

SDSU

Mission Valley
Innovation
District



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/Hotel



Estimated
completion years
2036-2039



Estimated completion
2030-2033

Estimated completion
2030-2031

Estimated completion
2030-2031

Estimated completion
Late 2027

Estimated completion
2027

Estimated completion
2029-2030

Estimated completion
2029-2030

Estimated completion
2029-2030

Estimated completion
2034-2039

Estimated completion
2032-2034

Estimated completion
2032-2034

Estimated completion
2032-2034

Snapdragon
Stadium

C1
Office / Lab

C2
Office / Lab

C3
Parking

C4
Amenity Building

SDCC
STEM Building

Estimated completion
2032-2034

TENANT 1

Where Research and Enterprise Converge



C2 - 130,411 SF

C1 - 193,455 SF

C4 - 26,908 SF

Market Plaza



Project Overview

Phase 1:

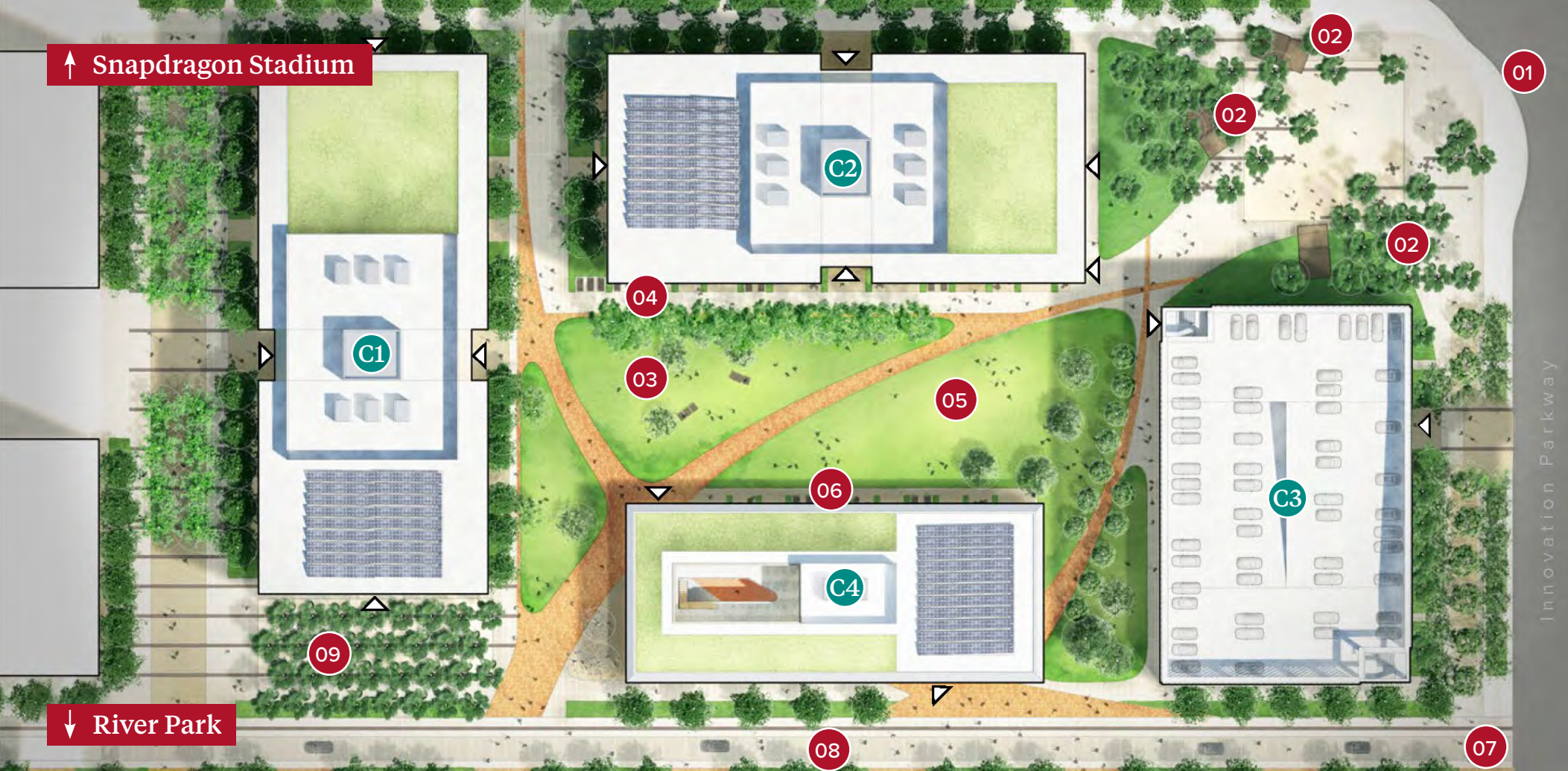
SDSU Mission Valley Innovation District

C4 - 26,908 SF

C1 - 193,455 SF

C2 - 130,411 SF





Building C1

Total SF: 193,455 SF

Number of floors: 5

Typical floor plate SF:
± 40,180 SF

Tenant Suite Sizes:
7,373 SF - 40,180 SF

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:
6,322 SF - 36,635 SF

Amenities:

- Outdoor balconies with stadium views

Building C3 - Parking

Number of floors: 7

Total parking: 517 spaces

Total future EV spaces: 76

Total Day 1 EV spaces: 26

Parking ratio: 3.55/1,000 SF

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 Cafe Kiosks
- 03 The Grove
- 04 Grove Porch
- 05 The Commons
- 06 Commons Porch
- 07 Transit Gate
- 08 Promenade
- 09 Market Plaza

SDSU MISSION VALLEY INNOVATION DISTRICT

This aerial rendering shows the proposed SDSU Mission Valley Innovation District. The site is bounded by a highway to the east and a residential area to the north. The district includes several building footprints: a large central building (C1), two smaller adjacent buildings (C2 and C3), and a separate building (C4) near the San Diego Community College District. A parking area (C3) is also indicated. The surrounding landscape includes green fields, a baseball field, and a multi-level parking structure in the foreground. A red diagonal graphic element is present in the top-left corner.

C1 - 193,455 SF

C2 - 130,411 SF

C4 - 26,908 SF

C3 - Parking

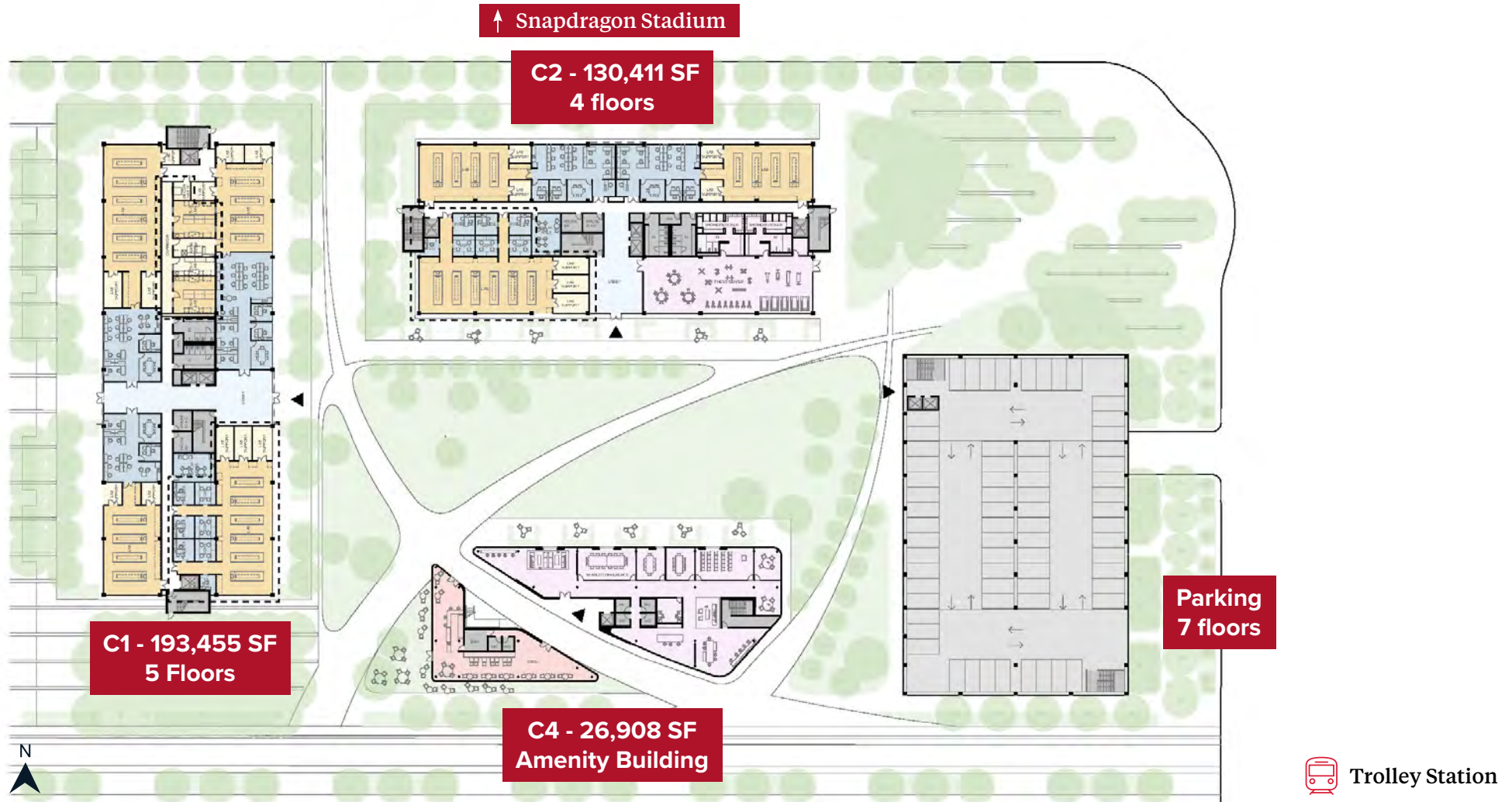
SAN DIEGO COMMUNITY COLLEGE DISTRICT/SDSU
JOINT STEM ACADEMIC AND RESEARCH BUILDING

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.



Preliminary Floorplans

1st Floor

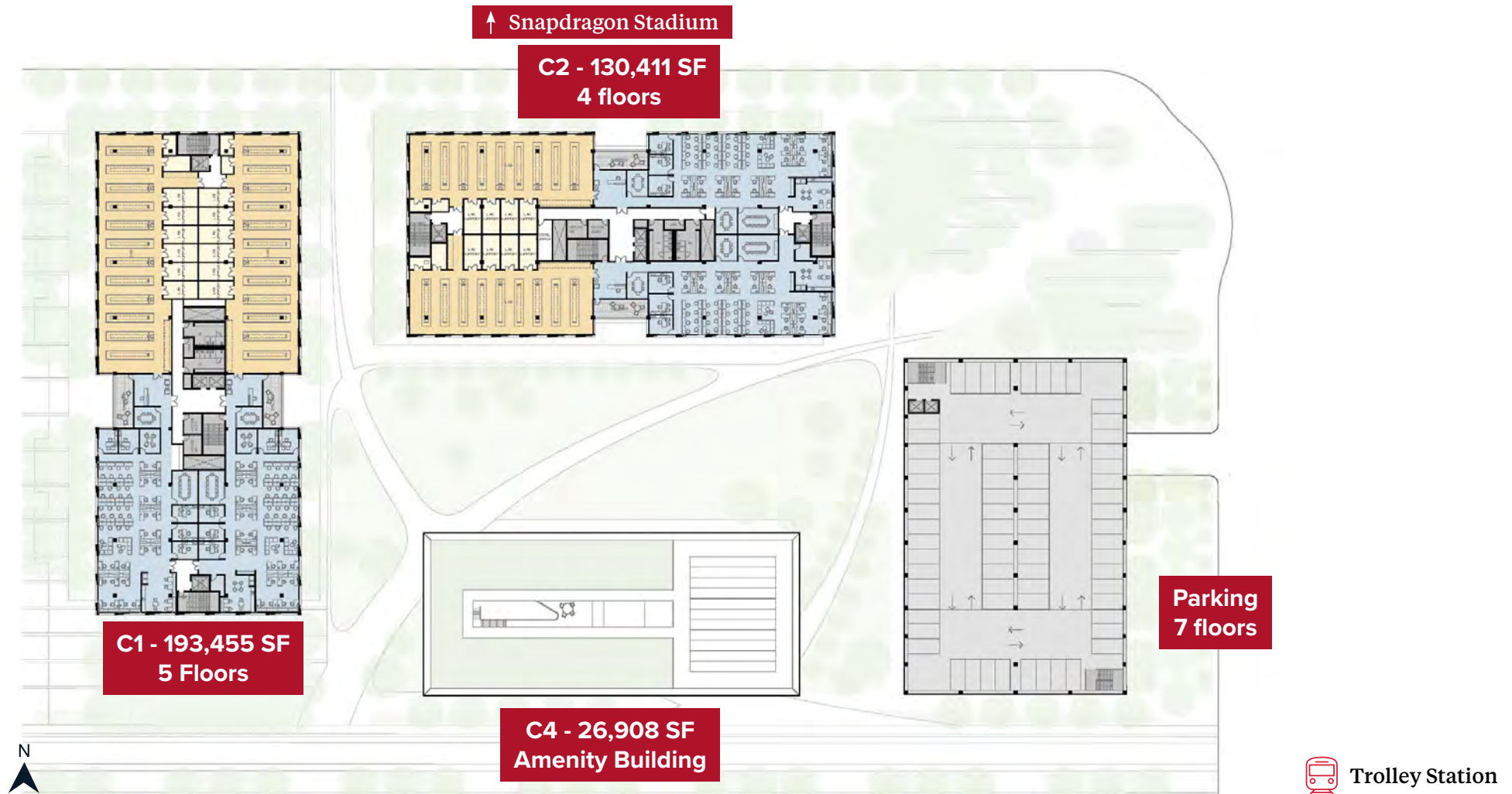


Preliminary Ground Floorplan

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

Preliminary Floorplans

2nd Floor



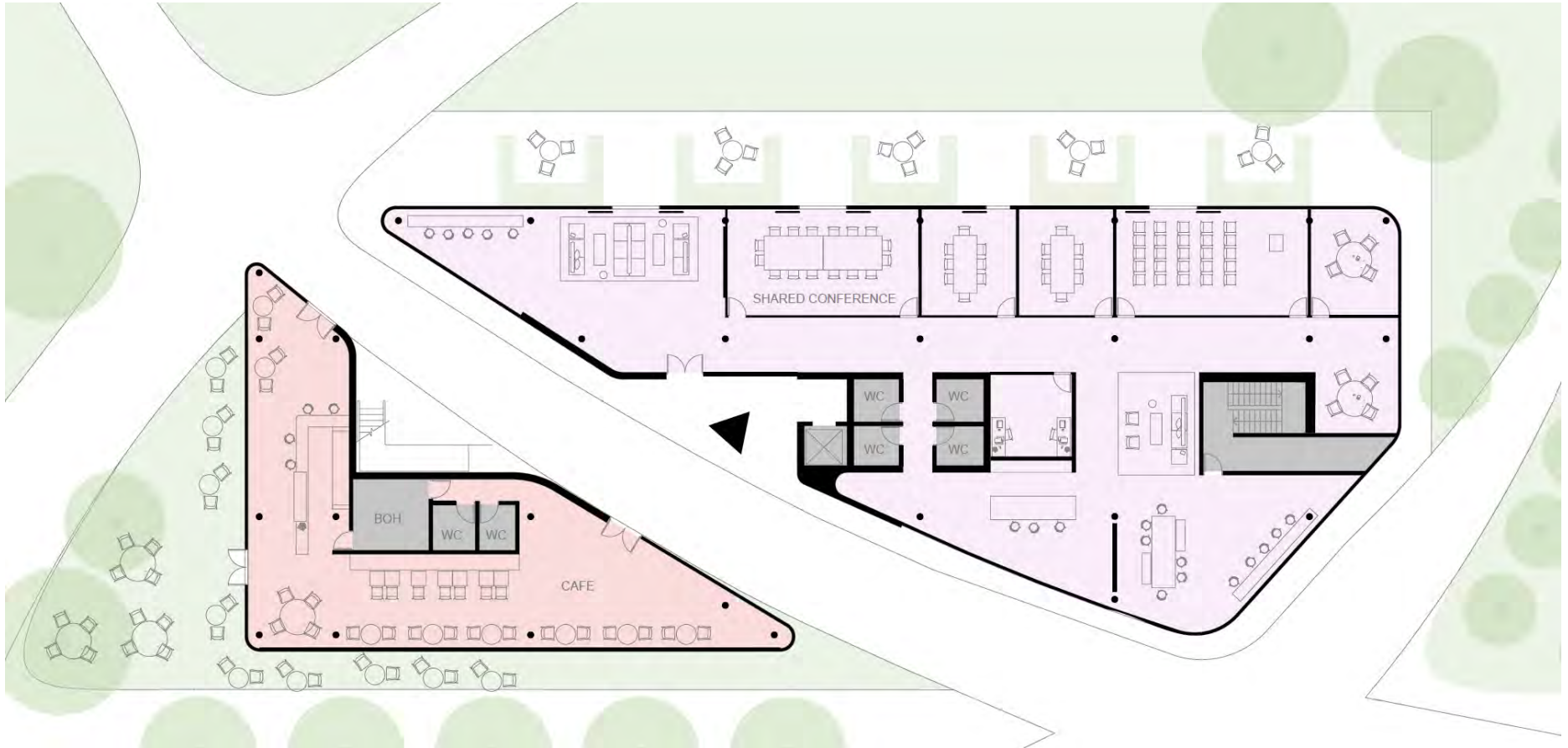
Preliminary Typical Level Floorplan

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

Building C4 – Level 1

Cafe and Shared Conference

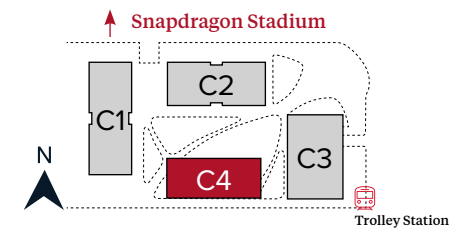
↑ Snapdragon Stadium



Preliminary Amenity Floorplan

● Cafe

● Amenity





C1 - 193,455 SF

This architectural rendering depicts a modern, multi-story building complex. The building features a prominent second-story section with a facade of vertical wooden slats and large glass windows. This section is divided into three distinct areas labeled C1, C2, and C4. C1 is the largest section on the left, C2 is the central section, and C4 is the smallest section on the right. The ground floor of the building is a continuous space with large glass windows, showing an interior with people and bicycles. The building is surrounded by a landscaped area with trees, shrubs, and a paved plaza where people are walking and cycling. A red diagonal graphic element is in the top left corner.

C4 - 26,908 SF
Amenity Building

C2 - 130,411 SF

4 Tenant Build-Out Proposed Wet Lab



Total: ±29,267 SF

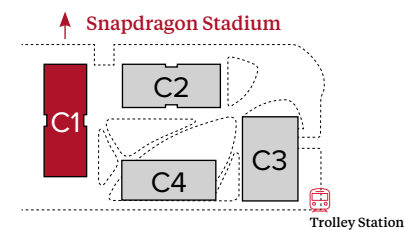
Tenant 1: ±6,287 SF
60% Lab | 40% Office

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

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

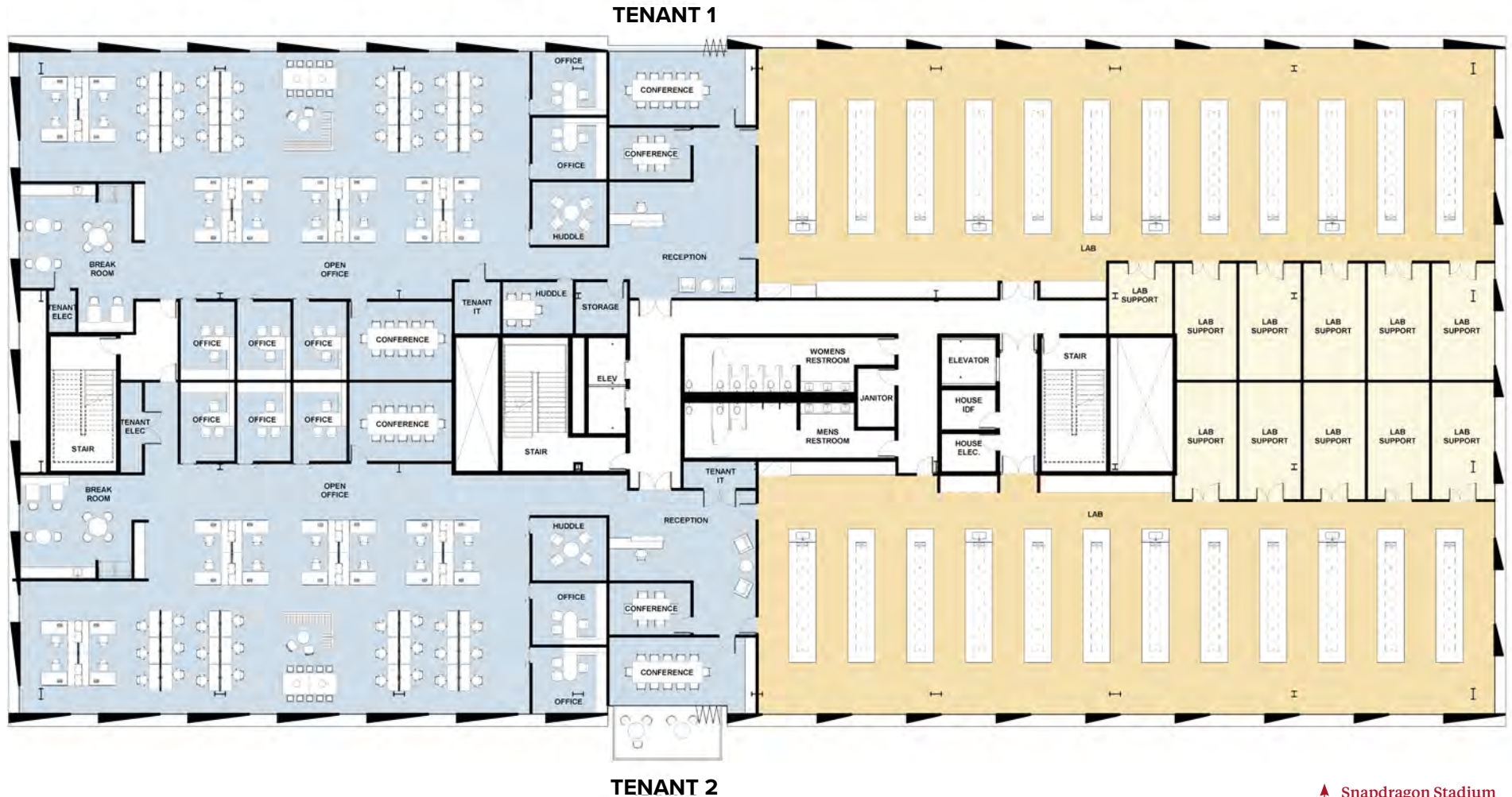
Tenant 4: ±6,868 SF
60% Lab | 40% Office

*SQUARE FOOTAGES ARE APPROXIMATE AND ARE SUBJECT TO CHANGE



Building C1 – Level 2 & Level 3

2 Tenant Build-Out Proposed Wet Lab

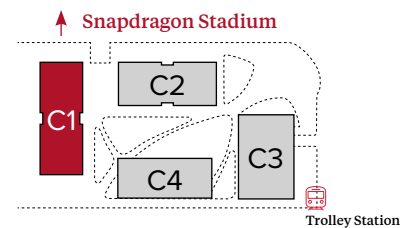


Total: ±39,347 SF

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

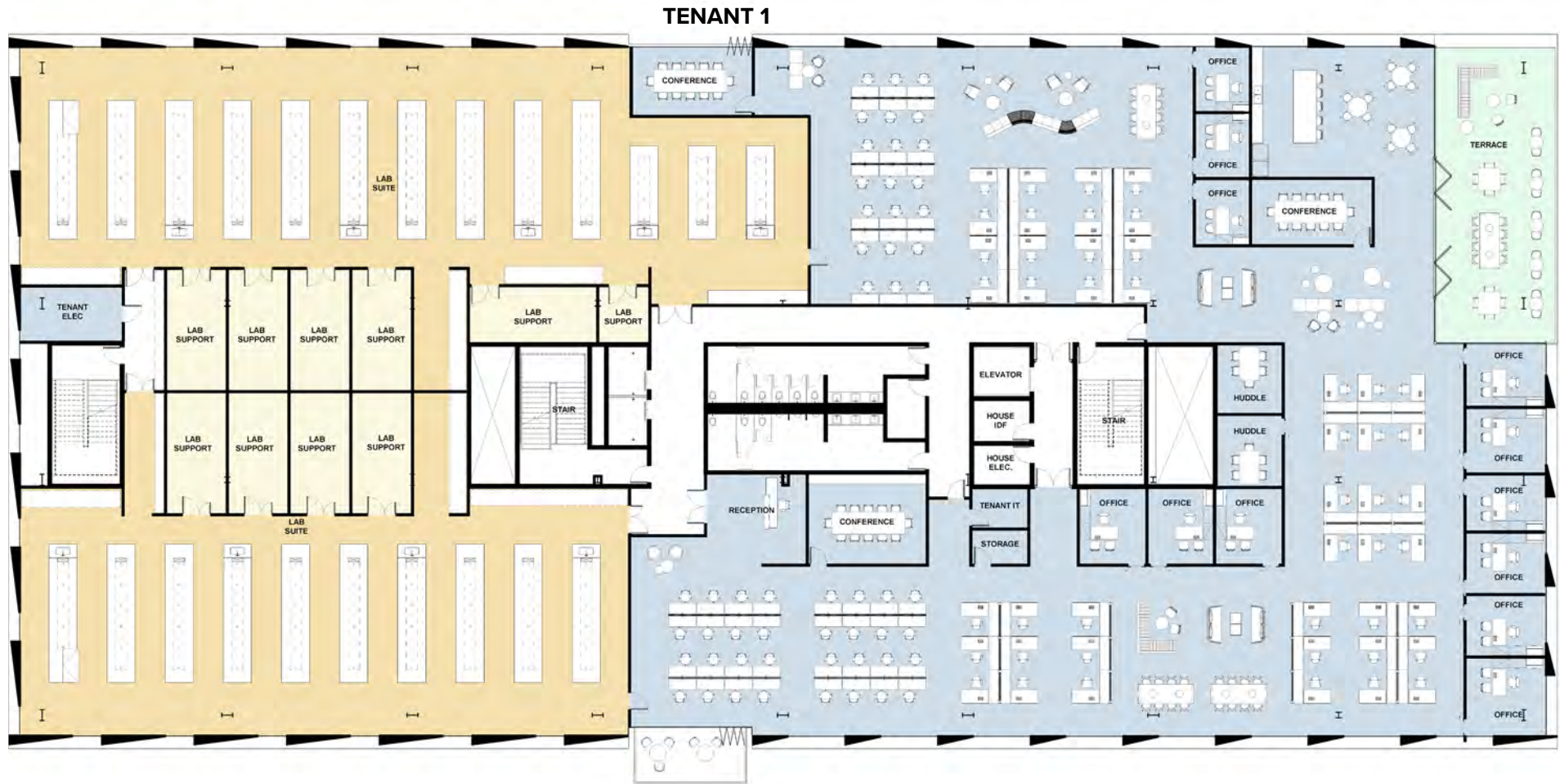
Tenant 2: ±19,314 SF
50% Lab | 50% Office

*SQUARE FOOTAGES ARE APPROXIMATE AND ARE SUBJECT TO CHANGE



Building C1 – Level 4

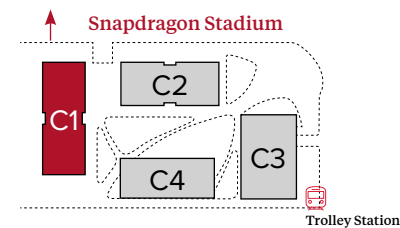
One Tenant Build-Out Proposed Wet Lab



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

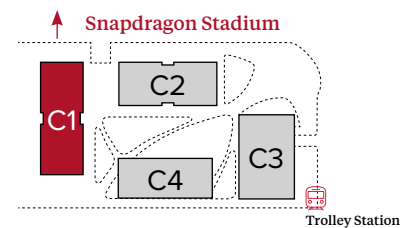


Total: ±35,702 SF

Tenant 1: ±35,702 SF

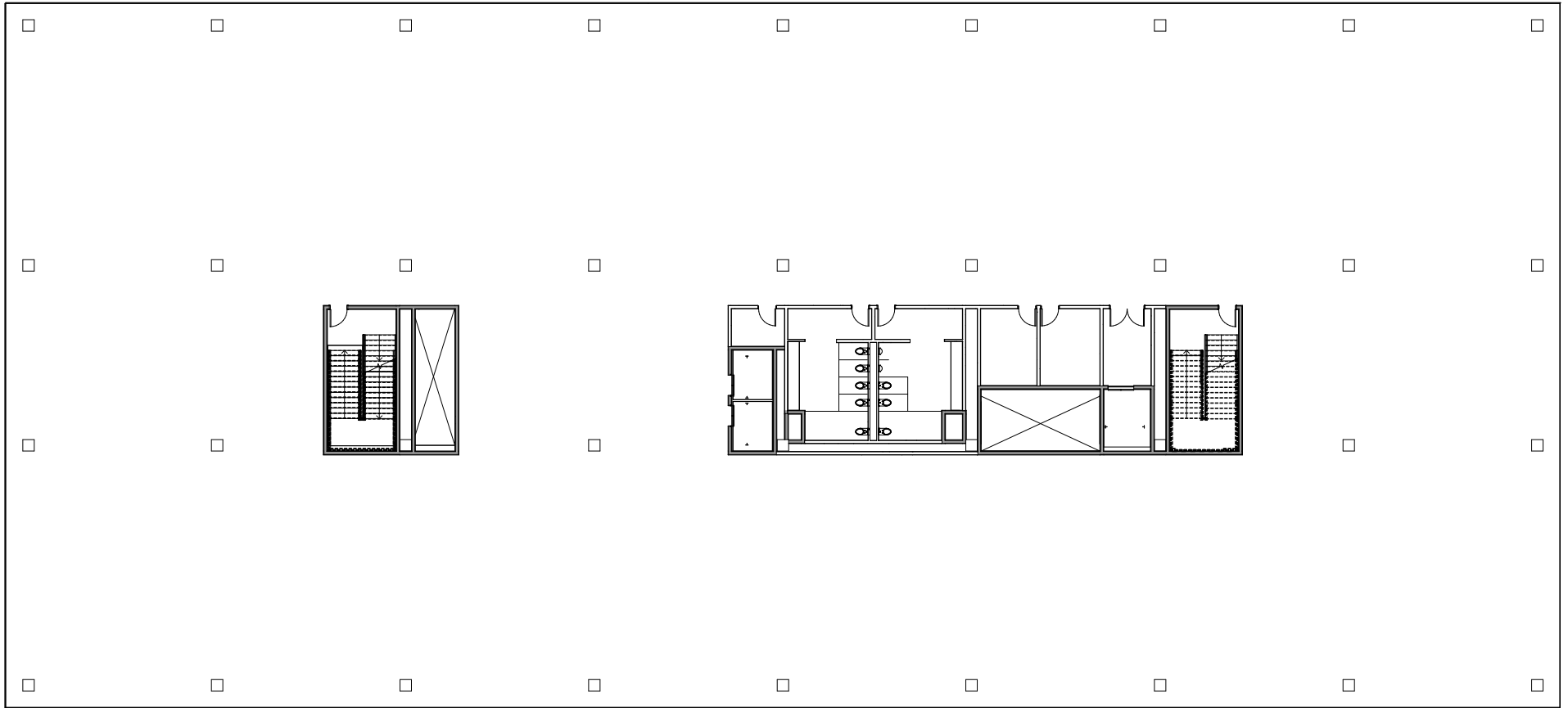
40% Lab | 60% Office

*SQUARE FOOTAGES ARE APPROXIMATE AND ARE SUBJECT TO CHANGE



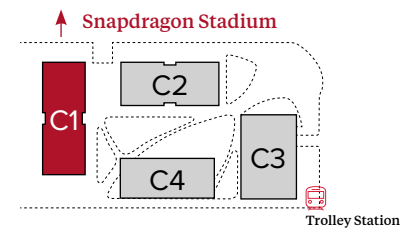
Building C1 - Level 2

Shell Condition



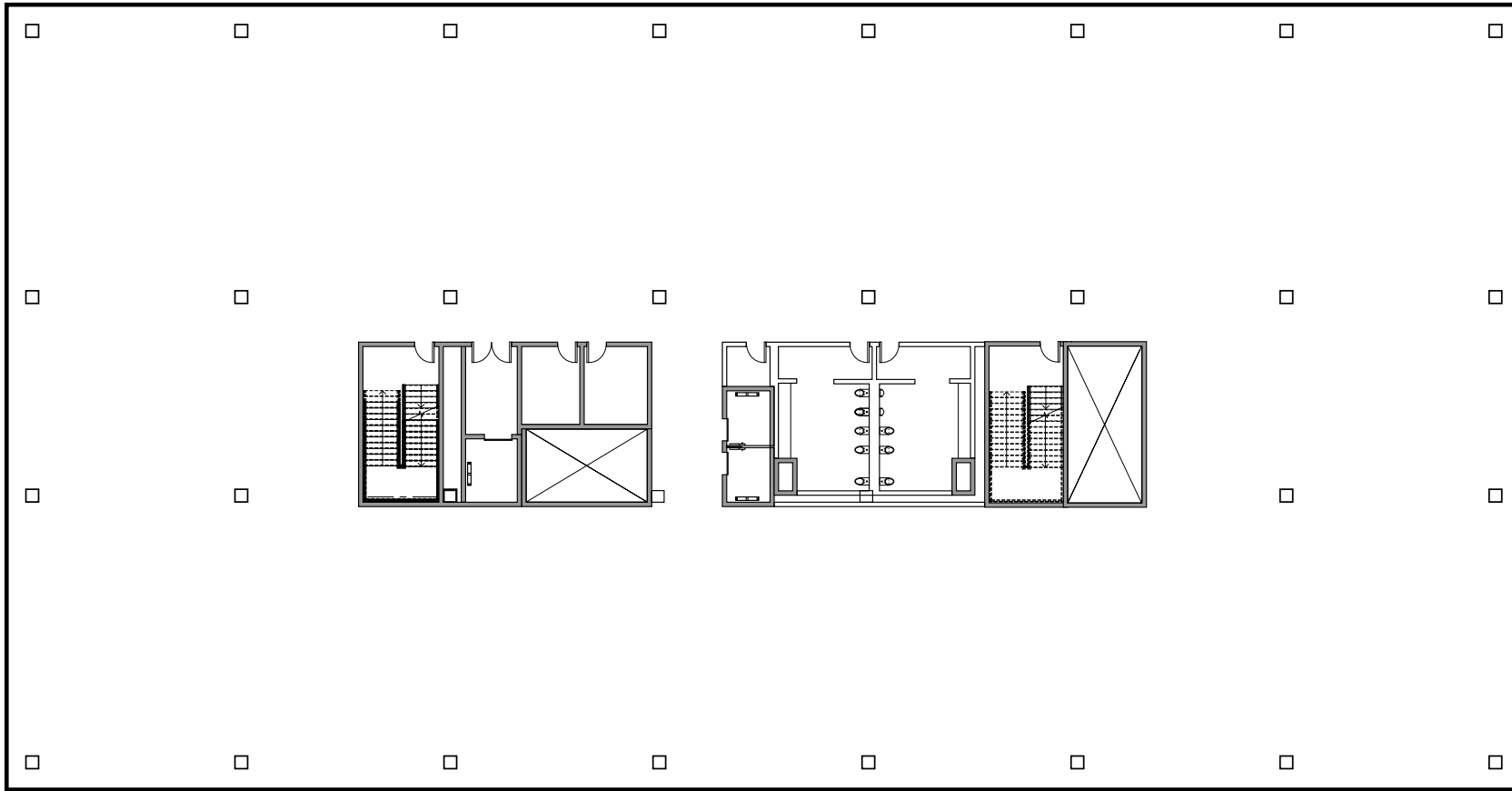
Total: ±40,180 SF

*SQUARE FOOTAGES ARE APPROXIMATE AND ARE SUBJECT TO CHANGE



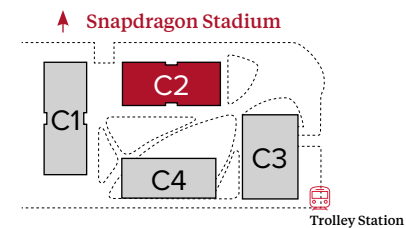
Building C2 - Level 2

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.



C2

Parking

C1

C4 - Amenity Building

Icon Gate



Balconies
overlooking
Snapdragon Stadium



Hospitality Suites



Conference Center



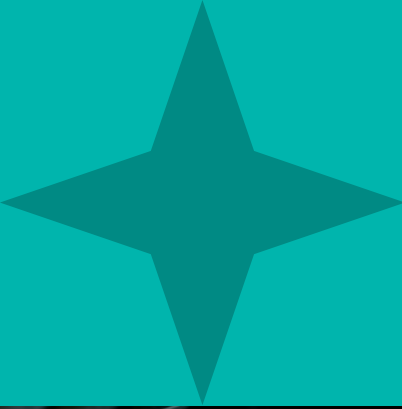
Fitness and
Wellness Center



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

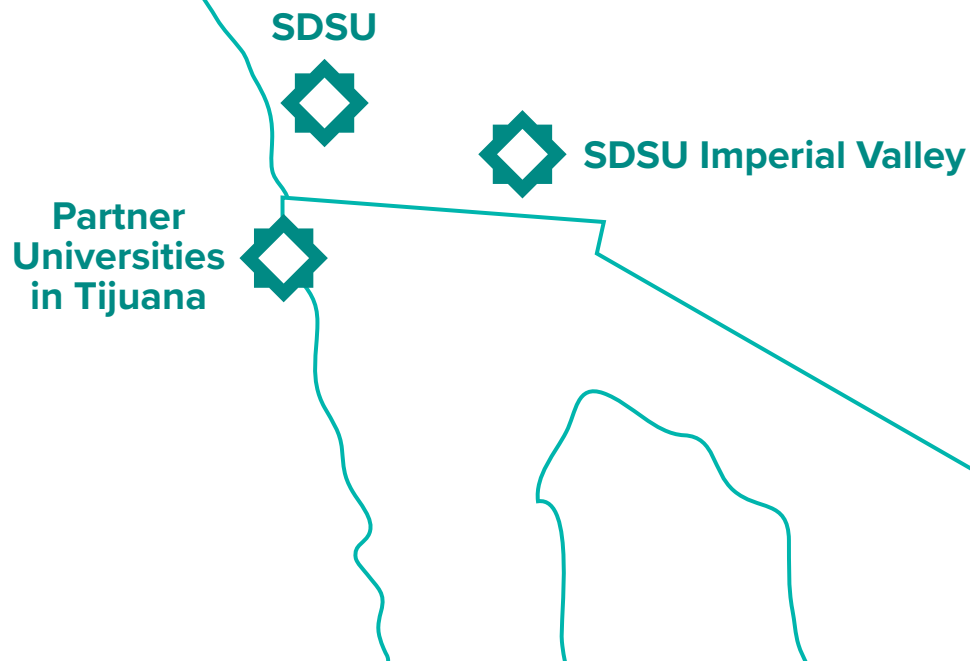
Deep & Expanding Talent Pool



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.



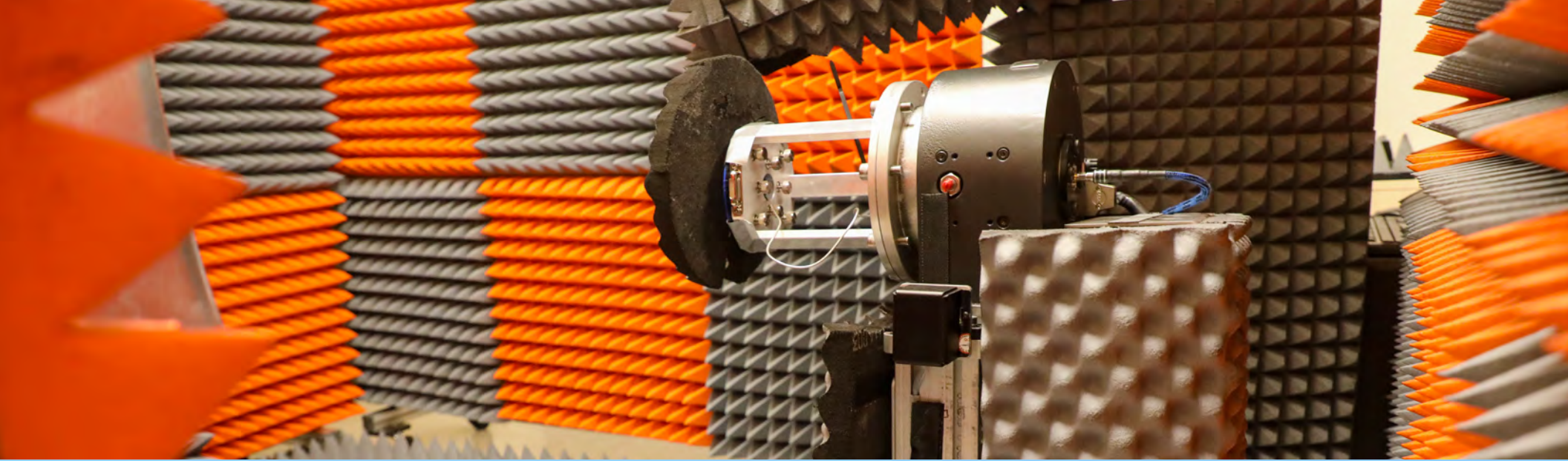


The SDSU Difference

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





Snapdragon Stadium



SDSU Mission Valley River Park



Puesto

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
Innovation
District



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