



the new place  
everyone's  
walking about.

Stop and  
smell the roses,  
rosemary, sage,  
citrus, lavender,  
pine, mocha,  
cinnamon,  
popcorn & pesto.

The world at 3 mph. That's what you get when you ditch the car and set out on foot. Your body unwinds. Your spirit lifts. And you realize the journey is every bit as fun as the destination.

Welcome to Civita – the new walk-everywhere community in the heart of Mission Valley. It's a place that blends urban vibe and village charm in equal parts. A place with a playful San Diego DNA that feels like something fresh and exciting.

And with over 230 acres of cool, sustainable neighborhoods, a large central park, gardens, shopping, dining and entertainment, there's going to be a lot to explore. So go ahead and get your walk on. And discover the perfect address for a stimulating and vibrant lifestyle.



**A 20-ton Moreton Bay Fig tree, a variety similar to one that San Diegans have long enjoyed outside the Natural History Museum, was planted on Arbor Day 2011 as Civita's first resident.**

# Designed with the element of surprise.

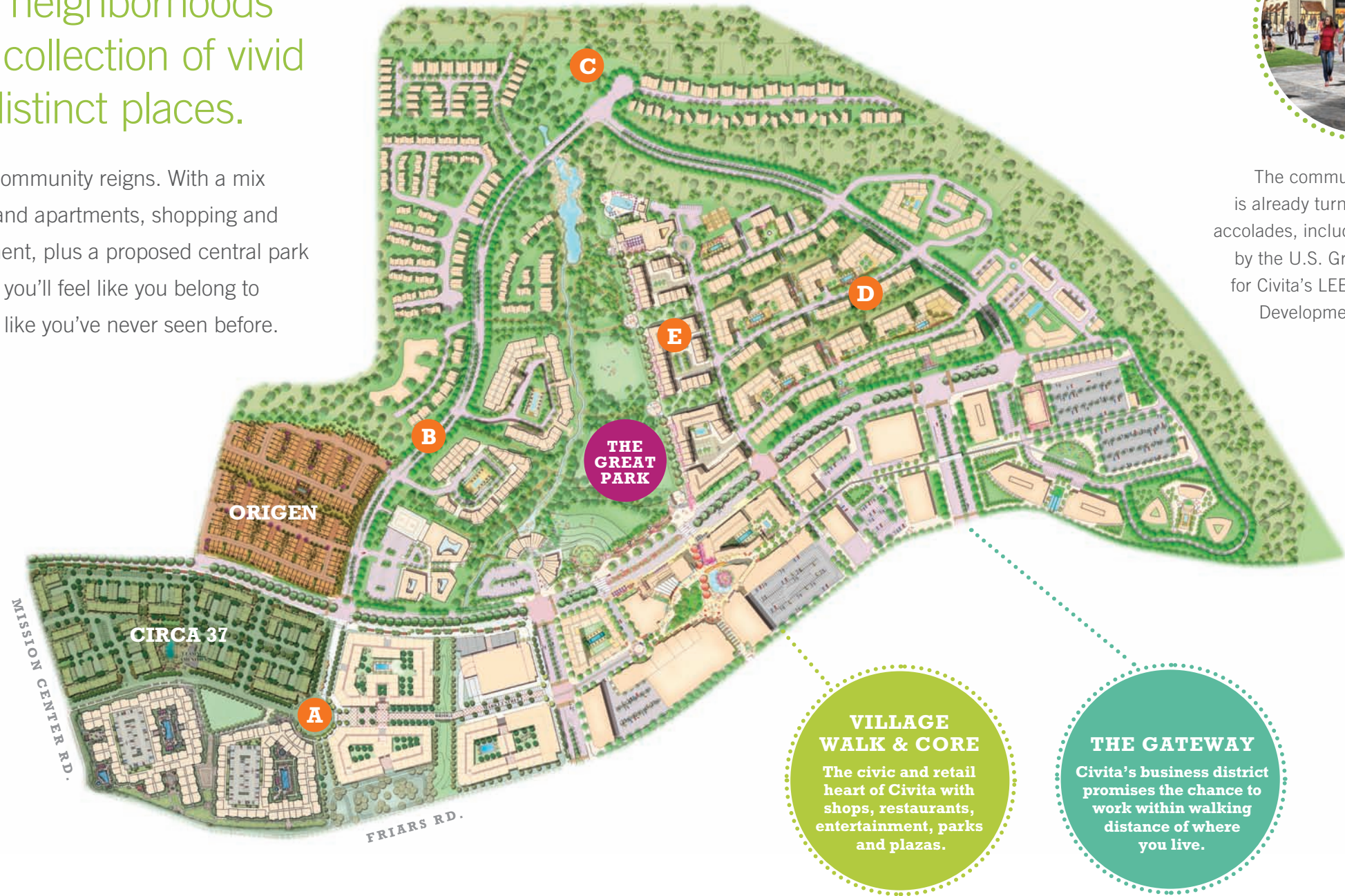
Little Italy. North Park. Mission Hills. Civita is designed to feel like one of San Diego's great neighborhoods. You'll find different kinds of places here for different kinds of people. An eclectic mix of homes, shops and offices. A fresh yet enduring approach to architecture, where outdoor living is king. Balconies, decks, courtyards, gardens, parks and windows – lots of windows. And there are surprising touches, too. Sidewalk art. Charming streetscapes. Intimate gathering spots. Things that make people smile.



In the tradition of the urban central park, The Great Park will bring young and old together for strolling, picnicking, exercising, celebrating, sunbathing, and old-fashioned outdoor fun.

Great neighborhoods are a collection of vivid and distinct places.

At Civita, community reigns. With a mix of homes and apartments, shopping and entertainment, plus a proposed central park at its core, you'll feel like you belong to something like you've never seen before.



The community plan for Civita is already turning heads with green accolades, including "Gold" certification by the U.S. Green Building Council for Civita's LEED ND (Neighborhood Development) Pilot Program.

**VILLAGE WALK & CORE**  
The civic and retail heart of Civita with shops, restaurants, entertainment, parks and plazas.

**THE GATEWAY**  
Civita's business district promises the chance to work within walking distance of where you live.

**THE CIVITA NEIGHBORHOODS**

**A WESTSIDE**  
Circa 37 is a posh village perfect for apartment living, with a picturesque park & tree-lined boulevard.

**B THE FOOTHILLS**  
A variety of neighborhoods that look out across the valley. This is the home of Origen, the first for-sale neighborhood.

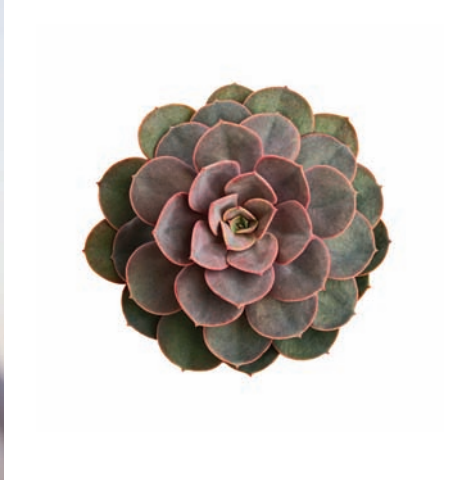
**C RIDGETOP**  
The summit of Civita, where larger, attached single-family homes enjoy acres of surrounding open space.

**D THE TERRACES**  
A neighborhood of view condominiums separated by charming parks and paseos.

**E THE STEPS**  
An urban residential enclave on the park's edge. Centrally located to the retail and entertainment district.

**THE GREAT PARK**  
Walk the dog, exercise, or just chill. Trails, gardens and various activity areas all live in this treasure at the center of Civita. It reflects the diverse, healthy and playful nature of our residents.

This Site Plan is for illustration purposes only. It is based upon the land use concepts approved by the City of San Diego as part of the entitlements related to the Quarry Falls Specific Plan. This Site Plan is not intended to represent any specific land uses or the location of any features or amenities and the development plan is subject to change. Any reference to specific amenities is based solely upon the Specific Plan for the Community and such amenities, facilities and land uses may or may not be constructed as part of Civita.



# Everyone's talking green. We're walking it.

Imagine a neighborhood that lives green in some pretty leading-edge ways. Like buildings that exceed energy standards. And locally generating its own electricity. With hybrid cars that you and your neighbors can share. A big community garden. A pedestrian bridge to the nearby trolley station. Sustainable building materials and energy-saving appliances. A recycling program for construction waste. Drought-tolerant landscaping with reclaimed water systems. Plus, more than a third of Civita is dedicated to open space, trails, parks and public spaces.



**The San Diego River Park Foundation will raise awareness of the river and its wildlife with a 14-acre Discovery Center built nearby on riverfront property donated by the Grant Family.**



# The shortest distance between all points.

Why shouldn't the world revolve around you? Life in Mission Valley offers more choices per square mile than anywhere else in town. Shop 450 stores till you drop. Order fare from 200 restaurants & eateries. Catch a comedy at one of 45 screens. Grab a craft beer. Squeeze tomatoes at the Farmers Market. Bike to Mission Bay. Root for the Chargers. Hike along the San Diego River. When you're ready for more, hop the trolley to Little Italy, Gaslamp, Petco Park. Bring it on, San Diego. It's all within your reach.

**DITCH THE CAR.**  
Trolley stops from Hazard Center Station:

**WESTBOUND**  
Fashion Valley: 1 stop  
Old Town: 3 stops  
Little Italy: 6 stops  
Gaslamp: 10 stops\*

**EASTBOUND**  
Mission Valley Center: 1 stop  
Rio Vista: 2 stops  
Fenton Parkway: 3 stops  
Qualcomm: 4 stops  
SDSU: 7 stops

\*Special nonstop service from Qualcomm to Petco Park for Padres games.

No matter what you feel like doing in Mission Valley, one thing's for sure: you're not going to spend a lot of time getting there.  
(All distances from Civita.)

## Do dinner out.

Bully's East Restaurant  
2401 Camino Del Rio South  
1.8 miles

California Pizza Kitchen  
7007 Friars Road  
1.2 miles

Dave & Buster's  
2931 Camino Del Rio North  
2 miles



The Islands Sushi & Pupu Bar  
2270 Hotel Circle North  
2.6 miles

Kelly's Restaurant & Irish Pub  
500 Hotel Circle North  
1.6 miles

King's Fish House  
825 Camino De La Reina  
1.1 miles

Maria Maria  
1370 Frazee Road  
0.4 miles

Onami  
1640 Camino Del Rio North  
1.5 miles

P.F. Chang's China Bistro  
7077 Friars Road  
1 mile

Playa Grill & Margarita Bar  
2401 Fenton Parkway  
1.8 miles

Seau's  
1640 Camino Del Rio North  
1.5 miles

## Grab a drink.

Gordon Biersch  
5010 Mission Center Road  
0.7 miles

Oggi's Pizza & Brewing Co.  
2245 Fenton Parkway  
2 miles

San Diego Brewing Company  
10450 Friars Road  
4 miles

Trisler's Wine Bar  
8555 Station Village Lane  
1 mile



## Smell the coffee.

Coffee Bean & Tea Leaf  
925 Camino De La Reina  
0.7 miles

Intermezzo Espresso Bar  
7610 Hazard Center Drive  
0.6 miles

Milano Coffee Company  
8685 Rio San Diego Drive  
1 mile

Starbucks  
5694 Mission Center Road  
next door



## Stock the fridge.

Iowa Meat Farms  
6041 Mission Gorge Road  
4.3 miles

Mission Valley Certified Farmers Market  
Fridays 3 pm to 7 pm  
1288 Camino Del Rio North  
1.9 miles

Nutrishop  
5658 Mission Center Road  
next door

Ralphs  
5680 Mission Center Road  
next door

Windmill Farms  
6386 Del Cerro Boulevard  
6.8 miles



## Break a sweat.

Bike to Mission Bay Park via Friars Road  
5.7 miles

Bike to OB via Ocean Beach Bike Path  
7 miles

Bike/Hike along the San Diego River  
0.5 mile

24 Hour Fitness  
5885 Rancho Mission Road  
3.3 miles

Chuze Fitness  
1233 Camino Del Rio South  
1 mile

Frog's Fitness at Mission Valley  
901 Hotel Circle South  
2 miles

Mission Trails Regional Park  
One Father Junipero Serra Trail  
7.8 miles

Riverwalk Golf Club  
1150 Fashion Valley Road  
1.7 miles

Stadium Golf  
2990 Murphy Canyon Road  
5.3 miles

YMCA (2 locations)

Hazard Center of Mission Valley YMCA  
7610 Hazard Center Drive  
0.6 miles

Mission Valley YMCA  
5505 Friars Road  
3.3 miles



## Learn something new.

Mission Basilica San Diego de Alcalá  
10818 San Diego Mission Road  
3.3 miles

Mission Valley Library  
2123 Fenton Parkway  
2.4 miles

Point Loma Nazarene University Graduate Program  
4007 Camino Del Rio South  
3.6 miles

The Art Institute of California  
7650 Mission Valley Road  
0.25 miles

Macy's School of Cooking  
7017 Friars Road  
1.2 miles

Arthur Murray Dance School  
7510 Hazard Center Drive  
0.6 mile

SDSU  
5500 Campanile Drive  
6.8 miles

University of San Diego  
5998 Alcalá Park  
3.1 miles



## Define your style.

Adventure 16  
4620 Alvarado Canyon Road  
4.3 miles

Anthropologie  
7007 Friars Road  
1.2 miles

Apple Store Fashion Valley  
7007 Friars Road  
1.2 miles

Container Store  
7097 Friars Road  
1 mile

Crate & Barrel  
7007 Friars Road  
1.2 miles

Hold it  
1570 Camino De La Reina  
1.1 miles

IKEA  
2149 Fenton Parkway  
2.4 miles

Loehmann's  
1640 Camino Del Rio North  
1.5 miles

Macy's Home Store  
1555 Camino De La Reina  
1 mile

Nordstrom Rack Mission Valley  
1640 Camino Del Rio North  
1.5 miles

Off 5th  
1750 Camino De La Reina  
1.1 miles

West Elm  
5080 Mission Center Road  
0.6 miles



Map is for illustrative purposes only and not to scale. All distances are approximations only.



# Two partners. One vision.

In the early 1900s, Franklin and Alta Grant fell in love with a particular piece of land along the San Diego River. Hoping to find oil, Franklin discovered rock instead, and the family mined the property for over 70 years. Many of San Diego's buildings, roads and highways are built with aggregate from the quarry. Their grandchildren, the Grant cousins, were inspired to turn their family legacy into a walkable village centered around a large public park that fosters community connectivity.

In the early 2000s, after 30 years of building mixed-use and commercial developments throughout San Diego, Sudberry Properties, a local family-owned company, was looking for an opportunity to create a community that integrated the latest design trends with current sustainability practices. One that future generations would enjoy for years to come. Their leadership and experience combined with the Grant family's heritage, made for an ideal partnership.

Collectively they brought together leading citizens, experts and politicians to discuss and debate their vision. After 7 years, a consensus was reached. Civita – a name that blends Civic with Vitality – will bring their shared dream to life.





CIVITA

[civitalife.com](http://civitalife.com)