

8939

VILLA LA JOLLA DRIVE

3252 & 3262

HOLIDAY COURT

8939

3252

3262





Torrey Pines Road

Gilman Drive

Villa La Jolla Drive

Holiday Court

La Jolla Village Drive

Nobel Drive

La Jolla Village Square

Nobel Drive Trolley Station

The Shops at La Jolla Village

Sheraton Hotel

Trolley Lines Expansion

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1,376–21,944

(SF) Available Now –
Spec Improvements underway



Flexible Lease Term from 1-3 years



Potential to grow into entire
8939 building in 12-18 months



Office and Medical zoning



Nearby amenities



Convenient I-5/
La Jolla Village Drive access



Westfield UTC Mall
(\$1 billion revitalization)

Costa Verde Retail Center

Scripps
Hospital

UCSD HEALTH
SYSTEMS

VA Medical Center
Trolley Station

Nobel Drive



Trolley Line Expansion

UCSD

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La Jolla Village Drive

Villa La Jolla Drive

DRIVE TIMES



Westfield UTC
Mall



La Jolla
10 MINUTES



Del Mar
15 MINUTES



Downtown/Airport
20 MINUTES

Nobel Drive Trolley Station

Mid Coast Trolley Extension

La Jolla Village Square

The Shops at La Jolla Village

IRREPLACEABLE COASTAL LOCATION

Slated for completion in 2021, the Mid-Coast Trolley extension has been in planning for nearly 30 years. This new avenue of transportation will bridge the current transit gap between mid and south county San Diego, enabling residents and employees alike the ability to have direct, reliable access to both areas.

The Blue Line Extension will add nine trolley stops, adding an additional eleven miles and connecting Downtown to University City. The project is closely located near both the Nobel Drive and VA Medical Trolley stations connecting the Property to all of south county San Diego as well as the recently repositioned Westfield UTC Mall.

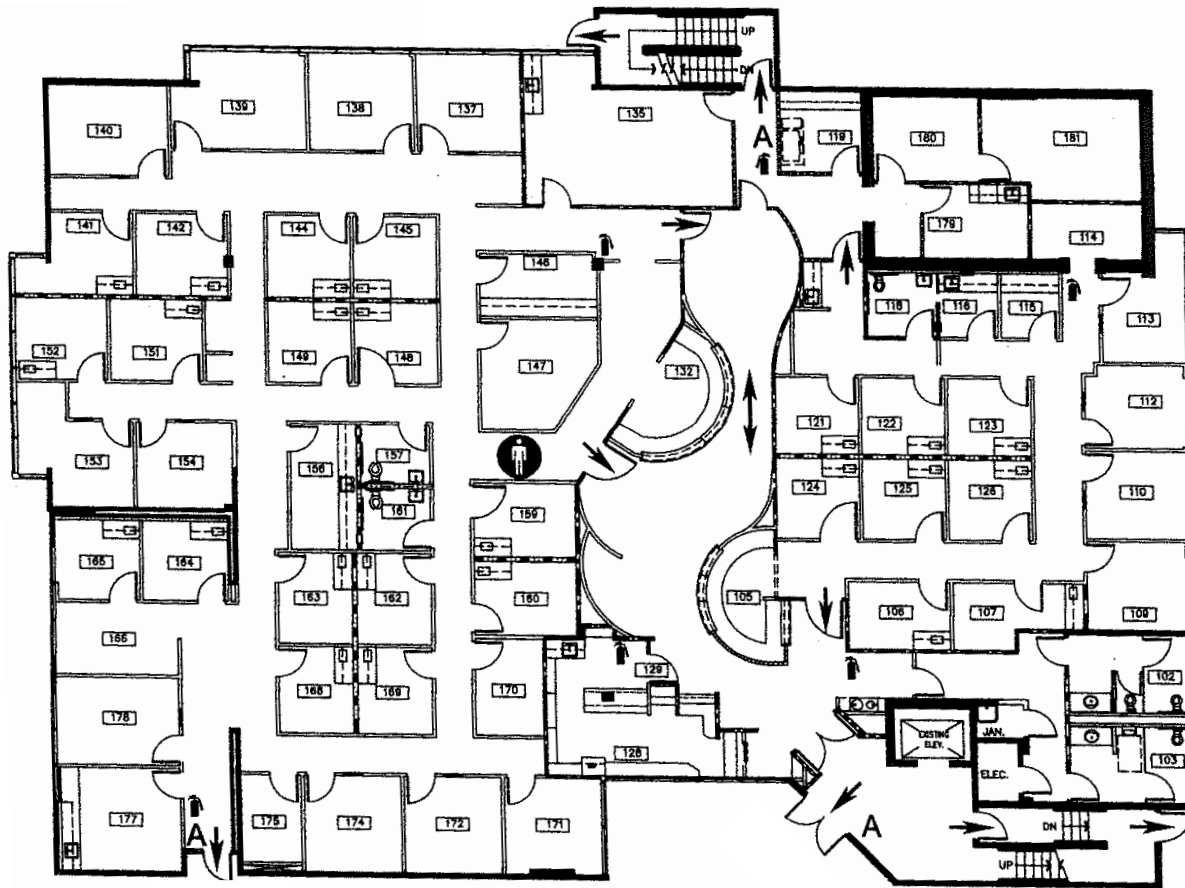
FULL BUILDING AVAILABLE

1ST FLOOR | ±10,972 SF

- Available May 2019
- Medical or Office use
- Building signange opportunity
- Full floor or full building available

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VILLA LA JOLLA DRIVE



PASCAL AUBRY-DUMAND | 858.410.6379 | pascal.aubrydumand@am.jll.com | RE Lic. #01281436
BESS WAKEMAN | 858.410.1245 | bess.wakeman@am.jll.com | RE Lic. #01177659

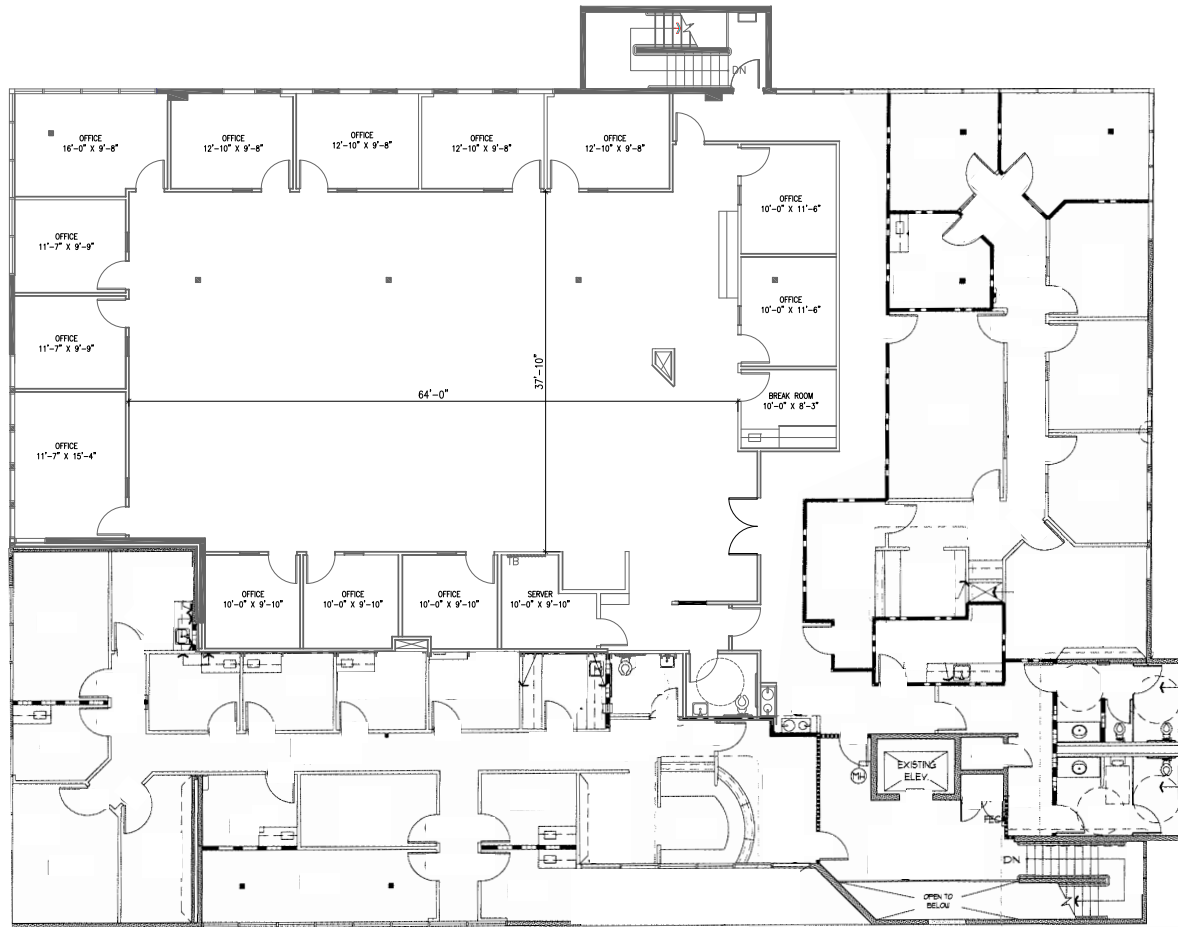
Floor plans are not to scale and subject to field verification. Square footage is approximate.

FULL BUILDING AVAILABLE

2ND FLOOR | ±10,972 SF

- Available May 2019
- Medical or Office use
- Building signage opportunity
- Full floor divisible to 2,157 SF, 3,179 SF & 5,636 SF

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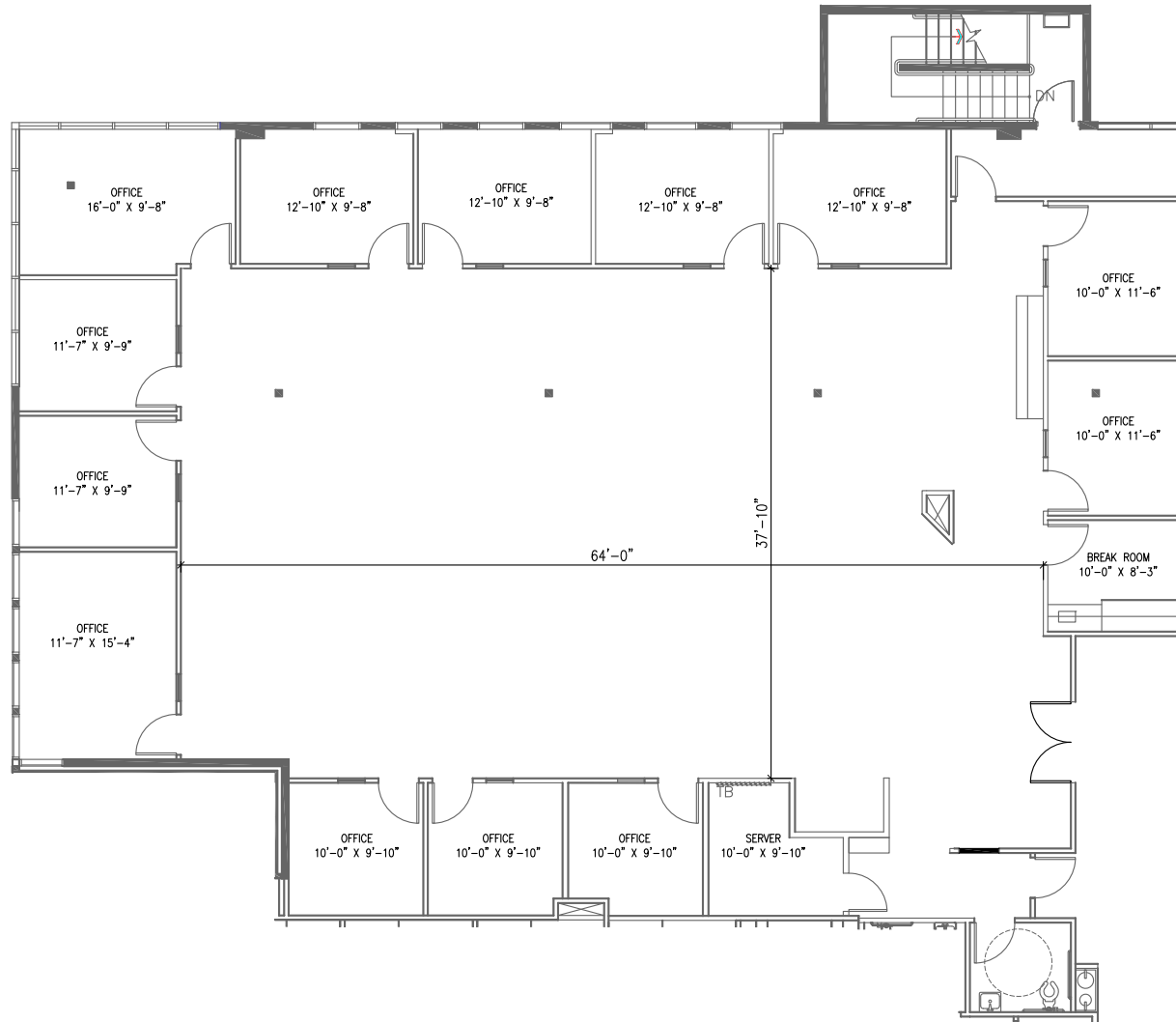
ALTERNATIVE - MULTI TENANT BUILDING OPTION

SUITE 200 | 5,636 SF

AS-BUILT

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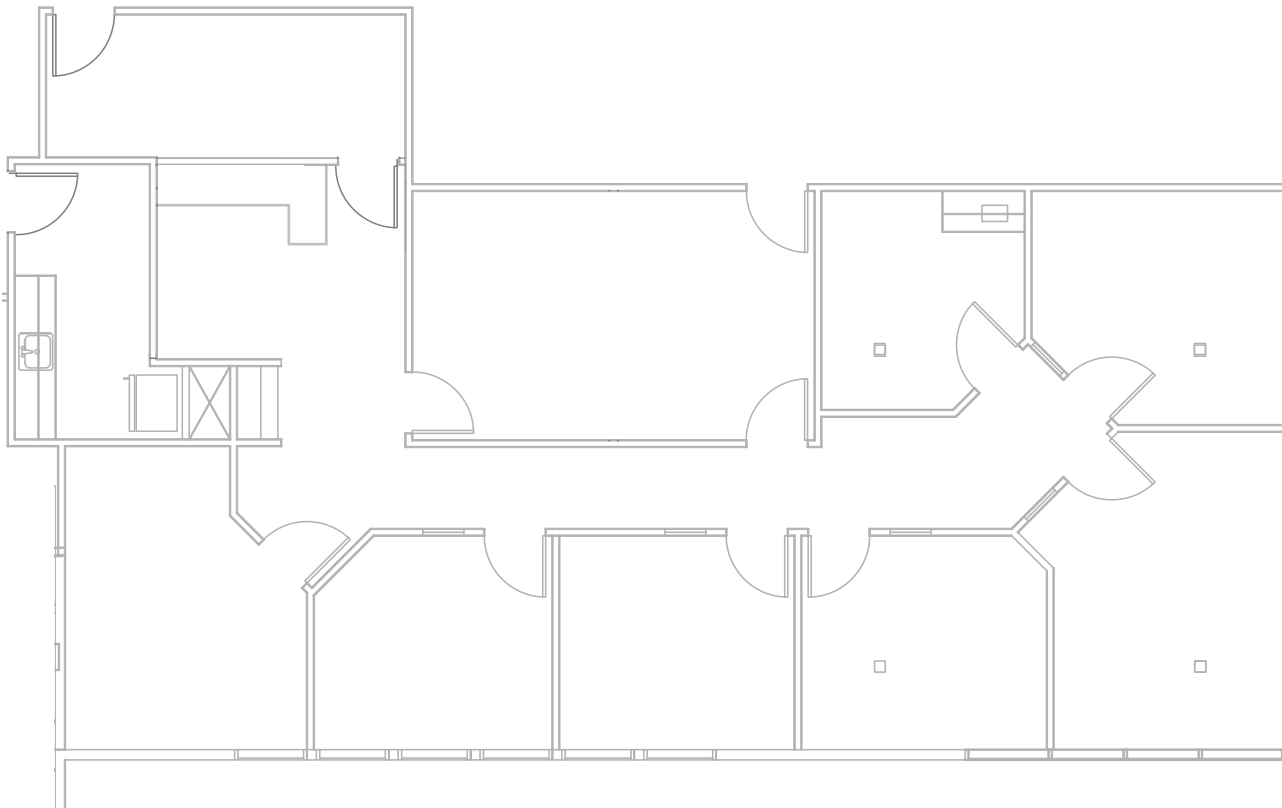
ALTERNATIVE - MULTI TENANT BUILDING OPTION

SUITE 230 | 2,157 SF

AS-BUILT

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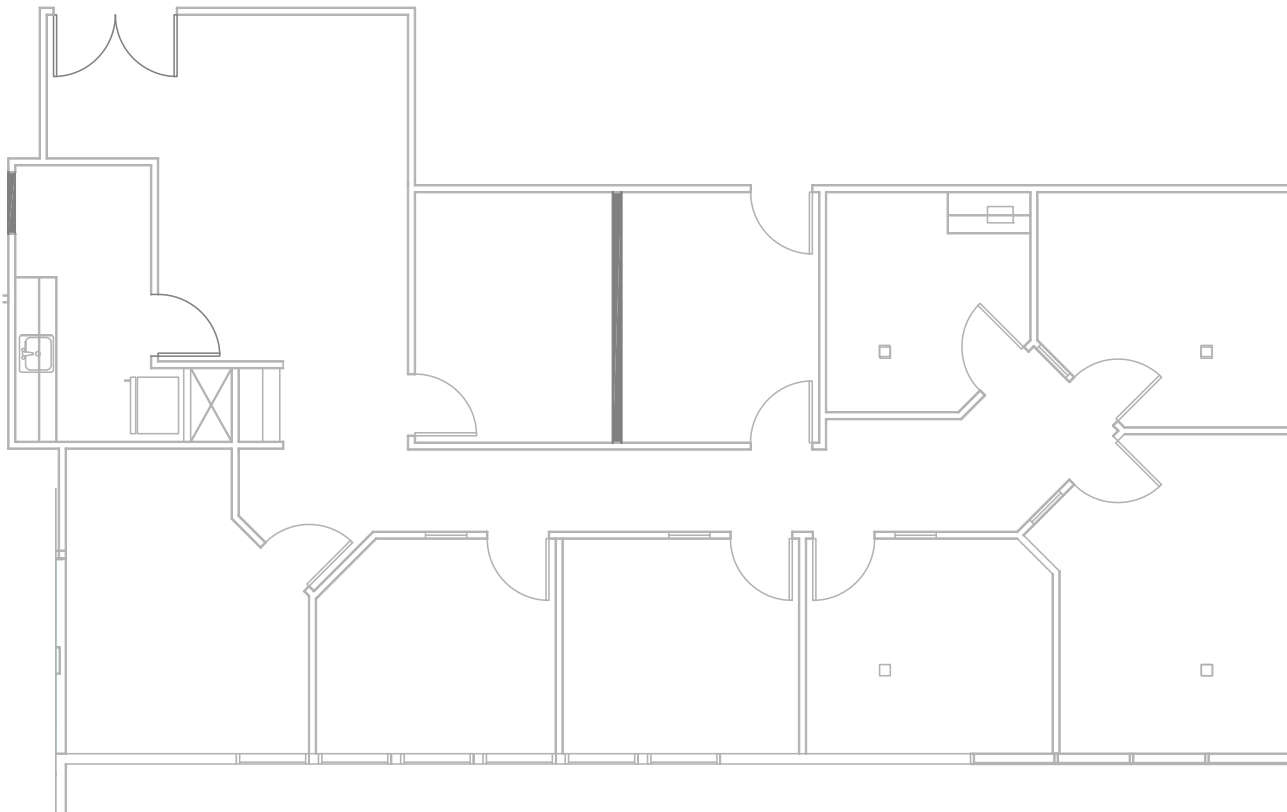
ALTERNATIVE - MULTI TENANT BUILDING OPTION

SUITE 230 | 2,157 SF

HYPOTHETICAL

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La Jolla Village Drive

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Villa La Jolla Drive

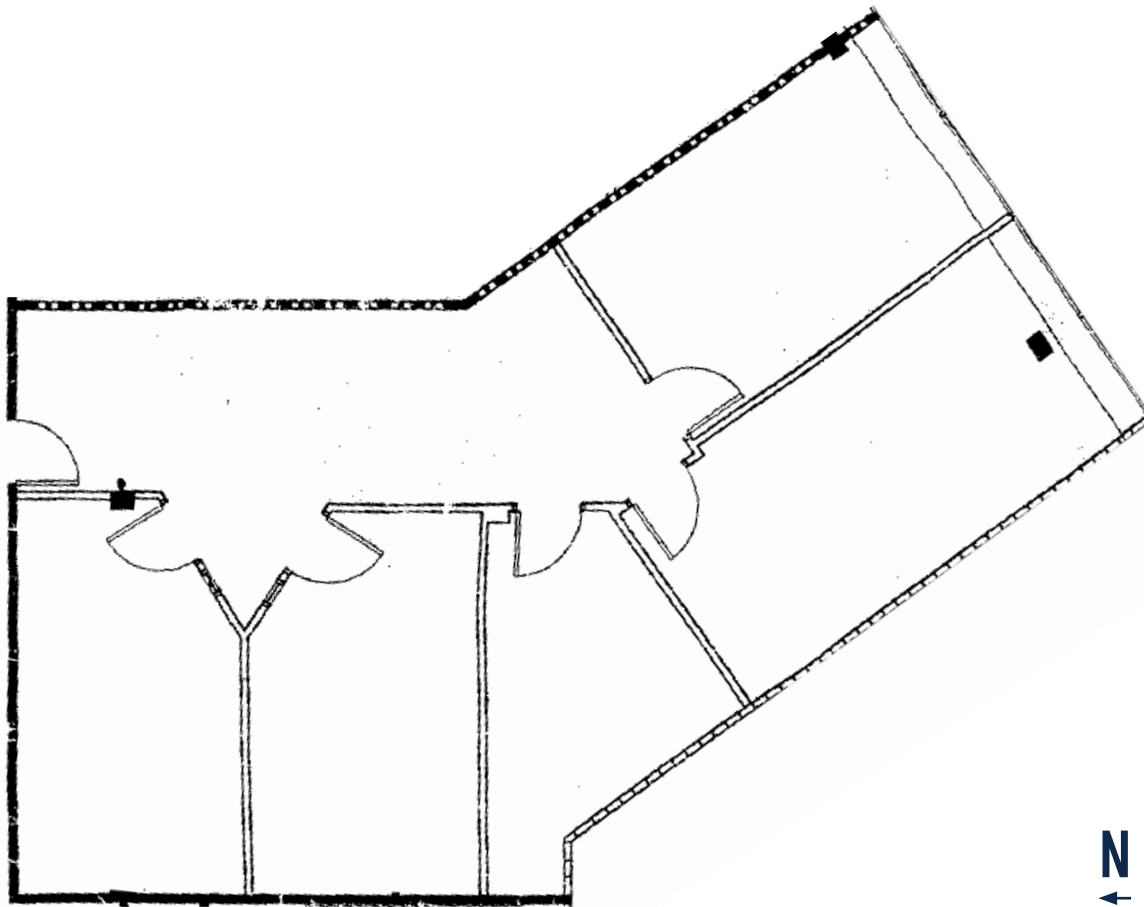
Holiday Court

SUITE 223 | 1,376 SF

AS-BUILT

3252

HOLIDAY COURT



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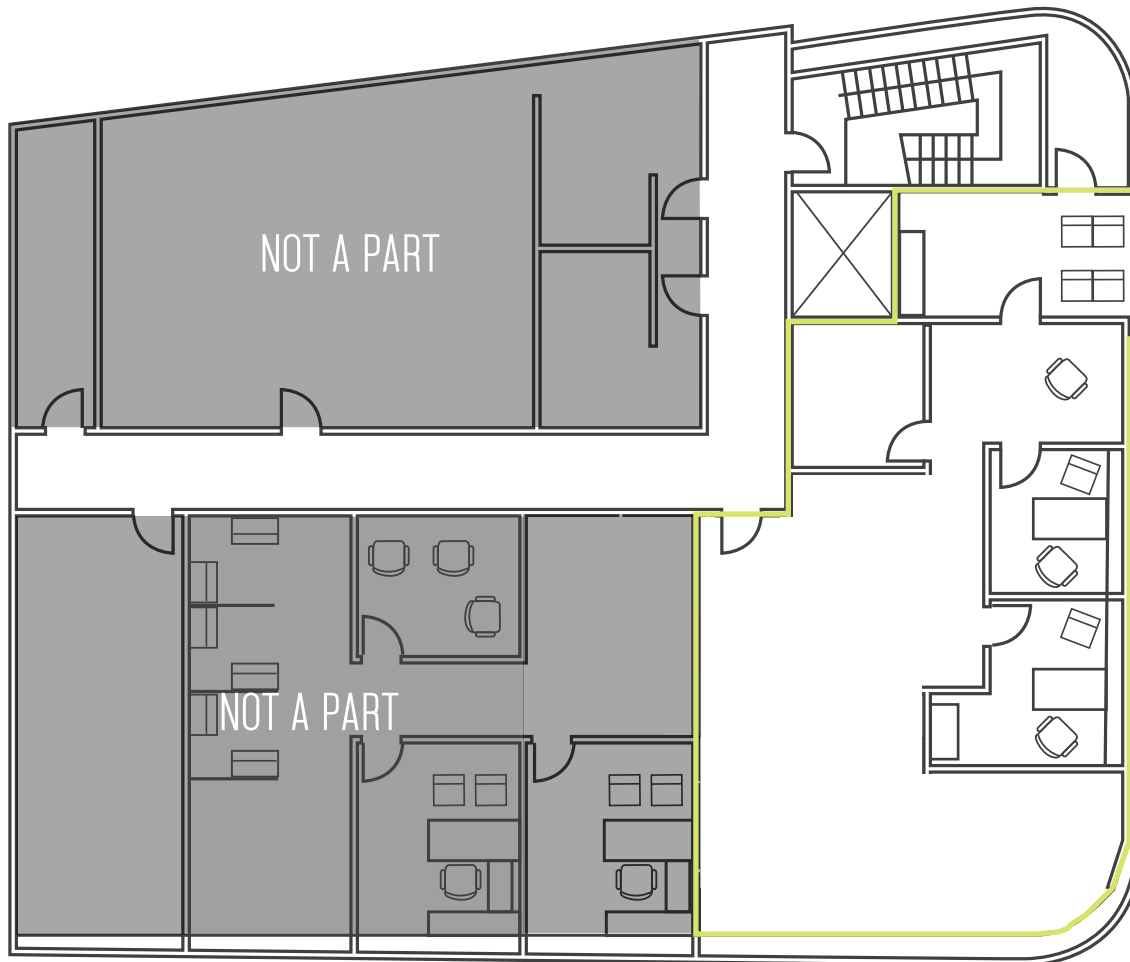
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SUITE 201 | 1,695 SF

AS-BUILT

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HOLIDAY COURT



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