

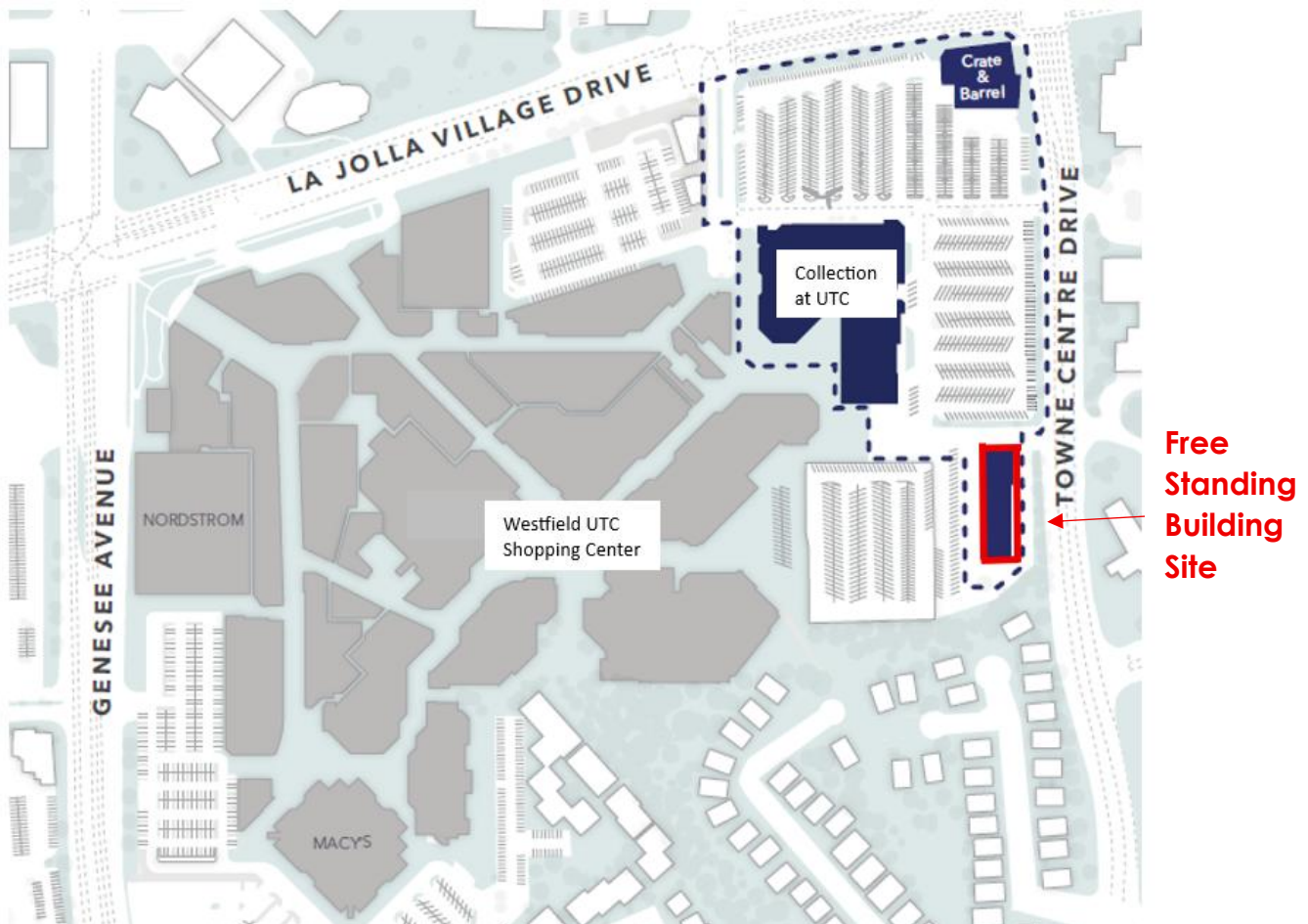
# FREE STANDING BUILDING SITE FOR LEASE

(FORMER AUTO CENTER)

## THE COLLECTION AT UTC

(attached to the Westfield UTC)  
4575 La Jolla Village Drive  
San Diego, CA 92122

**Rare free standing building opportunity in San Diego / La Jolla's UTC district at key signalized four-way interchange. The existing building consists of approximately 21,483 square feet on two levels on 0.8 of an acre of land. The property owner is open to a variety of uses and concepts including the adaptive reuse of the existing improvements or ground lease of the site.**



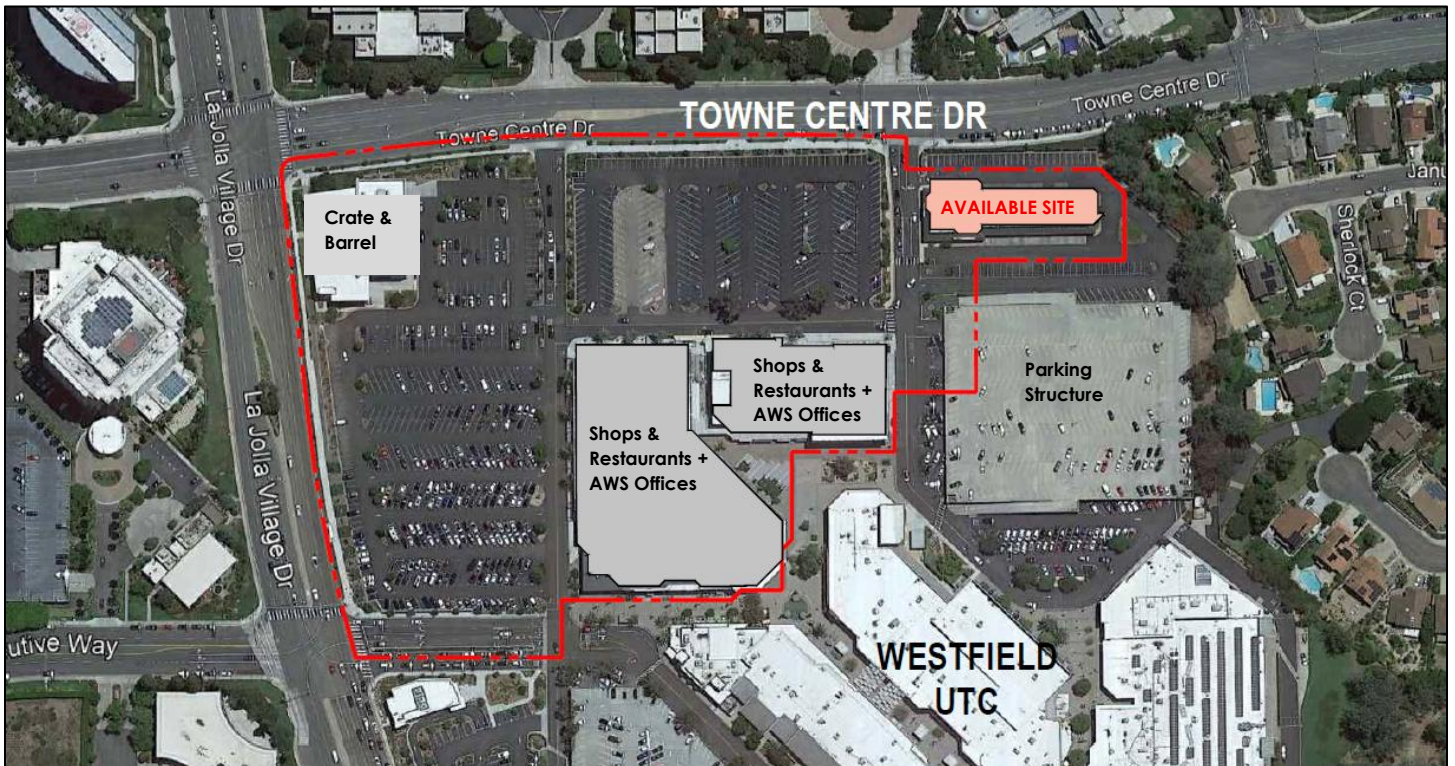
**Presented by Star Retail Advisors**  
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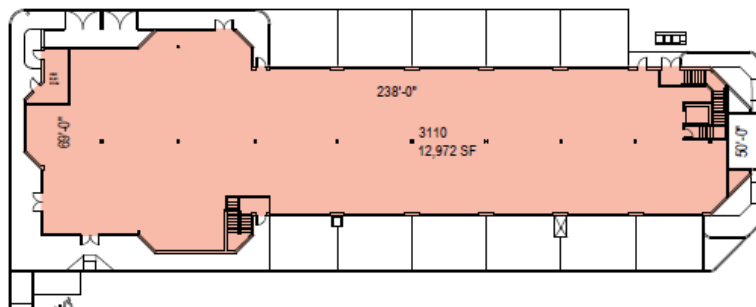
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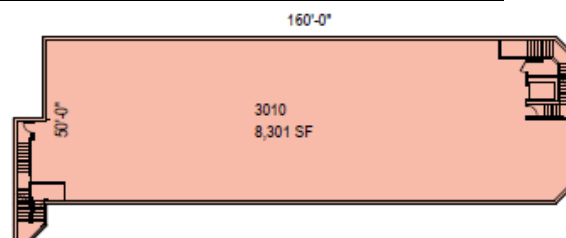
## Aerial Photo



## Street Level Floor Plan – 12,972 sf +/-



## Lower Level Floor Plan – 8,301 sf +/-



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**Existing Building – southwest view**



**Existing Building – northeast view**



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## Inspirational rendering – northeast view



**ABOUT THE PROPERTY:** The Collection at UTC, directly connected, contiguous and attached to San Diego's dominant Westfield UTC, is an approximately 220,000 square foot mixed used property located in the heart of San Diego's UTC retail, residential, tourist and office district. The street level of the project contains a variety of specialty retail, food & beverage, boutique fitness and health & wellness concepts. The upper two levels are occupied by Amazon Web Services (AWS), a subsidiary of Amazon.com, Inc.

**KEY TENANTS INCLUDE:** Crate & Barrel, Williams Sonoma, Sweet Green, Blue Bottle Coffee, Pacific Catch, Amalfi Llama, Rejuvenation, Natuzzi, Brilliant Earth, Salt & Straw, Pilates Republic, Batch & Box, and CB2.

The information shown above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to confirm its accuracy or completeness. Any projections, assumptions, opinions, or estimates are used for example only and do not represent or suggest any current or future performance on anyone's behalf.

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