



Center of it all.



GENESEE
PLAZA

9333 & 9339 Genesee Avenue

Features

Excellent location in the heart of UTC, access to retail amenities, I-5, I-805 and transportation hubs

Blocks from both Scripps and UCSD hospital campuses

Covered parking

Inviting courtyard with outdoor seating and gathering areas

Extensive glass line with abundant natural light

On-site café

On-site property management



Valet Parking

no additional charge

Torrey Pines Gliderport

Estancia La Jolla Hotel & Spa



Scripps Memorial Hospital La Jolla



UCSD Jacobs Medical Center



Geneesee Avenue

Regents Road

Eastgate Mall

Villa La Jolla Drive

La Jolla Village Drive

Nobel Drive

- Dining
- Shopping
- Personal Health
- Hotel
- Trolley Stop
- New Trolley Extension



- Hyatt Regency La Jolla
- Sheraton La Jolla Hotel
- Residence Inn San Diego
- The Shops at La Jolla Village
- BJ's Restaurant
- Island's
- California Pizza Kitchen
- La Jolla Village Square

- Starbucks
- Regents Pizzeria
- Nozomi La Jolla
- Micheline's Pita House
- Marriott San Diego
- Trutuck's
- Flemings
- Draft Republic
- Sammy's Woodfired
- Five Guys Burgers
- Chipotle
- Costa Verde Center

- Specialty's/Peet's
- Green Light Deli
- Red O
- Embassy Suites
- P.F. Changs
- 24 Hour Fitness
- Westfield UTC
- Terminus (at Westfield UTC)
- Rubio's
- Which Wich
- Star Anise Thai
- Amardeen Cafe



83

**Walking
Score**

30,801 per day

(Genesee Ave & Executive Dr)

Convenient Centrality.

Located in UTC, at the center of it all, Genesee Plaza is perfectly situated amongst an abundance of amenities, hospitals and industry leaders. The project has prominent hard-corner visibility and signage on Genesee Avenue and Executive Drive, as well as convenient access to I-805 & I-5. Take in the area with your floor-to-ceiling glass windows or take a break from the office and walk to Westfield UTC mall.

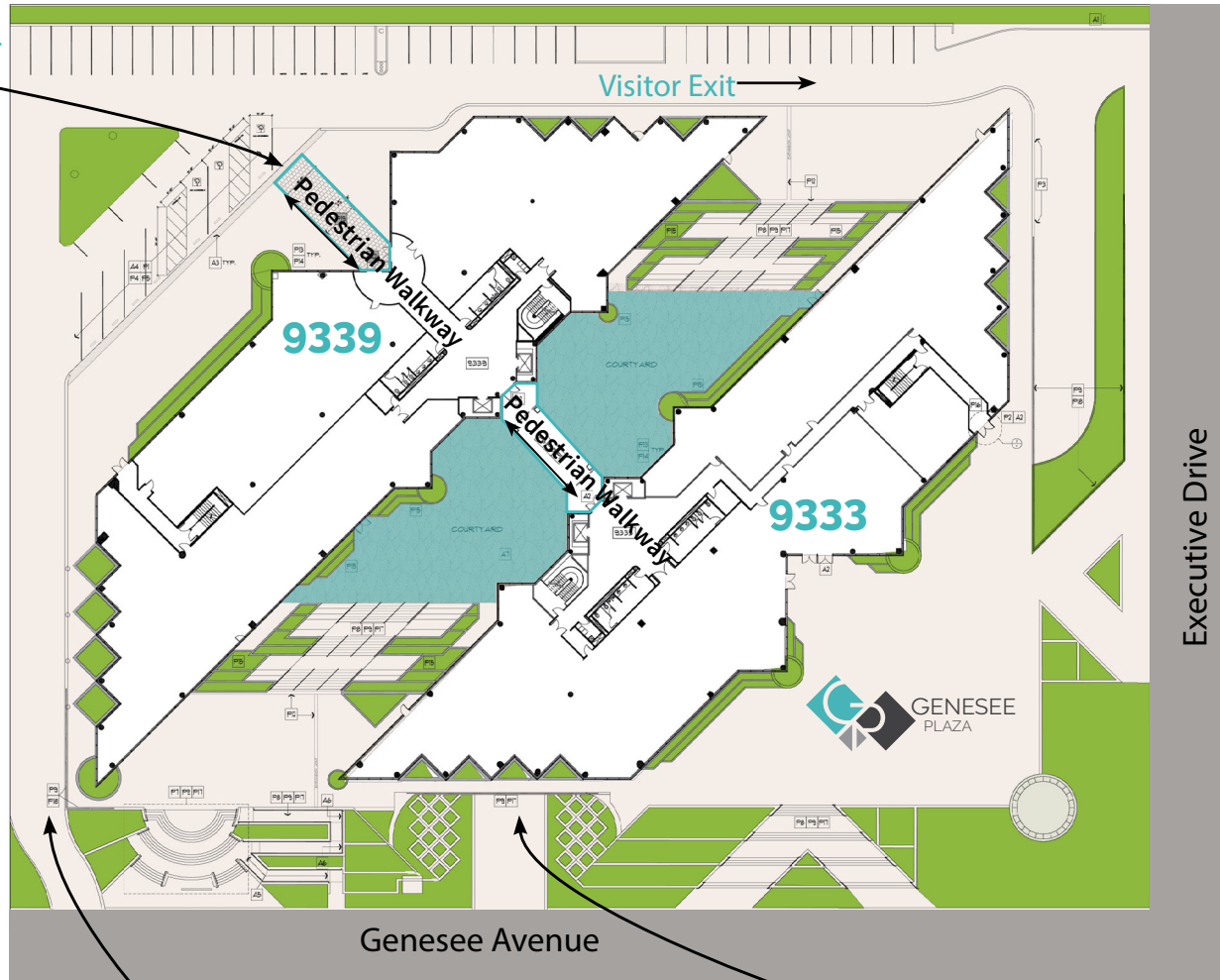
A mere .15 miles away, is an easy stroll to shopping dining, and public transportation. Westfield UTC has recently completed a multi-stage transformation, adding 251,000 square feet of top luxury and international retailers, stylish new boutiques, outdoor plazas, beautiful landscaping and alfresco dining.

Nine new stations will be constructed along I-5, connecting UTC to south and east county trolley lines with completion slated for 2021. The trolley stop will only be .2 miles from Genesee Plaza!



Site Plan

Pedestrian Visitor
Ground-Level
Entrance to Both
Buildings



Executive Drive

Genesee Avenue

Visitor Parking Entrance
Valet/ Broker Parking

Monthly Parking Entrance
Only (Not Visitor Entrance)

Availability

Building	Suite	Square Footage	Description
9339	Suite P30	2,540s.f.	New Medical Spec Suite
9339	Suite 240	2,285 s..f	Medical Suite (Shell)
9333	Suite 360	2,644 s.f.	Medical Suite (Shell)

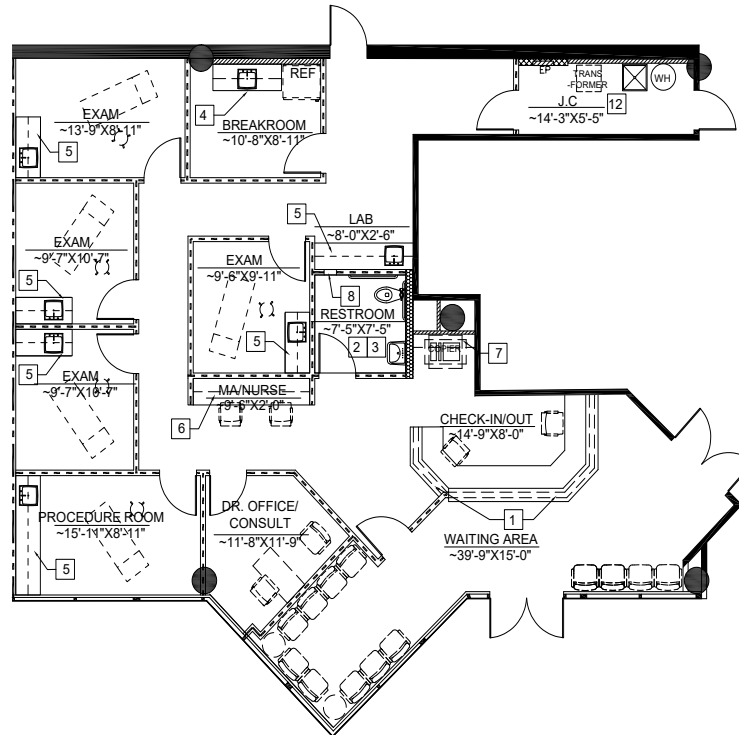


9339 | Suite P30 | 2,540 s.f.

▶ TAKE A TOUR



- Ground floor space on plaza level
- Exterior, double-door entrance from patio
- **Medical spec suite underway - contact us for details**

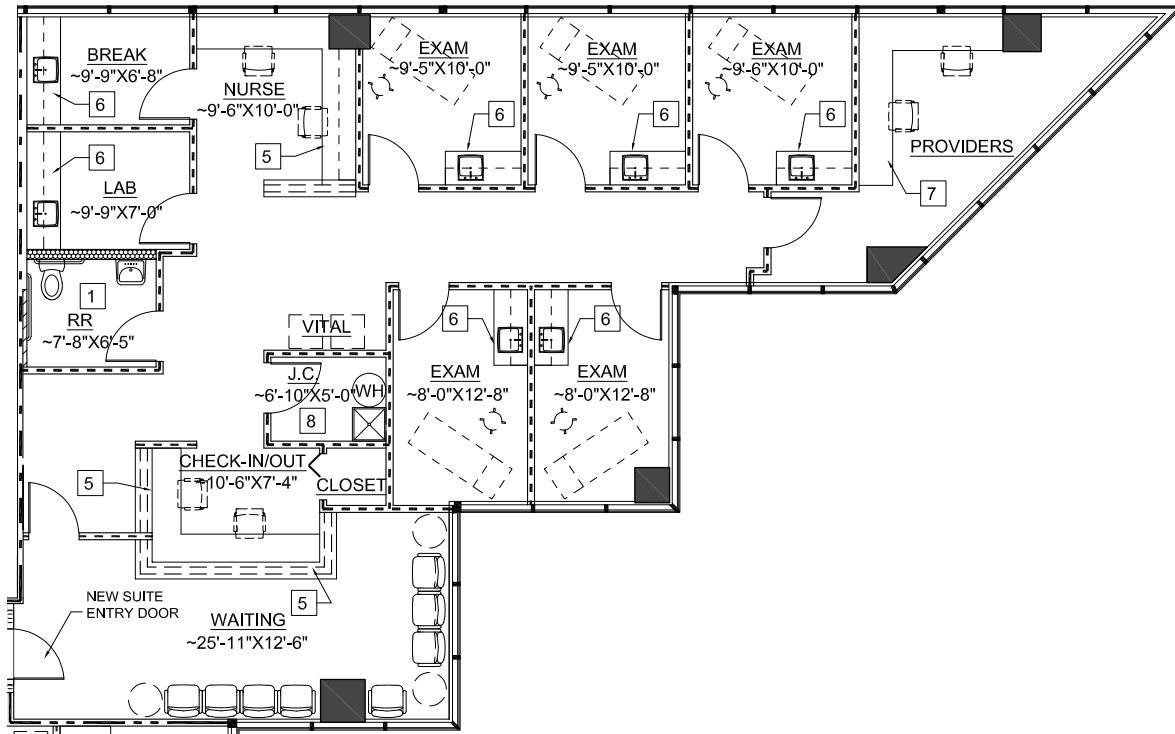


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858.410.1200



9339 | Suite 240 | 2,285 s.f.

Hypothetical Medical Layout

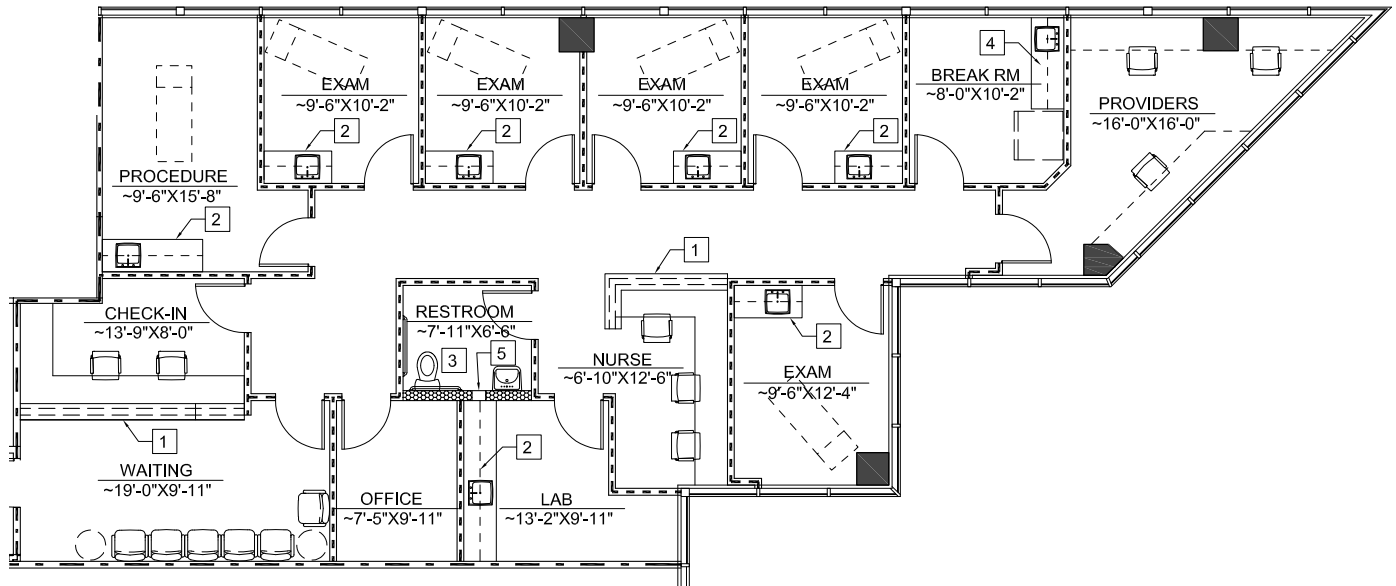


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9333 | Suite 360 | 2,644 s.f.
Hypothetical Medical Layout

▶ TAKE A TOUR



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