



UC San Diego | Pepper Canyon West Living & Learning Neighborhood

Restaurant & Retail
adjacent to Light Rail
Transit (LRT) Station

UC San Diego
Campus
La Jolla, CA



The Opportunity

As UC San Diego prepares for tremendous growth in the coming years they are raising the bar with restaurant and retail offerings to satisfy the evolving tastes of students, faculty and staff.

The Pepper Canyon Living & Learning Neighborhood will house 1,300 transfer and upper-division undergraduate students between two 22- and 23-story towers connected to five-story buildings. The project also includes approx. 6,700 SF of retail, outdoor terrace seating, open space in two large courtyards, and access to canyon trails. The retail suites will front the Rupertus Walk, a pedestrian only walkway that connects the Light Rail Transit Station to the center of campus.

overview





561,000 Square Feet of Student Housing & Retail space

1,300 transfer and upper-division undergraduate beds

Flexible retail/food use spaces available at the North tower located along Rupertus Lane, a main pedestrian walkway connecting East & West areas of campus.

Adjacent to the new Light Rail Transit (LRT) station with with an average of 3,000 passengers per day.

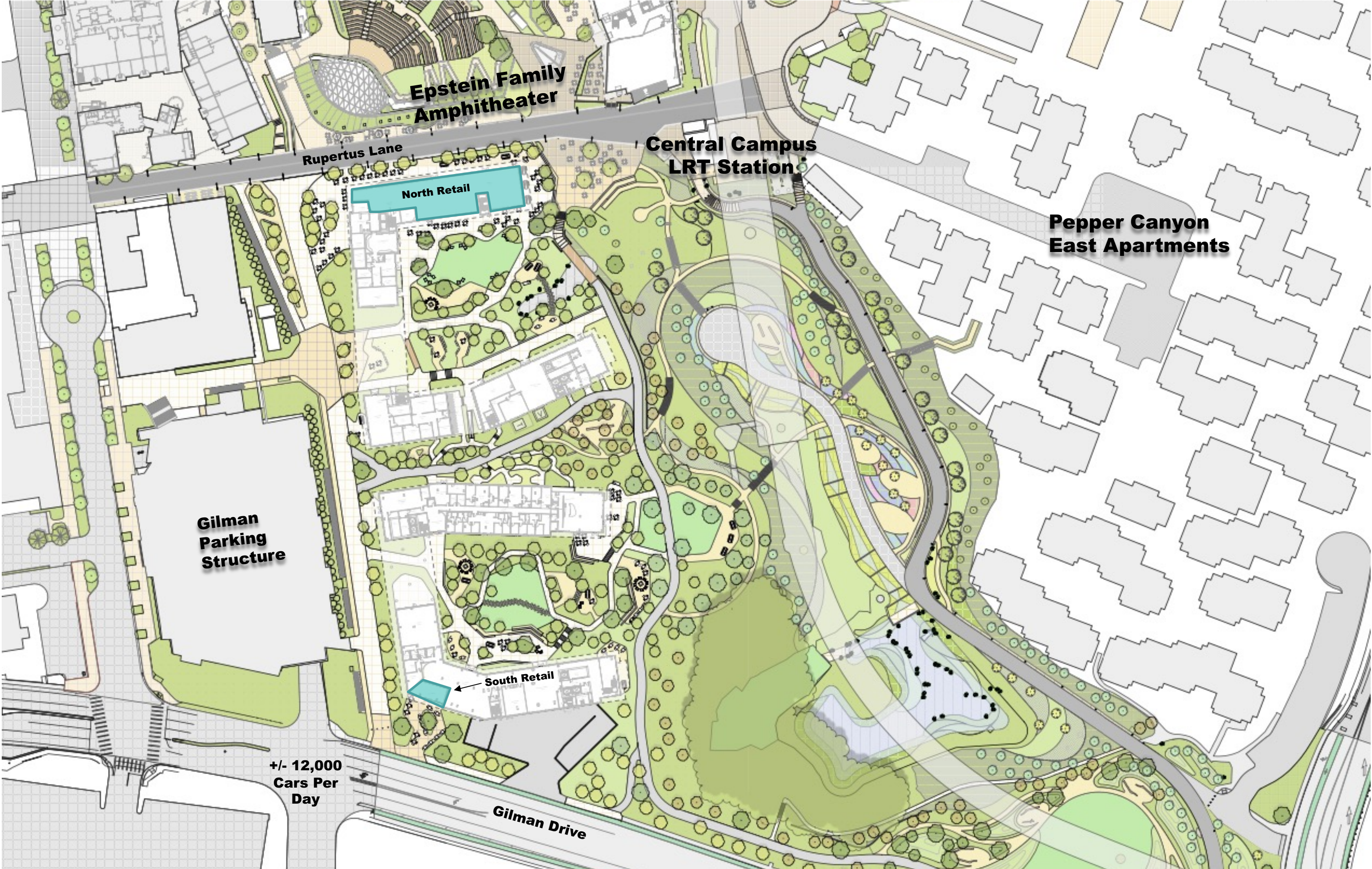
South tower located across from high traffic intersection with +/- 12,000 cars passing by per day.

Located across from the VA Medical Center, comprised of 3,500 employees and 560,000 annual patient visits.

280,000+ projected annual attendees at the adjacent 2,650 seat **Epstein Family Amphitheater** with over 300 performances per year

Estimated Daily activation of 12,000 & Annual Activation of 3,000,000 people

Projected Opening of Fall 2024



Epstein Family Amphitheater

Rupertus Lane

Central Campus LRT Station

North Retail

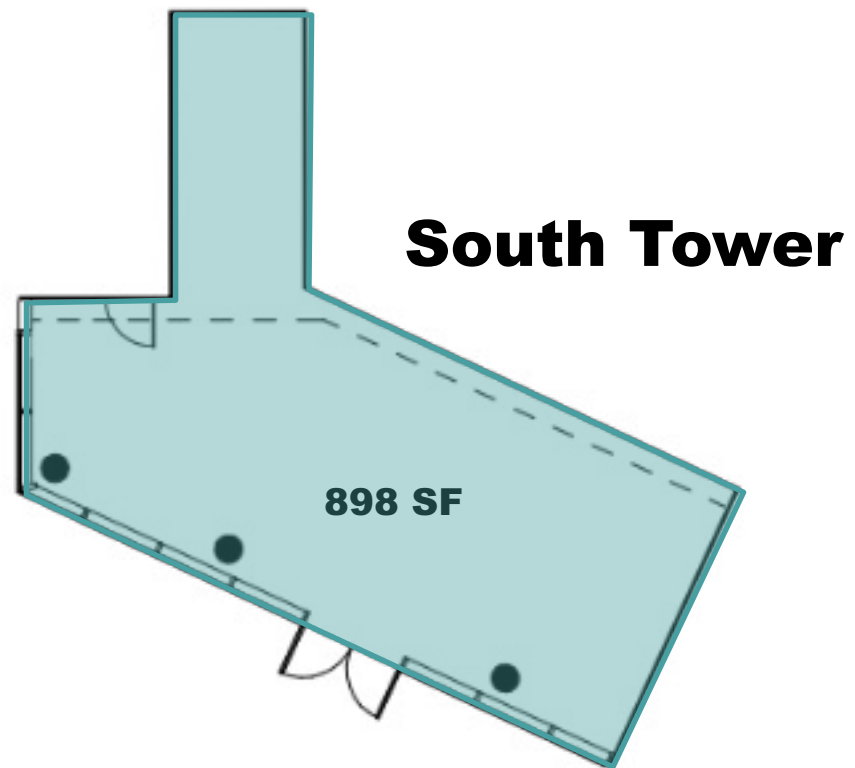
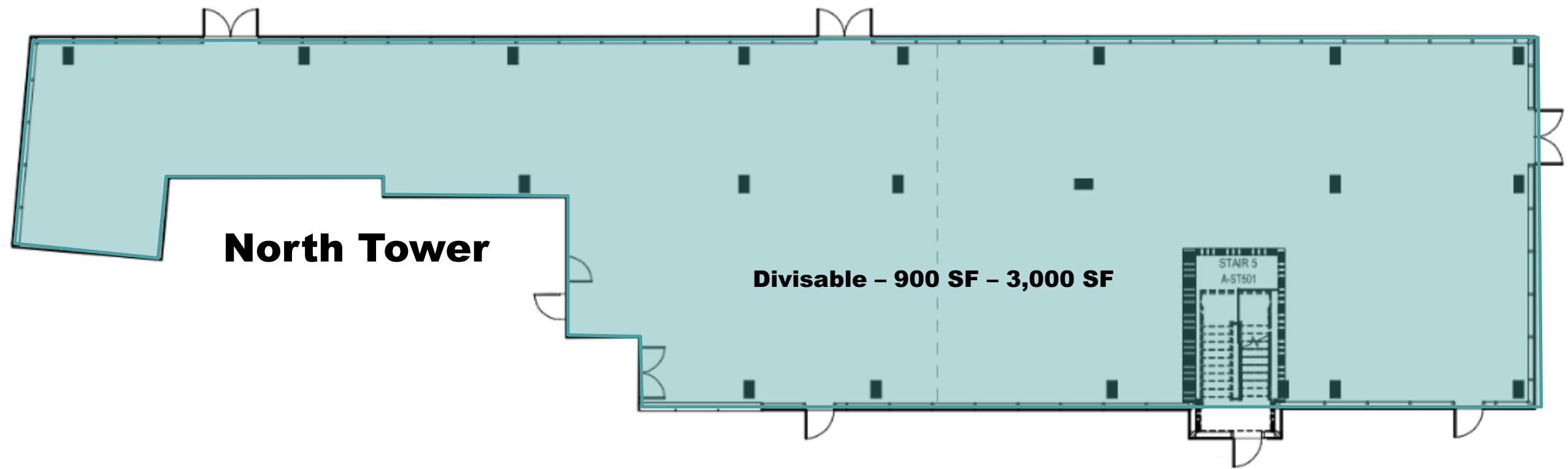
Pepper Canyon East Apartments

Gilman Parking Structure

South Retail

+/- 12,000 Cars Per Day

Gilman Drive



Available Spaces

**North Tower: 900 SF - 3,000 SF
demising options**

South Tower: 898 SF

Contact brokers for more information

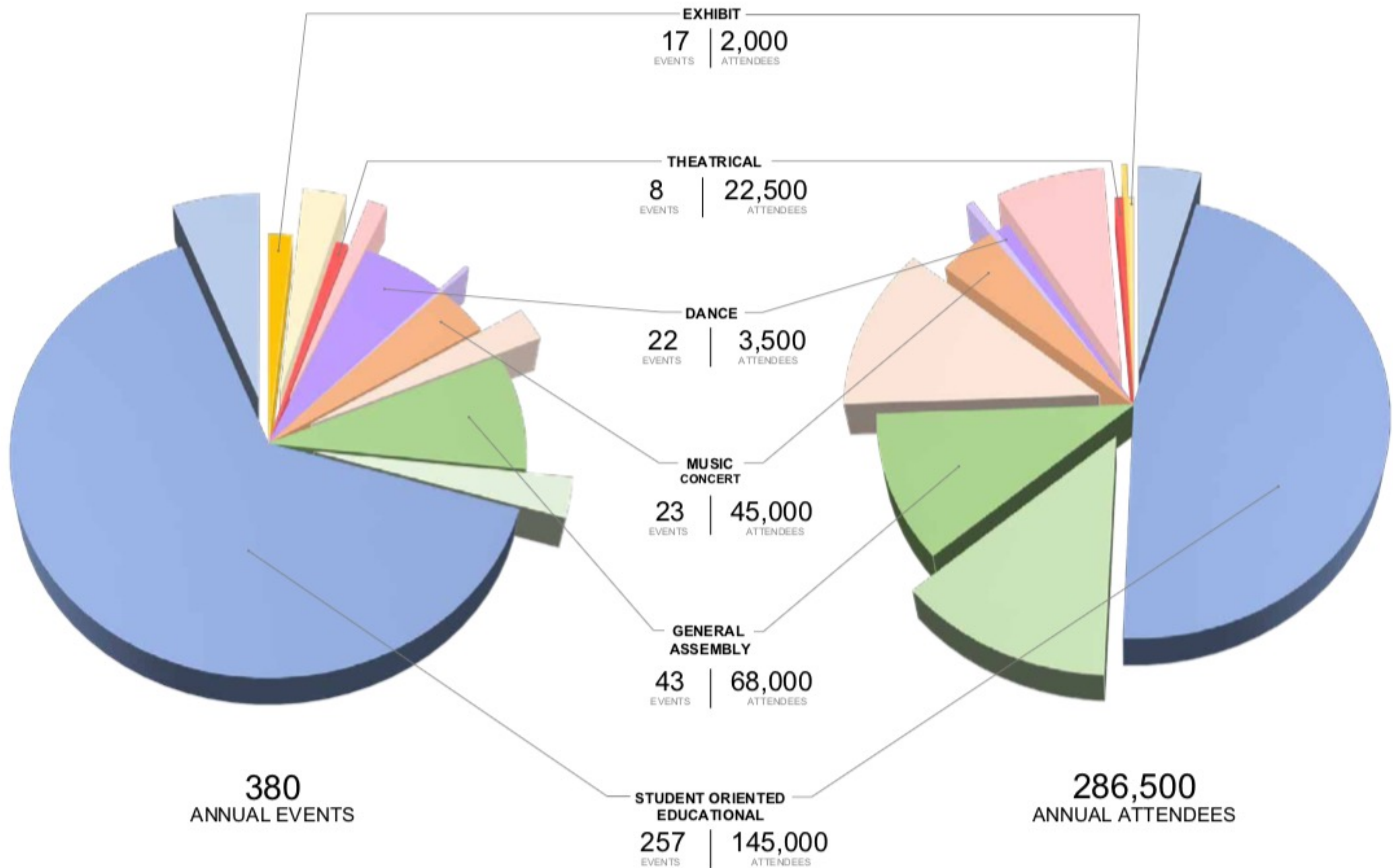
floor plans

Epstein Family Amphitheater



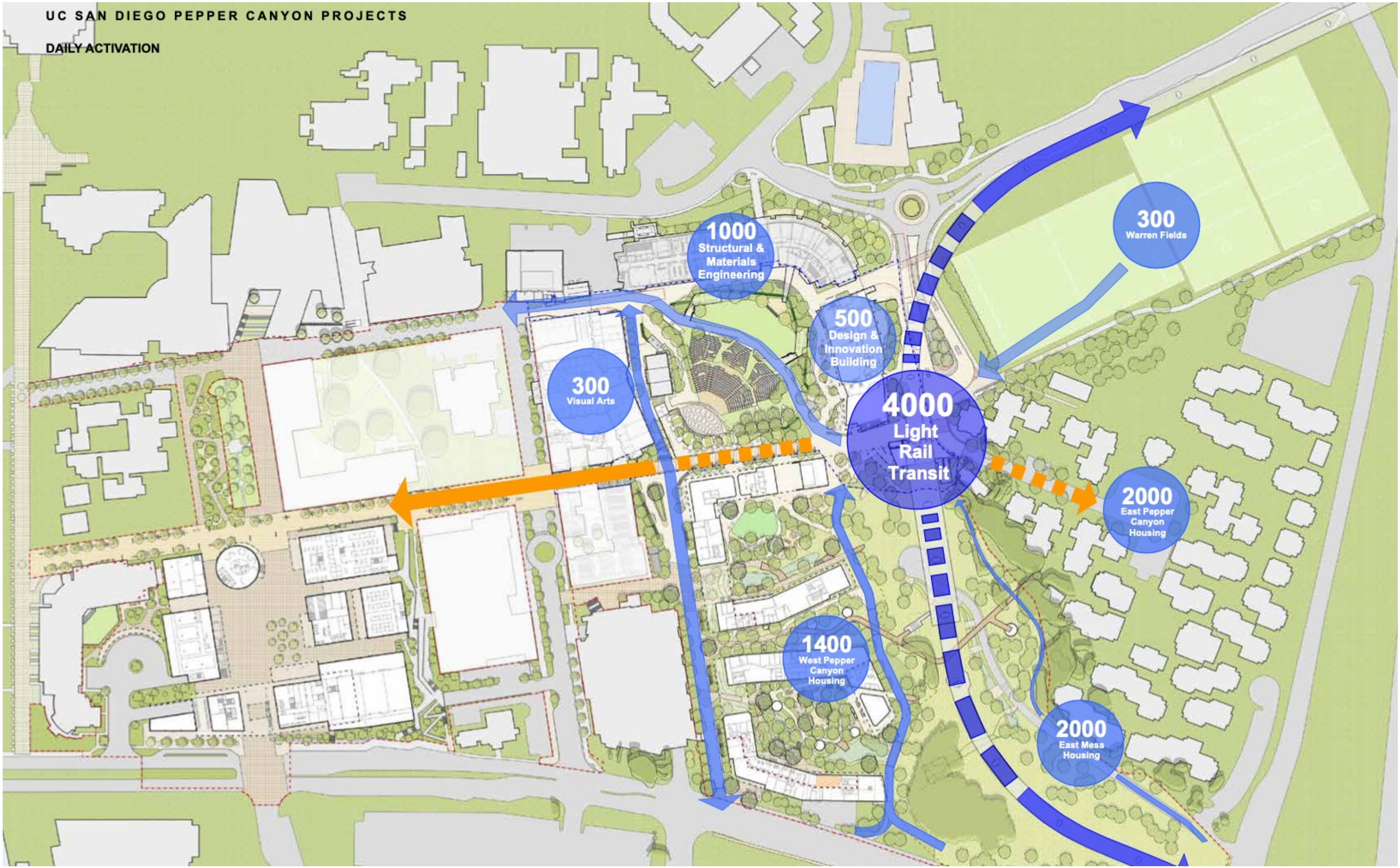
Located adjacent to northside retail

AMPHITHEATER ANNUAL EVENTS AND ATTENDEES



UC SAN DIEGO PEPPER CANYON PROJECTS

DAILY ACTIVATION



The University

- **Established in 1960**, UC San Diego has grown to become one of the top 15 research universities in the world.
- **Main campus is located** near the Pacific Ocean on approximately 1,200 acres of coastal woodland in La Jolla, California.
- **UC San Diego enrolls the largest number** of students among colleges and universities in San Diego County.
- **UC San Diego is the largest employer** based in San Diego County.
- **30,671 Total number** of full and part-time academic and staff employees at UC San Diego
- **For more than a decade**, U.S. News & World Report has included UC San Diego among the nation's top 10 public universities.
- **UC San Diego Athletics** proudly advances to the Big West NCAA Division One Conference in 2020.



The Retail Climate

- **Approximately 50,000 customers** are on-campus on a daily basis. Once on campus for the day, most people stay on campus for the day and eat on campus.
- **Student population** 36,624 (28,587 undergrad)
- **Students living on campus** are currently 15,174, projected to increase to over 27,000 by 2030.
- **Approximately 40% of students** are housed on campus. Freshman students are not allowed to have cars at school.
- **16,720 faculty and staff** work on campus, with higher disposable income than students. They represent 33% of the campus headcount daily (larger than both on campus and off campus students).
- **Faculty and Staff numbers** are projected to grow 39% by 2030.
- **Annual retail spending** for on campus students = \$5,675, students who live off campus = \$7,058, faculty and staff \$8,256
- **Trolley access**, Blue Line UCSD LRT stop is now open with over 3,000 passengers per day on average.

*per 2018 Thompson Retail Study





contact

Nate Benedetto

nate@nextwavecommercial.com
CA Lic. #01436440

619.326.4400

Paul Ahern

paul@nextwavecommercial.com
CA Lic. #01874163

Next Wave Commercial

1167 Morena Blvd. San Diego, CA 92110 CA Lic. #02010077

Dino De Salvo

dino@nextwavecommercial.com
CA Lic. #02035557

