

DO NOT
DISTURB
CURRENT
TENANT

Two Second Generation Bakery or Restaurant Sublet Available



LOCATED IN HIGH-INCOME COASTAL MARKETS

**FLOCKE &
AVOYER**
Commercial Real Estate



Beachside Del Mar

AREA
1,335 SF

RENT
\$6,100 + NNN

LEASE EXPIRATION
December 15, 2026

OPTION TO EXTEND
1 x 5 years

KEY MONEY
\$65,000

EQUIPMENT
Hood, Grease Trap, Two Ovens,
Two Mixers, Two Warmers,
Two Refrigerators and One Freezer

La Jolla Village Square

AREA
1,381 SF

RENT
\$8,211 + NNN

LEASE EXPIRATION
December 15, 2026

OPTION TO EXTEND
1 x 5 years

KEY MONEY
\$125,000

EQUIPMENT
Hood, Grease Trap, Two Ovens,
Two Mixers, Two Warmers,
Two Refrigerators and One Freezer



Sub-lease
together or
individually

Demographics

Beachside Del Mar

	1 MILE	3 MILES	5 MILES
POPULATION	17,165	66,354	102,068
AVG. HH INCOME	\$232,550	\$245,918	\$252,302
AVG. DAYTIME POPULATION	18,854	64,130	127,980

La Jolla Village Square

	1 MILE	3 MILES	5 MILES
POPULATION	40,138	97,215	212,909
AVG. HH INCOME	\$113,558	\$161,095	\$175,416
AVG. DAYTIME POPULATION	21,984	128,818	252,074



Trade Area

BEACHSIDE DEL MAR

- 1 Vons
- 2 Jersey Mike's Subs
- 3 CVS
- 4 Starbucks
- 5 Shake Shack
- 6 Urbn One
- 7 Blue Bottle Coffee
- 8 Salt & Straw
- 9 Drybar
- 10 Sephora
- 11 Batch & Box
- 12 Vuori
- 13 Urban Plates
- 14 Mendocino Farms
- 15 Cinopolis
- 16 Sammy's Woodfired Pizza
- 17 Ralphs
- 18 Rite Aid
- 19 Jamba
- 20 Snooze Eatery

LA JOLLA VILLAGE SQUARE

- 1 AMC Theaters
- 2 Ralphs
- 3 Starbucks
- 4 Trader Joe's
- 5 PetSmart
- 6 Chipotle
- 7 DSW
- 8 Urban Plates
- 9 Nordstrom Rack
- 10 Snooze Eatery
- 11 Philz Coffee
- 12 CAVA
- 13 CVS
- 14 Sephora
- 15 Whole Foods
- 16 SOULution Pilates
- 17 Mendocino Farms
- 18 BJ's Restaurant and Brewhouse
- 19 Sheraton
- 20 Hyatt



Trade Area

*Disclaimer

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