

# WEST PLACE

Costa Mesa, CA

## TYOLOGY

Townhomes, Duplexes, and Live/Work  
Lofts

## DENSITY

19 du/acre

## NUMBER OF UNITS

36

## PARKING

108 spaces (3 spaces/unit). Surface  
and attached garage (townhomes only)





# MANHATTANS AT CENTRAL PARK WEST

Irvine, CA

**TYOLOGY**  
Townhomes

**DENSITY**  
21 du/acre

**NUMBER OF UNITS**  
64

**PARKING**  
187 spaces (2.9 spaces/unit)





DOMAIN  
Anaheim, CA

## TYPOLOGY

## Residential Condos

## DENSITY

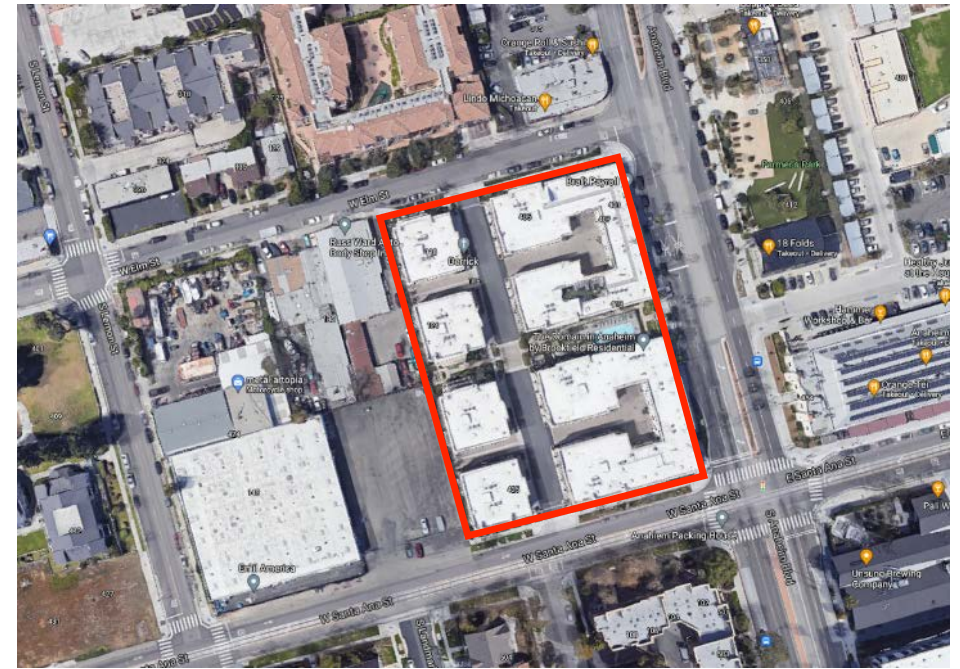
30 du/acre

## NUMBER OF UNITS

100

## PARKING

Tuck-under parking garages, varies  
1-2 spaces per unit



# BOARDWALK AT MILLENIA

Anaheim, CA

## TYOLOGY

Apartments and Live/Work  
Units

## DENSITY

32 du/acre

## NUMBER OF UNITS

309 total

## PARKING

Tuck-under garages and  
surface parking





# PARK LANDING

## Buena Park, CA

### TYOLOGY

4-story Residential

### DENSITY

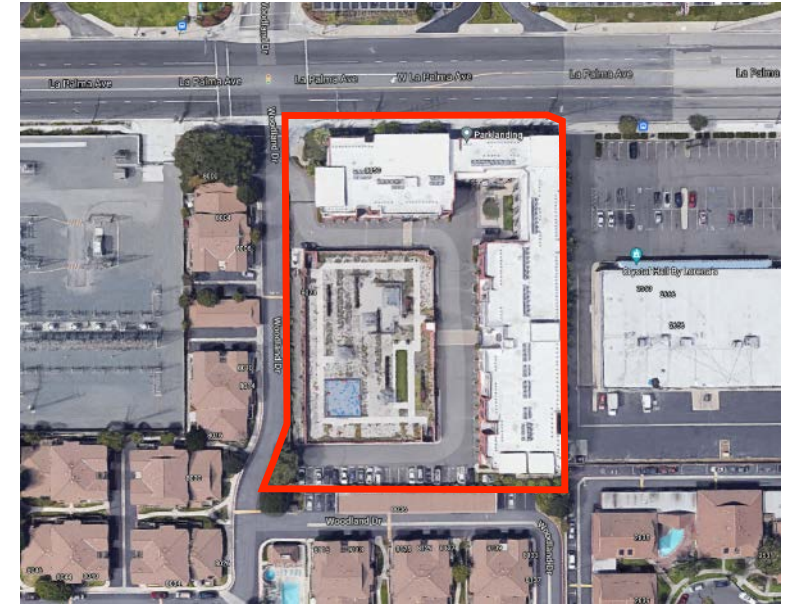
34.7 du/acre

### NUMBER OF UNITS

70

### PARKING

Tuck-under parking garages and detached parking garage





# BLVD63

## San Diego, CA

### TYOLOGY

Student Apartments and Retail

### DENSITY

36 du/acre

### NUMBER OF UNITS

332

### PARKING

Wrap style parking





# REATA OAKBROOK VILLAGE

## Laguna Hills, CA

### TYOLOGY

Residential with Ground Level Retail

### DENSITY

44 du/acre

### NUMBER OF UNITS

289

### PARKING

Detached garages and uncovered surface parking





# 3 ROOTS

San Diego, CA

## TYOLOGY

Mixed Use (Residential and Retail)

## DENSITY

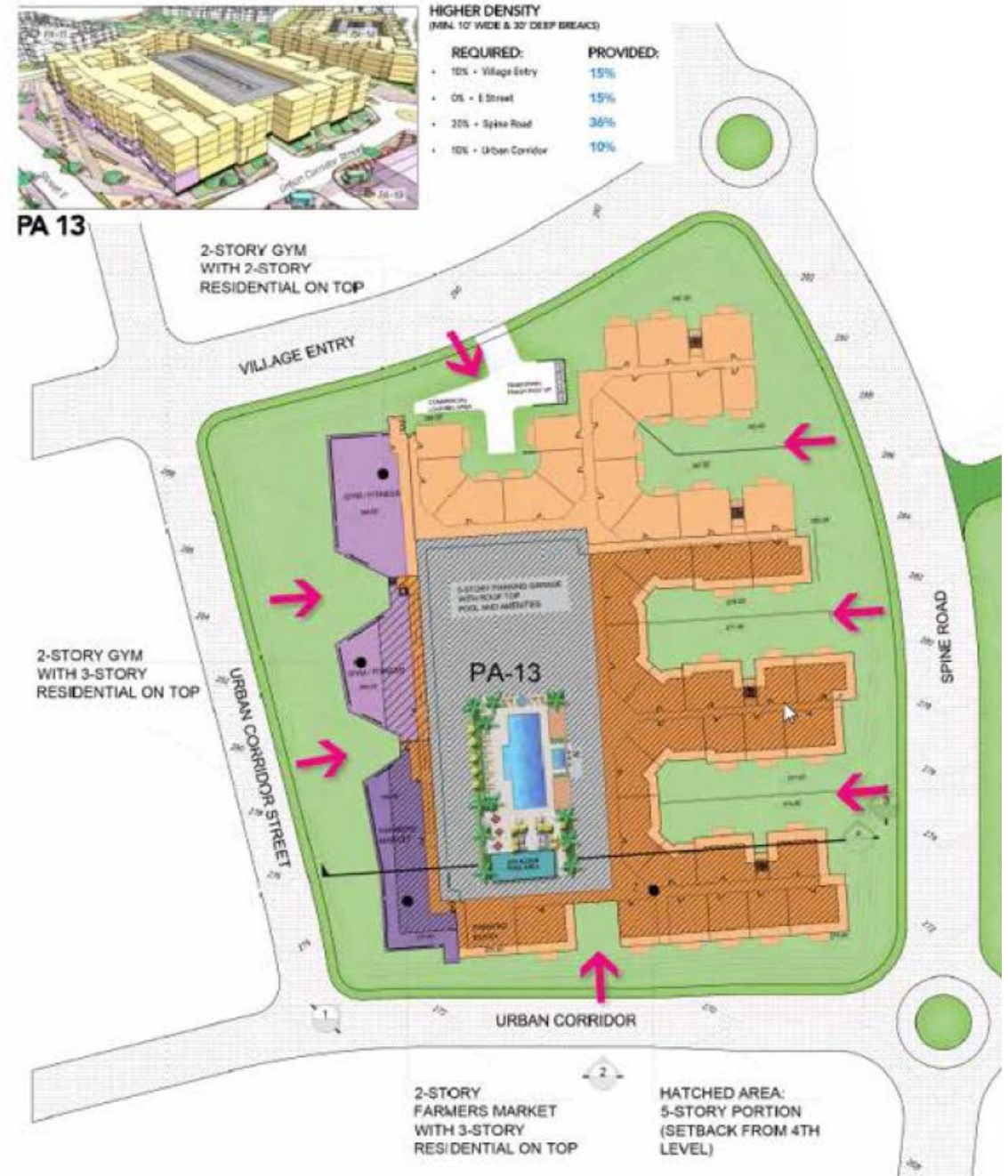
52 du/acre

## NUMBER OF UNITS

215

## PARKING

5-level wrap style parking structure





# METRO MISSION VALLEY

San Diego, CA

## TYOLOGY

Mixed-Use (Residential + Retail)

## DENSITY

54 du/acre

## NUMBER OF UNITS

291

## PARKING

Wrap-style parking structure, 5 levels





# TAVARUA SENIOR APARTMENTS

Carlsbad, CA

## TPOLOGY

Residential

## DENSITY

56 du/acre

## NUMBER OF UNITS

50

## PARKING

60 spaces (1.2 spaces/unit)





# THE LINE

## Santa Ana, CA

### TYOLOGY

Mixed-Use (Residential +  
4,000 sf Retail)

### DENSITY

58 du/acre

### NUMBER OF UNITS

228

### PARKING

Wrap-style, 359 spaces (1.57  
spaces/unit)





# DOMAIN SAN DIEGO

San Diego, CA

## TYOLOGY

Residential (Part of Mixed-Use Community)

## DENSITY

60 du/acre

## NUMBER OF UNITS

379 total (2 buildings)

## PARKING

Two level basement garage,  
750 spaces total (1.97 spaces/  
unit)



Domain (Phase 1)



# STADIUM LOFTS

Anaheim, CA

## TYOLOGY

Mixed Use Condos and  
Restaurants

## DENSITY

63 du/acre

## NUMBER OF UNITS

390 total

## PARKING

Wrap style parking





# ARIVA APARTMENTS

San Diego, CA

## TYOLOGY

Residential (Part of Mixed-Use Community)

## DENSITY

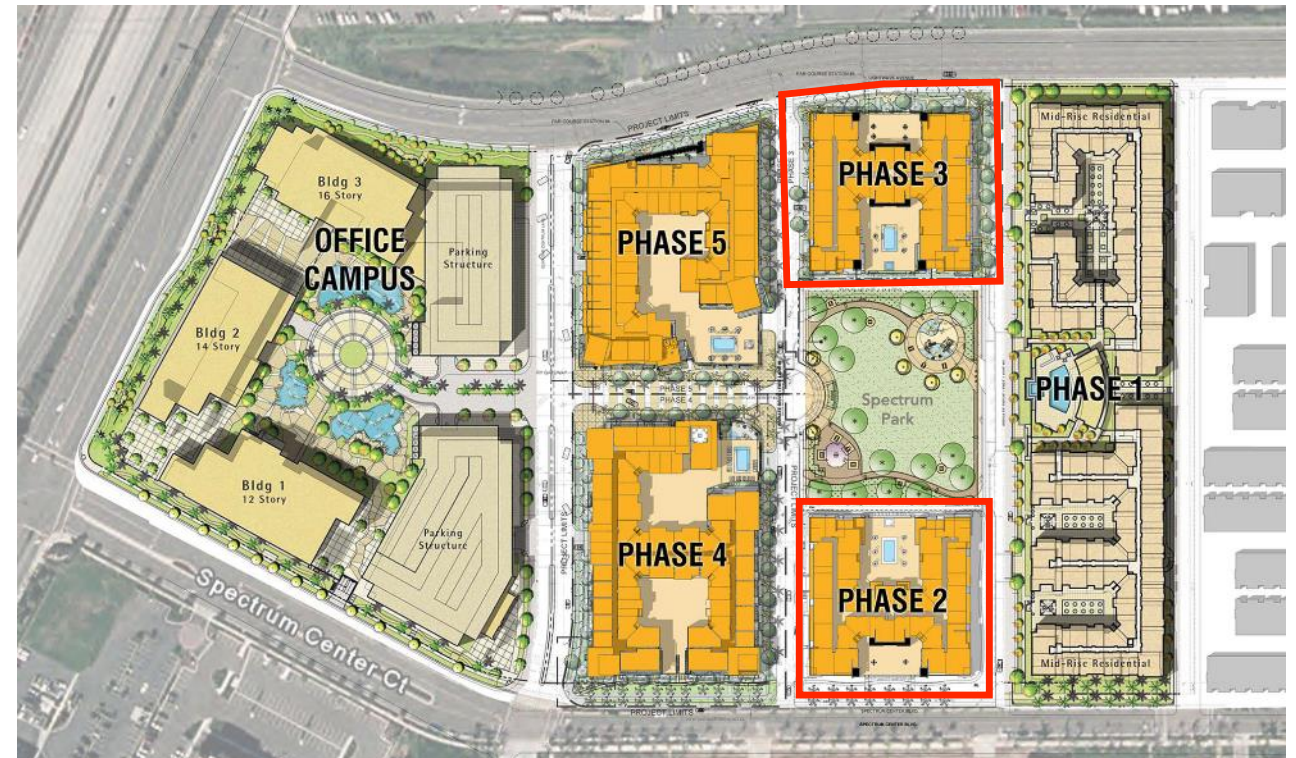
72 du/acre

## NUMBER OF UNITS

253 total (2 buildings)

## PARKING

2 levels Type I basement garage



Ariva (Phases 2 & 3)



# PURL Apartments

## San Diego, CA

## TYPOLOGY

Mixed-Use (Residential +  
17,000sf Retail)

## DENSITY

72 du/acre

## NUMBER OF UNITS

180

## PARKING

Podium style, 396 spaces  
(2.2 spaces/unit)



## Civita Site Plan





# CHAPMAN GRAND

Anaheim, CA

## TYOLOGY

Townhomes

## DENSITY

81.4 du/acre

## NUMBER OF UNITS

350

## PARKING

Wrap style parking





# APEX

## Laguna Niguel, CA

**TYOLOGY**  
4-story Residential

**DENSITY**  
86 du/acre

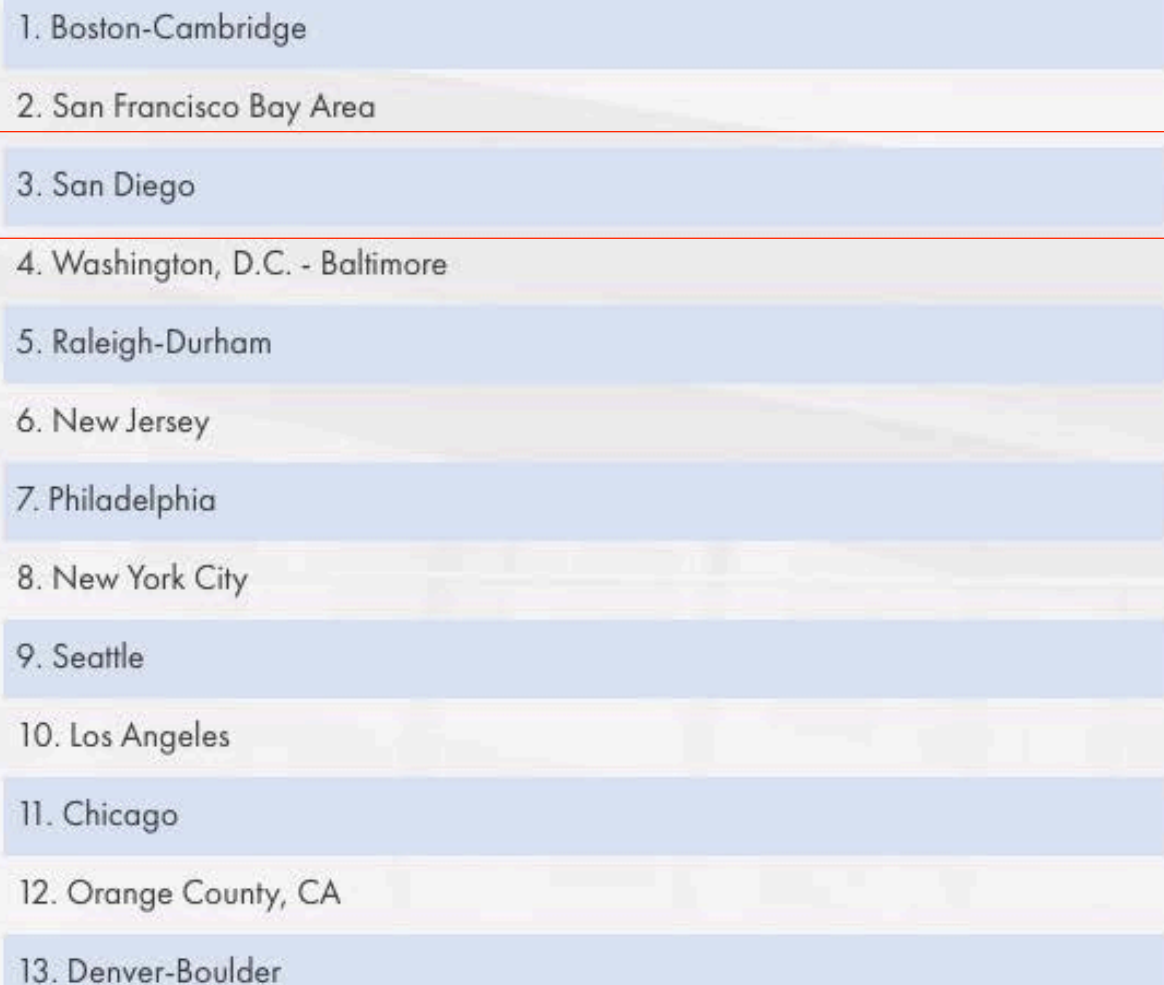
**NUMBER OF UNITS**  
284

**PARKING**  
3 levels partially subterranean parking  
(building on a sloped site)





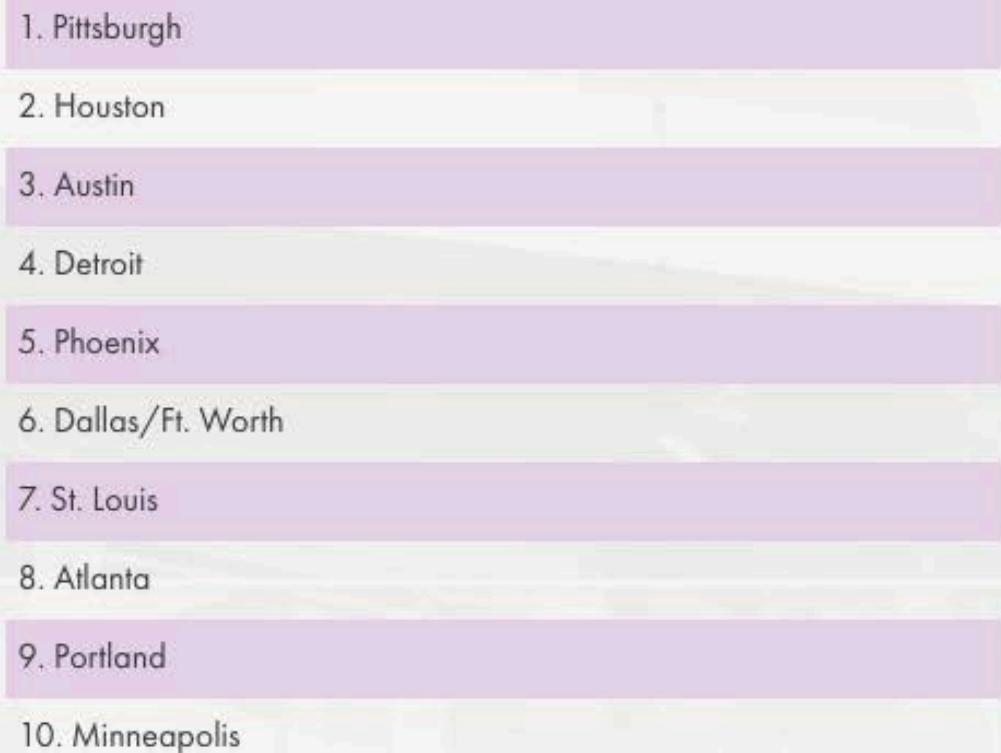
**Figure 1: U.S. Top Life Science Clusters**

- 
- | Rank | Cluster                      |
|------|------------------------------|
| 1.   | Boston-Cambridge             |
| 2.   | San Francisco Bay Area       |
| 3.   | San Diego                    |
| 4.   | Washington, D.C. - Baltimore |
| 5.   | Raleigh-Durham               |
| 6.   | New Jersey                   |
| 7.   | Philadelphia                 |
| 8.   | New York City                |
| 9.   | Seattle                      |
| 10.  | Los Angeles                  |
| 11.  | Chicago                      |
| 12.  | Orange County, CA            |
| 13.  | Denver-Boulder               |

Source: CBRE Research, Q3 2020.

Note: Ranked by size, growth and concentration of life sciences employment, concentration of R&D life sciences employment, size of laboratory inventory, and amount of NIH and life sciences venture capital funding.

**Figure 2: U.S. Top 10 Emerging Clusters**

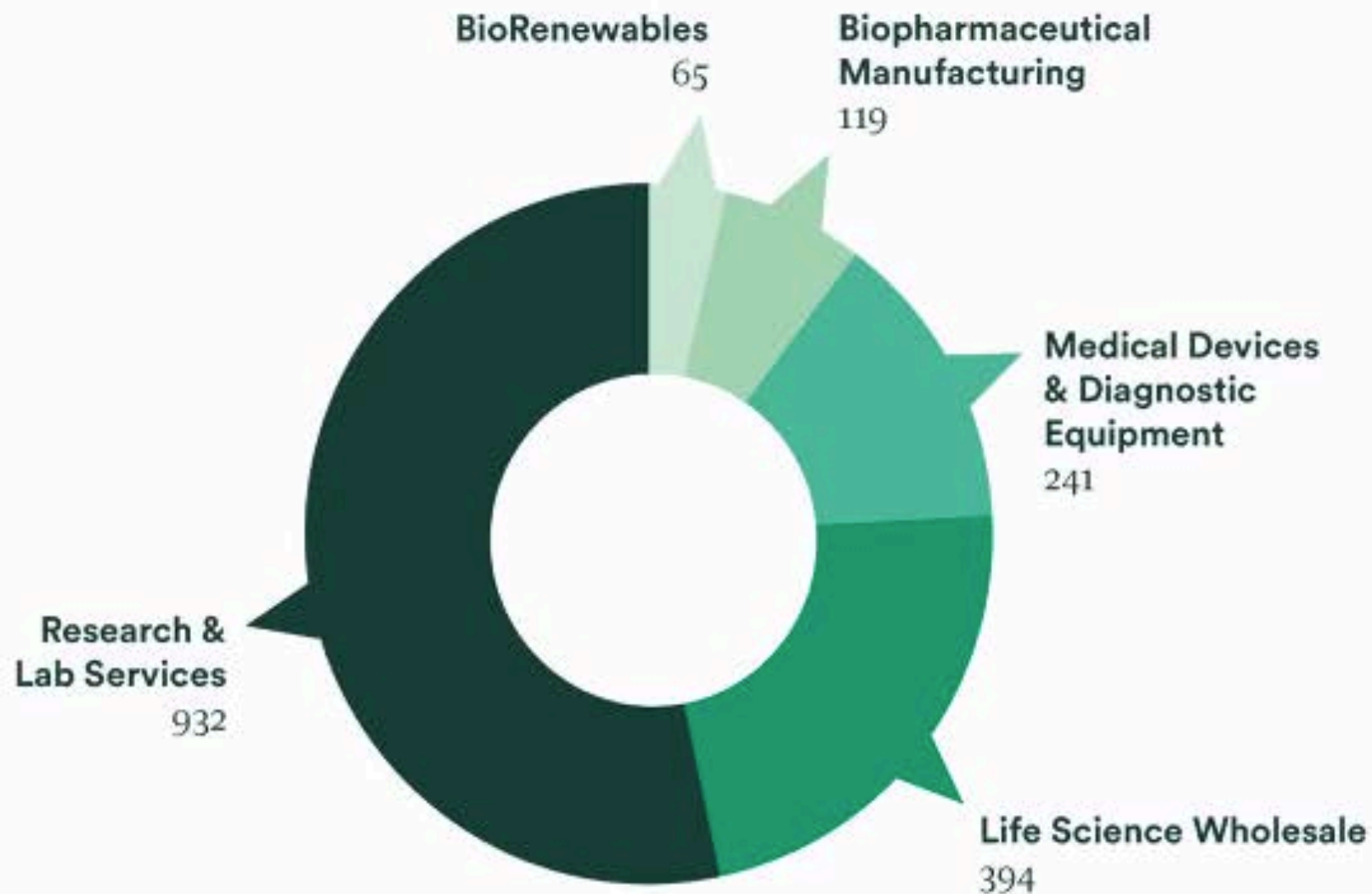
- 
- | Rank | Cluster          |
|------|------------------|
| 1.   | Pittsburgh       |
| 2.   | Houston          |
| 3.   | Austin           |
| 4.   | Detroit          |
| 5.   | Phoenix          |
| 6.   | Dallas/Ft. Worth |
| 7.   | St. Louis        |
| 8.   | Atlanta          |
| 9.   | Portland         |
| 10.  | Minneapolis      |

Source: CBRE Research, Q3 2020.

Note: Ranked by size and growth of life sciences employment, concentration of R&D life sciences employment, amount and growth of life sciences venture capital funding and NIH funding.



# Life Science in San Diego



- There are 1,751 life science establishments in San Diego County



# EXAMPLES OF MIXED-USE INNOVATION CLUSTER

1. Boston-Cambridge
2. San Francisco Bay Area
  - Mission Bay/Emeryville
3. Maryland (DNA Alley)
4. Seattle
5. Raleigh Research Triangle
6. Houston
7. Irvine



San Diego is competing for talent and capital with other innovation cluster.



# UNDER CONSTRUCTION - DOWNTOWN SAN DIEGO



IQHQ

## RαDD



**Transformative** for San Diego by becoming the only premier life science and live-work-play opportunity on the waterfront.



**Elevates** San Diego's life science market to be more competitive with Boston and San Francisco.



**Economic Driver:** The development will attract new top-tier life science companies to the San Diego market that will employ diverse local talent and spur the local economy, creating over 600 construction and A+E jobs, and 4,000 permanent jobs.