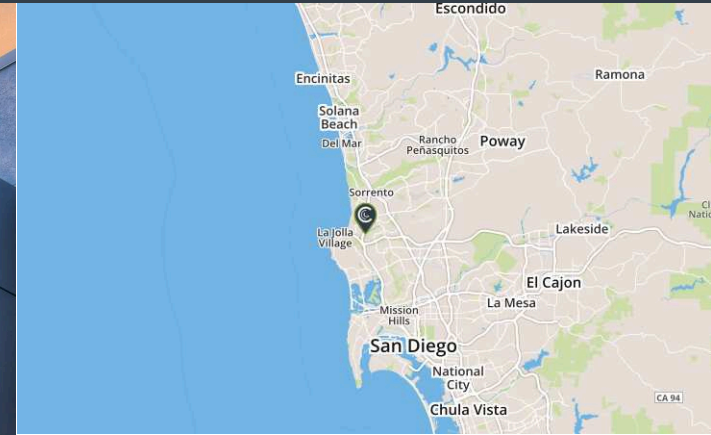


SHOPS AT LA JOLLA VILLAGE

8801 VILLA LA JOLLA DR // LA JOLLA, CA, 92037



NORDSTROM
rack

WHOLE
FOODS
MARKET

CVS
pharmacy®



RESTAURANT
BREWHOUSE

OWNED GLA
171,805 SF

LOCATION
Longitude: -117.231900
Latitude: 32.868900

DEMOGRAPHICS
Population
Avg Income

| | 1 Mile | 3 Mile | 5 Mile |
|------------|----------|-----------|-----------|
| Population | 40,112 | 90,153 | 214,028 |
| Avg Income | \$97,553 | \$123,249 | \$130,852 |

SHOPCORE
PROPERTIES

- + Irreplaceable, coastal in-fill asset anchored by Whole Foods, Nordstrom Rack and CVS
- + Desirable La Jolla submarket with high barriers-to-entry and strong demographics
- + Directly benefits from its proximity to UC San Diego with enrollment of approximately 34,000 students

FOR LEASING INFORMATION
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| SUITE# | Tenant Name | GLA(SF) | SUITE# | Tenant Name | GLA(SF) | SUITE# | Tenant Name | GLA(SF) | SUITE# | Tenant Name | GLA(SF) |
|--------|-----------------------------|-----------|--------|------------------------------|----------|--------|-------------------------------|----------|--------|------------------------------|----------|
| 8785 | BJ'S RESTAURANT & BREWHOUSE | 5,500 SF | 881300 | CITIBANK | 4,615 SF | 884306 | YOUNG ATTITUDES | 1,780 SF | 886103 | LIGHT RX FACE & BODY | 1,817 SF |
| 8807 | CHASE BANK | 4,960 SF | 881301 | KENT & ASSOCIATES | 1,883 SF | 884308 | NUTRIMART | 650 SF | 886104 | THE NAILS CLUB | 1,249 SF |
| 8813 | BANK OF AMERICA | 5,652 SF | 881302 | HUNTINGTON COUNSELING CENTER | 932 SF | 884901 | FEDEX OFFICE & PRINT SERVICES | 7,669 SF | 886105 | UNITED STATES POSTAL SERVICE | 2,199 SF |
| 8825 | WHOLE FOODS MARKET | 31,733 SF | 881303 | NATIONAL CLOSING & ESCROW | 961 SF | 884905 | THE MELT | 2,022 SF | 886107 | C2 EDUCATION | 1,692 SF |
| 8827 | AVAILABLE | 6,000 SF | 881310 | COHEN CHIROPRACTIC CLINIC | 1,015 SF | 884907 | PHILZ COFFEE | 2,062 SF | 886109 | SNOOZE BREAKFAST EATERY | 3,458 SF |
| 8831 | CVS | 21,000 SF | 881312 | 2 GO PRODUCTS | 781 SF | 885500 | SPRINKLES | 1,116 SF | 886706 | FLAME BROILER | 250 SF |
| 8875 | NORDSTROM RACK | 32,036 SF | 884300 | EMPIRE BEAUTY | 1,705 SF | 885501 | SPORTCLIPS HAIRCUTS | 1,318 SF | 886708 | DRYBAR | 1,600 SF |
| 88130A | SOULUTION PILATES | 514 SF | 884302 | KINOYUME SUSHI AND IZAKAYA | 1,801 SF | 885502 | NEKTER JUICE BAR | 1,337 SF | 886710 | EUROPEAN WAX CENTER | 1,738 SF |
| 879501 | MENDOCINO FARMS | 2,957 SF | 884303 | UNLEASHED BY PETCO | 2,788 SF | 885504 | RUBIO'S COASTAL GRILL | 2,322 SF | 886712 | T-MOBILE | 1,700 SF |
| 879502 | VERIZON | 3,500 SF | 884304 | PAPER SOURCE | 3,315 SF | 886101 | AUSTIN DENTAL ARTS LA JOLLA | 2,178 SF | | | |

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