

LA JOLLA SEAVIEW FOR LEASE

5697 LA JOLLA BLVD
LA JOLLA, CA 92037



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FOR LEASE

± 886 SF

5697 La Jolla Blvd is a ± 886 SF retail/office space strategically situated at a prominent corner in Bird Rock's established commercial corridor, this recently renovated property presents an exceptional opportunity for businesses seeking a premium location. The location captures significant exposure with documented traffic counts exceeding 13,923 vehicles daily.

This mixed-use development features upscale residential units above and offers the valued benefit of dedicated customer parking at the rear of the property. The building's position in Bird Rock's sought-after retail district ensures consistent foot traffic and appeals to a strong demographic base.

KEY FEATURES

Strategically located on the prominent corner of Bird Rock Ave and La Jolla Blvd

Parking: 5 first-come, first-serve customer parking

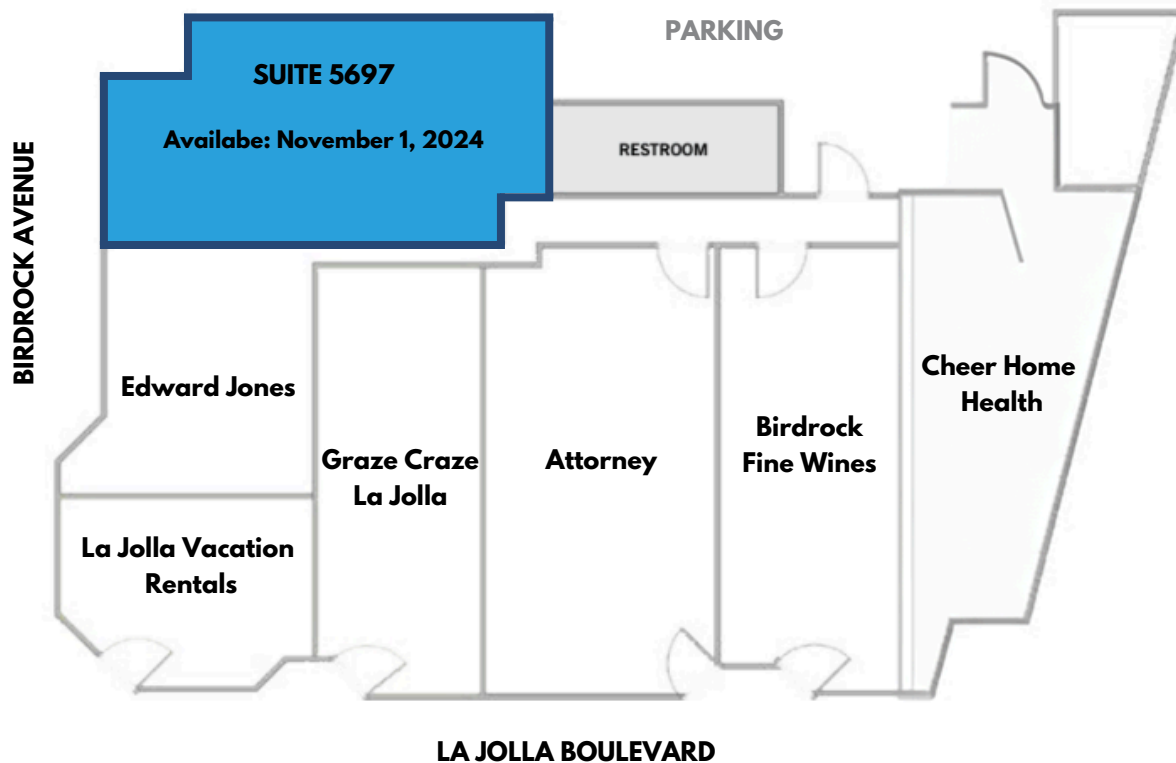
Strong local demographics

Zoning: LJPD-4

FLOOR PLAN

Size: ± 886 SF

Rate: \$3.00/SF + \$1.45/SF (NNN)



La Jolla Seaview Tenants:

- Cheer Home Health
- Bird Rock Fine Wine
- Attorney
- Graze Craze
- La Jolla Vacation Rentals
- Edward Jones





DEMOGRAPHICS

1 MILE

POPULATION
11,732

AVERAGE HH INCOME
\$136,480

HOUSEHOLDS
5,105

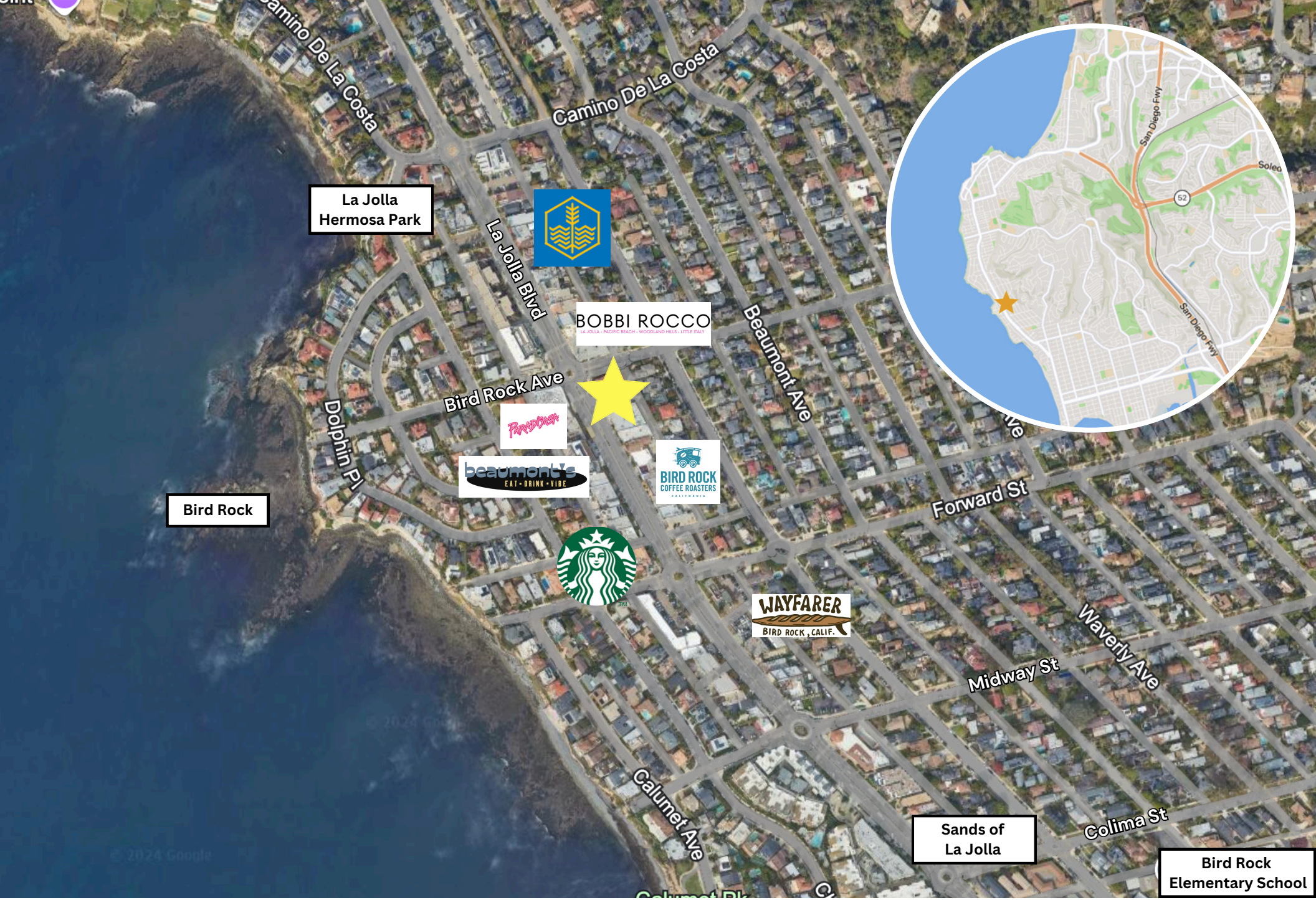
3 MILES

POPULATION
79,424

AVERAGE HH INCOME
\$113,510

HOUSEHOLDS
37,176





La Jolla
Hermosa Park

Bird Rock

Sands of
La Jolla

Bird Rock
Elementary School



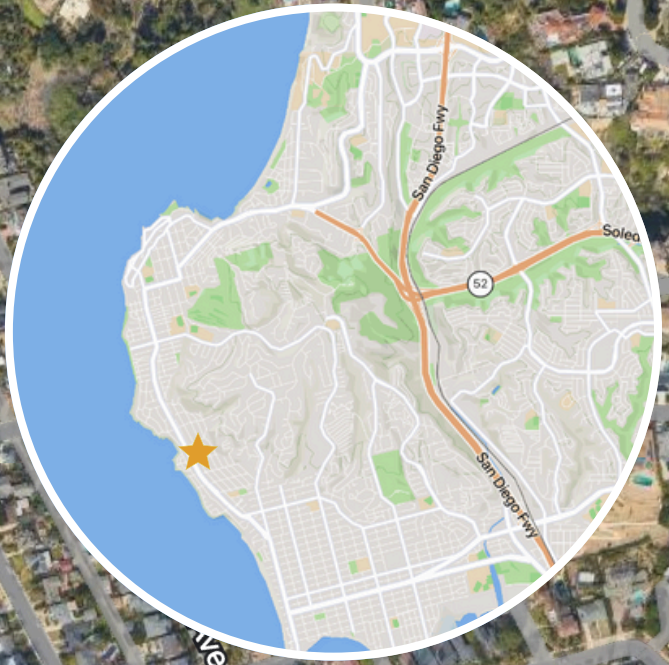
BOBBI ROCCO
LA JOLLA - PACIFIC BEACH - WOODLAND HILLS - LITTLE ITALY



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WAYFARER
BIRD ROCK, CALIF.





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