

4727 EXECUTIVE DRIVE

LJC

ANYTHING BUT COMMON

AMERICAN
ASSETS
TRUST

CBRE



BUILDING SPECS

FOR AN UNPARALLELED EXPERIENCE



Leed Gold Certified
Fitwel v2.1 Building
Certification



11 story office tower
totaling 212,851 RSF



Typical office floors
are 20,494 RSF



46'-0" Lease Depth
46'-0" x 30' Column Bay
13'-9" / 15' (11th) Floor-to-Floor Height
10' / 11' (11th) Finished Drop Ceiling



374 parking stalls on 3 below
grade levels & 4.0/1,000 USF
parking ratio campus wide



Abundance of on-site
amenities that cater to
everyone's needs

A TRUE CAMPUS ALLOWING
FOR OPTIMAL EMPLOYEE
ENGAGEMENT, WELLNESS,
AND PRODUCTIVITY



4727 GROUND FLOOR PLAN



TARGET OPENING
2025

Travis SWIKARD










CHEF AND CO-OWNER OF CALLIE

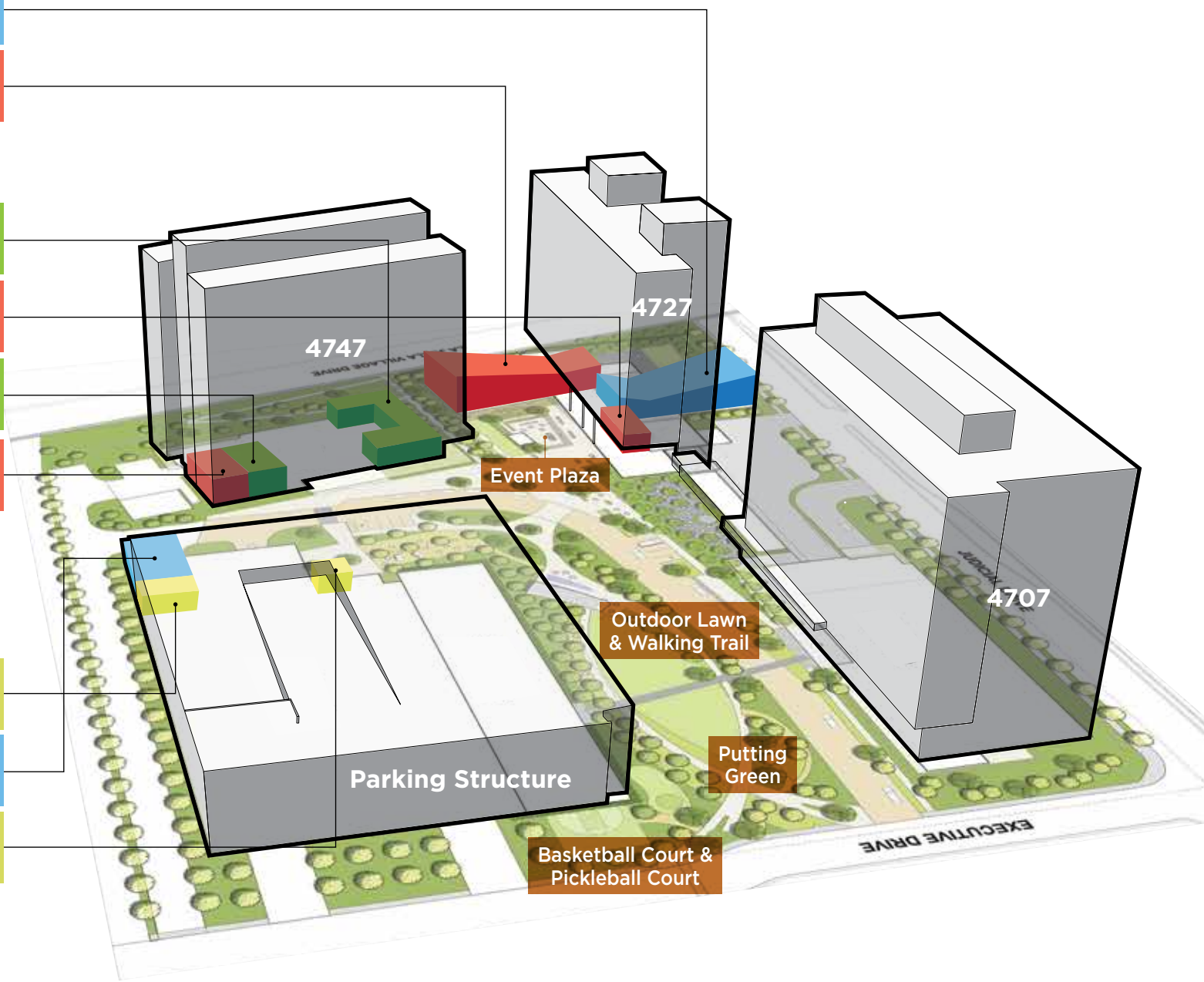
Ingredient nerd, born-and-raised local kid, winner of this year's "Top Five Restaurants" in SDM—is opening his second concept. He signed the lease in early November.

The restaurant will be a free-standing modern French restaurant along the edge of La Jolla Commons. A 6,000-square-foot space with 24-foot-high windows harnessing that expensive San Diego sun. Indoor-outdoor seating. His own garden/micro-farm on property (really micro—I'm actually exaggerating using the word farm, but he'll grow citrus and herbs and stuff). Studio UNLTD will handle the design. Compared to the "more rambunctious" Callie, Swikard says, the new spot will be "a little more buttoned-up and swanky."



EXISTING & FUTURE ON-SITE AMENITIES

-  Staffed Fitness Center (Indoor/Outdoor)
-  Destination Restaurant
Chef Travis Swikard
-  Conference Center
-  Coffee Bistro
-  Conference Room
-  Dandelion Cafe
-  Surfboard, Wetsuit and Bike Storage
-  Showers & Lockers
-  Amazon Lockers



WE HAVE IT ALL

A true campus allowing for optimal employee engagement, wellness and productivity featuring:

- + Indoor & outdoor farm-to-table restaurant
- + State of the art, staffed fitness center with indoor/outdoor space
- + Lobby with concierge and craft coffee bar



4747 | FUTURE CONFERENCING CENTER

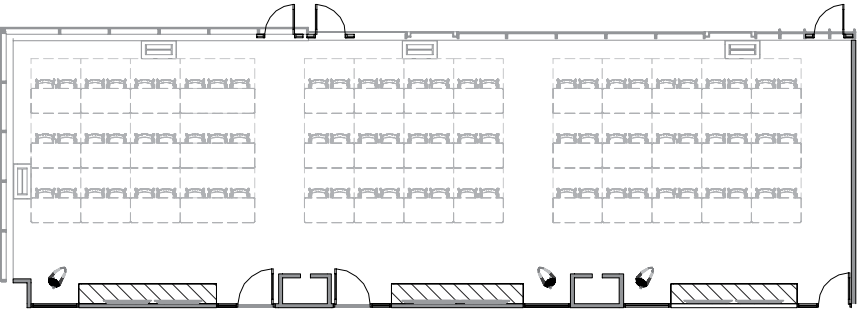


HOSPITALITY SPACE | CONCEPTUAL RENDERING

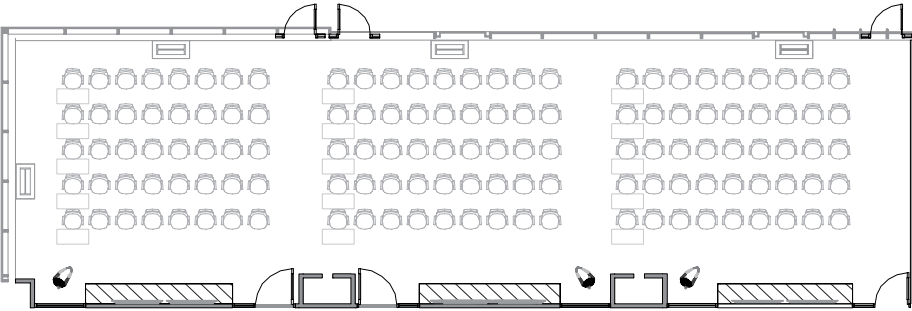


TRAINING ROOMS | CONCEPTUAL RENDERING

ALL-HANDS CONFERENCE CONFIGURATIONS



CLASSROOM STYLE SEATING | 81 HEADCOUNT

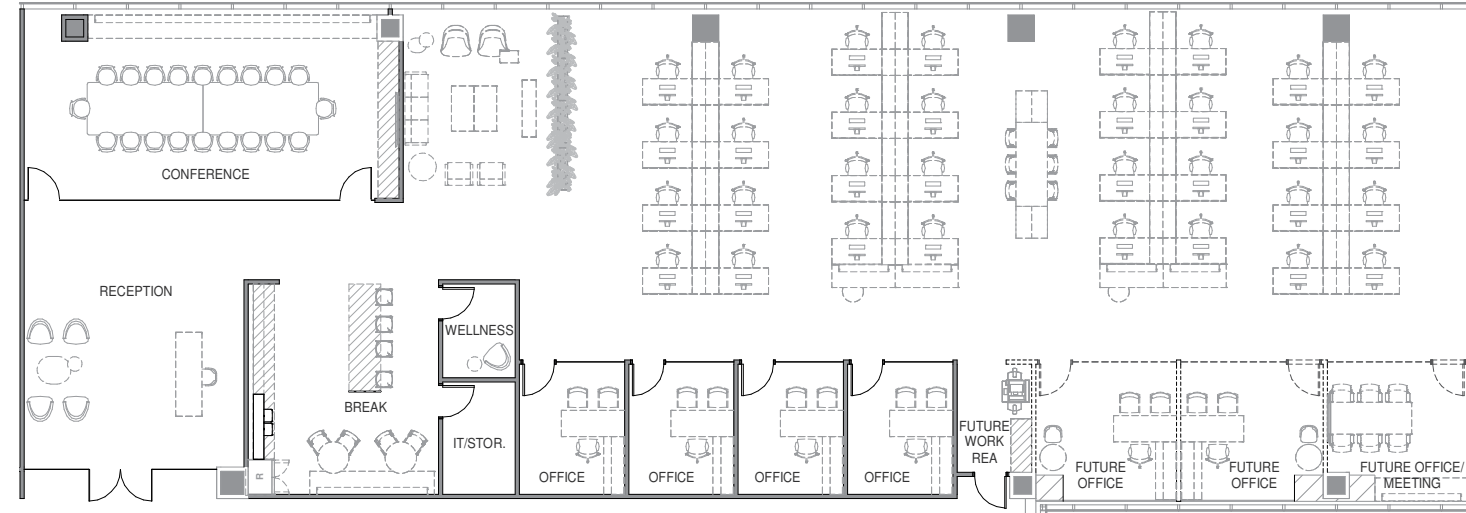


AUDITORIUM STYLE SEATING | 130 HEADCOUNT

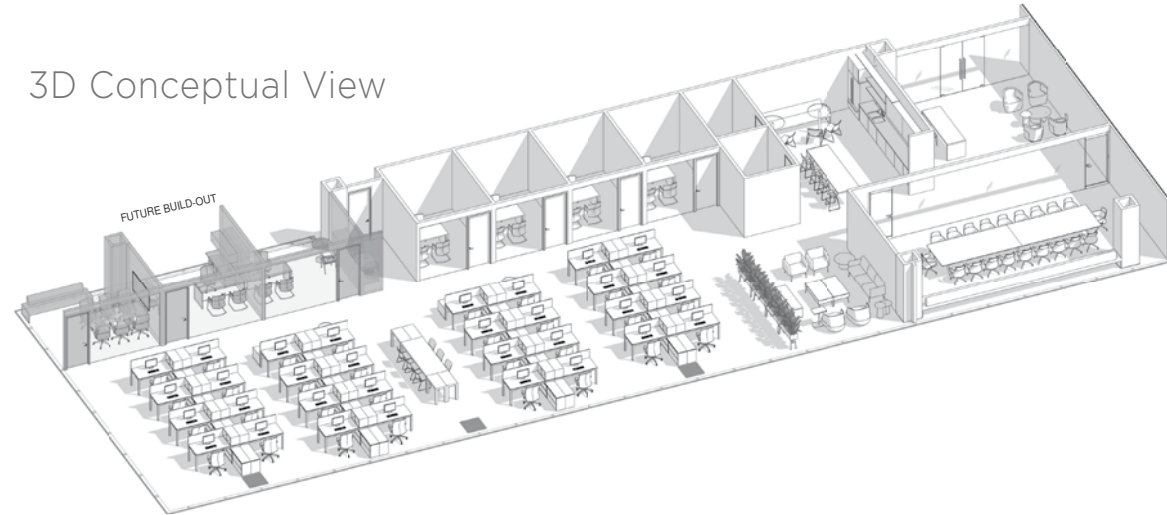
4727 | SUITE 250

8,781 RSF | SPEC SUITE

(UNDER CONSTRUCTION - EST. DELIVERY 3Q 2024)



3D Conceptual View



KEY PLAN:



4727 | FLOOR 4

3,563-20,494 RSF | FUTURE SPEC SUITES

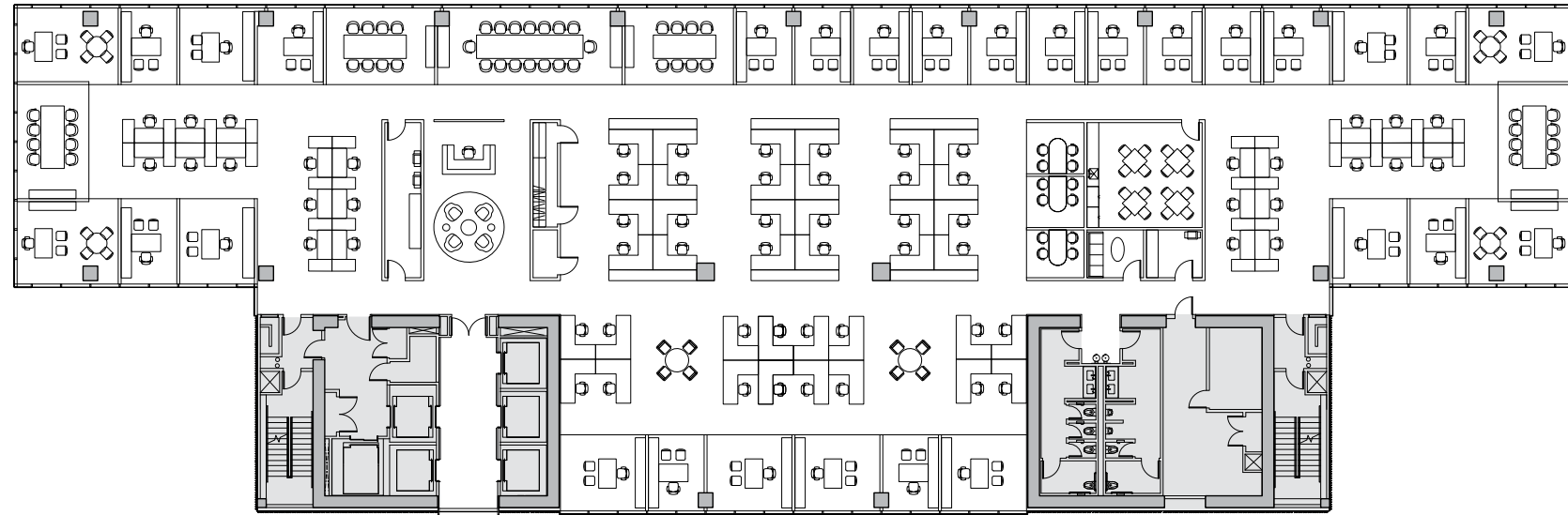
Multi-Tenant Plan



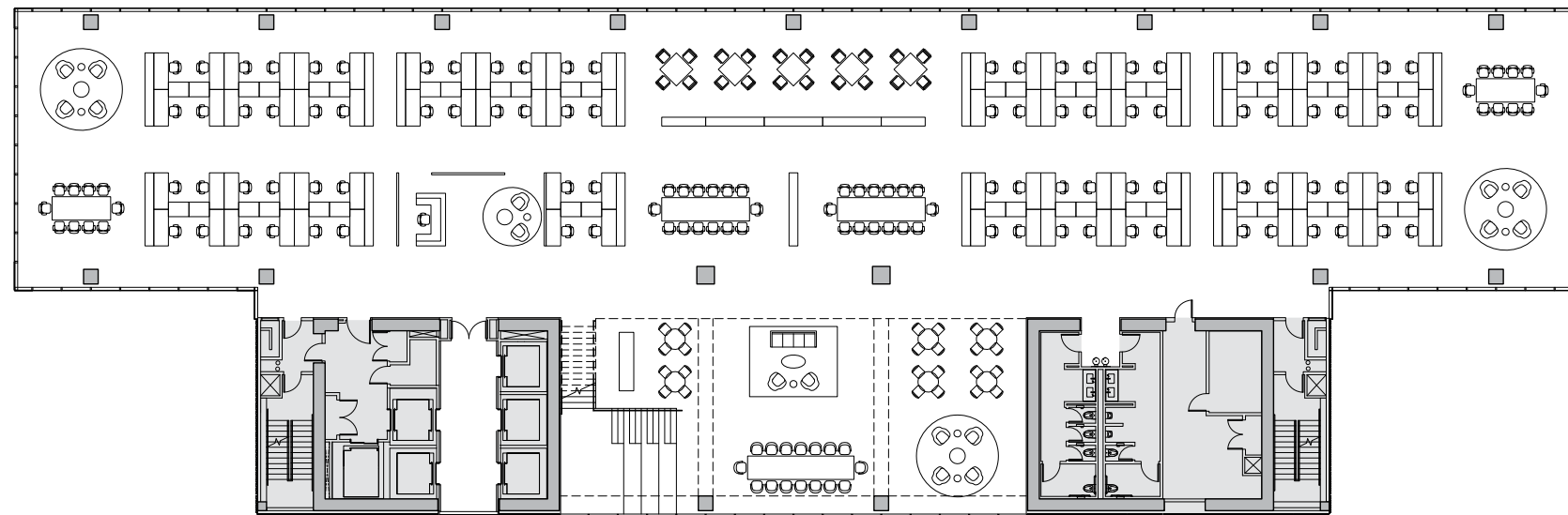
4727 | FLOORS 5-10 HYPOTHETICAL PLANS

20,494 RSF FLOOR PLATES WITH NEARLY COLUMN FREE SPACING

Traditional Layout



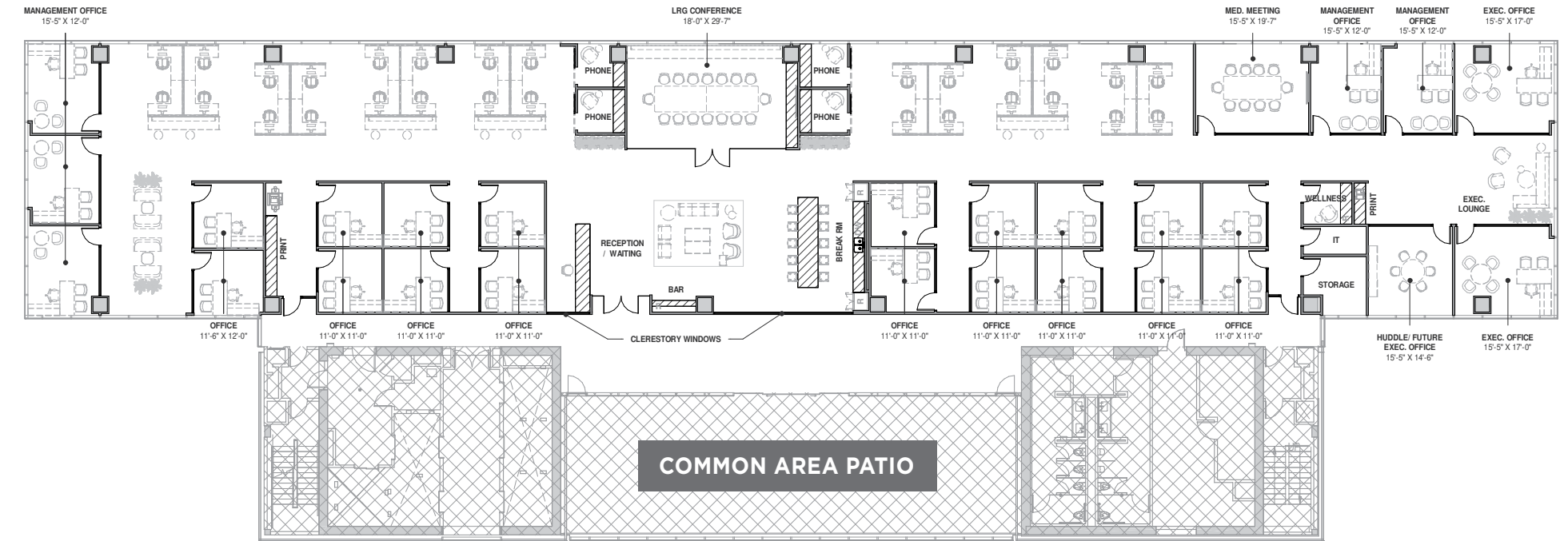
Open Concept Layout



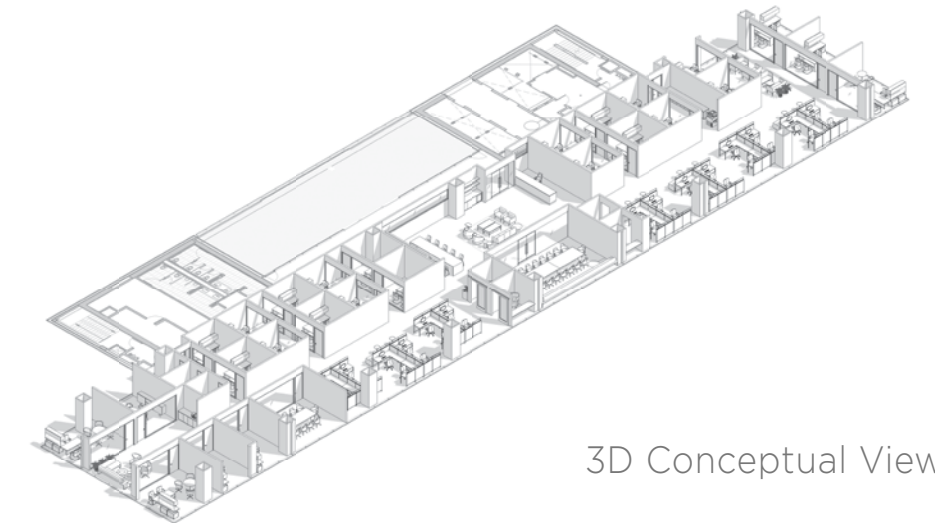
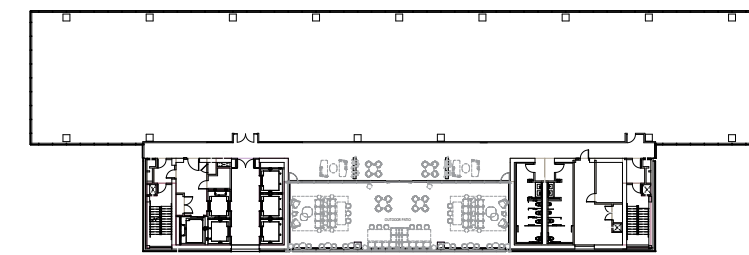
4727 | FLOOR 11

15,869 RSF

Hypothetical Plan



As-Built Plan | Shell Condition



3D Conceptual View

ALL OF THIS AT YOUR FINGERTIPS

A short walk to over 1.2 million square feet of retail at Westfield UTC, plus access to many more local points of interest including UCSD, Torrey Pines, and public transportation.

WESTFIELD UTC

- | | |
|--------------------|----------------------|
| Alo Yoga | Lululemon |
| AMC Theatres | Nordstrom |
| Apple Store | Restoration Hardware |
| Blue Bottle Coffee | Seasons 52 |
| Din Tai Fung | Shake Shack |
| Haidialao | Soulcycle |
| Hermes | Starbucks |
| Javier's | The Winery |
| La Colombe Coffee | True Food Kitchen |
| Lemonade | 24 Hour Fitness |

LA JOLLA VILLAGE SQUARE

- | | |
|----------------|---------------|
| AMC Theatres | Ralphs |
| Chipotle | Starbucks |
| Club Pilates | Trader Joes |
| Crumbl Cookies | Urban Pilates |
| PetSmart | Yogasix |

THE SHOPS AT LA JOLLA VILLAGE

- | | |
|------------------|--------------|
| CAVA | Philz Coffee |
| CVS | Sephora |
| Mendocino Farms | Snooze |
| Nékter Juice Bar | Sports Clips |
| Nordstrom Rack | Whole Foods |

METRO TRANSIT SYSTEM 

RETAIL 

HOSPITALITY 



BY THE NUMBERS

UNRIVALED DEMOS. CENTRAL LOCATION.

44%

of residents within a 1 mile have a graduate or professional degree.

\$123,135

Average household income within a 1 mile radius.

83,773

Households within a 5 mile radius.

32

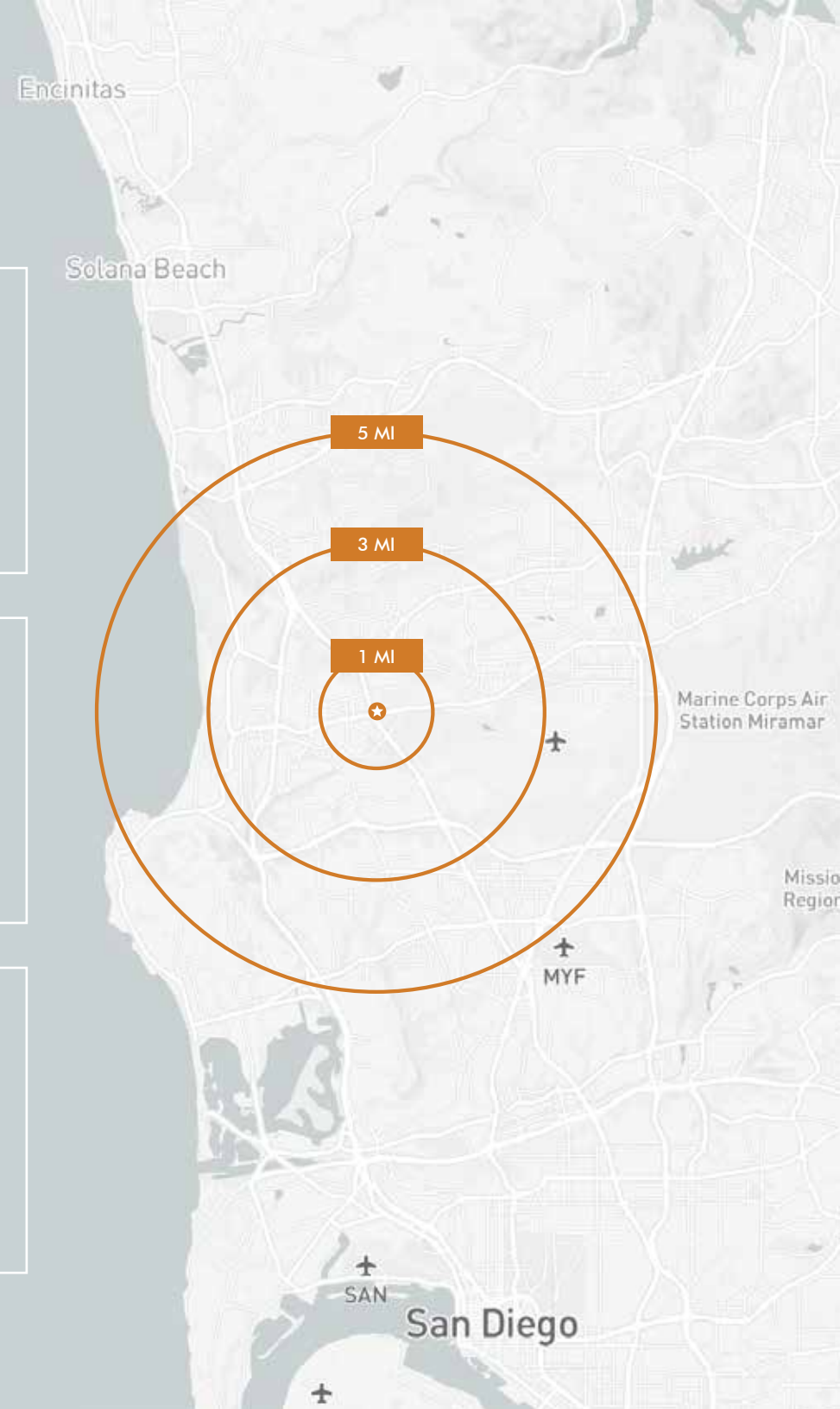
is the median age in a 1-5 mile radius of the project.

88%

of the locally employed civilian population are White Collar workers.

324,554

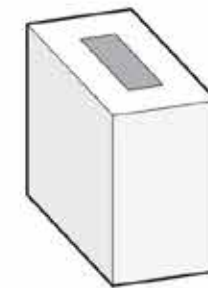
People are in the vicinity of the project during typical business hours.



SIDE CORE DESIGN

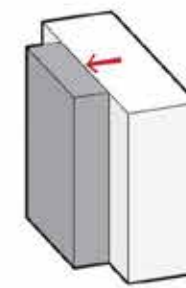
= OPTIMAL FLOOR PLATE EFFICIENCY

4707 & 4747:

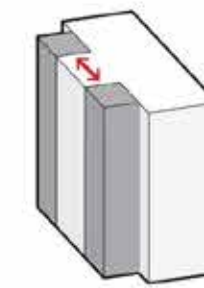


Center Core

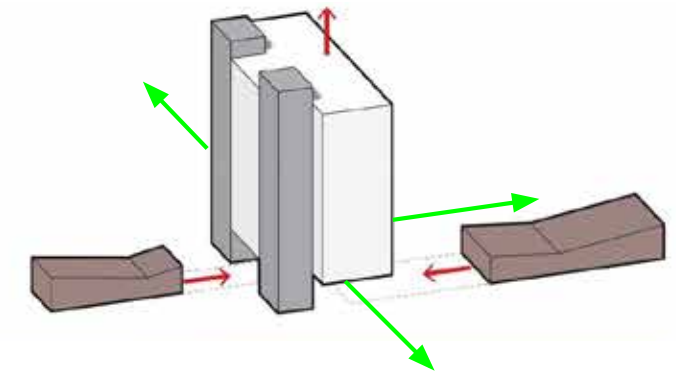
4727:



Pull out the core
Create unobstructed office trays



Split the core
Create opportunities for double height spaces



Lift the tower
Connect to the campus
Amenity Pavilions slip underneath

LJC

FOR MORE INFORMATION:

MIKE HOECK

+1 858 646 4700
mike.hoeck@cbre.com
Lic. 01386247

RYAN EGLI

+1 858 546 4648
ryan.egli@cbre.com
Lic. 01445615

TYLER JEMMETT

+1 858 646 4798
tyler.jemmett@cbre.com
Lic. 01888011

AMERICAN
ASSETS
TRUST 

CBRE