



NORTH CITY OFFICE

NORTH COUNTY SAN DIEGO

CBRE



VISIONARIES HAPPEN HERE

BE A PART OF SOMETHING BIG - REALLY BIG.

Downtown San Diego and UTC, watch out! North City is a dynamic, urban campus ideally positioned to be the new central hub for North County San Diego.

GET THE WHOLE PACKAGE.

North City is more than a community, it's an ecosystem. Leave the car at home and enjoy fantastic coffee, a specialty grocer, outdoor space to picnic and gather, vibrant activity along North City Drive, after work happy hour spots, healthy dining options for any meal, and plenty of activities co-workers and the whole family will love.

1,400,000 SF <i>Office</i>	250,000 SF <i>Retail</i>	3,000 <i>Residential Units</i>	30-ACRES <i>Green Space</i>	450 <i>Hotel Rooms</i>
--------------------------------------	------------------------------------	--	---------------------------------------	----------------------------------

FIND YOUR PLACE.

North City Office includes five blocks - North City One, Two, Three, 78 and The Campus. Each building is distinct and dynamic, artfully designed to house multiple tenant types to create one blended, vibrant community.

NORTH CITY ONE	NORTH CITY TWO	NORTH CITY THREE	NORTH CITY 78	NORTH CITY THE CAMPUS
---------------------------------	---------------------------------	-----------------------------------	--------------------------------	--

LOOK NO FURTHER.

Poised for growth, North City is located adjacent to California State University San Marcos (CSUSM), the Cal State system's fastest growing university. Tap into CSUSM's top talent pool with over 17,000 enrolled students, which is expected to reach 25,000 students by 2030. Take advantage of the opportunity to partner with CSUSM's cutting-edge programs, including cybersecurity, biotechnology, nursing, and engineering. Get in now!



JOIN THE ECOSYSTEM

TAKE YOUR PICK

Proposed office options:



NORTH CITY 1

The gateway to North City, NC1 is located on the high-profile, highly-visible corner of North City Drive at Twin Oaks Valley Road - the main entrance to North City. Turning into the project, you immediately see this dynamic building with retail space on the first floor and office space above with impressive outdoor patios.



5 stories | ±134,572 SF



NORTH CITY 2

NC2 is a smaller, boutique office building located just south of NC1. Enjoy abundant natural light pouring into the building and well-curated retail on the ground floor.



5 stories | ±96,375 SF



NORTH CITY 3

Situated in the heart of North City, NC3 is a vibrant build-to-suit opportunity with stunning architecture and indoor / outdoor balconies right above an active urban core.



6 stories | ±118,319 SF



NORTH CITY 78

NC78 is a statement building with extreme visibility along Highway 78 and includes stunning views of North County San Diego. The identity and branding opportunities at NC78 are simply unparalleled.



6 stories | ±90,478 SF



THE CAMPUS

Plant your flag at The Campus @ North City. With up to 950,000 SF of office space spread out amongst seven buildings, The Campus is the place you didn't know you were looking for. With dedicated garden terraces, an outdoor amphitheater, and pedestrian connectivity across Twin Oaks Valley Rd., you will have direct access to everything North City has to offer.



7 buildings | ±950,000 SF

CSUSM TALENT

ACCESS

ACTIVITIES

HOUSING

AMENITIES

OFFICE

VISIBILITY

78

DOWNTOWN NORTH COUNTY

- North City One
- North City Two
- North City Three
- North City 78
- North City Campus



OFFICE

Work in one of North City's **four upcoming office buildings**, choosing from flexible floor plates, extreme visibility from the 78, great walkability, and abundant natural light. Be in good company:

- Union Cowork
- Pima Medical Institute
- Scripps Health
- CSUSM Extended Learning



TALENT

Tap into the **CSUSM** network and hire from the broadest and best talent pool in the area. Post graduation, **85% of graduates stay in the local and regional area**. Finding top-tier talent has never been this easy.



HOUSING

Live and work in North City. A range of housing solutions are available for your team, from urban lofts and apartments to townhomes and single-family homes. North City's master-planned residences emphasize community and are surrounded by urban parks and trails and top public and charter schools.



ACCESS

Get to the epicenter of North County using **Highway 78**, the **SPRINTER light rail**, or **Twin Oaks Valley Road**. North City is perfectly positioned between Orange County and downtown San Diego.



HOTEL

House your guests in the 450-room hotel planned for North City.



AMENITIES + ACTIVITIES

Experience the on-site amenities that bring North City to life, including a weekly farmers market and annual community events.



**NORTH CITY
GETS YOU WHERE
YOU NEED TO BE.**

38 *minute drive to downtown San Diego*

60 *minute drive to central Orange County*

105 *minute drive to downtown Los Angeles*

3 *rail systems at your fingertips - Sprinter, Coaster and AMTRAK*



SUCCESS

STORIES

HAPPEN

HERE

The world is changing, and employees have become a company's biggest asset. North City taps into a young, educated workforce and provides them with a convenient, energizing and flexible ecosystem so that work seamlessly blends into daily life.

205,436
2020 POPULATION

\$103,328
2020 AVG. INCOME

\$117,157
2025 EXPECTED AVG. INCOME

50.60%
COLLEGE DEGREE HOLDERS

35.9
MEDIAN AGE

OVER 70%
ARE MILLENNIAL, GEN Z OR GEN X

*All statistics are within a 5-mile radius

SEA BREEZE PROPERTIES



THE MASTERMINDS BEHIND IT ALL

Specializing in creating unique real estate development opportunities in San Diego County, Sea Breeze Properties focuses on strategic partnerships, trustworthy financial backing, and a personalized approach to each of its projects.

Steering away from the status quo, each project speaks for itself through attention to detail, customer experience, and tasteful architecture. Sea Breeze Properties strives to create a more livable, walkable, and environmentally-friendly San Diego.

northcity.com

NORTH CITY

THE QUAD

MERGE 56

MERGE CARMEL VALLEY

BLOCK C





NORTH CITY OFFICE

CHRIS PASCALE

Lic. 00890849
858.546.4601
chris.pascale@cbre.com

MIKE HOECK

Lic. 01386247
858.646.4700
mike.hoeck@cbre.com

CHRIS WILLIAMS

Lic. 01791013
858.646.4743
chris.williams1@cbre.com

northcity.com/leasing

CBRE

4301 La Jolla Village Drive, Suite 3000 | San Diego, CA 92122 | © 2021 CBRE, Inc.

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.