



# MISSION CITY

2355-2385 Northside Drive





# MISSION CITY



**SPEC SUITES  
AVAILABLE**



**CEILING HEIGHT**

2385: 15' First Floor, 14' Floor 2-3  
2355, 2365, 2375: 15'6" First  
Floor, 13'6" Floors 2-6



**FLOOR PLATES**

2385: ~27,000 - 30,000 SF  
2355, 2365, 2375: ~16,000 SF



**4/1000 USF  
PARKING**



**RECENTLY  
RENOVATED**



**OPEN SPACE**



**CLASS A**



**FLOOR-TO-CEILING  
WINDOWLINE**



**FREEWAY CLOSE  
AND WALKABLE  
AMENITIES**

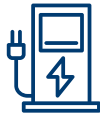
# Welcome to **MISSION CITY**

Mission City is a Class A office campus exceptionally located in the heart of the Mission Valley submarket, the epicenter of San Diego's transformation into a modern live-work-play city.





**FITNESS CENTER**



**EV CHARGING STATIONS**



**AMENITY LOUNGE**



**GOURMET FOOD TRUCKS**







# Access.

## AMENITIES. CONVENIENCE.

Luxury hotels, abundant retail services, a host of dining options and thousands of new multi-family residential units are within a 5 mile radius of Mission City.

### On-site

- Premier Fitness Center
- Tenant lounge
- Outdoor collaborative and recreation areas
- EV charging stations

### Location Highlights

- Next to Fenton Marketplace, a 560,000 SF retail center
- Adjacent to San Diego State University Mission Valley Campus
- Downtown - 7 miles
- San Diego International Airport - 7 miles
- Mission Beach - 9.2 miles
- UTC - 11.5 miles





# Mission VALLEY

## H Hotels

1. Extended Stay
2. Double Tree
3. Hilton
4. Comfort Suites
5. Sheraton
6. Marriott

## 1 SDSU West

## 2 Fenton Marketplace

- IHOP  
Luna Grill  
Islands Restaurant  
Coldstone Creamery  
Los Primos  
Oggi's  
Starbucks  
McDonald's  
IKEA  
Costco  
Lowe's

## 3 Rio Vista Plaza

- Office Depot  
Pat & Oscar's  
Daphne's Greek

- Wendy's  
Marriott Hotel

## 4 Civita

- 240+ acre planned mixed-use residential, shopping and commercial development

## 5 Mission Valley East

- Rubio's  
Pick Up Stix  
In-N-Out  
Taco Bell

## 6 Park in the Valley

- Best Buy  
Staples  
Sammy's Woodfired Pizza  
Starbucks

## 7 Westfield - Mission Valley Ctr.

- Target  
Outback Steakhouse

## 8 Mission Valley Center West

- Puesto  
King's Fish House

## 9 Hazard Center

- Fedex/Kinkos  
Applebees  
All American Grill  
Joe's Crab Shack  
Barnes & Noble  
Doubletree Hotel

## 10 Fashion Valley Regional Mall

- Bing Crosby's Restaurant  
The Cheesecake Factory  
PF Chang's China Bistro  
California Pizza Kitchen  
Pizzeria Uno



# San Diego

## ECONOMIC DRIVERS



### DEFENSE

#### 2ND

San Diego is the second largest recipient of defense procurement dollars. 1More than 1,700 contracting firms, 153,000 active duty and 230,000 civilian, and reserve employees

#### \$35.3B

Of DoD direct spending in San Diego (up 5.3% year-over-year), sustaining 349,000 local jobs



### TECH

#### 42%

Of college graduates who live in San Diego have a degree in science or engineering

#### 20,000

Tech jobs in San Diego region is expected by 2028



### LIFE SCIENCE

#### 3RD

Largest life science hub in the nation

#### 72,000

People work in San Diego's life science industry

#### 12.5%

Increase of life science related jobs over last five years



### TOURISM

#### \$17.9B

Economic impact pre-COVID-19 and is the 3rd largest economic driver. The industry generates \$895M annually in sales and taxes

#### 194,000

People are employed by the tourism industry in San Diego - 13% of jobs in the county (the second largest traded industry behind Research/Tech/Innovation)



### HIGHER EDUCATION

#### TOP 10

UC San Diego's ranking world-wide among biomedical science institutions

#### #2

UC San Diego's ranks second in the nation for STEM degrees annually, at 4,839 per year. 2021 enrollment hits new record of 42,875 students.

#### TOP 5

SDSU's ranking among public schools in international business according to U.S. News & World Report



- A desired **lifestyle** with abundant recreational activities such as breweries hiking, surfing, fishing, golfing, biking, and international access to Mexico.



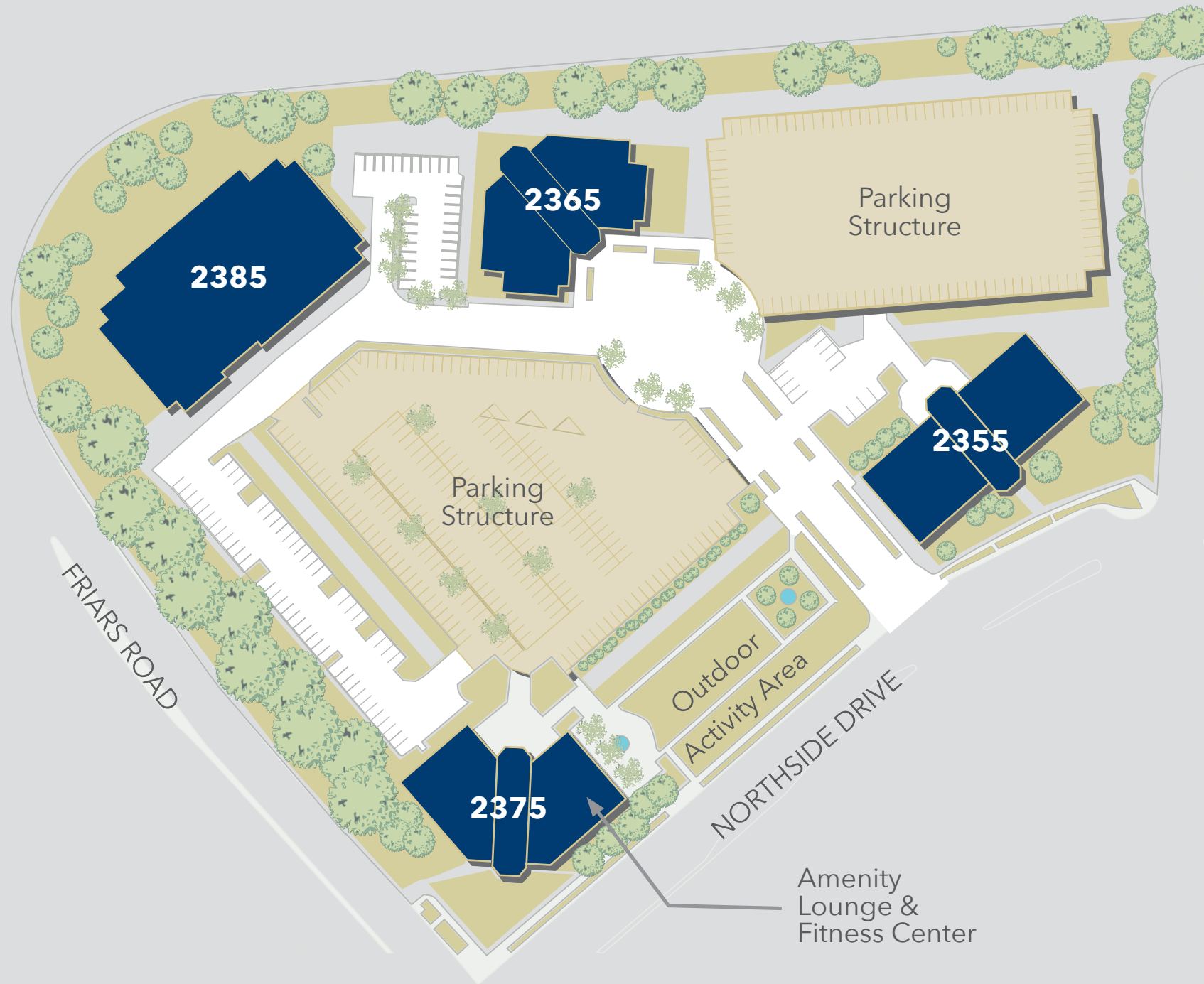
- Excellent schools, safe neighborhoods, and year-round great weather. **Temperature normally varies from 53°F to 80°F.**

## SDSU EXPANSION CAMPUS IN MISSION VALLEY

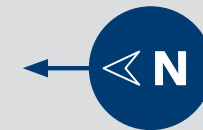




# Site Plan

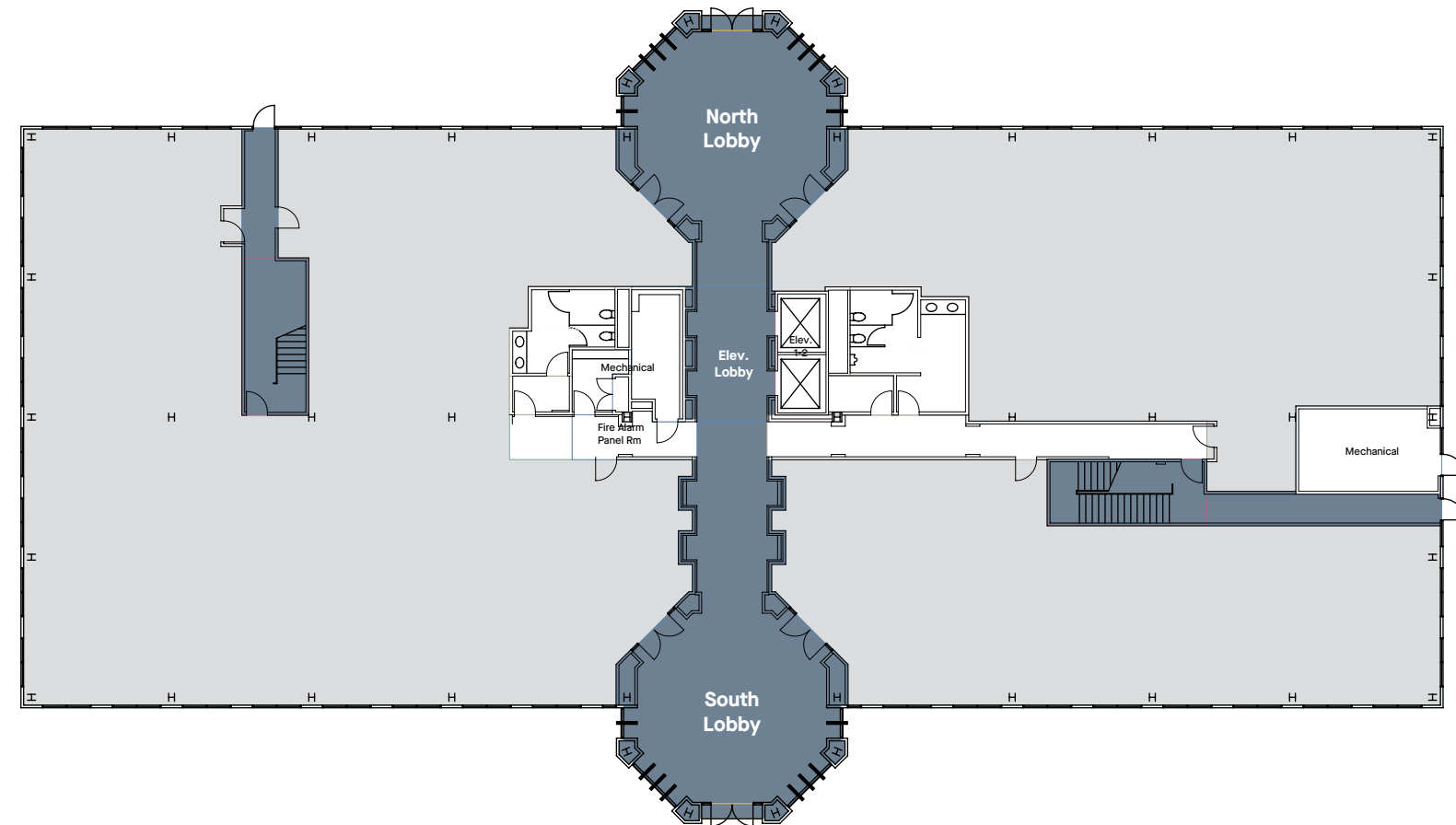


FENTON  
MARKETPLACE  
RETAIL CENTER  
AND TRANSIT  
HUB



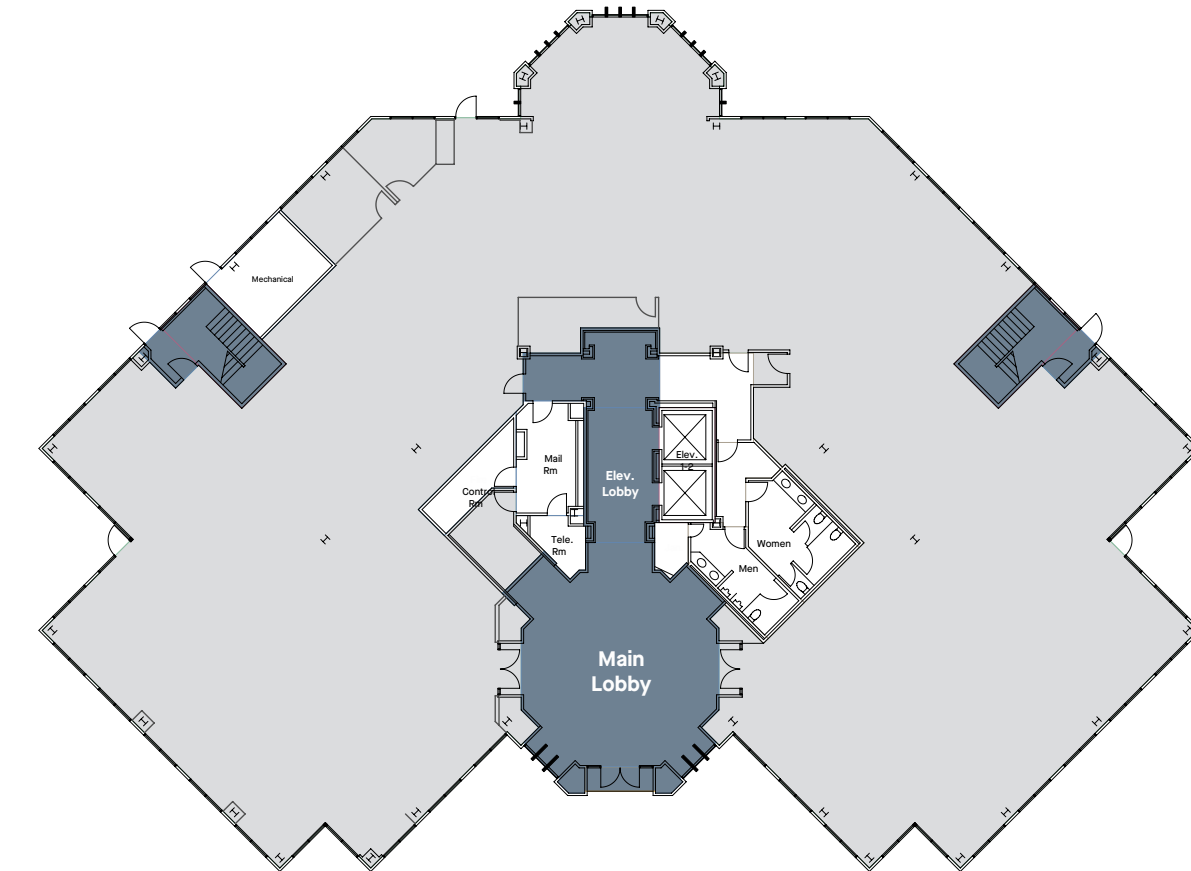
# Typical FLOOR PLATES

2355 NORTHSIDE DRIVE 1ST FLOOR



# Typical FLOOR PLATES

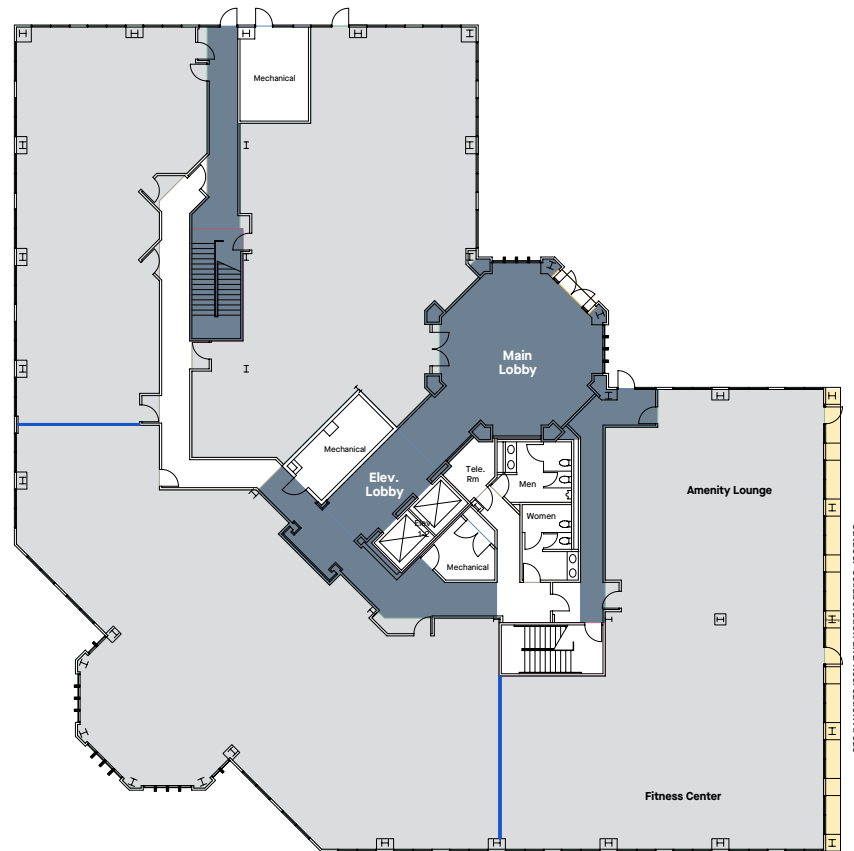
2365 NORTHSIDE DRIVE 1ST FLOOR





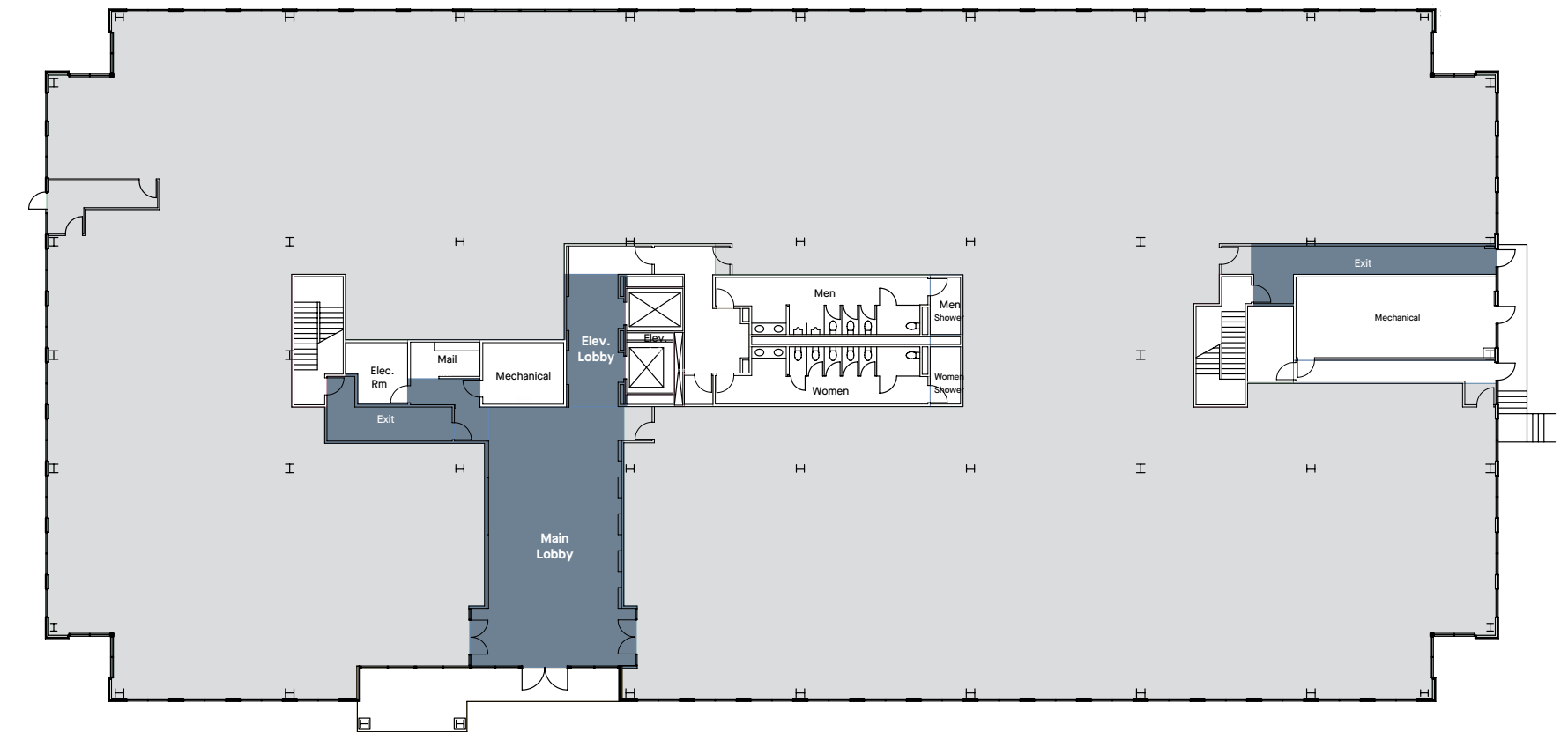
# Typical FLOOR PLATES

2375 NORTHSIDE DRIVE 1ST FLOOR



# Typical FLOOR PLATES

2385 NORTHSIDE DRIVE 1ST FLOOR







# MISSION CITY

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