

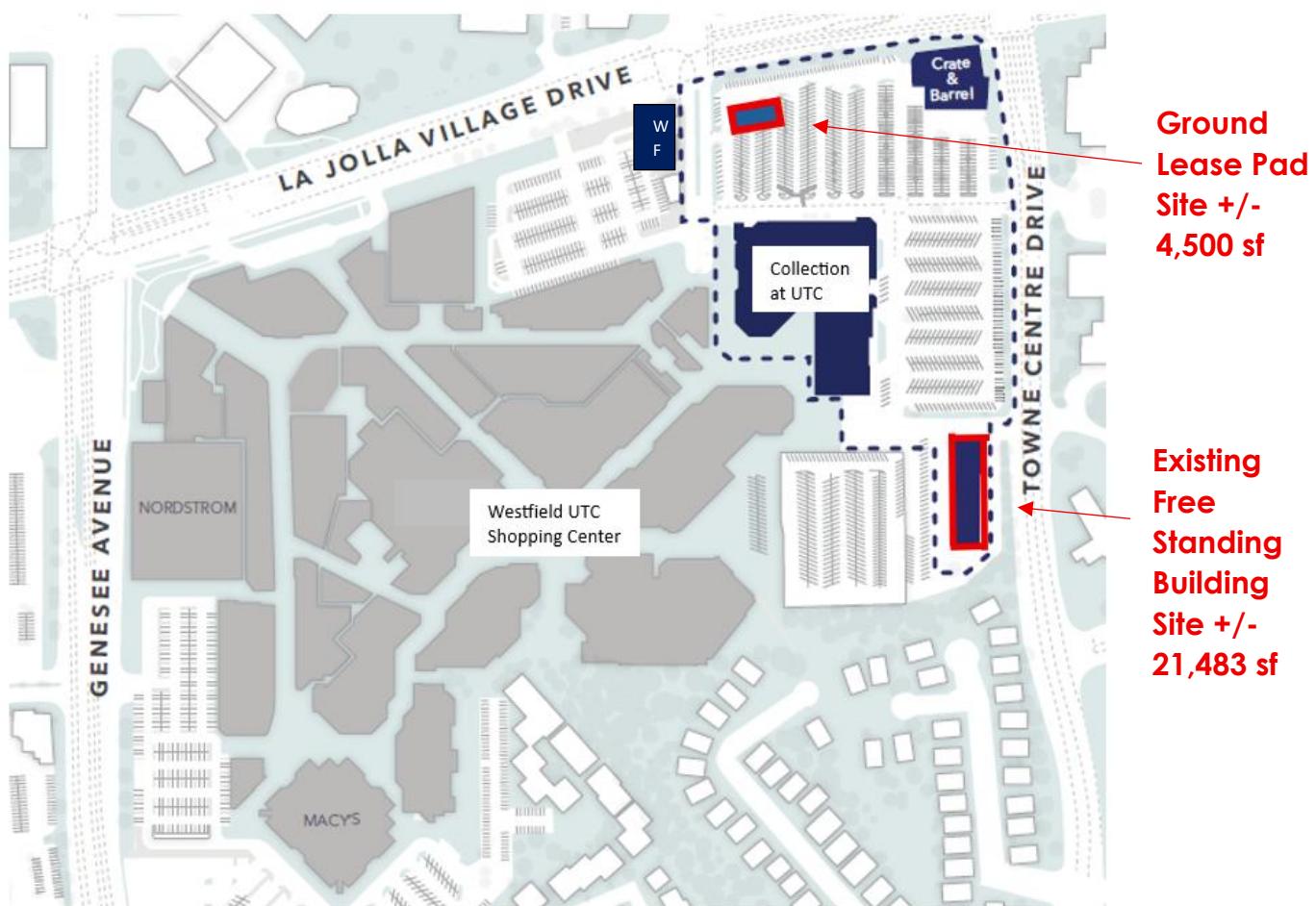
FREE STANDING BUILDING SITES FOR LEASE

(NEW PAD & 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 opportunities in San Diego / La Jolla's UTC district at key signalized interchanges. 1) New ground lease pad opportunity, ideal for financial institutions, at main La Jolla Village Drive entrance across from Wells Fargo pad building; 2) Former two-level auto center building on 0.8 of an acre available for adaptive reuse or tear down and re-build. The property owner is open to a variety of uses and concepts.



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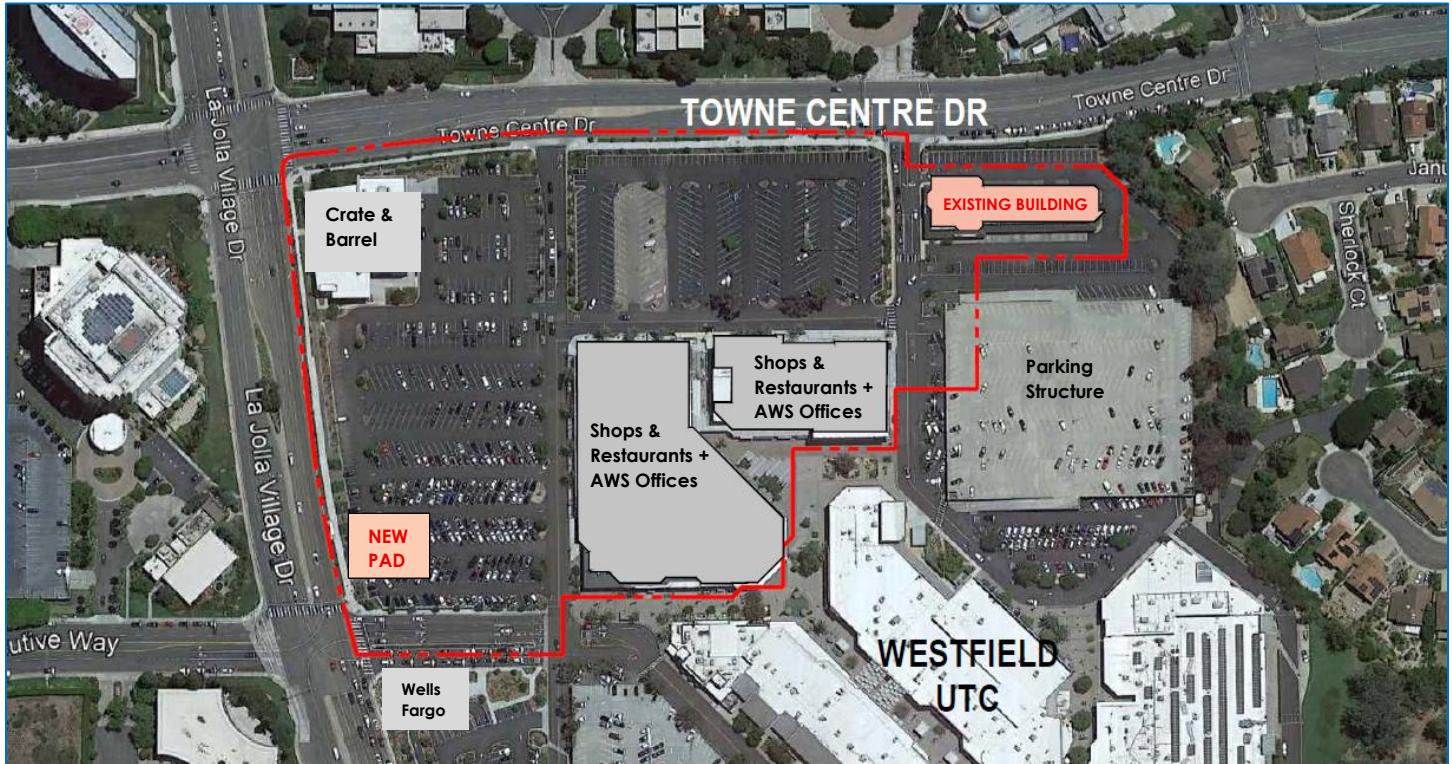

SERITAGE
GROWTH PROPERTIES

 Invesco

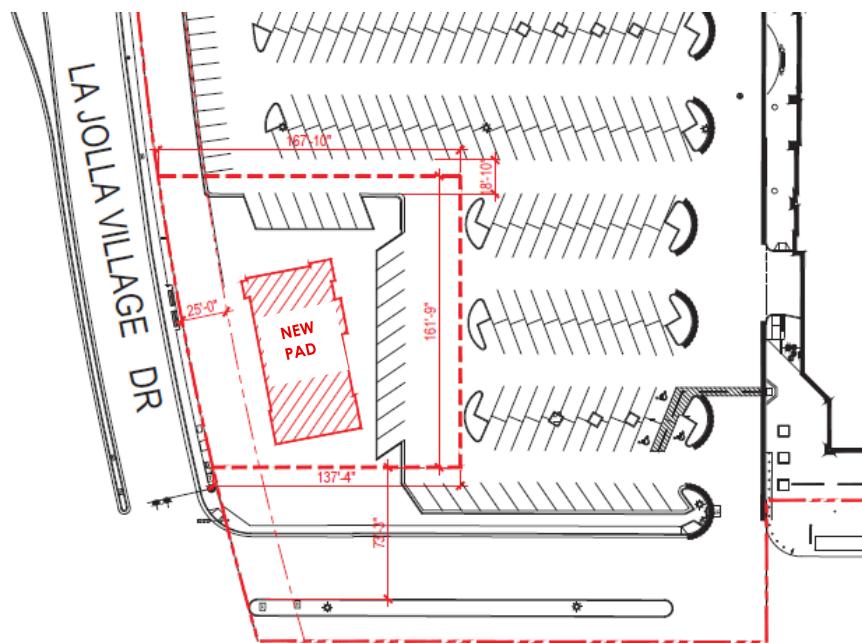
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Aerial Photo – Featuring Two Opportunities



1) New Pad Building - Possible Layout + Site Planning - 4,500 sf +/-



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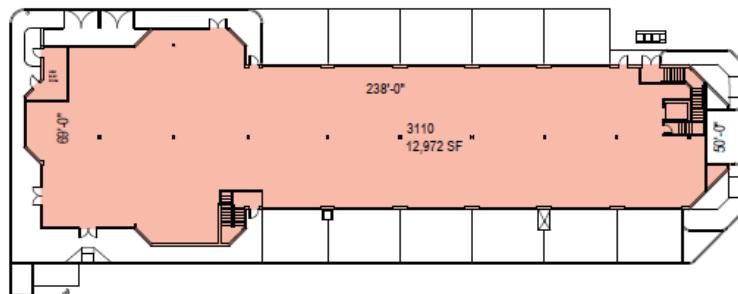
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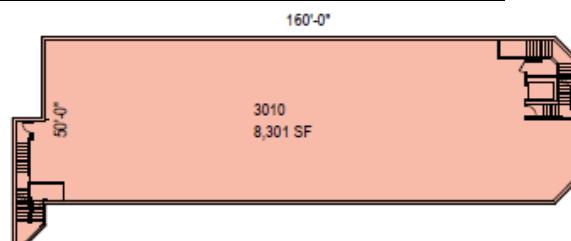
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2) Existing Free-Standing Building - Current Configuration - 21,483 sf +/-

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



Lower-Level Floor Plan – 8,301 sf +/-



Existing FSB Building – southwest view



Existing FSB Building – northeast view



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Inspirational FSB Building 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 100% leased 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).

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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