

COSTA VERDE: CONNECTING THE NEIGHBORHOOD

FEBRUARY 11, 2020

Regency
Centers.



ALEXANDRIA®



Regency Centers.

422 centers totaling **57**
million square feet of retail
space nationwide



Regional office

Solana Beach, CA



22

Market Offices



446

Employees



~9,000

Tenants





- Pioneering life science REIT
- Established in San Diego in 1994
- S&P 500 Company
- 50 person San Diego office



2019 DEVELOPER
OF THE YEAR



SUSTAINABLE
LEADERSHIP AWARD



2018 & 2019 COMMUTE
DIAMOND AWARDS RECIPIENT



MOVE ALLIANCE CERTIFICATION FOR
TRANSIT ORIENTED SMART GROWTH
(ALEXANDRIA GRADLABS)



LILLY



ILLUMINA



VERTEX



ART PROGRAMS



COMMUNITY BUILDING



PLACEMAKING



Regency®
Centers.



ALEXANDRIA®

A best in class partnership
between leading developers.

Project history

	EXISTING SITE BUILT IN 1989	CURRENT PROJECT MARCH 2015	UPDATED PROJECT JANUARY 2020
USES /SQUARE FOOTAGE	Retail (178k sq ft)	Retail (303k sq ft) Housing (120 units) Hotel (200 rooms)	Retail (178k sq ft) R&D Office (400k sq ft) Hotel (200 rooms)
PARKING	Surface Parking Lot 968 Parking Spaces	Above Ground Parking Garage 1,500 Parking Spaces	Underground Parking Garage 1,820 Parking Spaces
AMENITIES	<ul style="list-style-type: none">• Grocery Store• Fitness Center• Restaurants• Gas Station• Car Wash• McDonald’s• Post Office• Dry Cleaners	<ul style="list-style-type: none">• Gourmet Grocer and Specialty Food Retailer• Fitness Operator• Increased Restaurant Space• Gas Station• Car Wash• McDonald’s• Post Office• Dry Cleaners• Pharmacy• Event Plaza• Trolley Connection	<ul style="list-style-type: none">• Gourmet Grocer and Specialty Food Retailer• Fitness Operator• Increased Restaurant Space• Gas Station• Car Wash• McDonald’s• Post Office• Dry Cleaners• Pharmacy• Expanded Event Plaza• Enhanced Trolley Connection• Daycare• Pedestrian Main Street• Expanded Green Space and Community Gathering Area



VA MEDICAL CTR.

PEPPER CANYON
(AT UCSD WEST)

VOIGT DRIVE
(AT UCSD EAST)

Costa Verde Specific
Plan 55 Acres

2,309
Residential
Units

115 New Residential
Units. 445 Proposed

EXECUTIVE DRIVE

Enhanced Access to
Park and Quad

COSTA VERDE

TERMINUS
(AT WESTFIELD UTC)

New Residential
300 Units



Retired, Senior Couple



Local UC San Diego Student

COSTA VERDE NEIGHBOR PROFILE



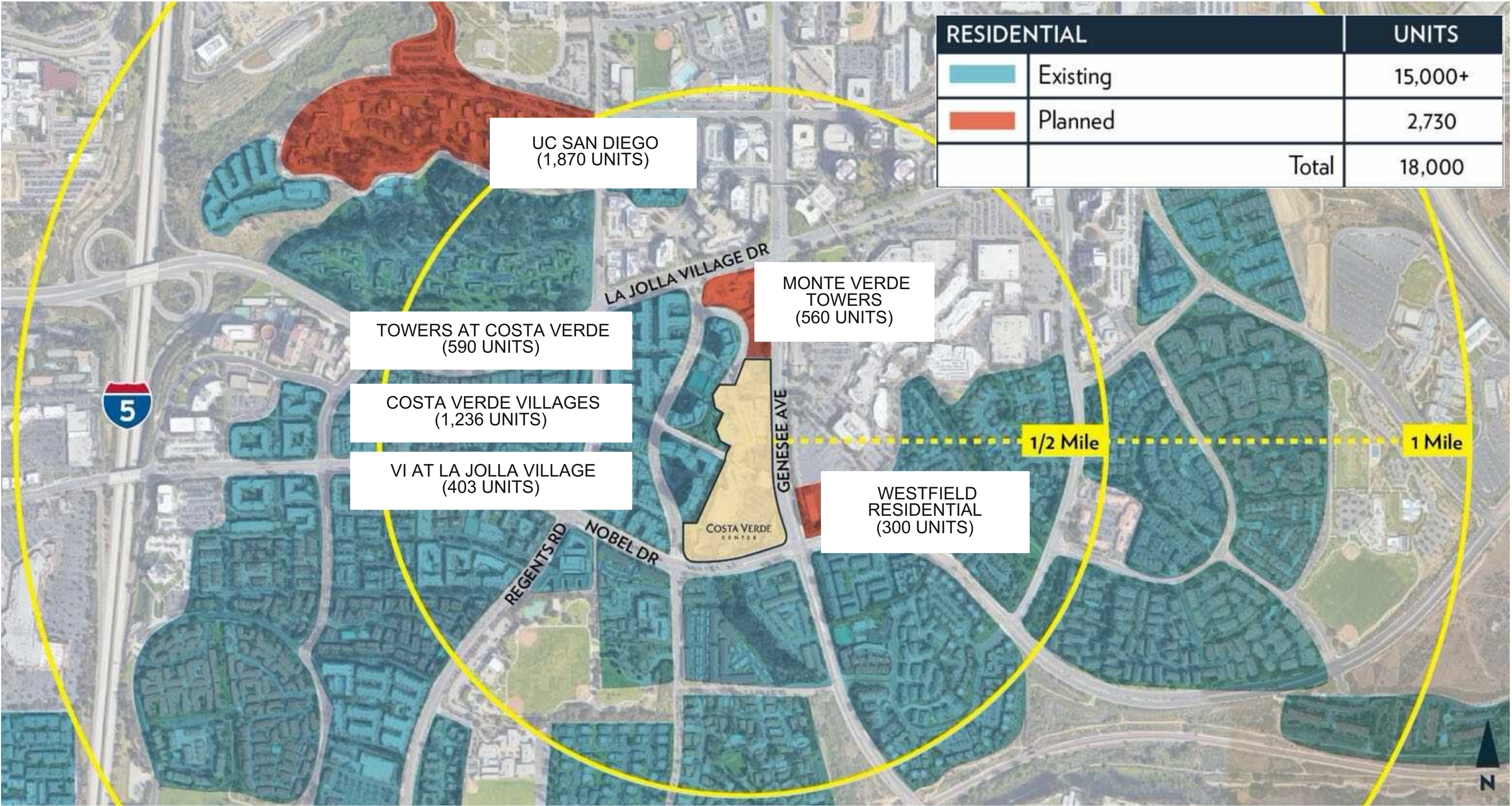
Neighborhood Professional



Multi-Generational Family

DENSE NEARBY HOUSING

17,800+ housing units within 1 mile of CVC



Existing site: Turns back on neighbors, transactional experience



UTC TRANSIT CENTER STATION

NOBEL DRIVE



New site: connected mixed-use development

GENESEE AVE

NOBEL DRIVE

AERIAL VIEW LOOKING EAST



LOOKING NORTH FROM NOBEL DRIVE



LOOKING NORTH FROM NOBEL DRIVE



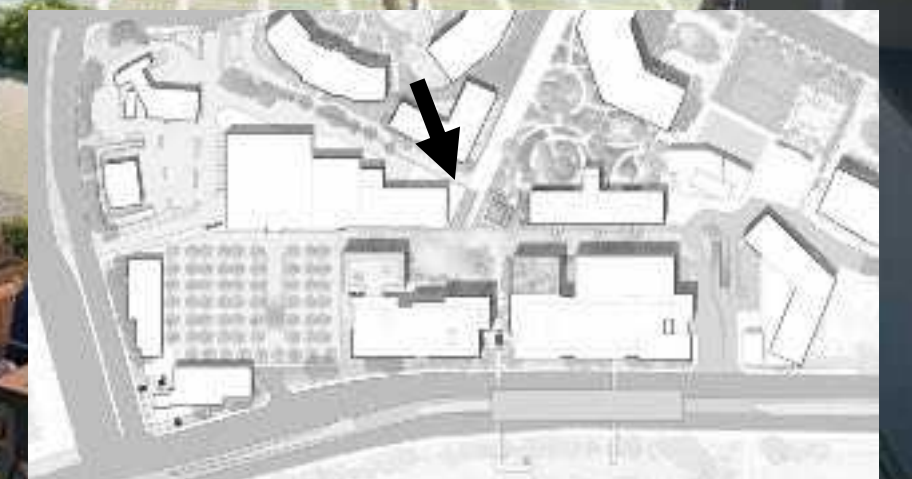
LOOKING SOUTH WEST FROM TROLLEY



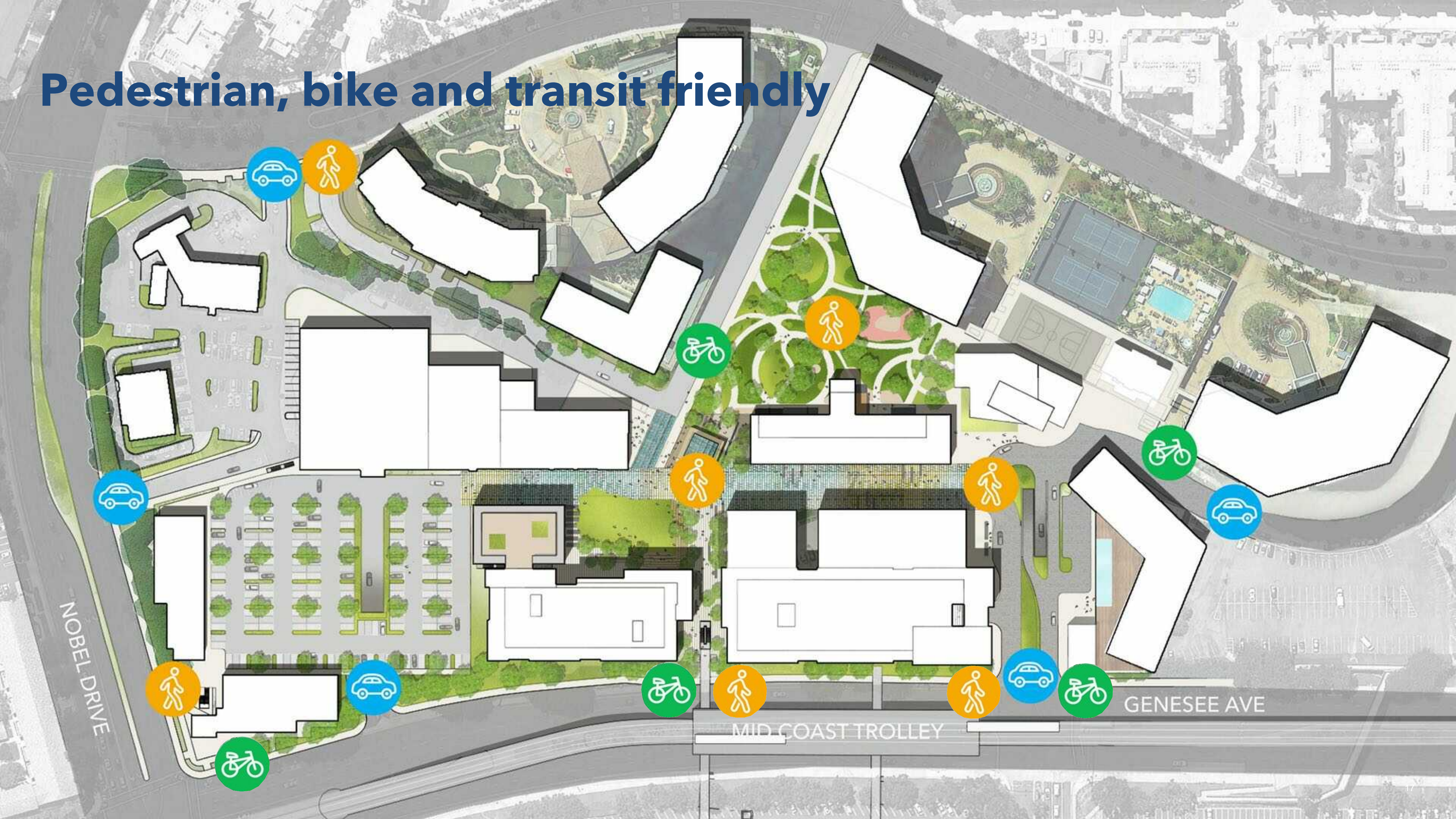




LOOKING EAST TOWARD GENESEE AVE



Pedestrian, bike and transit friendly



Pedestrian, bike and transit friendly

THE NEIGHBORHOOD

THE QUAD

THE HUB

NOBEL DRIVE

GENESEE AVE

MID COAST TROLLEY





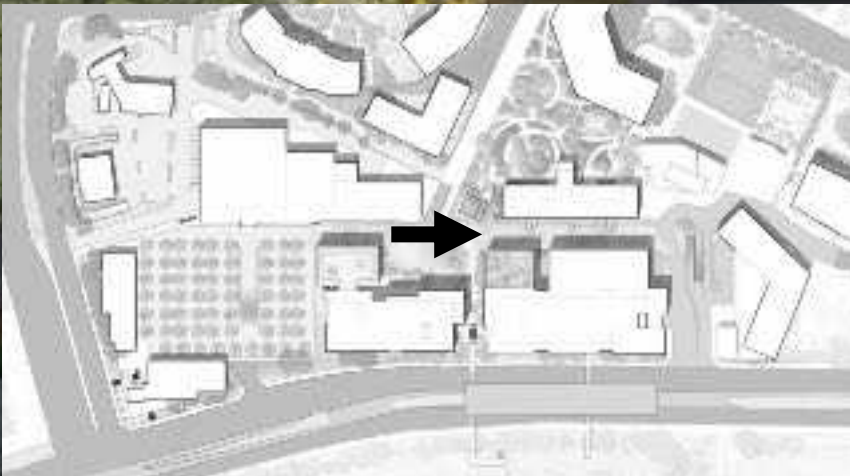
VIEW FROM ESPLANADE COURT LOOKING SOUTH



LOOKING EAST FROM THE QUAD



**LOOKING NORTH WEST TOWARD
ESPLANADE COURT**





**LOOKING NORTH WEST TOWARD
ESPLANADE COURT**

Project timeline

2019

09 2019

UCPG
Presentation

2020

10 2020

Entitlement
Project

2021

02 2021

Construction
Start

2023

10 2023

Project
Completion

COSTA VERDE

Sustainability summary

CREATIVE OFFICE

The first Mass Timber building in San Diego

POWER

Retail: 225% more energy efficient

STORM WATER

Treated on site: 11.92 acres

CITY'S CLIMATE ACTION PLAN CHECKLIST

LEED Gold



Regency
Centers.



ALEXANDRIA.

THANK YOU

JOHN MURPHY

Vice President, Investments
Regency Centers

DAN RYAN

Co-Chief Investment Officer and
Regional Director
Alexandria Real Estate Equities, Inc.

