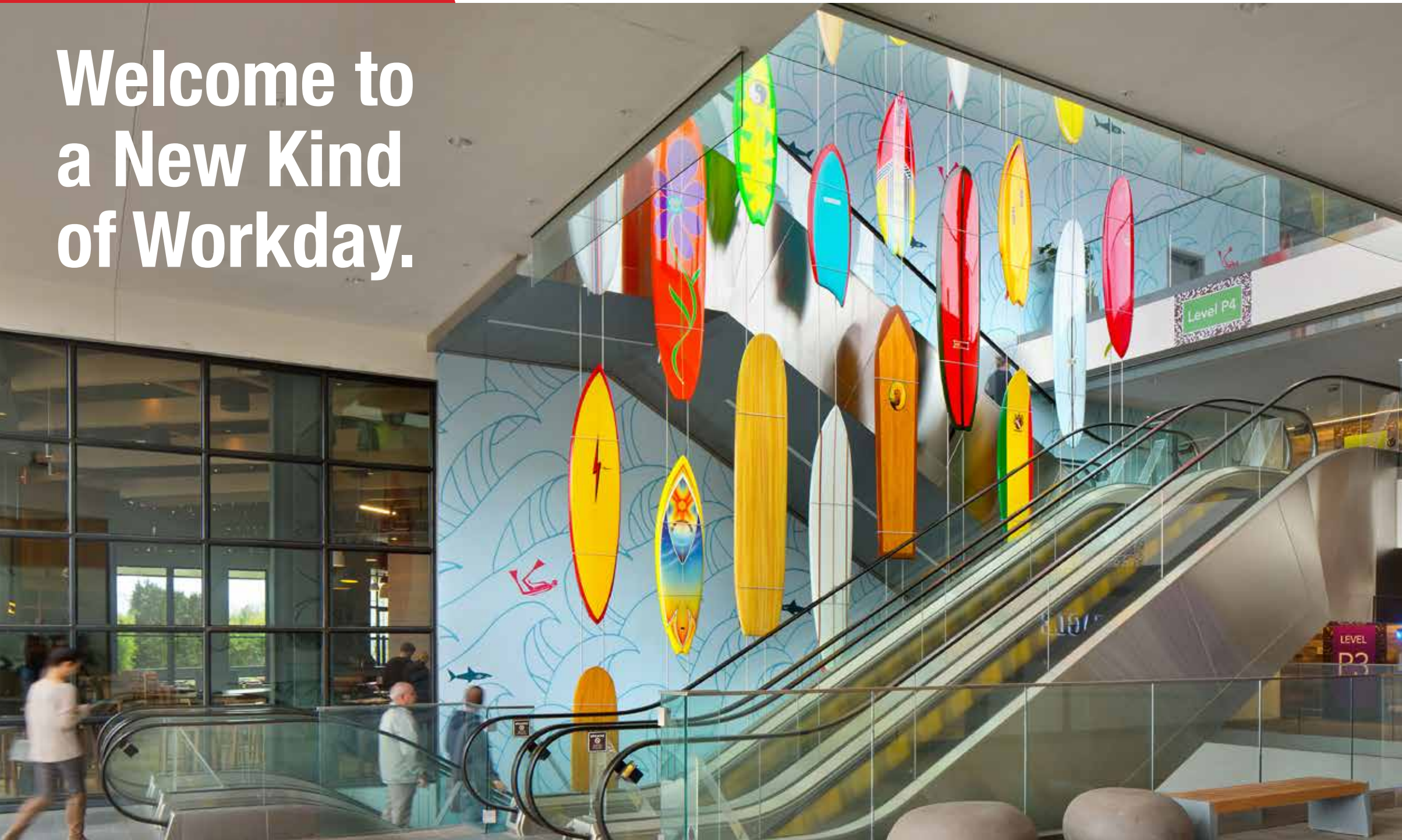


Westfield
UTC

**Elevated Work.
Energized
Surroundings.**

CBRE








Welcome to a New Kind of Workday.



Westfield
UTC

Westfield UTC is more than just a place to plug in—it's a place to arrive. With modern, elevated workspaces and effortless access to everything from morning coffee to evening cocktails, your office becomes a seamless extension of your lifestyle. Whether you're here every day or just when it counts, this is where business meets atmosphere.

Highlights

-  7 Coffee Shops
-  26 Grab & Go Lunch Spots
-  15 Restaurants
-  5 Fitness Operators
-  Convenient Valet Access
-  Prominent Signage Opportunities
-  Beginning Spring 2026
70,000 SF of new development will open in phases and introduce 9 new luxury boutiques and 2 chef-driven restaurants



Ditch the Commute



Join the Community

Raised by Wolves



Day in the Life



Easy Arrival

Valet your car and head straight in.

Coffee Shop

Grab your go-to coffee from La Colombe on your walk to work.



Power Lunch

Meet up with a client at Javier's.



End Your Day Right

Treat yourself with a dessert, some retail therapy, or a cocktail – Westfield UTC is your oyster.

Afternoon Workout

Find your soul at Soulcycle.



Midday Stroll

Get your steps in and explore.

Availabilities



Address	Suite	Size	Availability	Description
4305 La Jolla Village Drive	2440	Level 1 - 2,512 SF Level 2 - 21,940 SF TOTAL - 24,451 SF	Immediately	Two-story availability totaling 24,451 SF with ground floor presence. Both levels to be leased together as one space. Currently in shell condition. Operable doors/windows with extensive glass-line & natural light. Above standard high ceilings.
4303 La Jolla Village Drive	3110	Patio - 16,092 SF Suite - 6,025 SF TOTAL - 22,117 SF	Immediately	Currently in shell condition. Operable doors/windows with extensive glass-line & natural light. Above standard high ceilings with an outdoor patio.
4303 La Jolla Village Drive	3120	Suite - 6,198 SF	Immediately	Currently in shell condition. Operable doors/windows with extensive glass-line & natural light. Above standard high ceilings.



Westfield UTC Office
4305 La Jolla Village Drive

Suite 2440

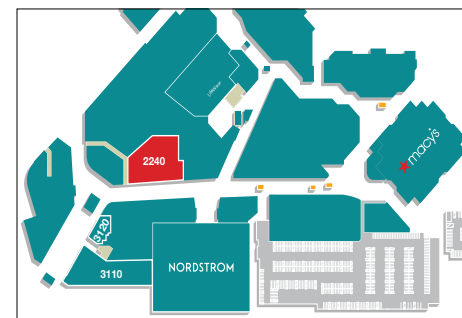


Conceptual Rendering

Suite 2440

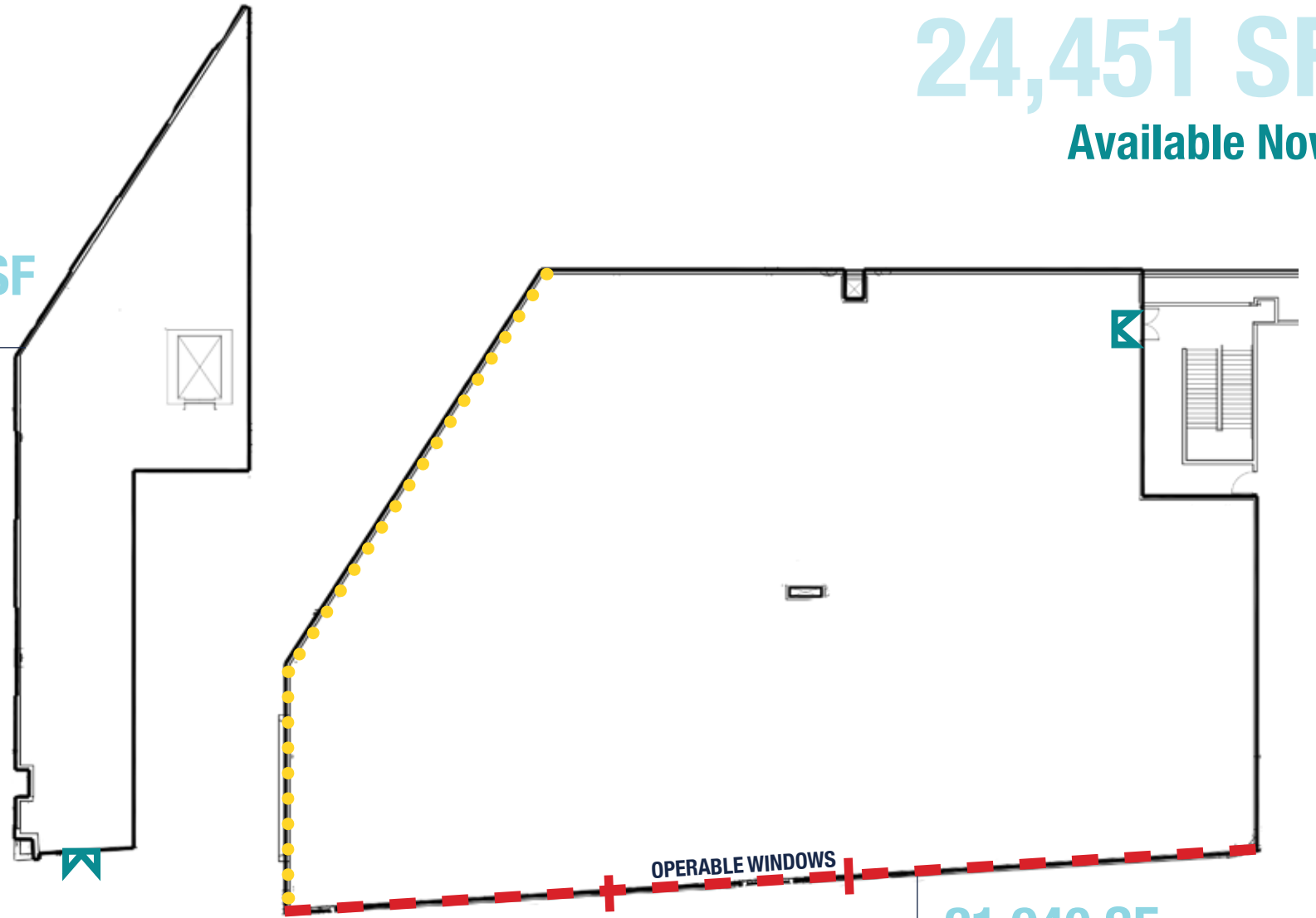
2,512 SF

Level 1



4305 La Jolla Village Drive

24,451 SF
Available Now



OPERABLE WINDOWS

21,940 SF
Level 2



Main Entrance



Window Line

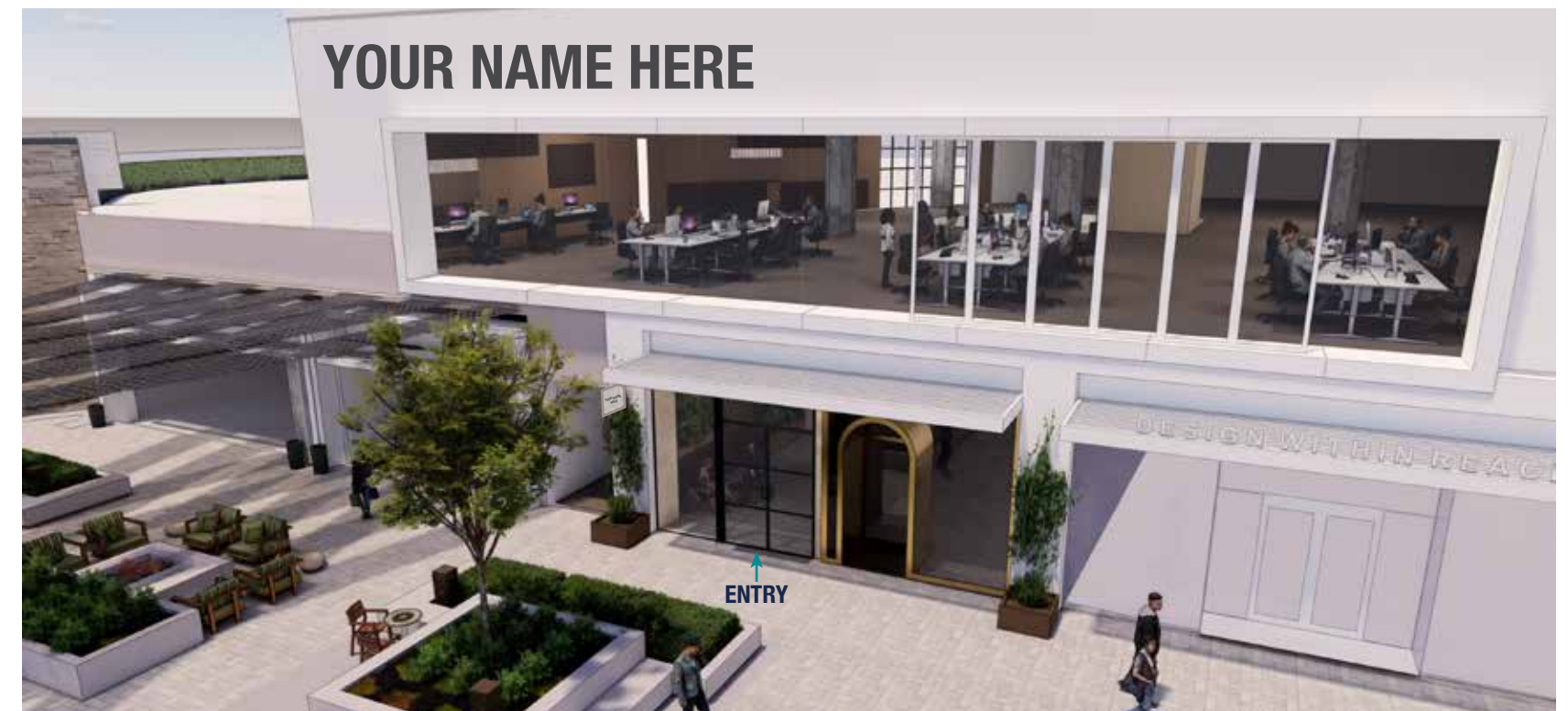


Proposed Window Line

Westfield UTC Office
4305 La Jolla Village Drive

Signage Opportunities

Suite 2440



Westfield UTC Office
4303 La Jolla Village Drive

Suite 3110

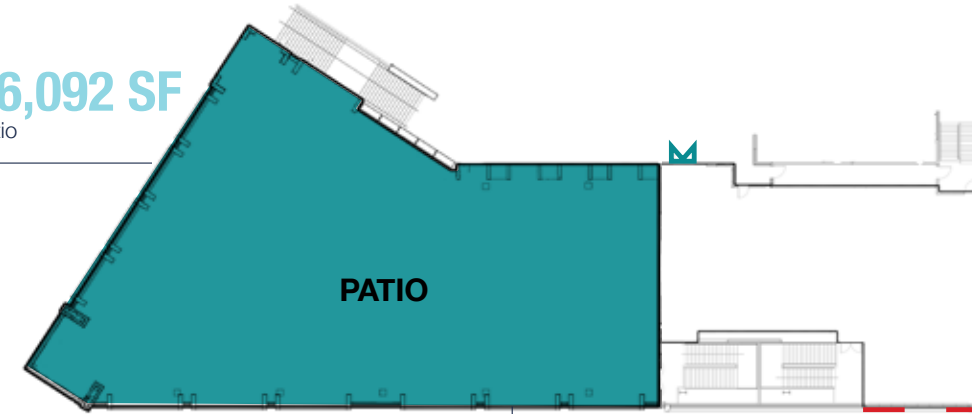


Suite 3110

22,117 SF

Available Now

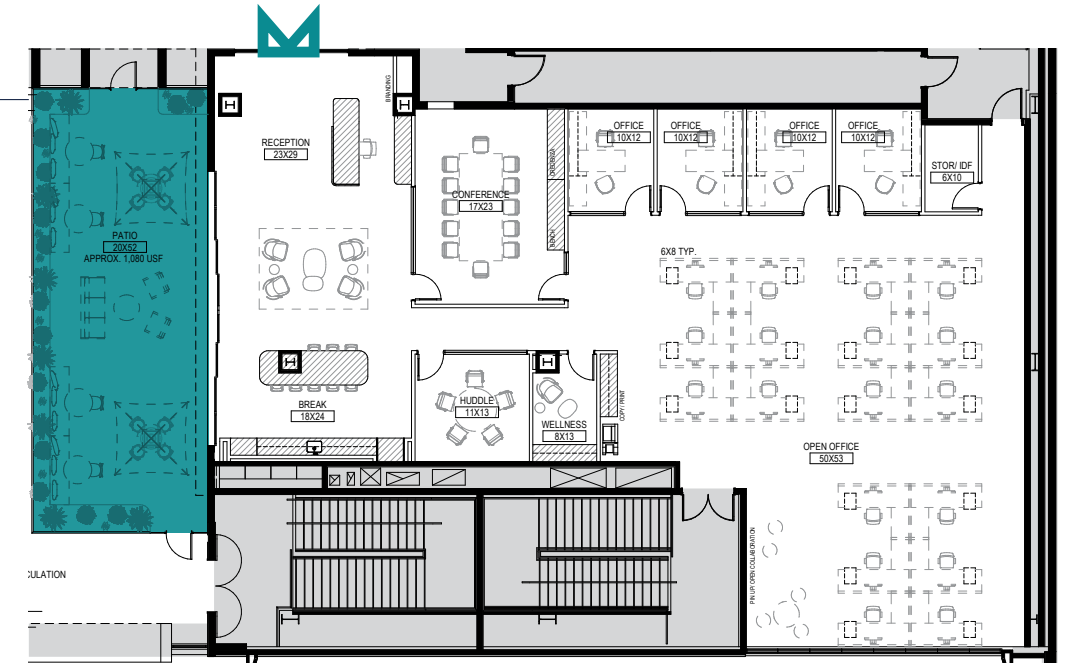
16,092 SF
Patio



6,025 SF
Suite

HYPOTHETICAL PLAN

 Main Entrance
 Window Line



4303 La Jolla Village Drive

Westfield UTC Office
4303 La Jolla Village Drive

Suite 3120

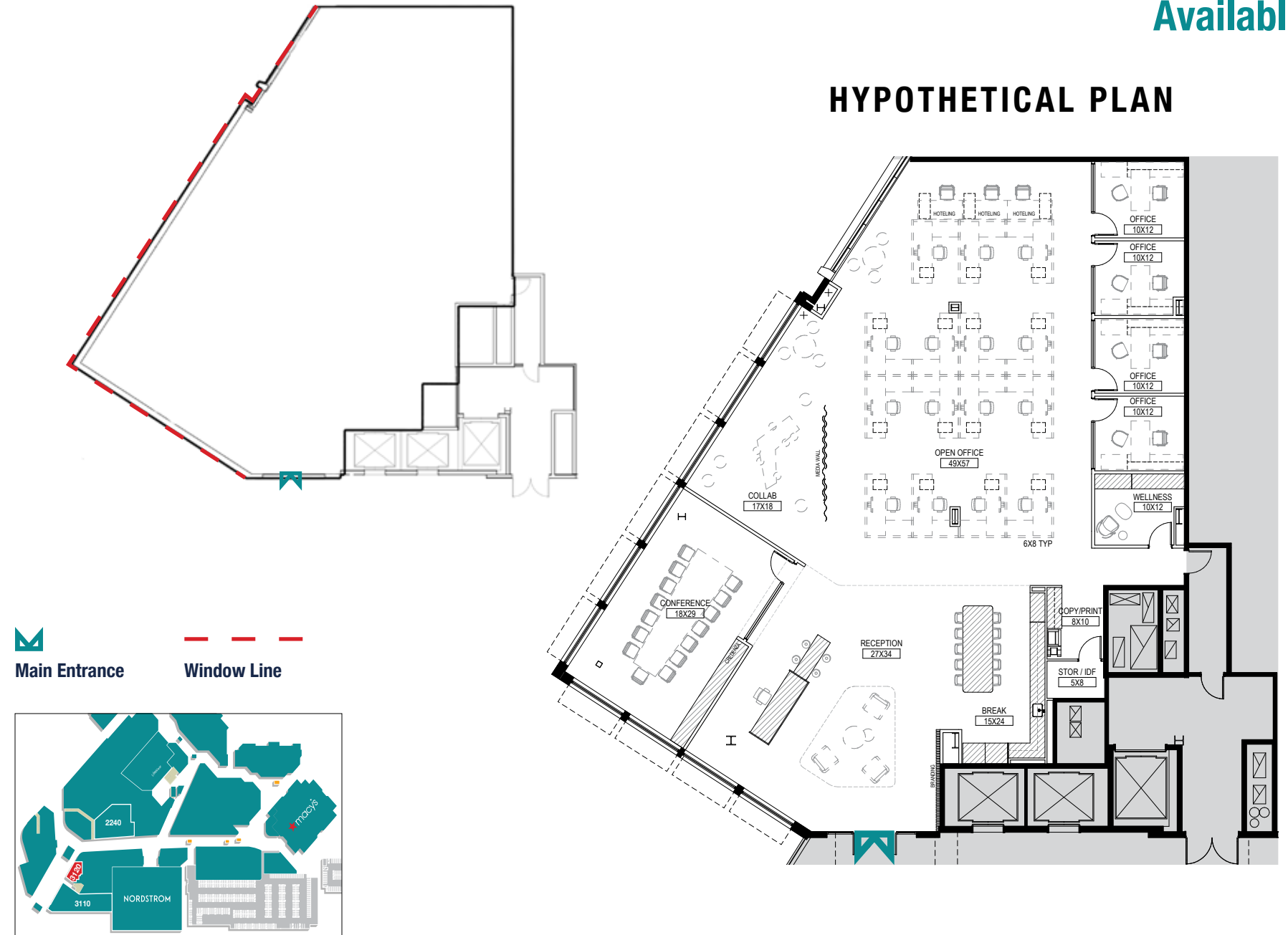


Suite 3120

6,198 SF

Available Now

HYPOTHETICAL PLAN



4303 La Jolla Village Drive

Location Overview

& Nearby Transportation

Westfield UTC

- | | | |
|--------------------------|-----------------------|------------------------|
| Batch & Box | Marugame Udon | Suki Hana |
| Bazille | Melo Melo | Superberry Açai |
| BenGong's Tea | Menya Ultra | Swagyu Burger |
| Blue Bottle Coffee | Nespresso | Sweetgreen |
| Blue Ocean Sushi & Grill | Nice Rice | * Telefèric Barcelona |
| Board & Brew | Nordstrom E-Bar | Tender Greens |
| Capital One Café | Pacific Catch | The Amalfi Llama |
| Charley's Philly Steaks | Panda Express | The Mini Donut Company |
| Corner Bakery | Panini Kabob Grill | The Newsstand |
| Crepe Delicious | Parana Empanadas | True Food Kitchen |
| De Nunno | Parfait Paris | Van Leeuwen Ice Cream |
| Din Tai Fung | Pazza Market & Cucina | Venchi |
| Eureka! | Pinkberry | Wetzel's Pretzels |
| Gen Korean BBQ | Qin West Noodle | Win Wings |
| Hai Di Lao | Queenstown Bistro | Wushiland Boba |
| Hanna's Creamery & Cafe | Raised by Wolves | 85°C Bakery Café |
| Happy Lemon | Ramen Nagi | |
| * HeyTea | Rising Sun Sushi | |
| Javier's | Royal India | |
| Joe & The Juice | Salt & Straw | |
| * JOEY | Sbarro | |
| * Katsuya Ko | Seasons 52 | |
| Kazanori Poke & Wraps | See's Candies | |
| L55 Tacos & More | Shake Shack | |
| La Colombe | Silverlake Ramen | |
| * Läderach | Sip Fresh | |
| Lady M Cake Boutique | Smashburger | |
| Le Macaron | SomiSomi | |
| Lucrezia | Starbucks | |

*Coming Soon

*Coming Spring/Summer 2026

La Jolla Village Square

- | | |
|----------------------|-------------------|
| AMC Theatres | Ralphs |
| BIBIZO Korean Plates | Redflo |
| Chick-fil-A | Ross |
| Chipotle | Sea Hive |
| Club Pilates | Sleep Number |
| World Market | Starbucks |
| Crumbl Cookies | The Kebab Shop |
| DSW | The Pizza Taproom |
| Ike's | Tous les Jours |
| Marshalls | Trader Joe's |
| My Gym | UCC Cyclery |
| Pet Smart | Urban Plates |
| Poke 1/2 | US Bank |

The Shops at La Jolla Village

- | | |
|-----------------------|------------------|
| Aspens Dog House | Sport Clips |
| Bank of America | Sugar + Bronzed |
| BJs Brewhouse | USPS |
| Bacio Di Latte | Vitalab Wellness |
| Citibank | Verizon |
| CVS Pharmacy | Whole Foods |
| Cava | Young Attitudes |
| FedEx Office | Solidcore |
| Flame Broiler | |
| Handels Ice Cream | |
| JP Morgan Bank | |
| Kinoyume Sushi | |
| Lashbar | |
| Mendocino Farms | |
| Melt | |
| Nektar Juice Bar | |
| Nutrimart | |
| Nails Club | |
| Nordstrom Rack | |
| Paper Source | |
| Pearle Vision | |
| Philz Coffee | |
| Rubio's Coastal Grill | |
| Solution Pilates | |
| Sprinkles Cupcake | |
| Sephora | |
| Skinspirit | |
| Snooze Breakfast | |





Contact:

Mike Hoeck

Executive Vice President
Lic. 01386247
858 646 4700
mike.hoeck@cbre.com

Tyler Jemmett

First Vice President
Lic. 01888011
858 646 4798
tyler.jemmett@cbre.com

Anna Barnes

Associate
Lic. 02130942
858 646 4745
anna.barnes@cbre.com



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