



Built for San Diego

Live, Learn and Leisure

SDSU | Mission Valley

missionvalley.sdsu.edu



SDSU Mission Valley

SDSU Mission Valley transforms the former San Diego Stadium site to support San Diego State University's academic, educational and cultural mission. The transit-oriented site will include an Innovation District with modern facilities to create opportunities for collaboration with public and private industry partners, as well as a multi-use stadium, housing, retail, and more than 80 acres of community park and open space, including a 34-acre river park.

4,600 residential units for students, faculty, staff, and the greater community



1.6M+ square feet of research, office, technology, laboratory, and innovation space



95,000 square feet of neighborhood-serving commercial/retail, including a grocery store and restaurants



35,000 capacity multi-purpose stadium



1 hotel with conference space



80+ acres of parks, recreation, and open space, including a river park



4+ miles of pedestrian + bike trails and pathways



15,000 additional student enrollment made possible



\$3 Billion annual economic impact at full build-out



Milestones

2018 | Voters Approve

- Measure G approved by voters

2019 | Planning Begins

- Clark Construction & design teams selected
- Draft Environmental Impact Report published

2020 | City Approves

- CSU Board of Trustees approve Final EIR and Master Plan
- San Diego City Council approves the purchase and sale agreement for SDSU Mission Valley
- Snapdragon Stadium breaks ground on August 17

2021 | Construction

- Construction of the new stadium, demolition of the old stadium and initial site infrastructure continues despite disruption from COVID-19 pandemic

2022 | Snapdragon Stadium Opens

- New NWSL team San Diego Wave FC makes Snapdragon Stadium its permanent home field

2023 | River Park Opens

- River park completes construction
- Chelsea chosen to develop first affordable housing project
- Lincoln chosen to develop first innovation district project

2024 | Fenton Parkway Bridge

- Fenton Parkway Bridge EIR approved by CSU Board of Trustees

2025 | Major League Soccer

- New MLS team San Diego FC begins playing at Snapdragon Stadium
- Avalon Bay breaks ground on first residential and retail project

2026 | Vertical Development

- First affordable housing development begins construction
- Merrill Gardens/PMB chosen to develop senior living community





SDSU Mission Valley Site Plan

Sustainable Design

Before SDSU Mission Valley, the area between the former stadium and the San Diego River was rarely recognized for its environmental value. After heavy rainfall, it was common for motor oil, chemicals and bacteria to flow into the fragile river ecosystem and empty into the Pacific Ocean near the entrance to Mission Bay.

Today, the park and open space serves as a buffer and 'green sponge' to naturally absorb and filter runoff while supporting recreational opportunities and rebuilding the native ecosystem.



Innovation District

*Where
Innovation
Lives*

The SDSU Mission Valley Innovation District will enable the university and its partners to help people enhance their livelihoods, create new career pathways for students, expand the region's capabilities and design new solutions to important problems facing our community and the world through collaborative interactions that allow ideas and knowledge to transfer more seamlessly.

Innovation District

As one of the top public research universities in the nation, the Innovation District will:

- Enable engagement and interaction with public and private industry partners
- Facilitate internships
- Enhance San Diego's entrepreneurship ecosystem
- Create new learning experiences
- Inspire innovative discoveries
- Advance technology
- Foster new research
- Provide collaborative research partnerships



1.6 million square feet of office, technology, and research space.

The first innovation district project will be developed by Lincoln.





River Park

Within 80 acres of park and open space are multi-use fields suitable for soccer, rugby, flag football and a variety of youth and intramural sports. Along the property's south side, beneath the shade of the elevated trolley line, there are picnic tables, fitness equipment, basketball courts and other activities. The park also includes play structures for kids ages 2 and up, pedestrian and bike pathways and interpretive signage.

Sustainable Highlights

SDSU Mission Valley is designed to exemplify excellence in sustainable design and operations.

- LEED Silver Certification minimum for all buildings
- Shielded, solar-powered light fixtures
- Bio retention basins that naturally filter 100 percent of storm runoff before flowing into the San Diego River
- Drought-tolerant native plants and trees

Did you know? 90% of the former stadium and parking lot was diverted from the landfill and recycled, including 200,000 tons of concrete which is reused on site.

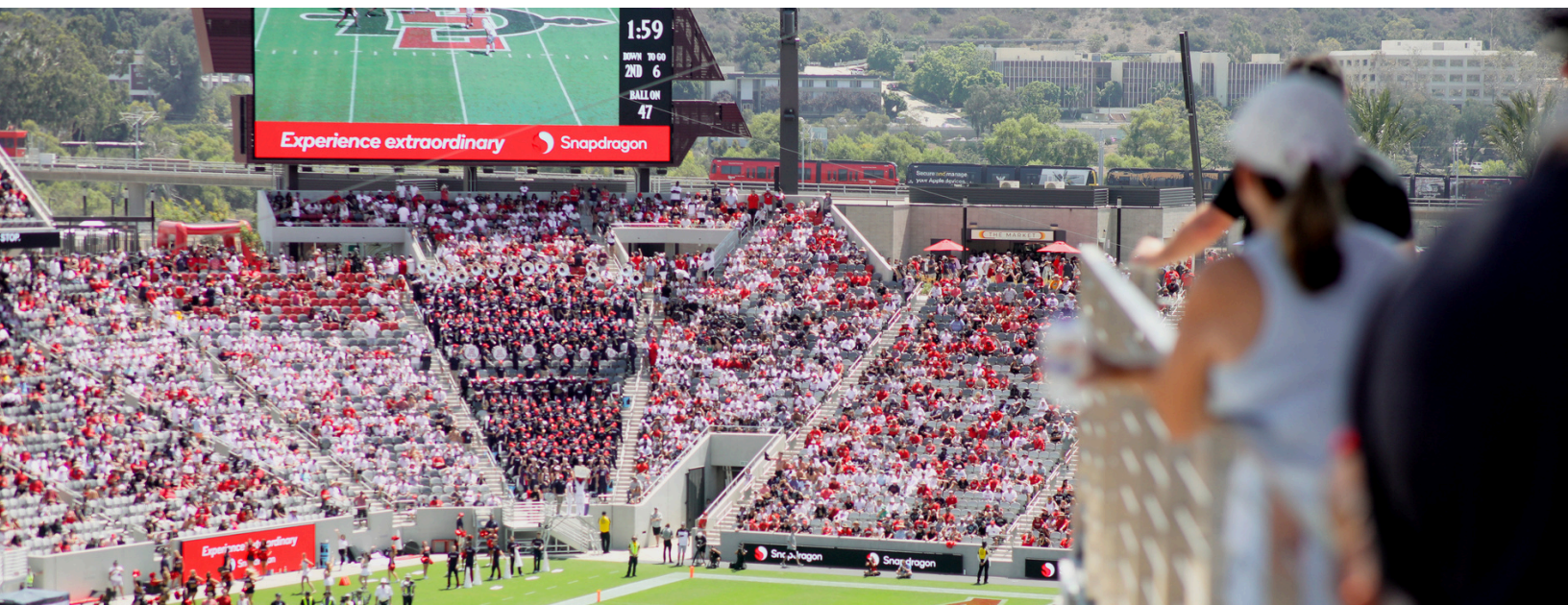
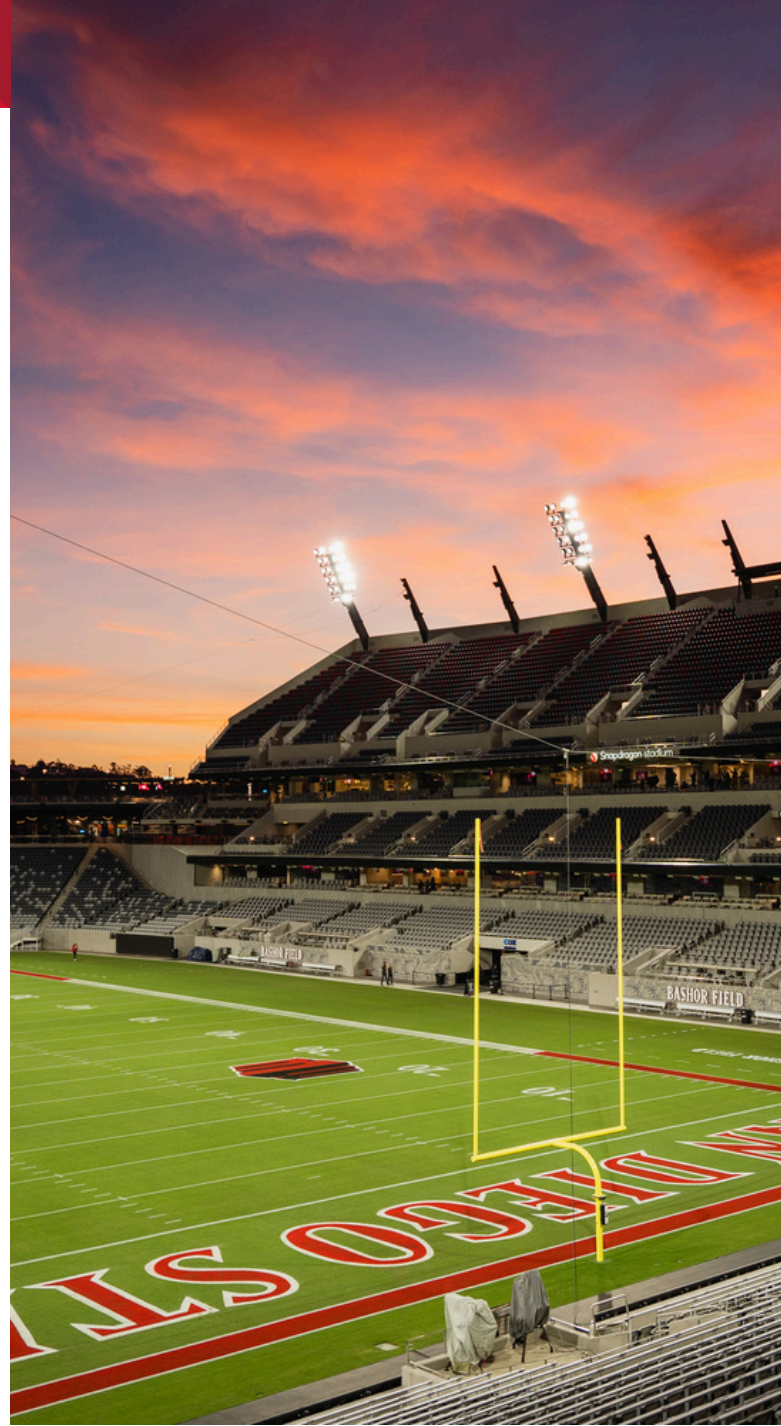


Snapdragon Stadium

Built for America's Finest City

As part of SDSU Mission Valley, Snapdragon Stadium is designed to fully meet the needs of the San Diego community and launch the university into a bold new future. This year-round entertainment destination plans to feature over 300 projected events annually and serve as a hub of community engagement and Aztec pride.

In 2023, the stadium received LEED Gold certification for its sustainable development. Snapdragon is also the home field for the San Diego Wave FC (NWSL) and the Major League Soccer team San Diego FC.



Residential + Retail



Avalon Mission Valley

Avalon Mission Valley will bring new market-rate housing and neighborhood-serving retail to the heart of SDSU Mission Valley.

- 621 apartments, ranging from studios to three-bedroom homes
- Approximately 30,000 square feet of ground-floor retail
- Retail space anchored by a grocery store
- Developed by AvalonBay Communities
- Walkable, transit-oriented development
- Targeting LEED Gold certification
- First occupancy expected in 2028



Addison

Developed by Chelsea Investment Corporation, Addison will expand housing options at SDSU Mission Valley with an affordable, inclusive residential community designed for a range of households.

- 126 apartments, with one- to three-bedroom floor plans for households earning between 30 to 60% of AMI
- Includes homes for residents with Intellectual or developmental disabilities
- Eligible SDSU employees who meet income requirements will receive priority access
- Targeting LEED Gold certification
- First occupancy anticipated as early as 2028



Senior Living Community

The planned senior living community will create a university-connected residential environment that supports active, intergenerational living at SDSU Mission Valley.

- 250 apartments
- Independent living, assisted living, and memory care
- Developed by Merrill Gardens, PMB and Pillar Properties
- Access to parks, recreation, transit, lifelong learning, and SDSU programming
- Targeting LEED Gold certification
- First occupancy anticipated as early as 2030, pending CSU Board of Trustees approval

SDSU | Mission Valley

As San Diego's oldest university, San Diego State University has spent more than a century advancing education and service. Its 500,000 alumni include leaders at every level: regional, state and national.



San Diego State University
5500 Campanile Drive
San Diego, CA 92182
mvcomments@sdsu.edu

missionvalley.sdsu.edu

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