

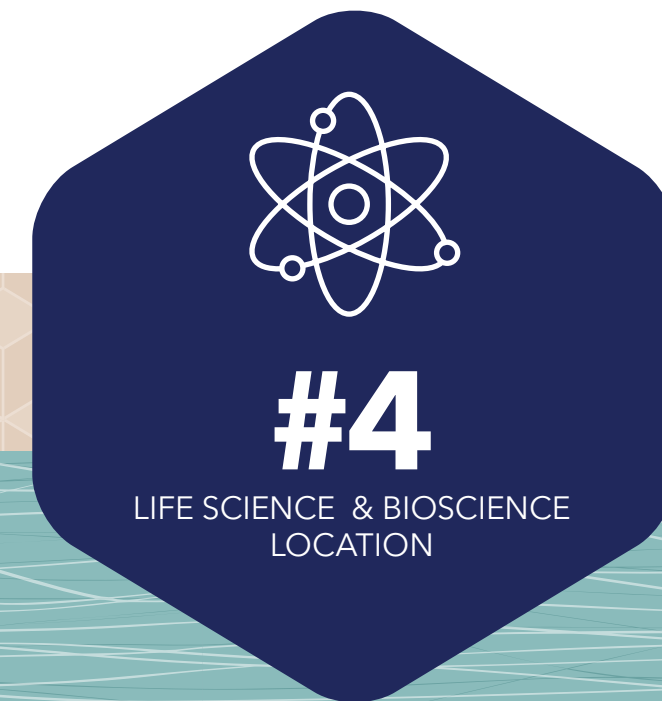
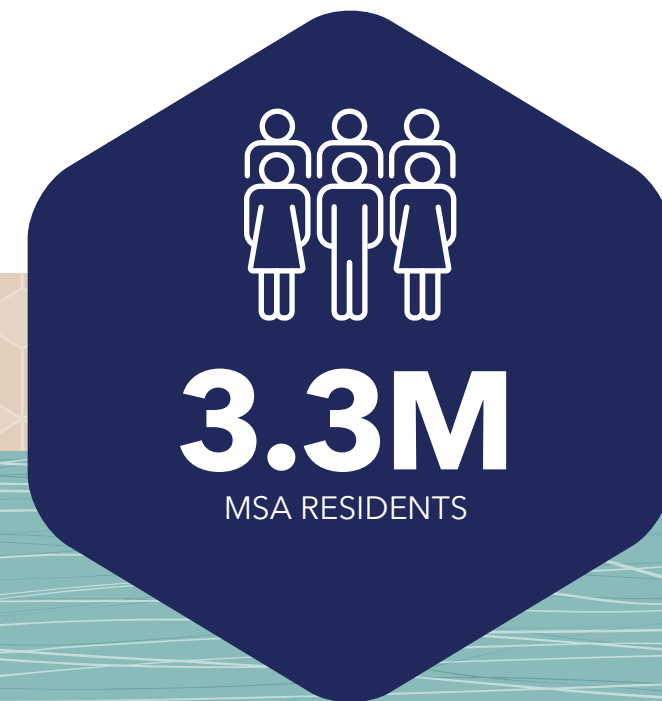


THE COLLECTION AT UTC

4575 LA JOLLA VILLAGE DRIVE • SAN DIEGO, CA 92121

BRIGHT LIGHTS, BEACH CITY

With 50 miles of sun-soaked coastline and world-famous tourist attractions, San Diego has always been a beacon for the discerning traveler. But with its proximity to Mexico and the global recruitment capabilities of its innovation economy, the San Diego region is also one of the most ethnically and culturally diverse cities in the nation. Beyond the sand and surf and the laid-back vibe is a new home to cutting-edge businesses in life sciences, genomics, biotechnology, telecommunications, Smart City technology, software, electronics and other major innovative industries.



LA JOLLA: HUB OF INNOVATION



Consistently voted one of the top beach destinations in the world, the seaside town of La Jolla is fast becoming much more than a top-tiered tourist destination. With its strong millennial labor pool and a steady influx of venture capital, the Jewel of the South is benefiting from the migration of tech-related companies from Silicon Valley and elsewhere. La Jolla is emerging as an outstanding hub of innovation with forward-thinking companies finding all of the attractions the city has to offer: proximity to a world-class university, access to talent, unrivaled weather and vibrant workplace communities.




- TRADE AREA EMPLOYERS INCLUDE:**
- SCRIPPS INSTITUTES
 - USCD
 - KAISER PERMANENTE
 - ILLUMINA
 - DEXCOM
 - QUALCOMM
 - TAKEDA
 - PFIZER
 - SHARP HEALTHCARE

THE CORNER CONNECTION



With easy exits off the I-5 and 805 freeways, The Collection at UTC is perfectly situated at the corner of La Jolla Village Drive and Town Center Drive in the heart of the prominent UTC shopping, dining, residential and business district in San Diego/La Jolla. Over 330,000 vehicles each day converge at the UTC site, giving the location superior brand visibility as well as seamless vehicle access.




\$130,387
AVERAGE HOUSEHOLD INCOME



17.9%
HOUSEHOLD INCOME GROWTH
2018-2023



\$44.6B
ANNUAL RETAIL SALES



30
RESORTS AND
COUNTRY CLUBS



ELITE
NEIGHBORS: RANCHO SANTA FE,
DEL MAR, CARMEL VALLEY
AND SOLANA BEACH



IDEALLY LOCATED

THE COLLECTION AT UTC

VEHICLES PER DAY ON LA JOLLA DRIVE	330,000
POPULATION	916,755
HOUSEHOLDS	366,770
\$100K+ HOUSEHOLD INCOME	47.7%
COLLEGE GRADUATE	60.1%
MEDIAN AGE	37.8
TOTAL DAYTIME EMPLOYMENT (5 MI)	254,259
TOTAL BUSINESS ESTABLISHMENTS (5 MI)	15,799



15 MILES

10 MILES

5 MILES

La Jolla

San Diego



INDUSTRIOUS

EQUINOX

IL PASTIFICIO

VERDE

PEACHY'S

Matcha Cup
Cobalt

ALVA VEGG

flowers

SENTINEL



EAT • WORK • PLAY • SHOP



Anchored by the luxury fitness brand **EQUINOX** and the coworking office share start-up **INDUSTRIOUS**, The Collection at UTC will offer new locations to lease in the fashion, food & beverage, home furnishings, office, health & wellness and entertainment categories. This eat-work-play development expands upon the relaxed La Jolla atmosphere offering unparalleled brand visibility and presence with convenient surface level parking and seamless connectivity to the mall.



PROMINENT SPECIALTY RETAIL SPACES



EAT • WORK • SHOP • PLAY



OPENING SPRING 2020



Currently under-construction with two separate buildings:
3-level North Building and 2-level South Building

200,000SF

REDEVELOPMENT ON THE PREMIER CORNER OF
LA JOLLA VILLAGE DRIVE & TOWNE CENTRE DRIVE

APPROX 33,000SF

EQUINOX

WILL ANCHOR THE PROJECT ON THE
TOP LEVEL OF THE NORTH BUILDING
AND IS THE SECOND LOCATION IN THE COUNTY

226,000+

SQUARE FEET OF RETAIL OPPORTUNITY

APPROX 30,000SF

INDUSTRIOUS

LEVEL 2 OF THE NORTH BUILDING
AND IS THE FIRST LOCATION IN THE COUNTY.

24,000SF

OF CONTIGUOUS OFFICE SPACE FOR LEASE

LEASING CONTACT

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SERITAGE
GROWTH PROPERTIES

