

AVAILABLE ±1,179 SF  
FORMER HAIR SALON

**FLOCKE &  
AVOYER**

Commercial Real Estate

**MATTRESSFIRM**

MYSTIQUE DINING

NOW OPEN



**LA JOLLA GALLERIA**

905-915 Pearl Street, La Jolla, CA 92037





**MATTRESS FIRM**

05

**Moving Sale**  
Everything Must go

NO  
SMOKING

NOW INTRODUCING...  
CAROL ERINS  
ACIN REPOS

**Parking in Rear**





# LA JOLLA GALLERIA

LOCATION: 905 - 915 Pearl Street  
La Jolla, CA 92037

PARKING: 25 Parking Spaces

CO- TENANTS:  **MATTRESSFIRM**



**MYSTIQUE DINING**

## PROPERTY FEATURES

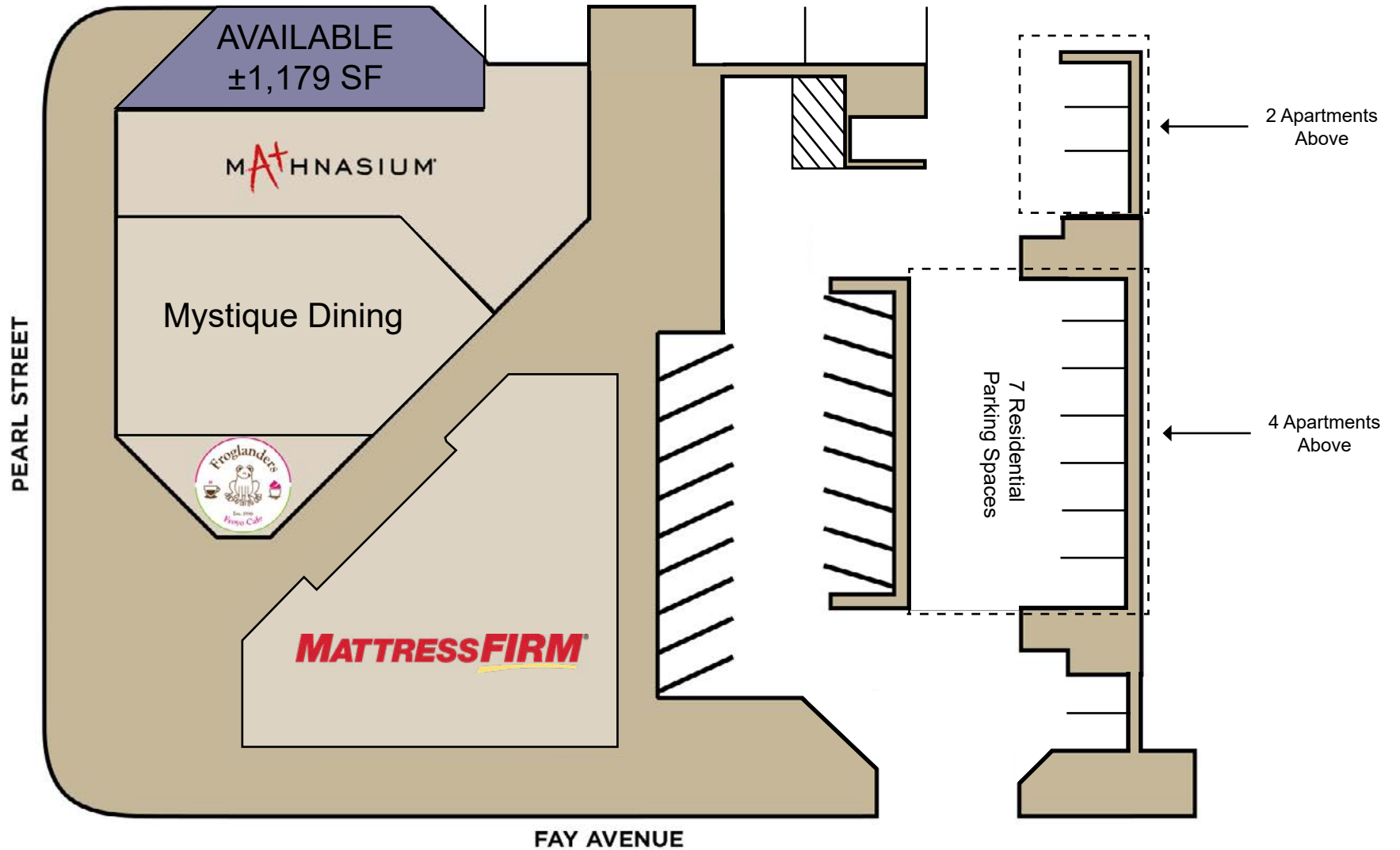
- ±10,000 SF convenience center
- Prominent intersection in downtown La Jolla
- Across the street from Vons & CVS/Pharmacy
- Located on the highly trafficked Pearl Avenue, the main arterial to La Jolla
- Less than a 1/2 mile from the beach





# LA JOLLA GALLERIA

905 - 915 Pearl Street, La Jolla, CA 92037



\*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



# LOCATED IN THE

La Jolla High School  
(Public, Grades 9-12)  
**1,540 STUDENTS**

The Bishop's School  
(Private, Grades 6-12)  
**800 STUDENTS**

**EADS AVENUE**

**BevMo!**

**CVS**

Empress Hotel  
**73 ROOMS**

Gillespie School  
(Private, Grades pk-6)  
**275 STUDENTS**

**FAY AVENUE**

**VONS**

**GIRARD AVENUE**

**PEARL STREET**

**IVANHOE AVENUE**

**TORREY PINES ROAD**

*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price, rent or withdrawal without notice.*



# HEART OF LA JOLLA



Inn by the Sea  
at La Jolla  
**129 ROOMS**

Grande Colonial  
La Jolla Hotel  
**93 ROOMS**

939 Coast Blvd  
Luxury Condos  
**133 UNITS**

La Valencia Hotel  
**112 ROOMS**

La Jolla Cove  
Hotel & Suites  
**117 ROOMS**

La Jolla Cove  
**1 MILLION**  
VISITORS  
ANNUALLY

SILVERADO STREET  
SILVERADO STREET  
SILVERADO STREET

MALL STREET  
MALL STREET  
MALL STREET

PROSPECT STREET  
PROSPECT STREET  
PROSPECT STREET

PROSPECT PLACE  
PROSPECT PLACE  
PROSPECT PLACE





25 CONVENIENT PARKING SPACES







## TRAFFIC COUNTS

Pearl Street: ±15,544  
Fay Avenue: ±7,363

## AVERAGE HHI\*

1 Mile: \$193,759  
3 Mile: \$180,392  
5 Mile: \$126,030

## POPULATION

1 Mile: 10,821  
3 Mile: 54,676

## DAYTIME POPULATION

1 Mile: 17,377  
3 Mile: 44,067  
5 Mile: 205,652



\*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.







# FOR LEASING INFORMATION

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