



# EXECUTIVE POINTE

A UTC JEWEL BOX

4475 Executive Drive, San Diego, CA 92121

**CBRE**



VIRTUAL TOUR

# PROPERTY HIGHLIGHTS



Prominent corner location



One block from Westfield  
UTC regional mall



Proximate to future trolley  
extension- Open 2021



**Total Building Size | 28,584 RSF**

First Floor | 14,677 RSF

Second Floor | 13,907 RSF



Prominent building  
top identity opportunity



Secure 2-Level private  
subterranean parking garage



Patios on each floor offering  
indoor/ outdoor environment

# LOCAL AMENITY BASE



## 1 REGENTS MARKETPLACE

- Regents Pizzeria
- Nozomi La Jolla
- L&L Hawaiian BBQ
- Starbucks
- Michelline's Pita House
- Continent Deli
- Einstein Bros. Bagels
- Papa John's

- Bristol Farms
- California Keto
- Chipotle
- Draft Republic
- Five Guys
- KI Sushi & Sake Bar
- La Jolla Cleaners
- McDonald's
- Robeks Juice
- Roy's La Jolla Starbucks
- San Diego Car Care
- Starbucks
- Subway

## 3 WESTFIELD UTC MALL

- Wells Fargo
- U.S. Postal Service
- Anthropologie
- Nordstrom
- La Colombe
- Macy's
- Williams Sonoma
- Zara
- True Food
- Tocaya Organica
- Joe & The Juice
- Arclight Cinemas

- Apple Store
- Bonobos
- Lululemon
- Free People
- Soul Cycle
- Seasons 52
- Pressed Juicery
- Eureka!
- Pottery Barn
- Restoration Hardware
- Shake Shack
- Starbucks
- Wells Fargo

## 4 THE AVENTINE

- Truluck's
- The Melting Pot
- Flemings Steakhouse
- Hyatt Regency
- Bank of America
- BJ's
- Cava
- Drybar
- Flame Broiler
- Mendocino Farms

- Nektar
- Philz Coffee
- Pete's Coffee
- Snooze
- Sprinkles
- The Nails Club
- TGI Fridays
- USPS
- Verizon
- Whole Foods Market

## 5 THE SHOPS AT LA JOLLA

- Bank of America
- BJ's
- Cava
- Drybar
- Flame Broiler
- Mendocino Farms

# POTENTIAL SIGN VISIBILITY



SIGNAGE

SIGNAGE

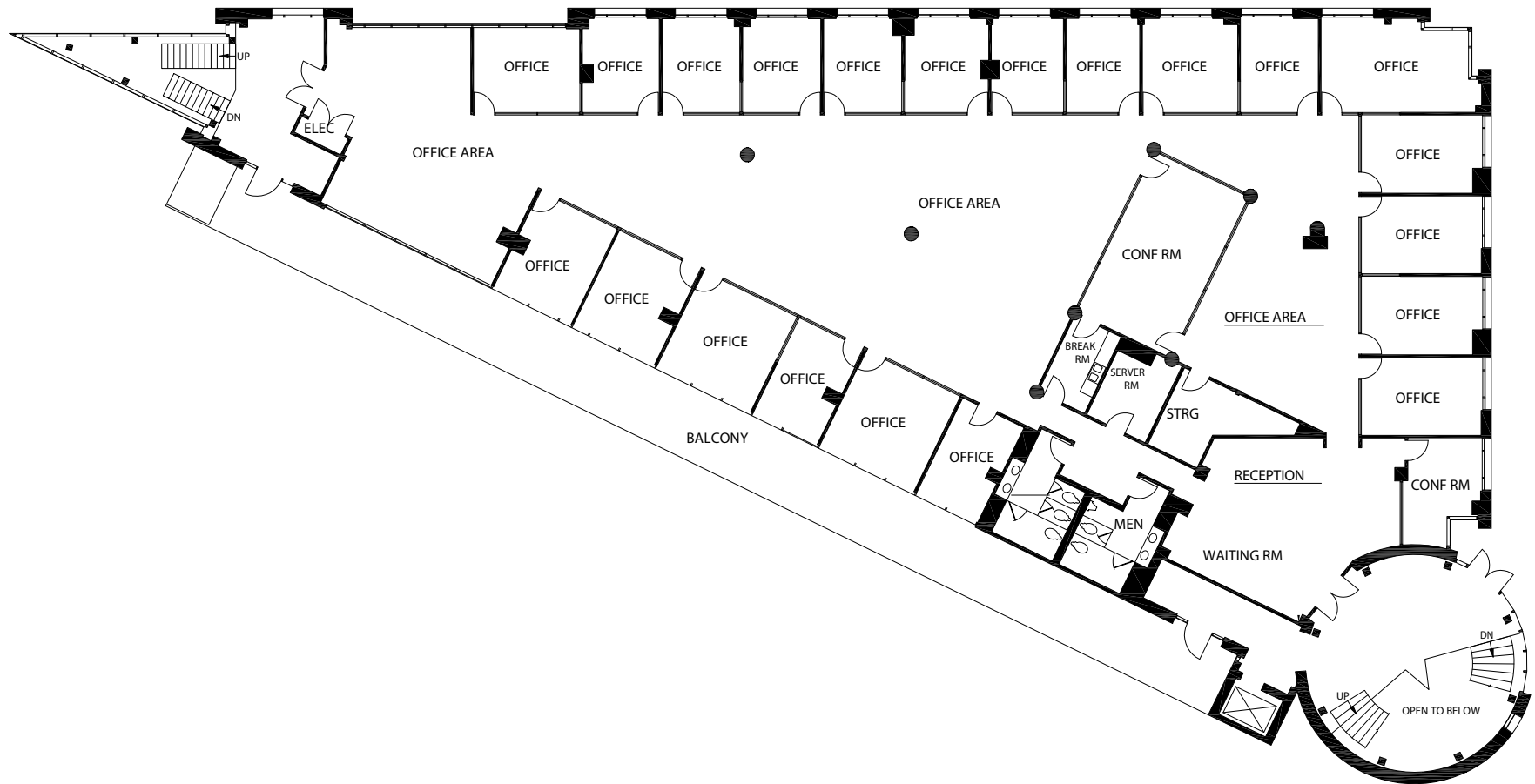
FULL BUILDING FOR LEASE



# FLOOR PLAN

1st Floor | 14,677 RSF

Vacant



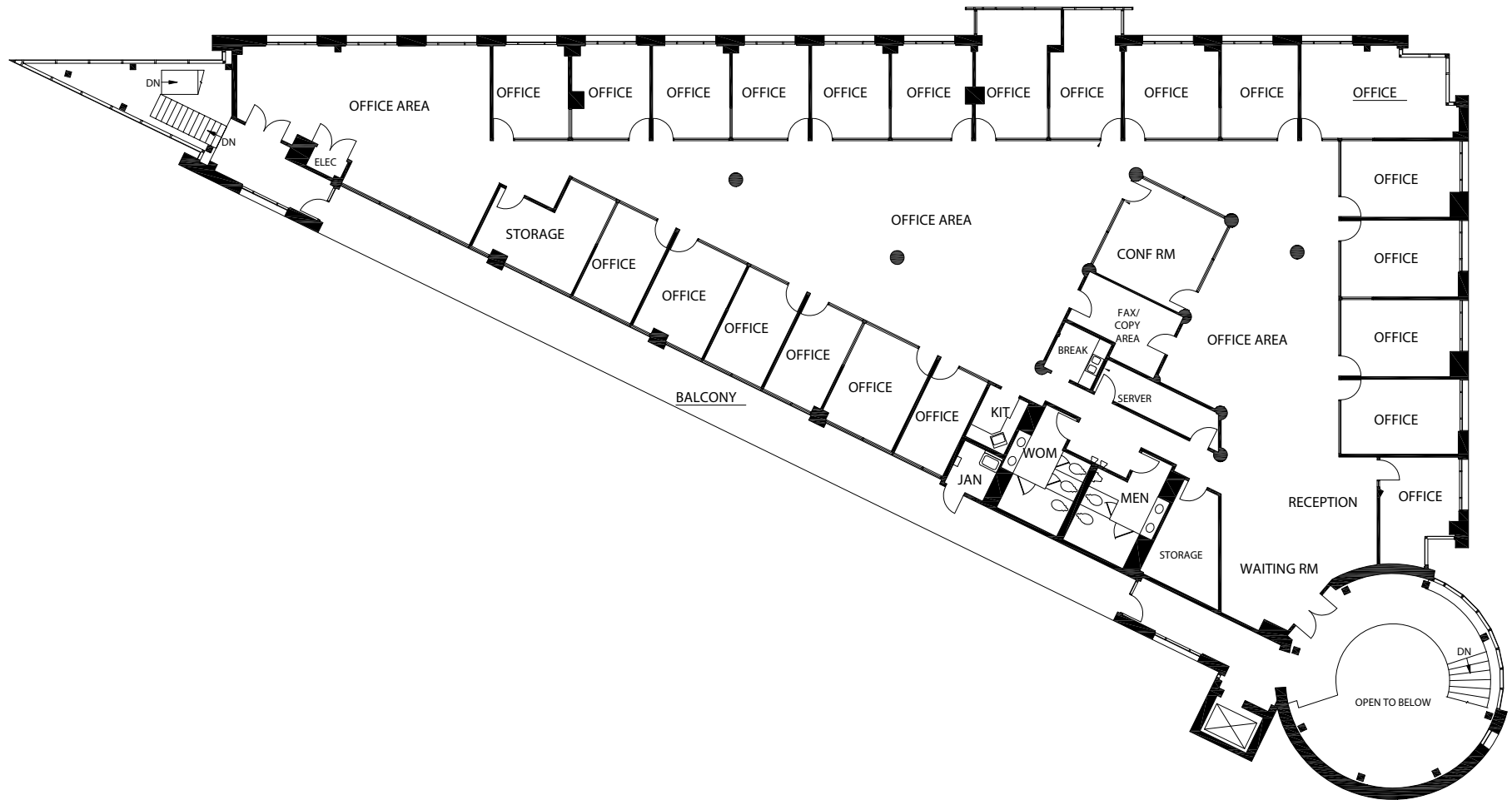
# FIRST FLOOR PHOTOS



# FLOOR PLAN

2nd Floor | 13,907 RSF

Vacant





# SECOND FLOOR PHOTOS





# EXECUTIVE POINTE

## CONTACTS:

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# CBRE



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