



GENESE
PLAZA

9333 & 9339 Genesee Avenue

9333





Center of it all.



GENESEE
PLAZA

9333 & 9339 Genesee Avenue



Goldman, Butterwick,
Groff, Fabi & Wu
COSMETIC & DERMATOLOGY

7553



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 with 4/1,000 parking ratio

Inviting courtyard with outdoor seating and gathering areas

Extensive glass line with abundant natural light

On-site café

On-site property management

Can accommodate both Medical and Office use



Valet Parking
no additional charge



Torrey Pines Gliderport

Estancia La Jolla Hotel & Spa

5

Scripps Memorial Hospital La Jolla

H

Genevieve Avenue



805

UCSD

UCSD Jacobs Medical Center

H

Eastgate Mall

Regents Road

Villa La Jolla Drive

Starbucks

Regents Pizzeria

Nozomi La Jolla

Micheline's Pita House

Marriott San Diego

La Jolla Village Drive

24 Hour Fitness

Westfield UTC

Terminus (at Westfield UTC)

Rock Bottom Brewery

Hyatt Regency La Jolla

Sheraton La Jolla Hotel

Residence Inn San Diego

The Shops at La Jolla Village

BJ's Restaurant

California Pizza Kitchen

La Jolla Village Square

Nobel Drive

Truluck's

Melting Pot

Flemings

Draft Republic

Roy's La Jolla

Sammy's Woodfired

Five Guys Burgers

Apollonia Greek Bistro

Chipotle

Costa Verde Center

On A Roll

Specialty's/Peet's

Embassy Suites

P.F. Changs

Red O

Rubio's

Which Wich

Surf Bros

Star Anise Thai

Amardeen Cafe

Dining

Shopping

Personal Health

Hotel

Trolley Stop

New Trolley Extension



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!





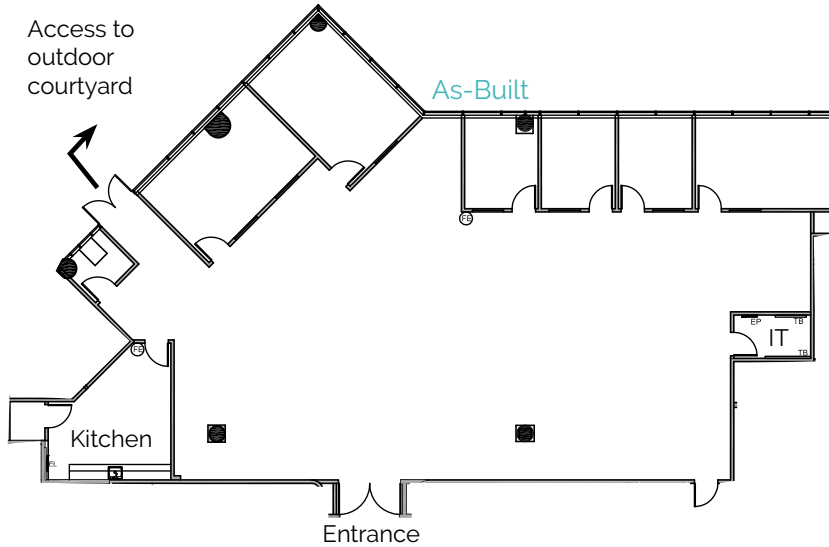
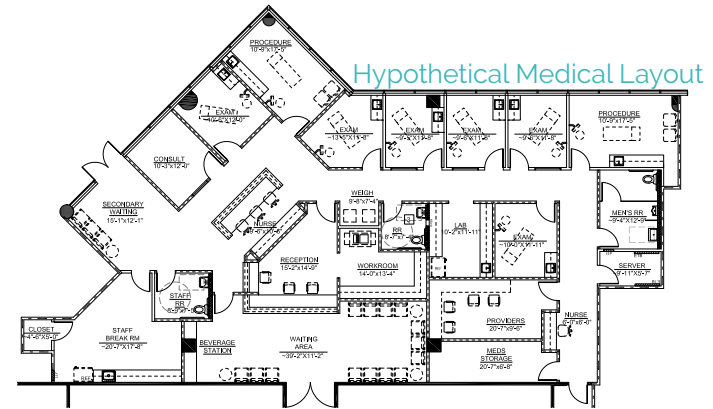
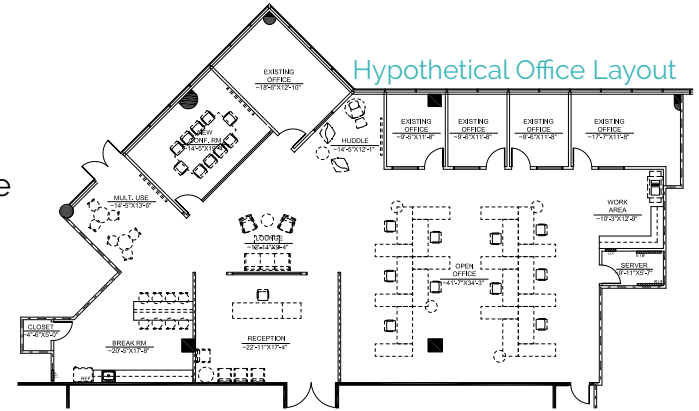
Availability

Building	Suite	Square Footage	Office/Medical
9333	Suite 100	5,315 s.f.	Office
9333	Suite 220	3,774 s.f.	Office
9339	Suite P39	5,655 s.f.	Office/Medical
9339	Suite 125	9,233 s..f	Office
9339	Suite 240	3,505 s.f	Medical (Dental)



9333 | Suite 100 | 5,315 s.f.

- Double door entry off main lobby
- Ground floor suite with access to outdoor plaza
- Conference room, kitchen, IT room, multiple window-line offices and large open area.

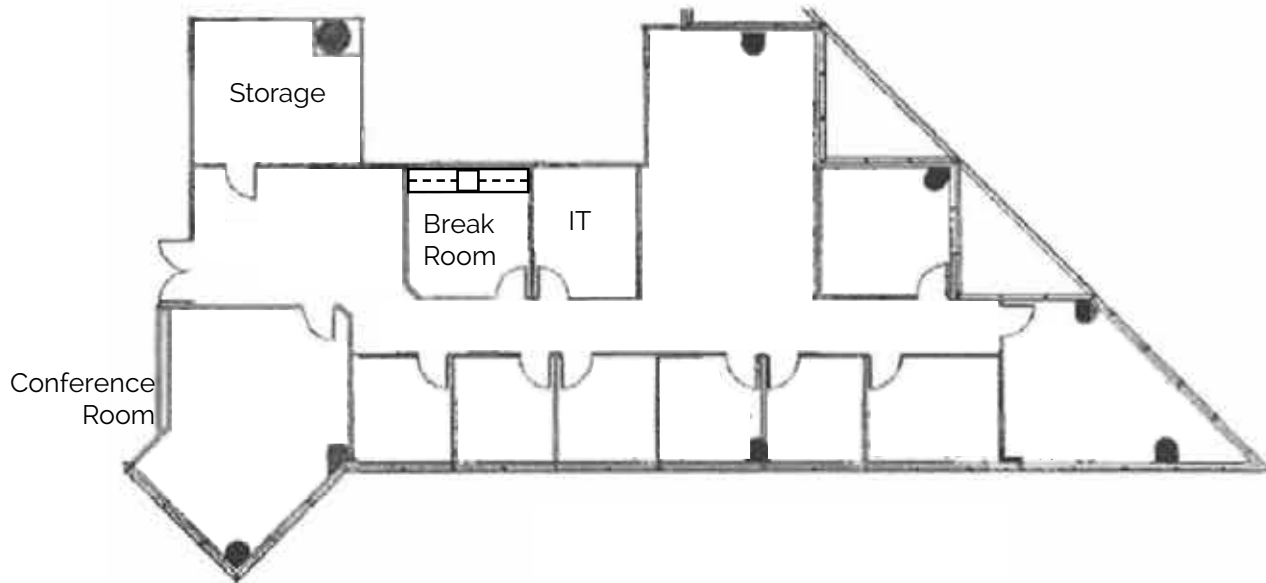


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9333 | Suite 220 | 3,774 s.f.

- Double door entry off main lobby
- 8 private offices, open area and conference room all on window!

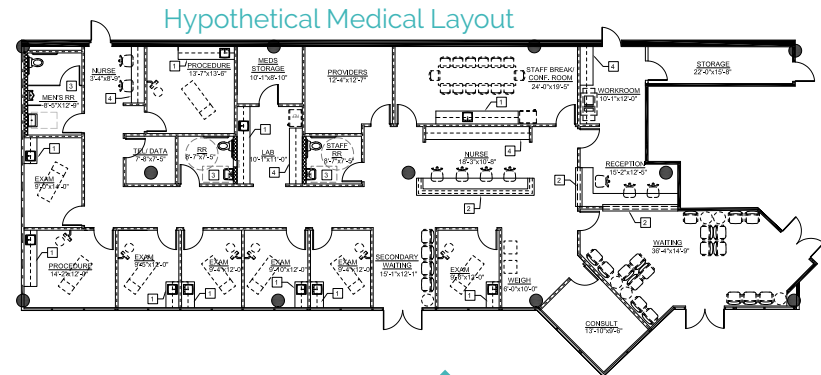
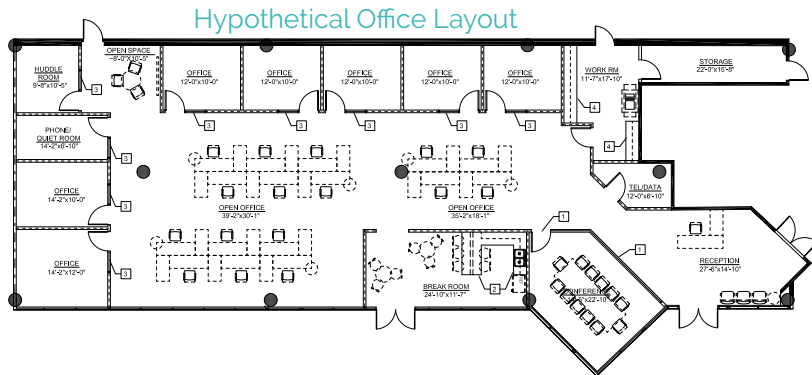
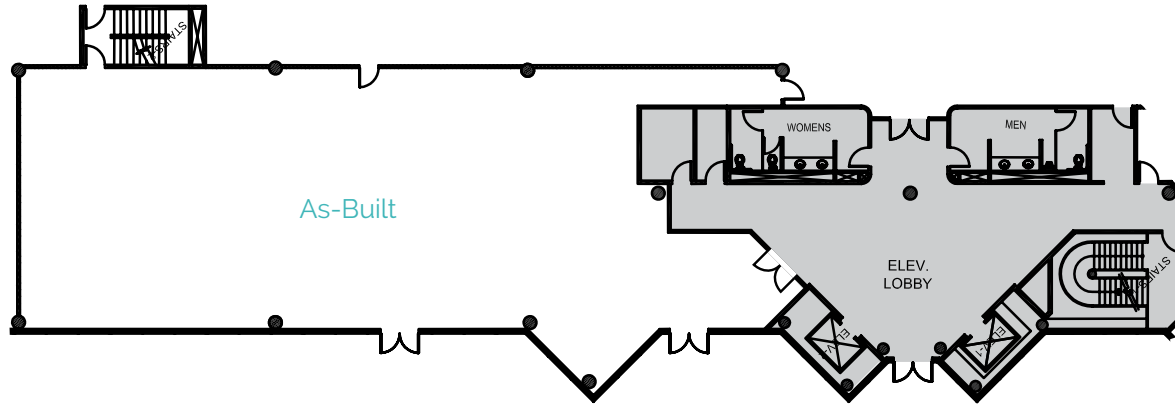


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9339 | Suite P39 | 5,655 s.f.

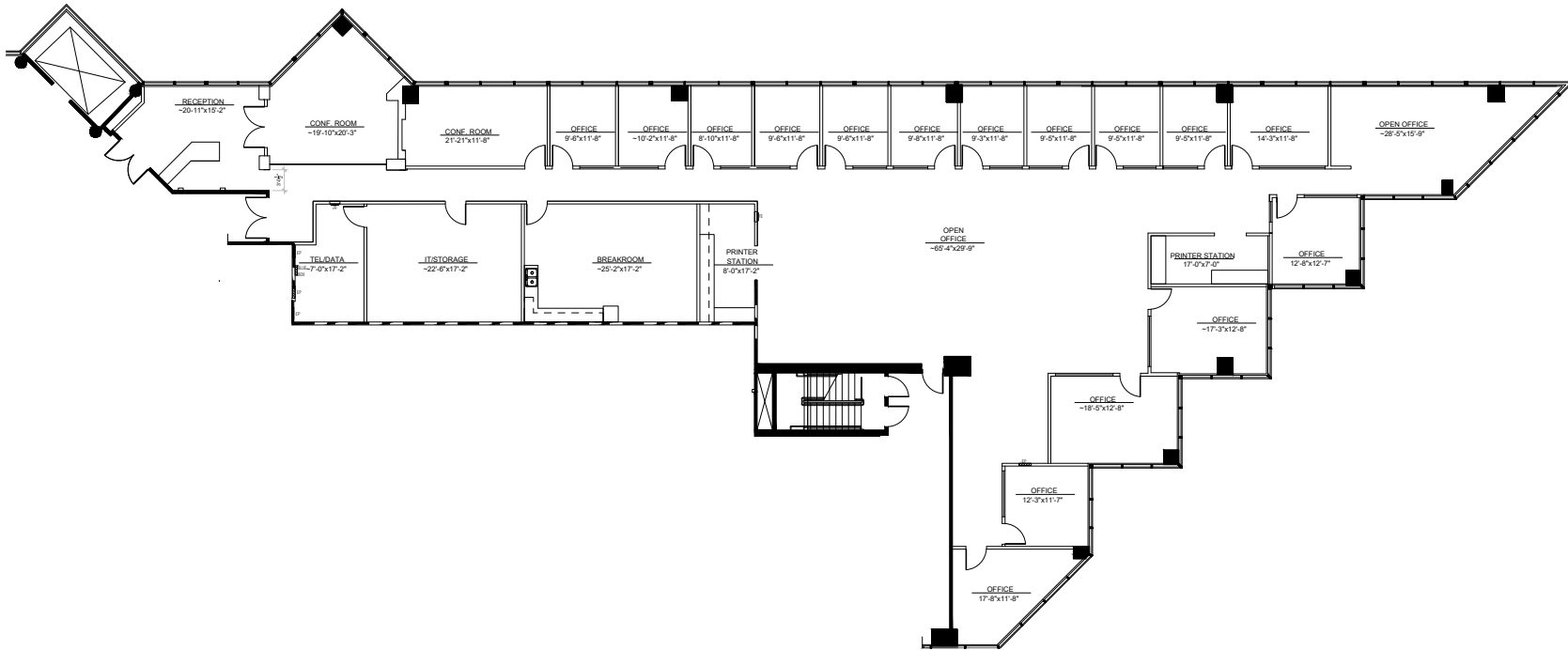
- Ground floor space on plaza level
- Exterior, double-door entrance from patio



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9339 | Suite 125 | 9,233 s.f.

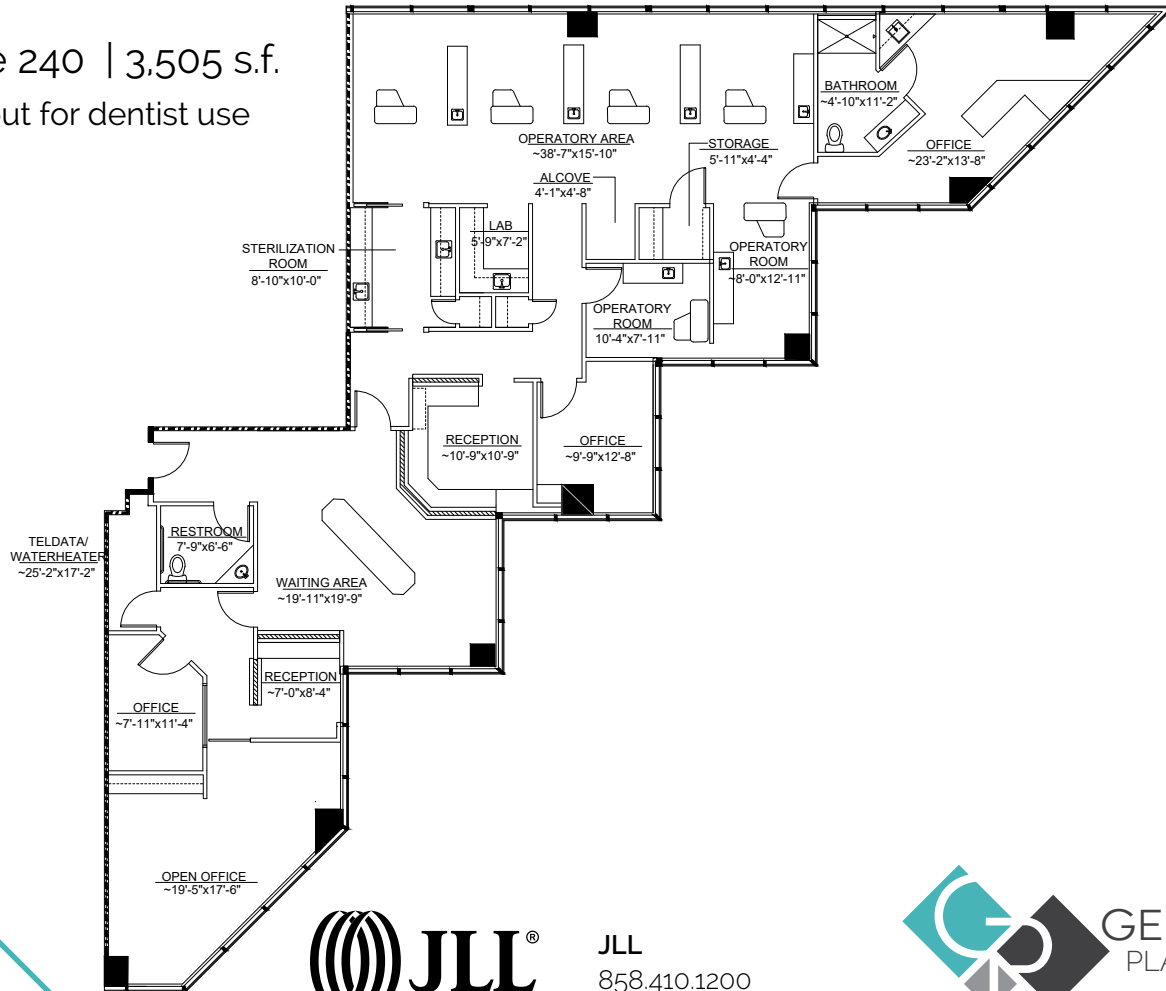


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9339 | Suite 240 | 3,505 s.f.

· Existing buildout for dentist use



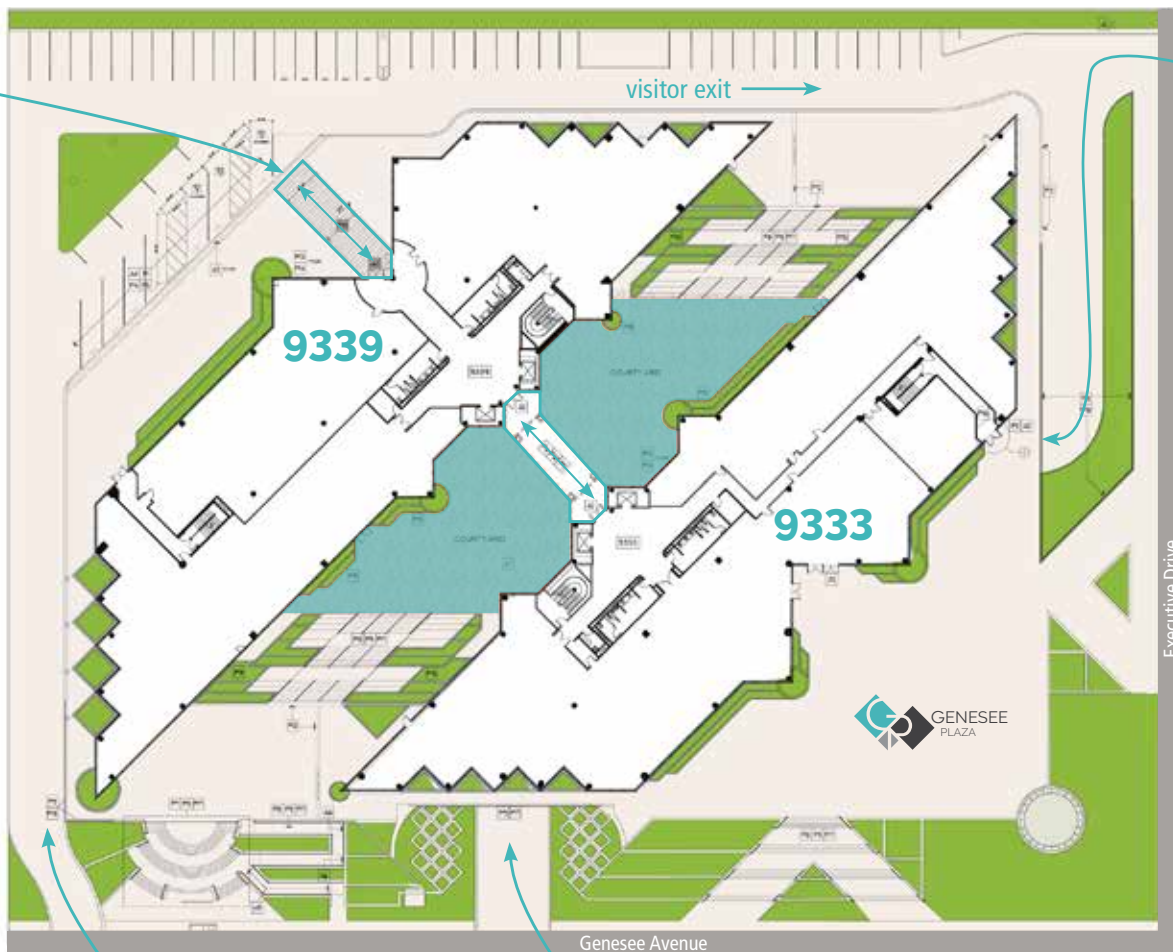
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visitor ground-level entrance to both buildings

visitor exit

visitor parking entrance/valet



visitor parking entrance/valet

employee subterranean parking garage access

Executive Drive

Genesee Avenue





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