

SDSU

Mission Valley
Innovation
District



Where Research and Enterprise Converge



Market Plaza



Snapdragon Stadium
(Existing)

Innovation District
(Future Planning)

C1: Office & Labs

C2: Office & Labs

C4: Amenity Pavilion

C3: Parking

Innovation District
(Future Planning)

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

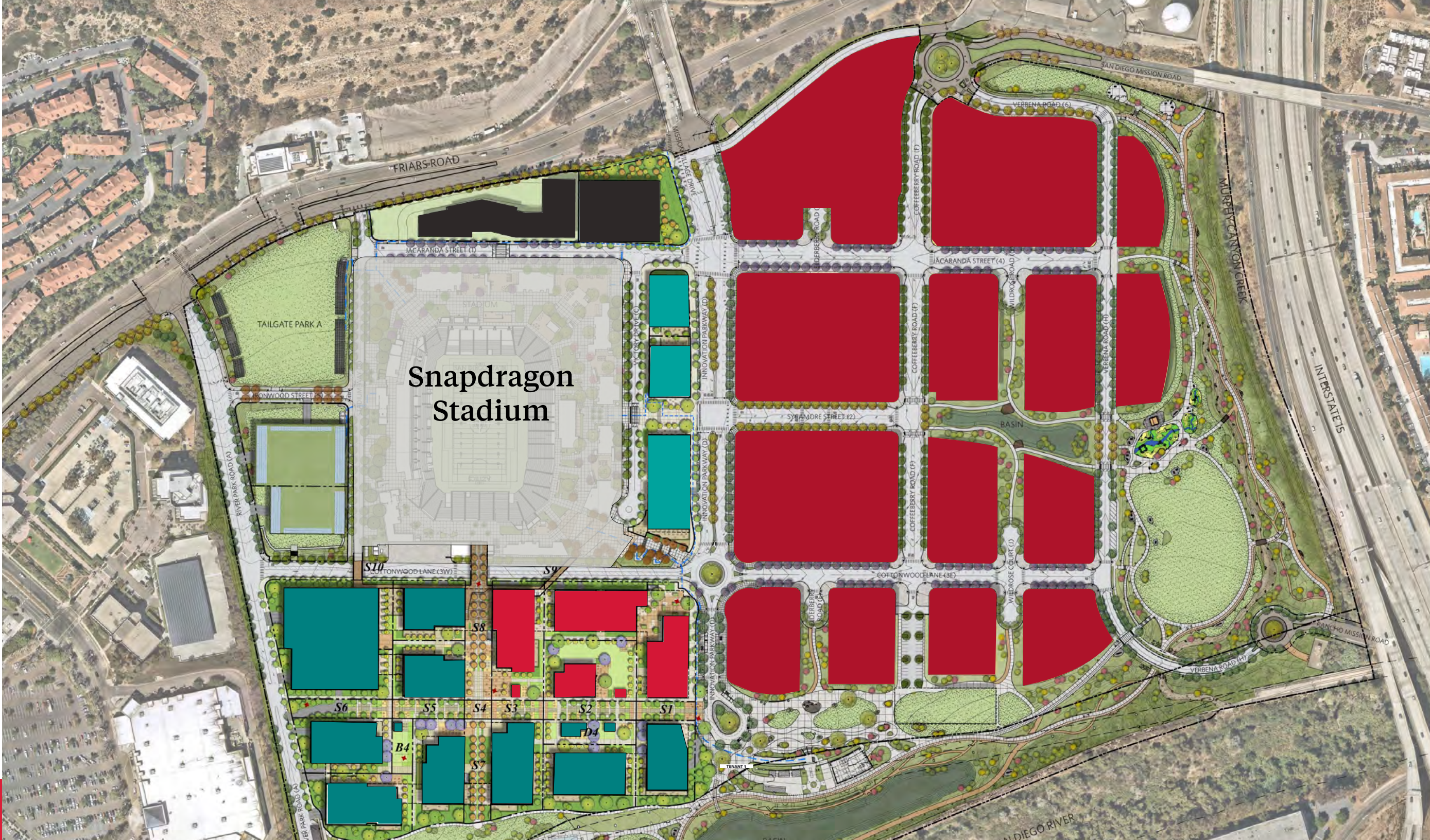
Future Phasing

Office/Research and Innovation

Residential

Retail

Hospitality

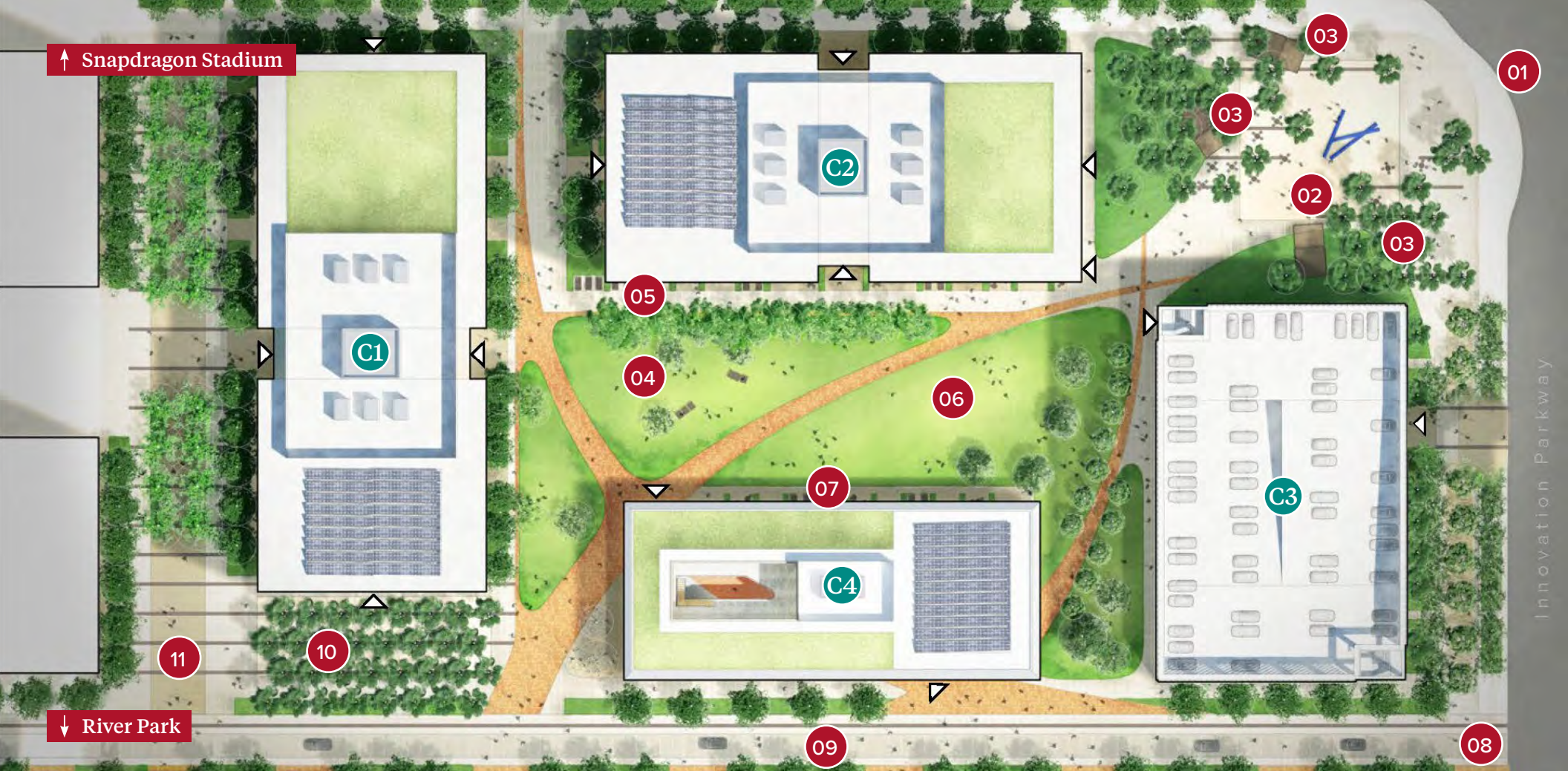


Phase 1:

SDSU Mission Valley Innovation District



The Commons



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)



SDSU MISSION VALLEY INNOVATION DISTRICT

SAN DIEGO COMMUNITY COLLEGE DISTRICT/SDSU
JOINT STEM ACADEMIC AND RESEARCH BUILDING

A STEM-oriented academic building at the SDSU Mission Valley Innovation District will be designed to house education, research and industry partnerships which will expand higher education access, enhance student transfer pathways and support regional workforce development.



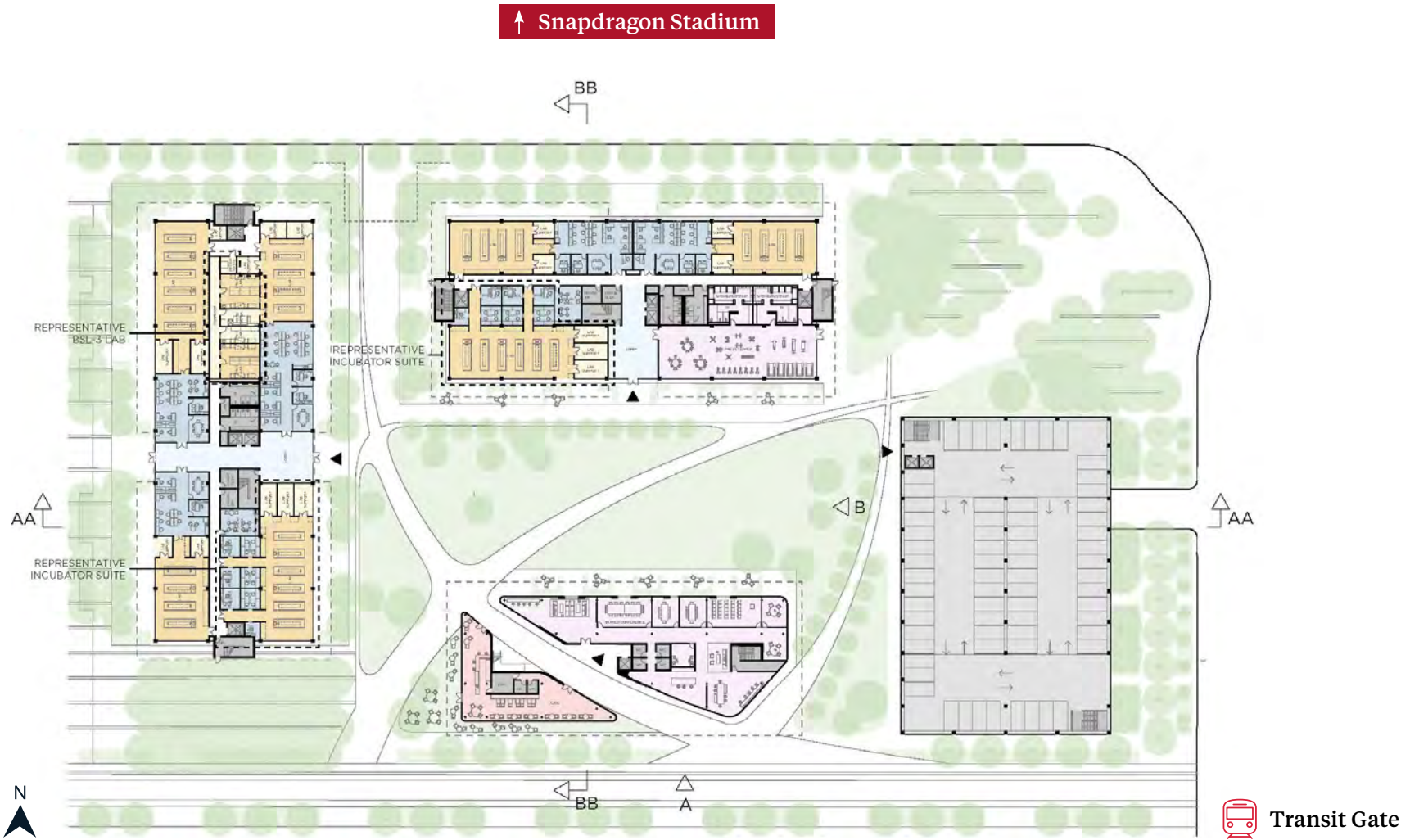
Snapdragon Stadium

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

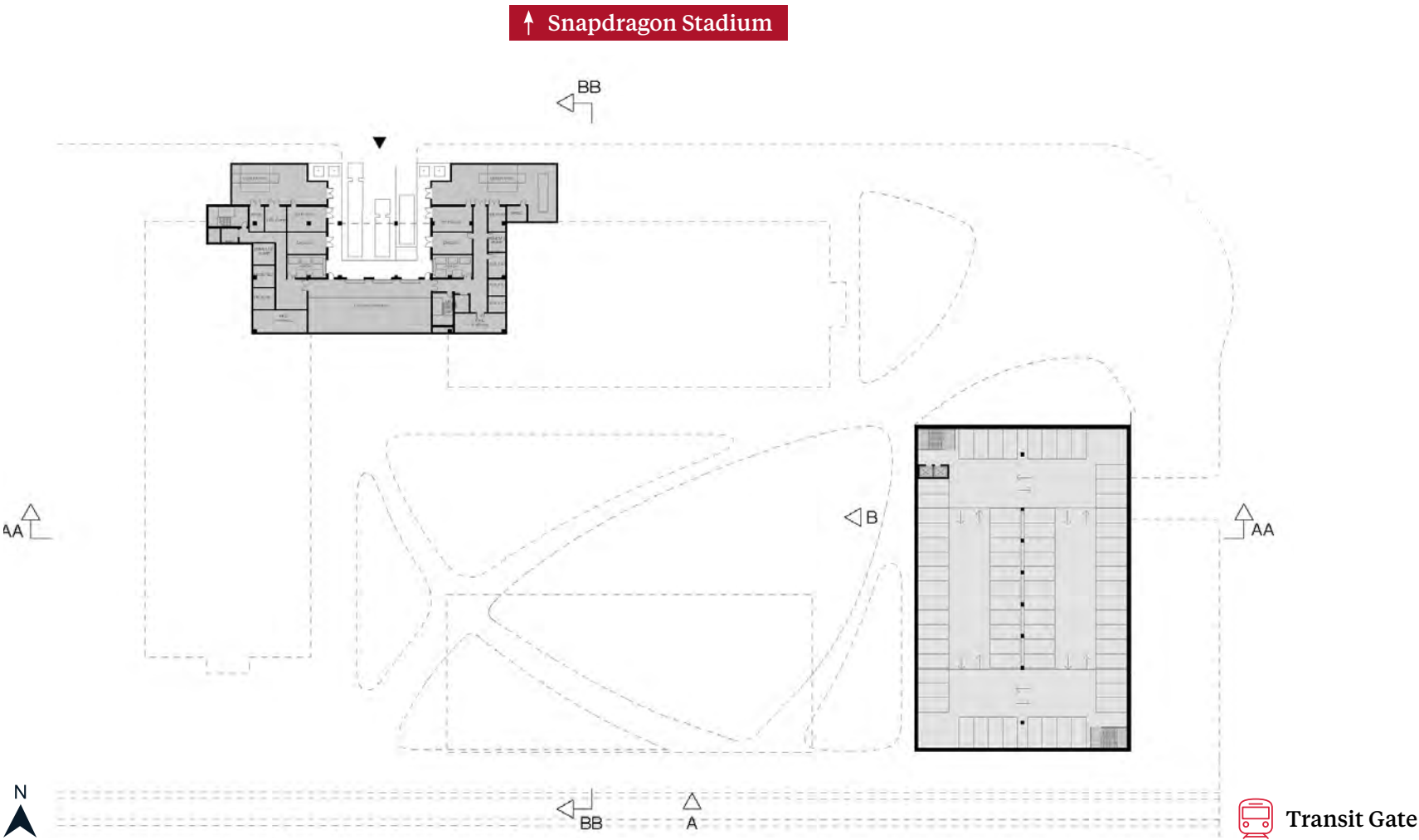
Preliminary Floorplans



Preliminary Typical Level Floorplan

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

Preliminary Floorplans

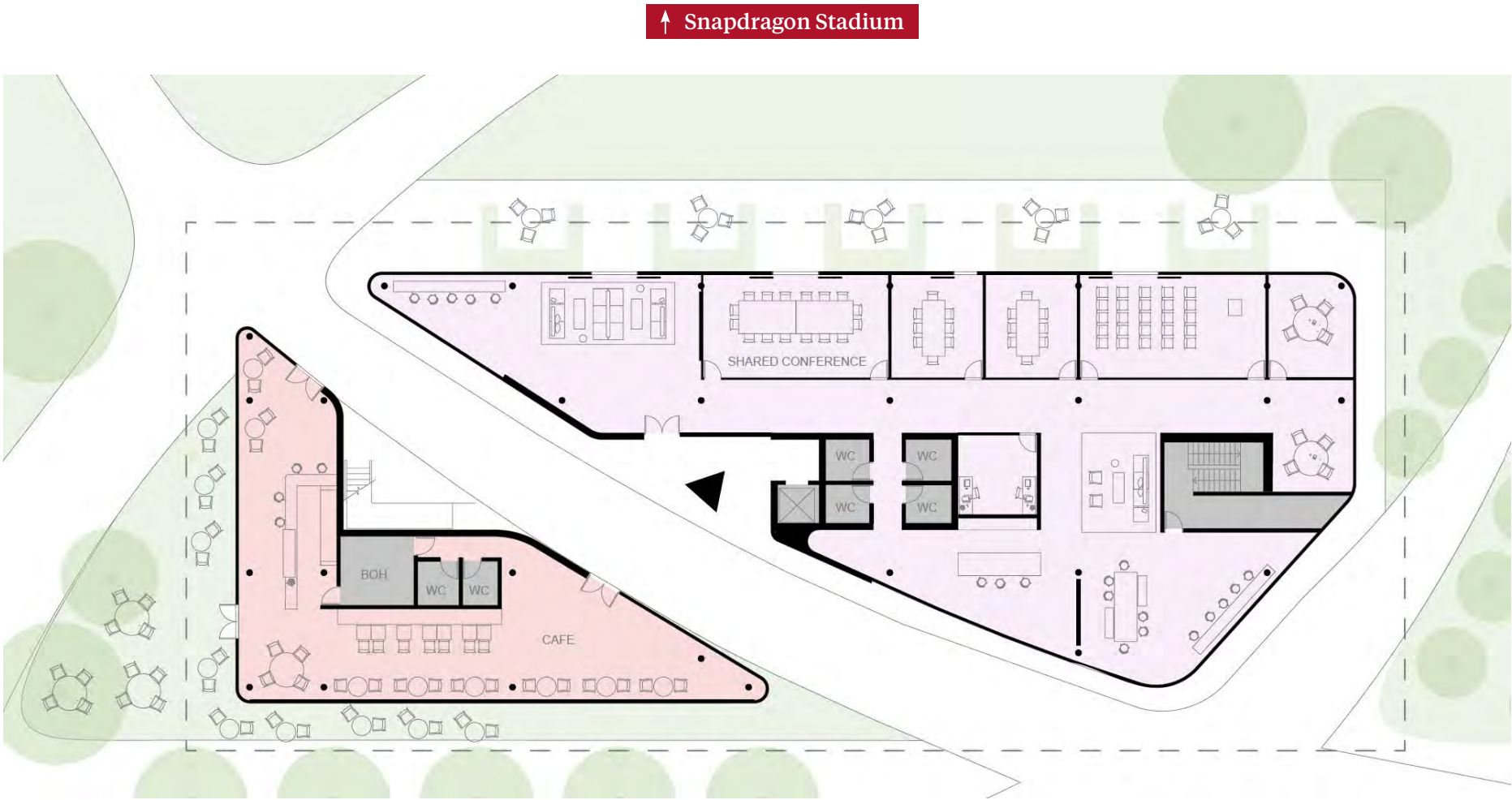


Preliminary Basement Floorplan

- Loading
- Parking
- Service Entry

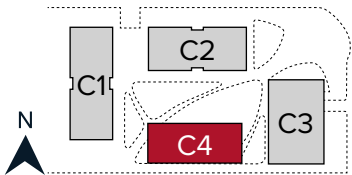
Building C4 – Level 1

Cafe and Shared Conference



Preliminary Amenity Floorplan

- Cafe
- Amenity



Building C1 – Level 1

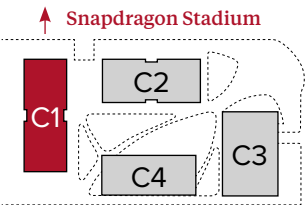
Four Tenant Build-Out Proposed Wet Lab



Total: ±29,267 SF

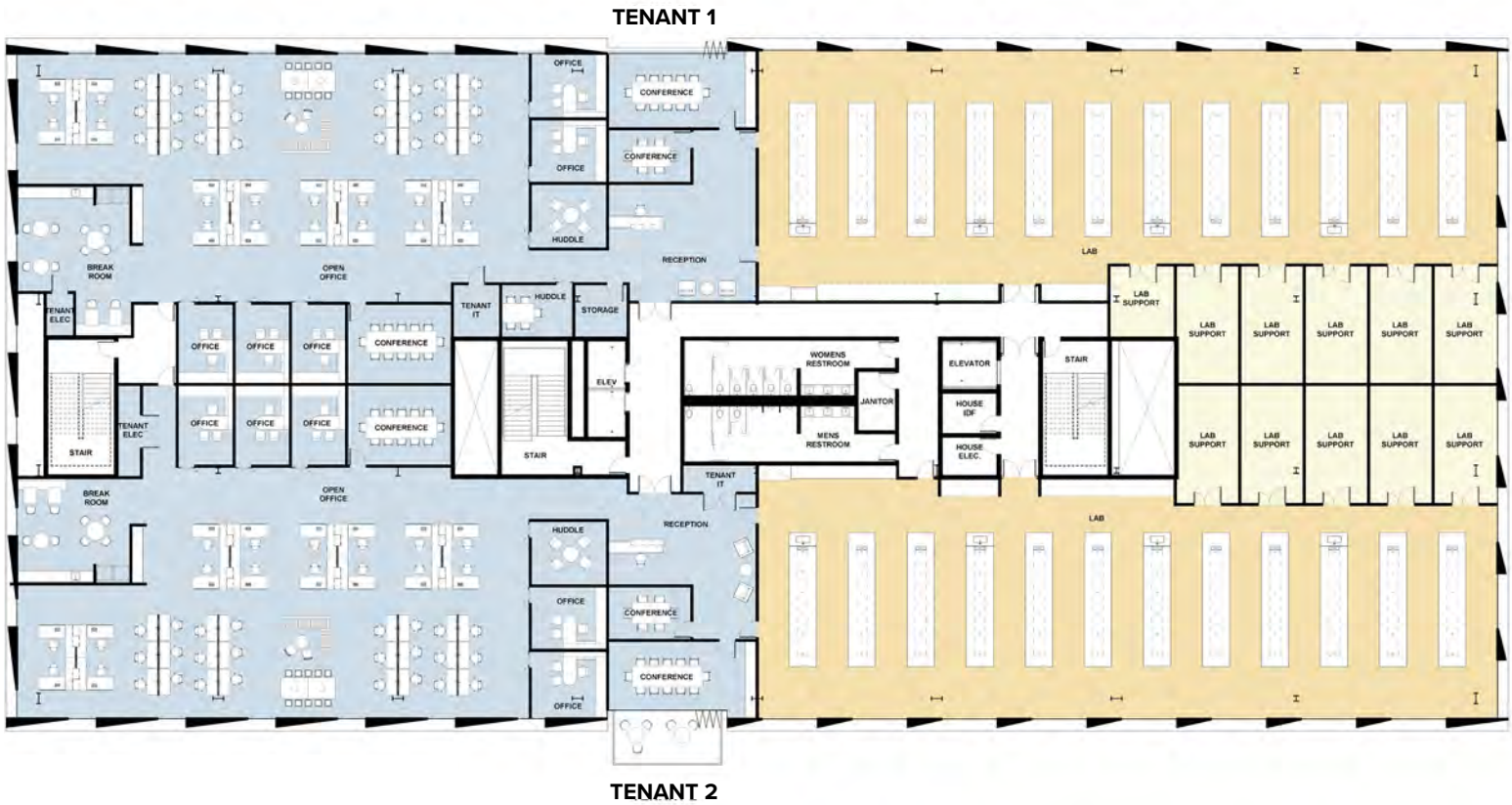
Tenant 1: ±6,287 SF 60% Lab 40% Office	Tenant 2: ±7,436 SF 80% Lab 20% Office	Tenant 3: ±8,676 SF 60% Lab 40% Office	Tenant 4: ±6,868 SF 60% Lab 40% Office
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*SQUARE FOOTAGES ARE APPROXIMATE AND ARE SUBJECT TO CHANGE



Building C1 – Level 2 & Level 3

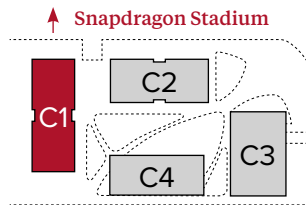
Two Tenant Build-Out Proposed Wet Lab



Total: ±39,347 SF

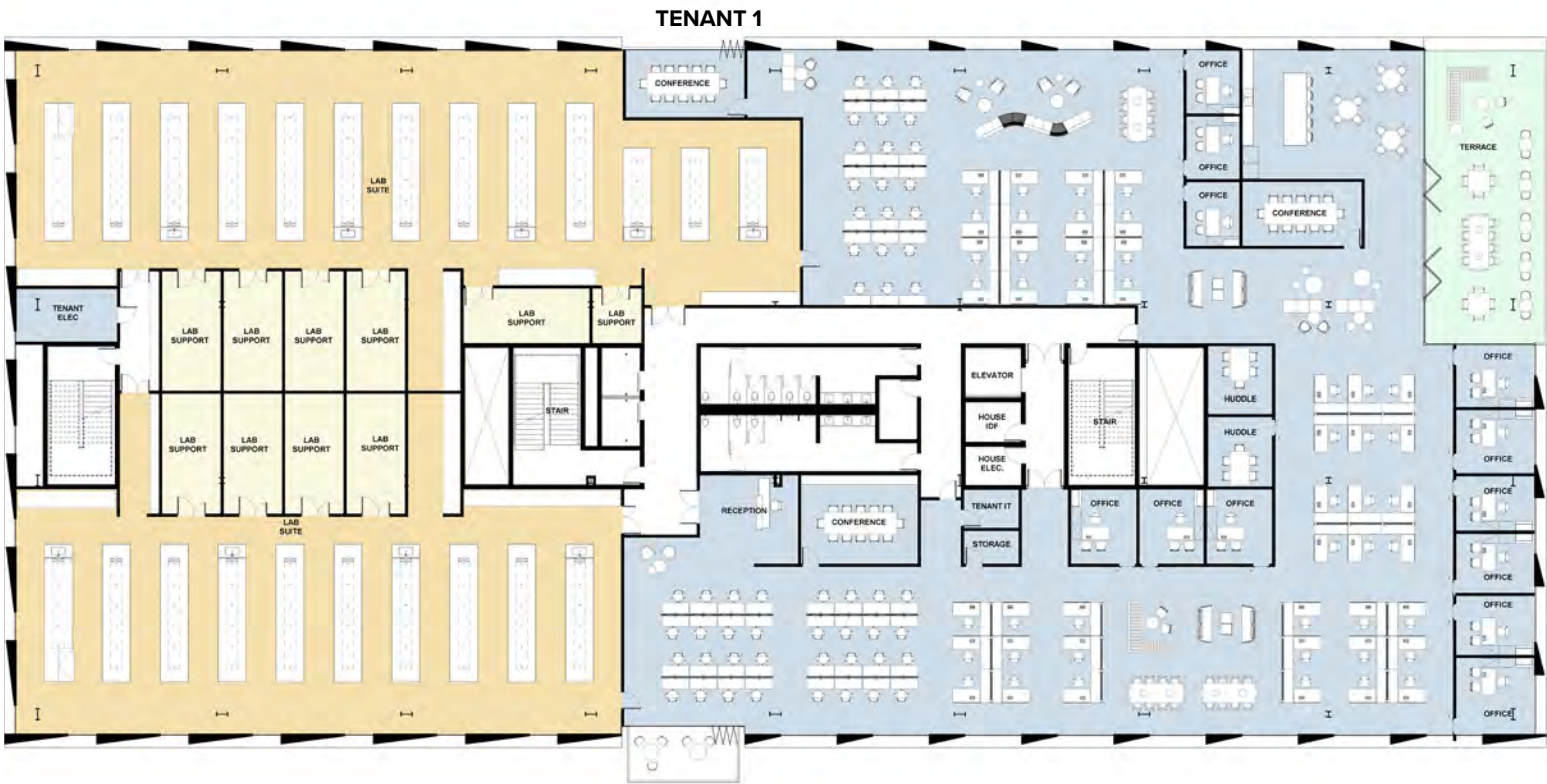
Tenant 1: ±20,034 SF 50% Lab 50% Office	Tenant 2: ±19,314 SF 50% Lab 50% Office
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Building C1 – Level 4

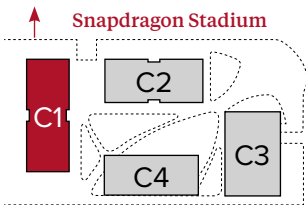
One Tenant Build-Out Proposed Wet Lab



Total: ±36,137 SF

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

*SQUARE FOOTAGES ARE APPROXIMATE AND ARE SUBJECT TO CHANGE



Building C1 – Level 5

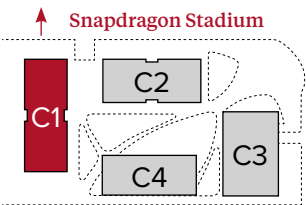
One Tenant Build-Out Proposed Wet Lab



Total: ±35,702 SF

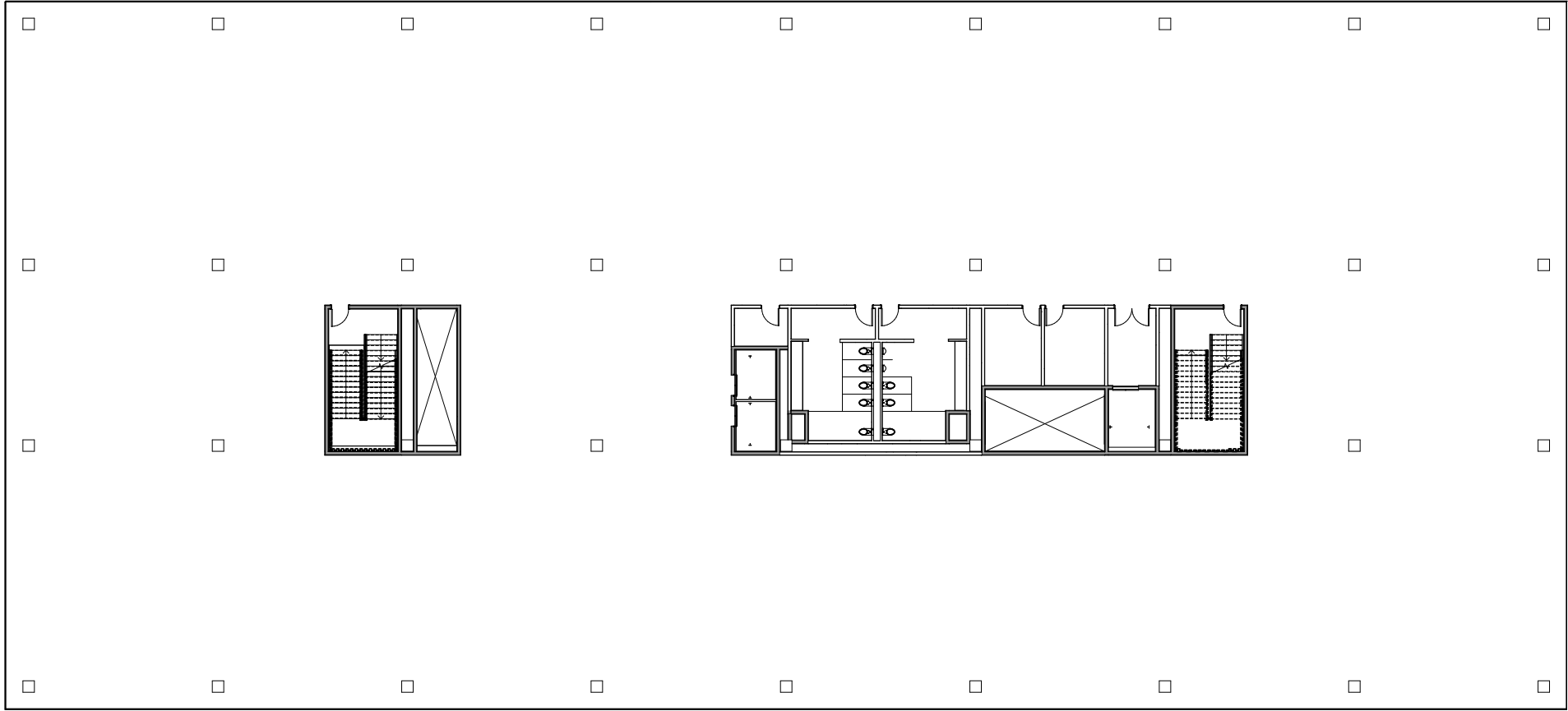
Tenant 1: ±35,702 SF
40% Lab | 60% Office

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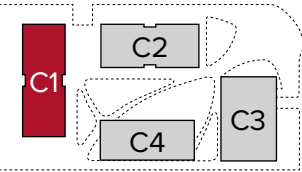
Building C1 - Level 2

Shell Condition



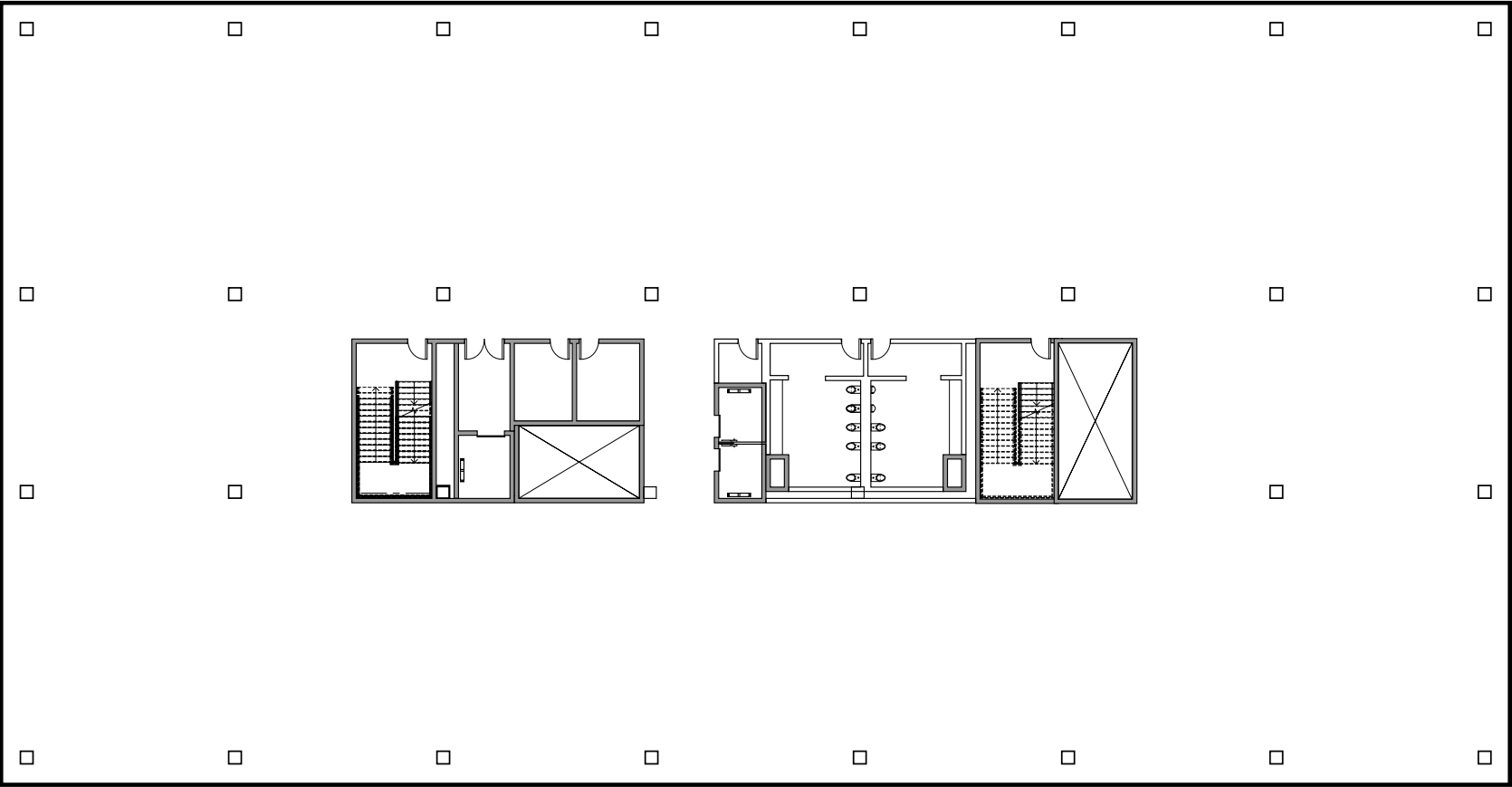
Total: ±40,180 SF

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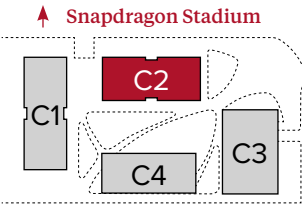
Building C2 - Level 2

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



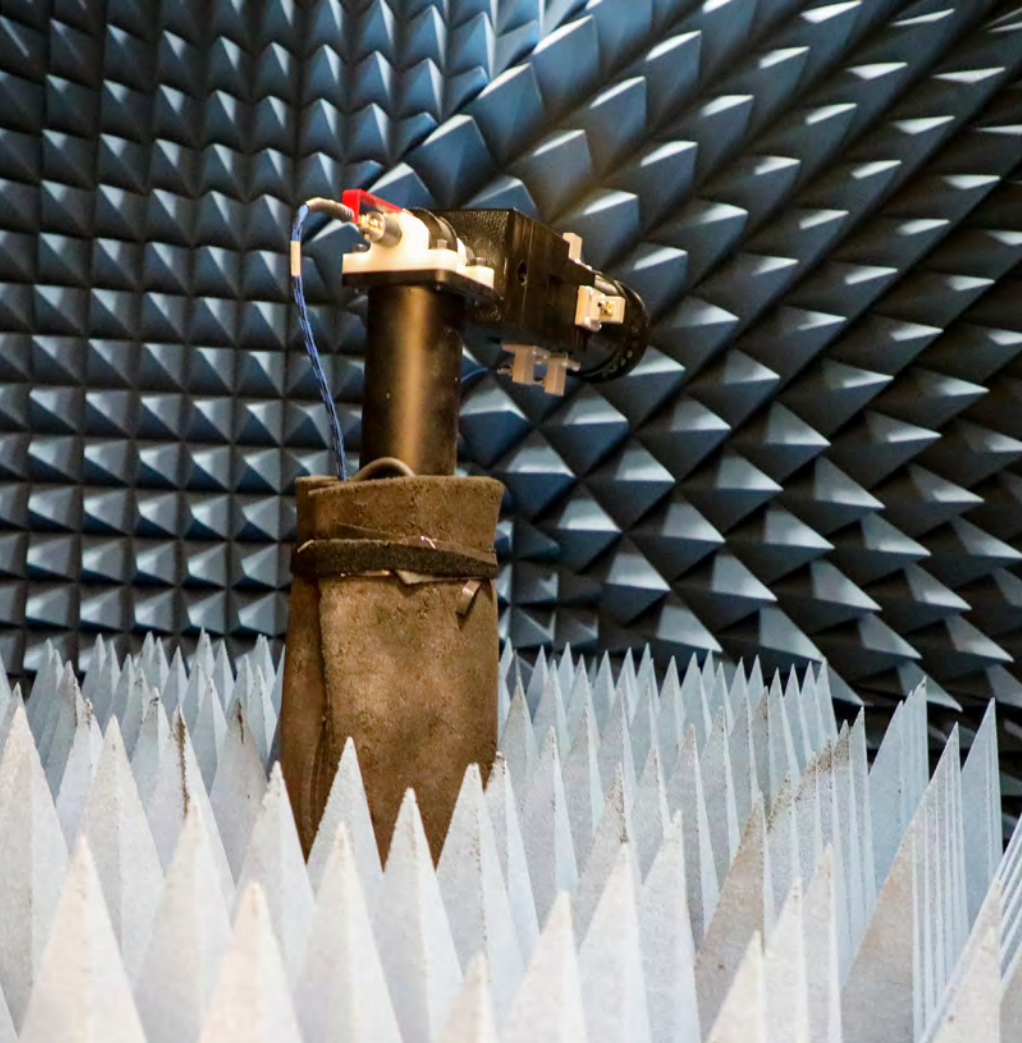
Rooftop Event Space



SDSU Mission Valley Stadium Station Light Rail Stop



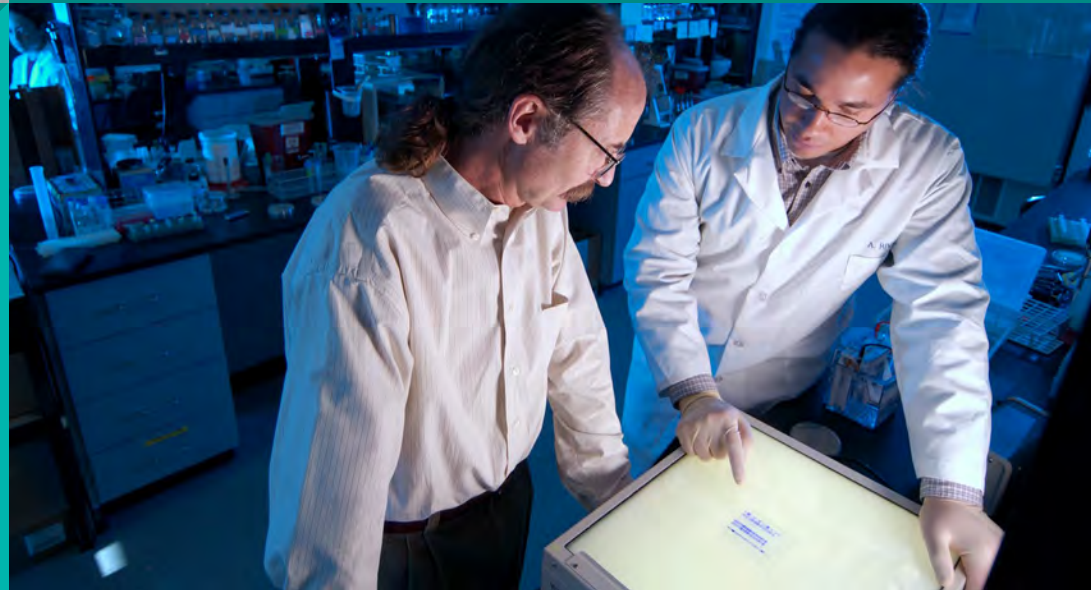
The Promenade



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.

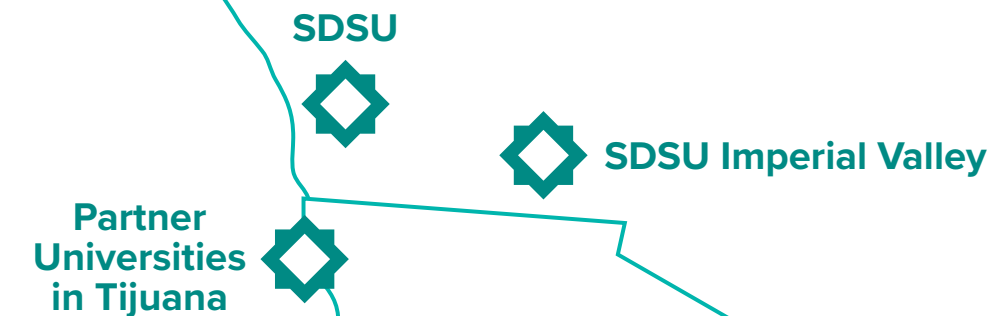
SDSU's nationally recognized on-campus incubator, ZIP Launchpad, has launched dozens of companies that have secured more than \$72 million in funding. Another 50+ restaurants and businesses are currently owned and operated by Aztec alumni.



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.



Abundance of Talent

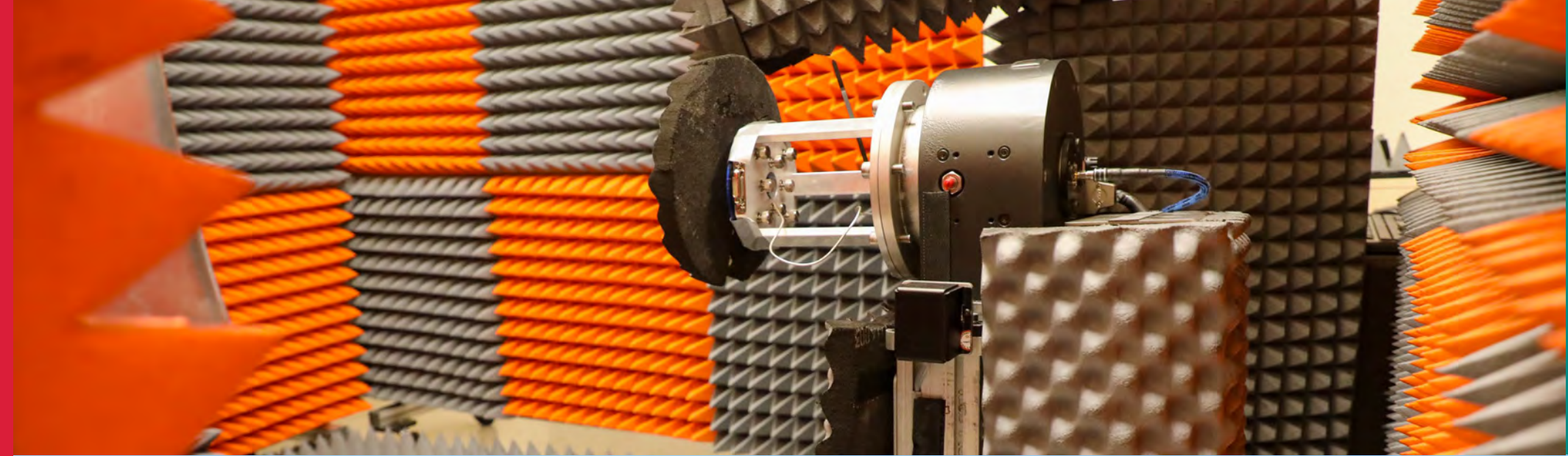
Deep & Expanding Talent Pool



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



Puesto



Snapdragon Stadium



SDSU Mission Valley River Park

SDSU | Mission Valley
Innovation
District

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**



SDSU

Mission Valley
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