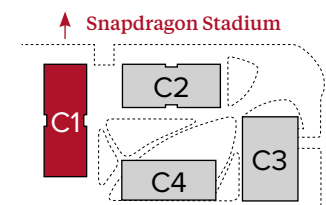
Tenant 1: ±6,287 SF
60% Lab | 40% Office

Tenant 2: ±7,436 SF
80% Lab | 20% Office

Tenant 3: ±8,676 SF
60% Lab | 40% Office

Tenant 4: ±6,868 SF
60% Lab | 40% Office

*SQUARE FOOTAGES ARE APPROXIMATE AND ARE SUBJECT TO CHANGE



Building C1 – Level 2 & Level 3

Two Tenant Build-Out Proposed Wet Lab

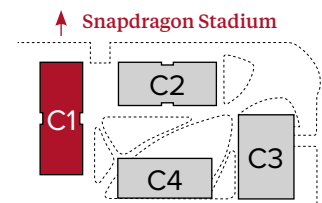


Total: ±39,347 SF

Tenant 1: ±20,034 SF
50% Lab | 50% Office

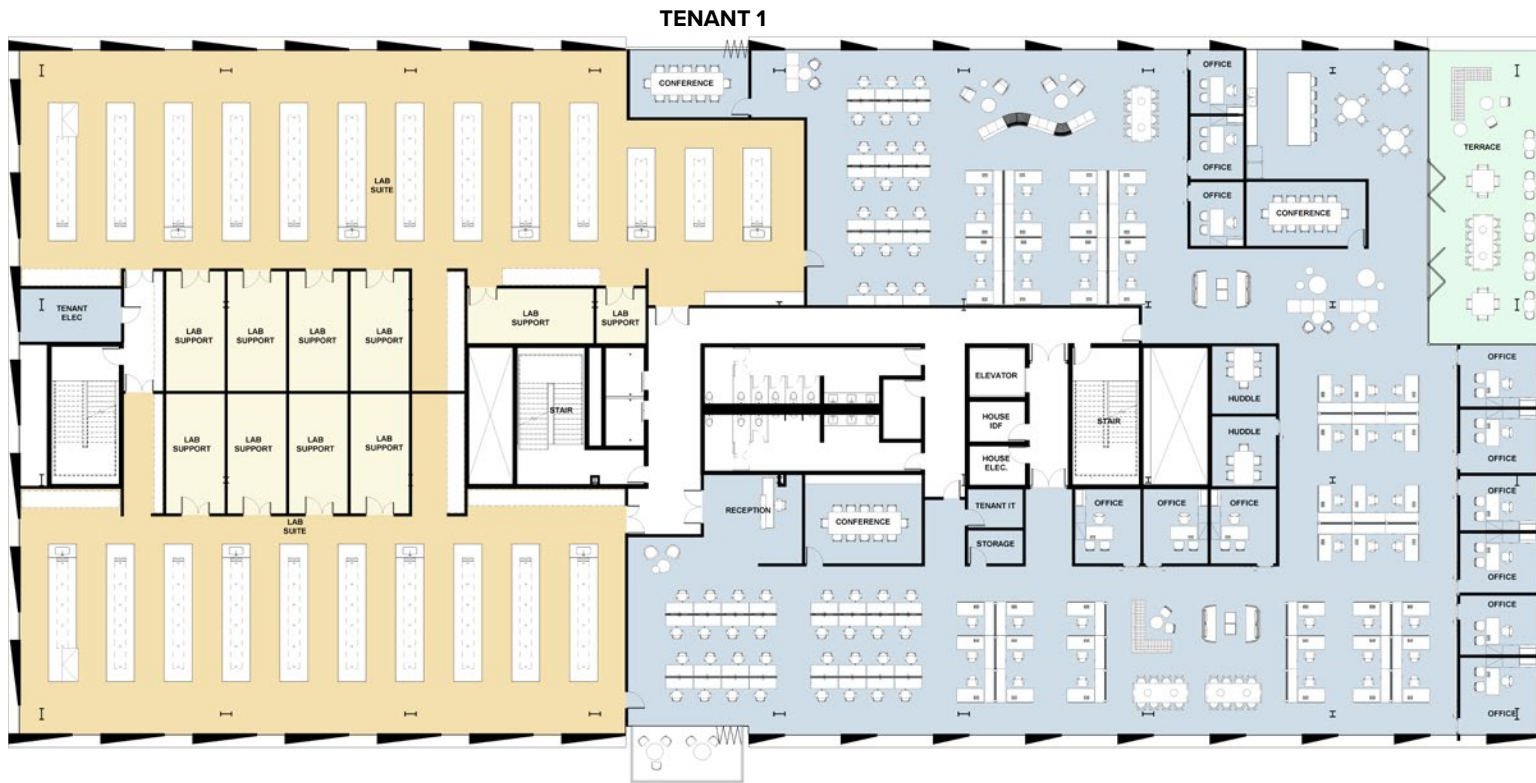
Tenant 2: ±19,314 SF
50% Lab | 50% Office

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Building C1 – Level 4

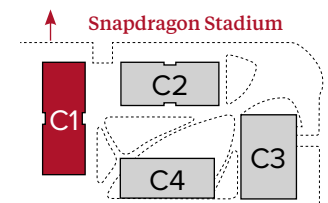
One Tenant Build-Out Proposed Wet Lab



Total: ±36,137 SF

Tenant 1: ±36,137 SF
45% Lab | 55% Office

*SQUARE FOOTAGES ARE APPROXIMATE AND ARE SUBJECT TO CHANGE



One Tenant Build-Out Proposed Wet Lab

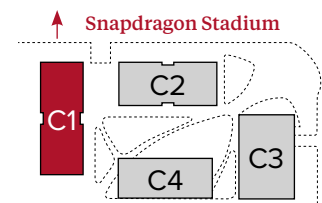


Total: ±35,702 SF

Tenant 1: ±35,702 SF

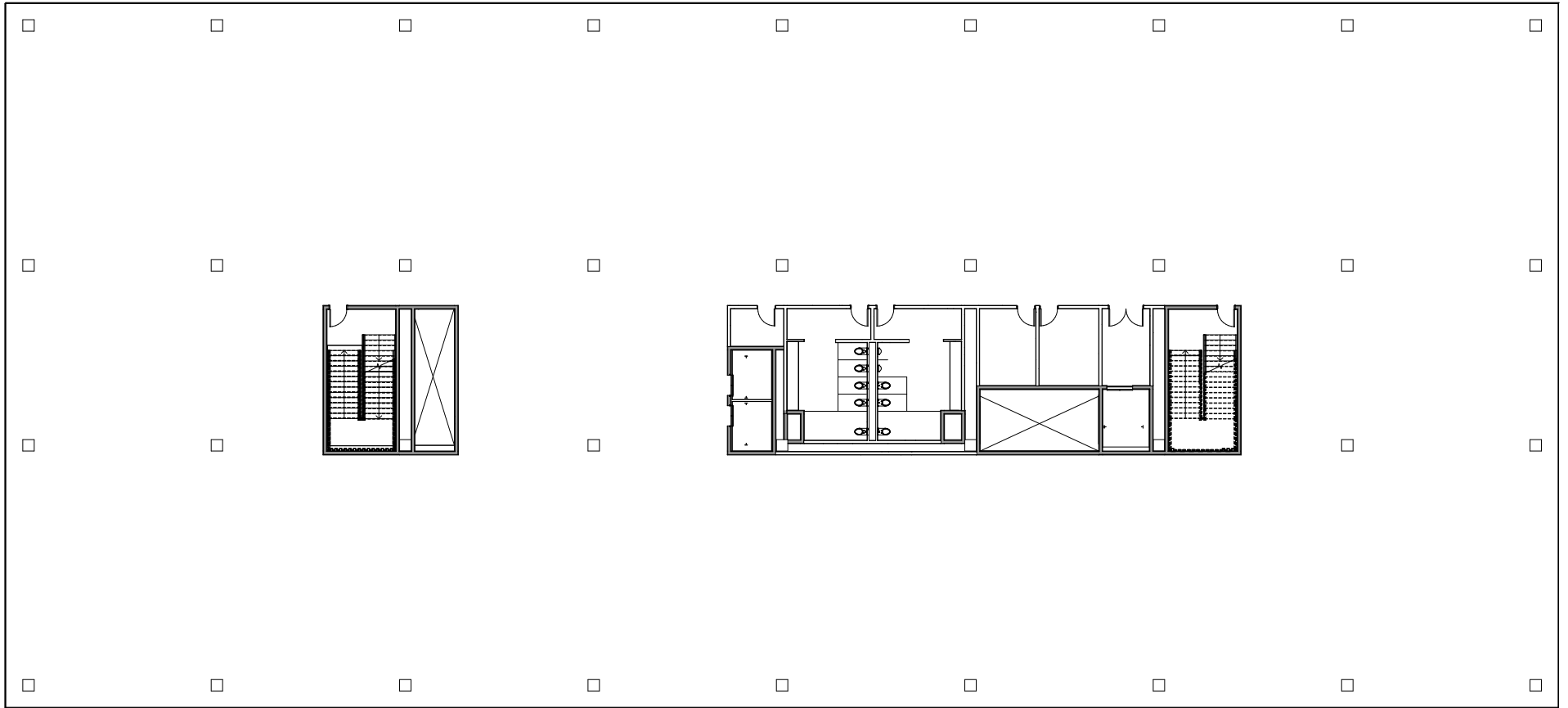
40% Lab | 60% Office

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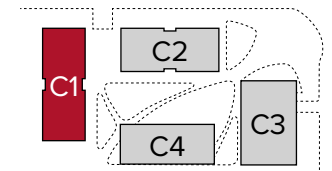
Building C1 - Level 2

Shell Condition



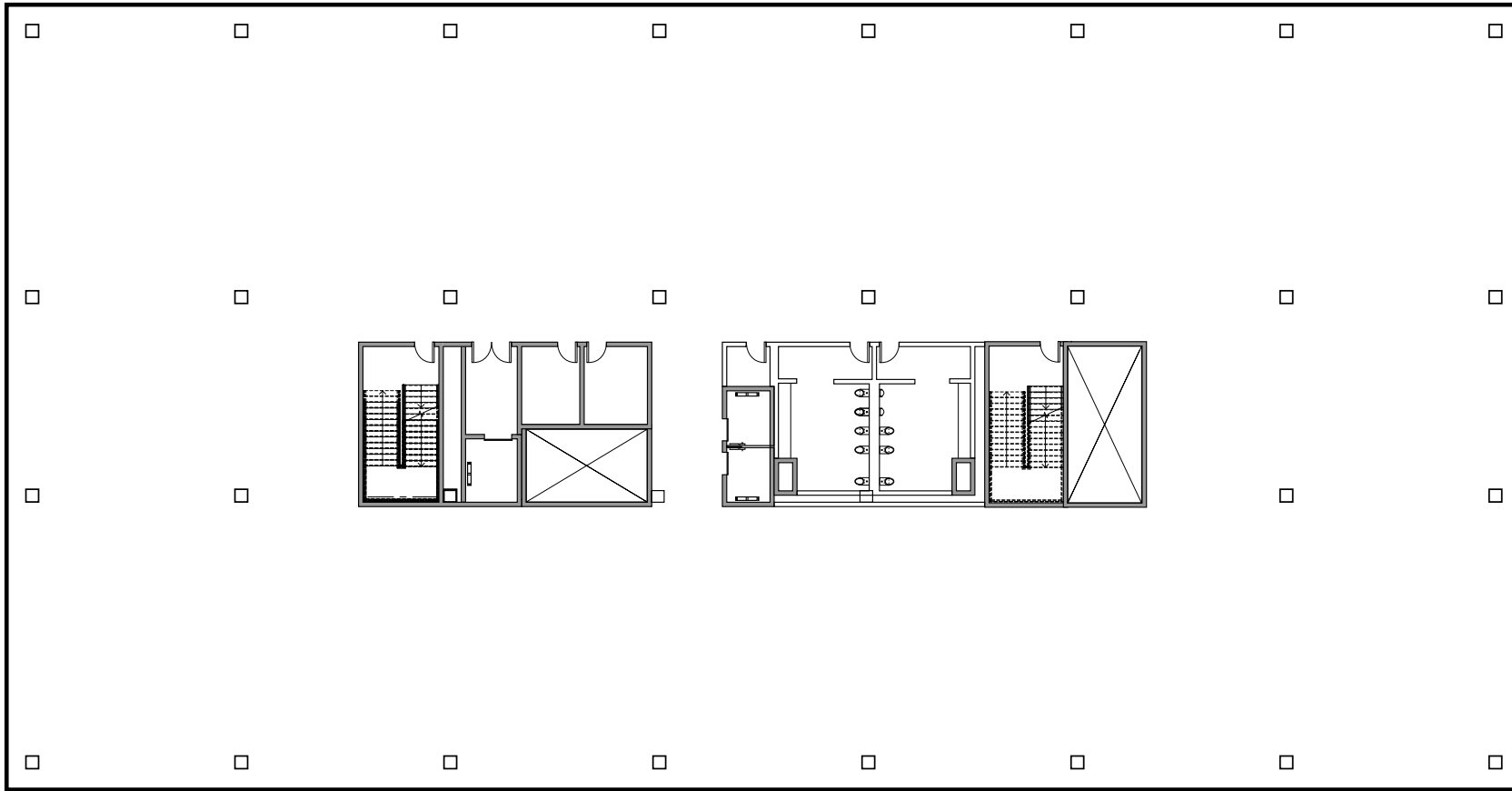
Total: ±40,180 SF

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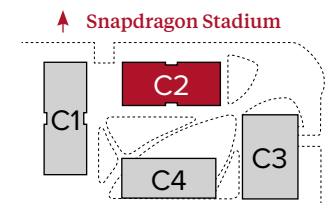
Building C2 - Level 2

Shell Condition



Total: ±36,635 SF

*SQUARE FOOTAGES ARE APPROXIMATE AND ARE SUBJECT TO CHANGE



Collaboration at Every Corner

SDSU Mission Valley Innovation District sets a new standard for collaborative workspaces. This unique hub seamlessly integrates work and leisure, featuring spaces designed to spark creativity and cultivate connections. Whether you're brainstorming on the rooftop deck, networking at the café, or recharging at the fitness center, you're always steps away from your next big idea.



Cafe Kiosk



Icon Gate



Balconies
overlooking
Snapdragon Stadium



Hospitality Suites



Conference Center



Fitness and
Wellness Center

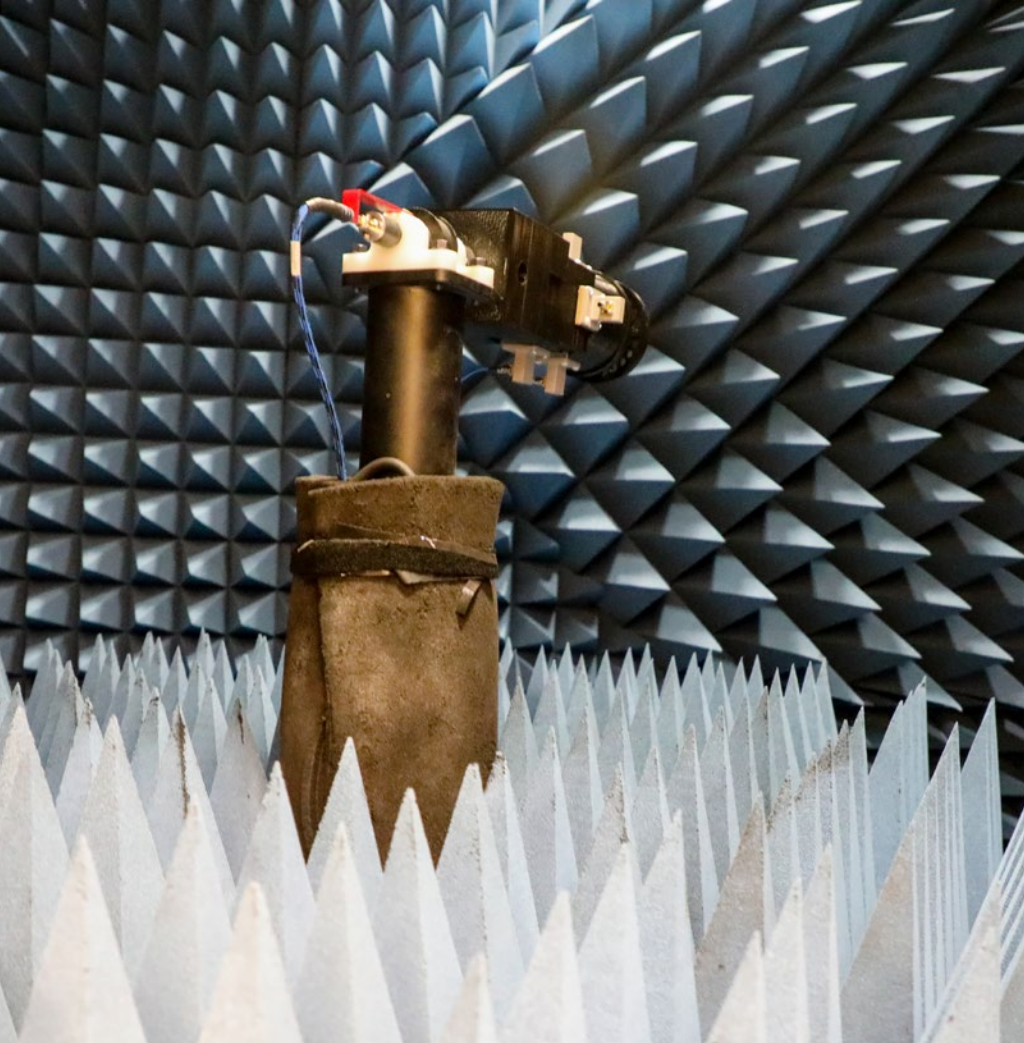


Rooftop Event Space



SDSU Mission Valley
Stadium Station Light
Rail Stop





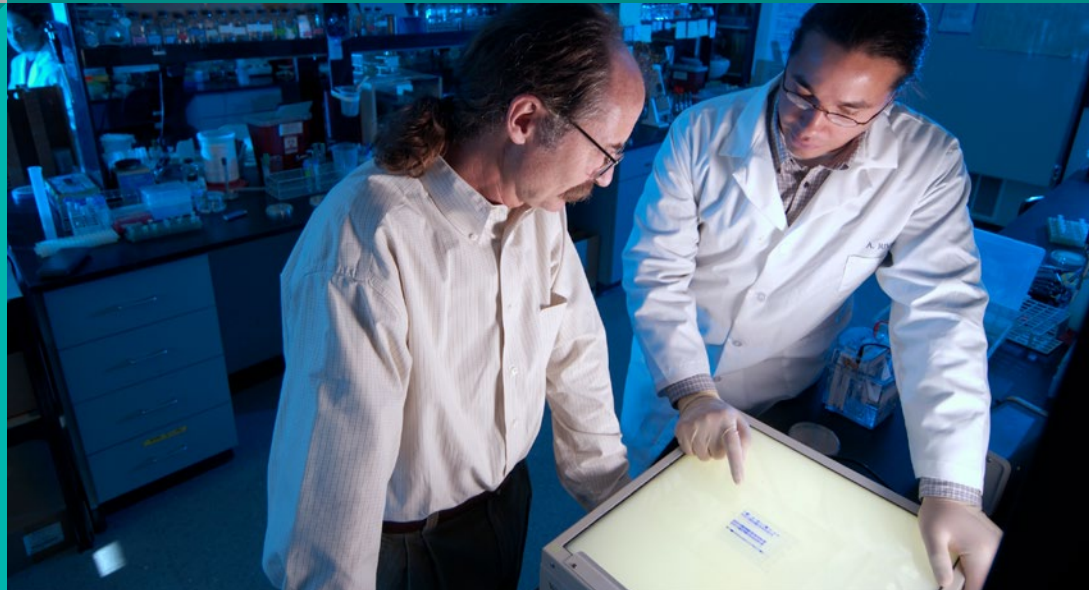
SDSU's ascent as a premier national research institution is powered by world-renowned faculty and diverse, driven students. This dynamic combination creates a rich talent ecosystem, offering unparalleled access to innovative minds and cutting-edge expertise. As a hub of academic excellence and groundbreaking research, SDSU cultivates the next generation of leaders and innovators.

In 2024, San Diego State University awarded 2,310 bachelor's, master's, and doctoral degrees in engineering and science fields.

SDSU's nationally recognized on-campus incubator, ZIP Launchpad, has launched dozens of companies that have secured more than \$72 million in funding. Another 50+ restaurants and businesses are currently owned and operated by Aztec alumni.

Abundance of Talent

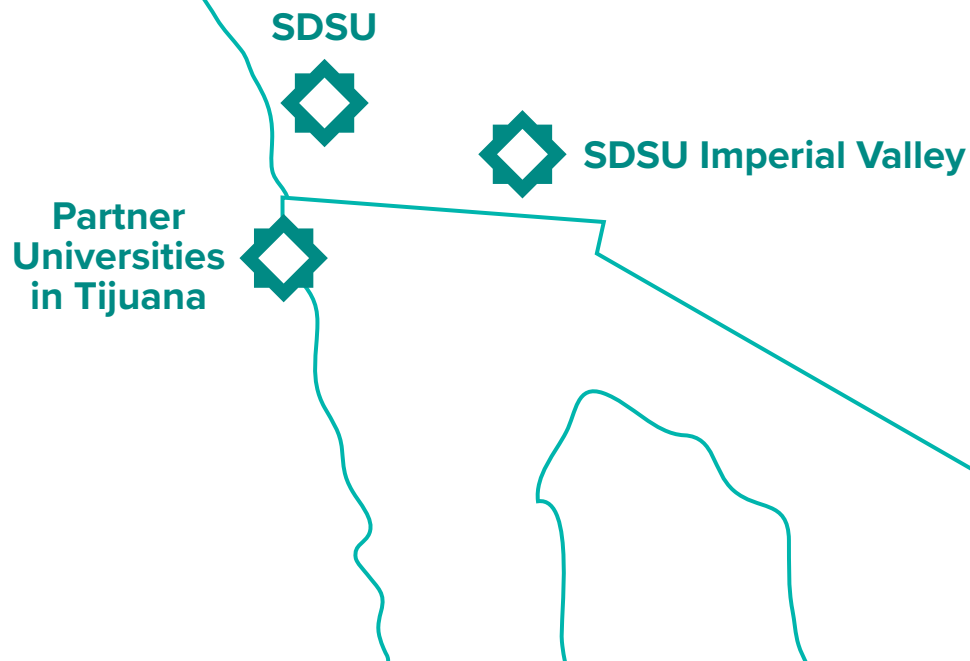
Deep & Expanding Talent Pool



Binational Reach

Connecting minds across borders

The SDSU Mission Valley Innovation District offers a distinctive advantage through its position in a binational, interconnected region. This expansive network stretches from SDSU Imperial Valley, through the Innovation District itself, and extends across the border to partner universities in Mexico. By leveraging this extensive regional network, the Innovation District provides access to a wealth of additional resources, cross-border collaboration and opens unprecedented opportunities for innovation, research, and entrepreneurship in an international context.



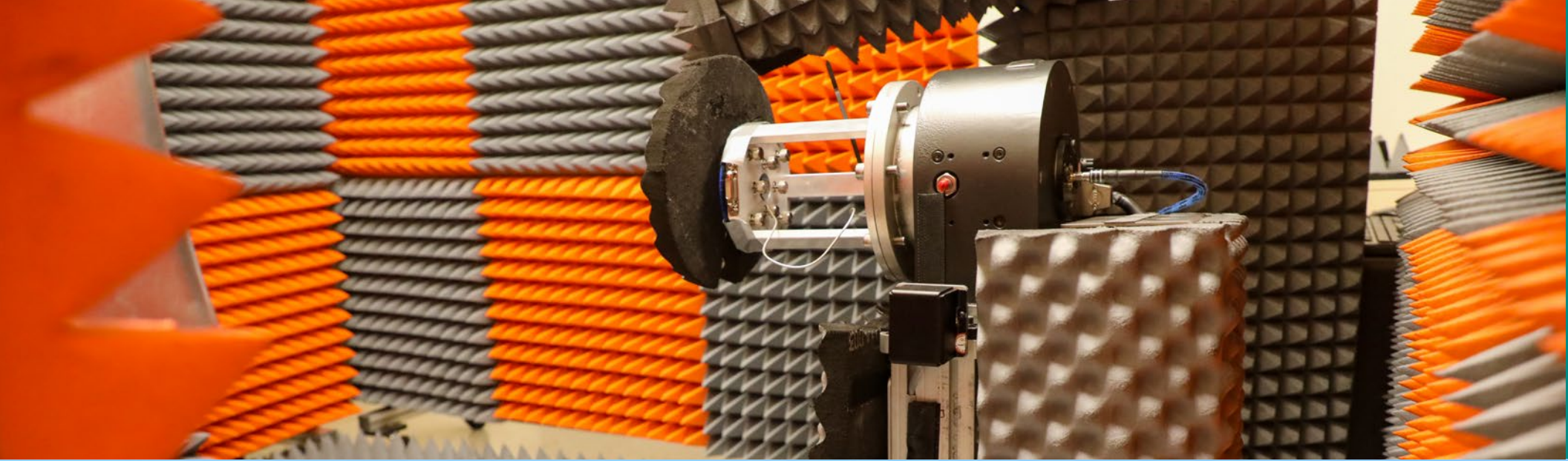


The SDSU Difference

The SDSU Mission Valley Innovation District is poised to accelerate San Diego's economic future by enhancing research activities and providing cutting-edge educational experiences. With 60% of SDSU alumni remaining in San Diego, the university continues to deliver \$35 in value to California for every \$1 invested. At full build-out, the Innovation District is projected to generate \$3 billion in annual economic impact.

San Diego State University also continues to improve its position as an economic engine. SDSU's recent R1 designation places it among the top 5% of U.S. universities for research activity and doctoral production. This builds on the university's award-winning entrepreneurship training, reputation for inclusion and leadership, and passionate athletics fanbase that drive industry growth in many sectors. Integrating the Innovation District to SDSU's dynamic ecosystem bolsters educational opportunities for students, contributes to job creation and social mobility, and cements San Diego as a hub for addressing critical societal challenges through innovative cross-disciplinary research.





Where Innovation Meets Urban Vibrancy

Centrally located in San Diego, Mission Valley serves as the dynamic backdrop that amplifies the visionary spirit of the Innovation District. With its mix of culinary hotspots, serene green spaces, and vibrant entertainment options, Mission Valley fuels creativity. This thriving hub, with its excellent connectivity and community-centric development, creates an ecosystem primed for discovery, collaboration, and transformative breakthroughs.

● Hotels

● Restaurants



Gravity Heights

163

163



Snapdragon Stadium



SDSU Mission Valley River Park

Located next to
**Snapdragon Stadium,
Fashion Valley Mall, SDSU Mission
Valley River Park**

Convenient to
**shops, banks, local transportation,
downtown San Diego, San Diego
International Airport and SDSU**



Puesto

SDSU

Mission Valley
Innovation
District



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