



# FLAGSHIP RESTAURANT OPPORTUNITY

2202 Avenida de la Playa

**Bobby Whitney**

858.344.5053

[bwhitney@bwhitneycre.com](mailto:bwhitney@bwhitneycre.com)

LIC #01941169

## La Jolla Shores

The property is located on Avenida de la Playa in the heart of La Jolla Shores, the primary retail and dining corridor serving the surrounding coastal community. The area benefits from consistent pedestrian traffic driven by its immediate proximity to La Jolla Shores Beach, La Jolla Beach & Tennis Club, nearby hotels, and dense residential neighborhoods. Avenida de la Playa functions as a neighborhood destination for dining, casual retail, and beach-oriented services, attracting both local residents and year-round visitors.



## The Opportunity

- 3,000 SF turnkey second-generation café / restaurant
- Rare restaurant availability in La Jolla Shores
- Existing commercial kitchen and infrastructure
- Patio seating on adjacent city property
- Prime frontage on Avenida de la Playa
- Steps from La Jolla Shores Beach
- Strong pedestrian activity throughout the year
- Surrounded by established restaurants and neighborhood retail
- Proximity to UC San Diego and coastal tourism drivers
- Walkable beach community environment



## The Premises

- Premises: 3,000 SF
- Use: Restaurant
- Kitchen: Existing Commercial Kitchen
- Patio: On Adjacent City Property
- Parking: Street Parking







LA JOLLA  
BEACH & TENNIS CLUB

LA JOLLA  
SHORES HOTEL

CHEESE  
SHOP

SUSHI  
MORI

OSTERIA  
ROMANTICA

DOUGH  
MOMMA  
PIZZERIA

SHORE  
RIDER

PIATTI  
LA JOLLA

Bacchetta

Subject Property

BRICK & BELL

SHOREHOUSE  
Kitchen

Torrey Pines  
Glider port

UC San Diego

Torrey Pines Golf  
Course

Birch Aquarium

La Jolla Underwater  
Park & Ecological  
Reserve

La Jolla Shores Beach

Subject Property



# 2202 Avenida de la Playa



**Bobby Whitney**

**858.344.5053**

[bwhitney@bwhitneycre.com](mailto:bwhitney@bwhitneycre.com)

LIC #01941169

The information contained herein has been obtained from sources believed to be reliable; however, its accuracy has not been verified. No representation or warranty, express or implied, is made regarding the accuracy or completeness of the information. Prospective tenants should conduct their own independent investigation and verification of all matters relating to the property.