

5685-5699 La Jolla Blvd, La Jolla, CA 92037



FOR LEASE:

PRIME RETAIL/OFFICE OPPORTUNITY IN THE HEART OF BIRD ROCK



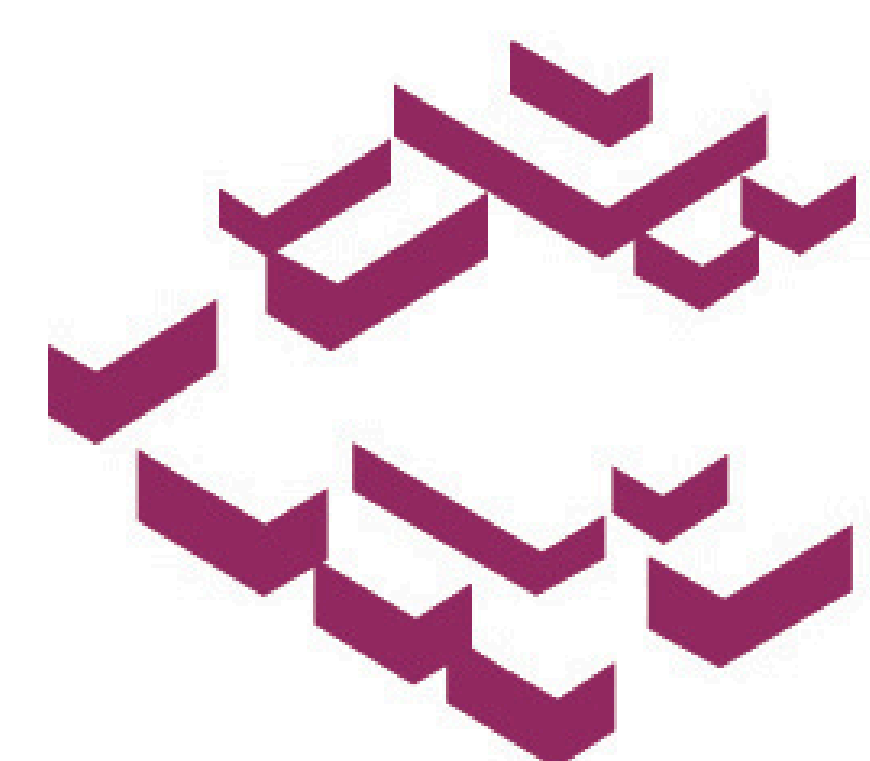
JILL MORTON

Senior Vice President

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619.955.2877

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**CAPITAL GROWTH
PROPERTIES, INC.**

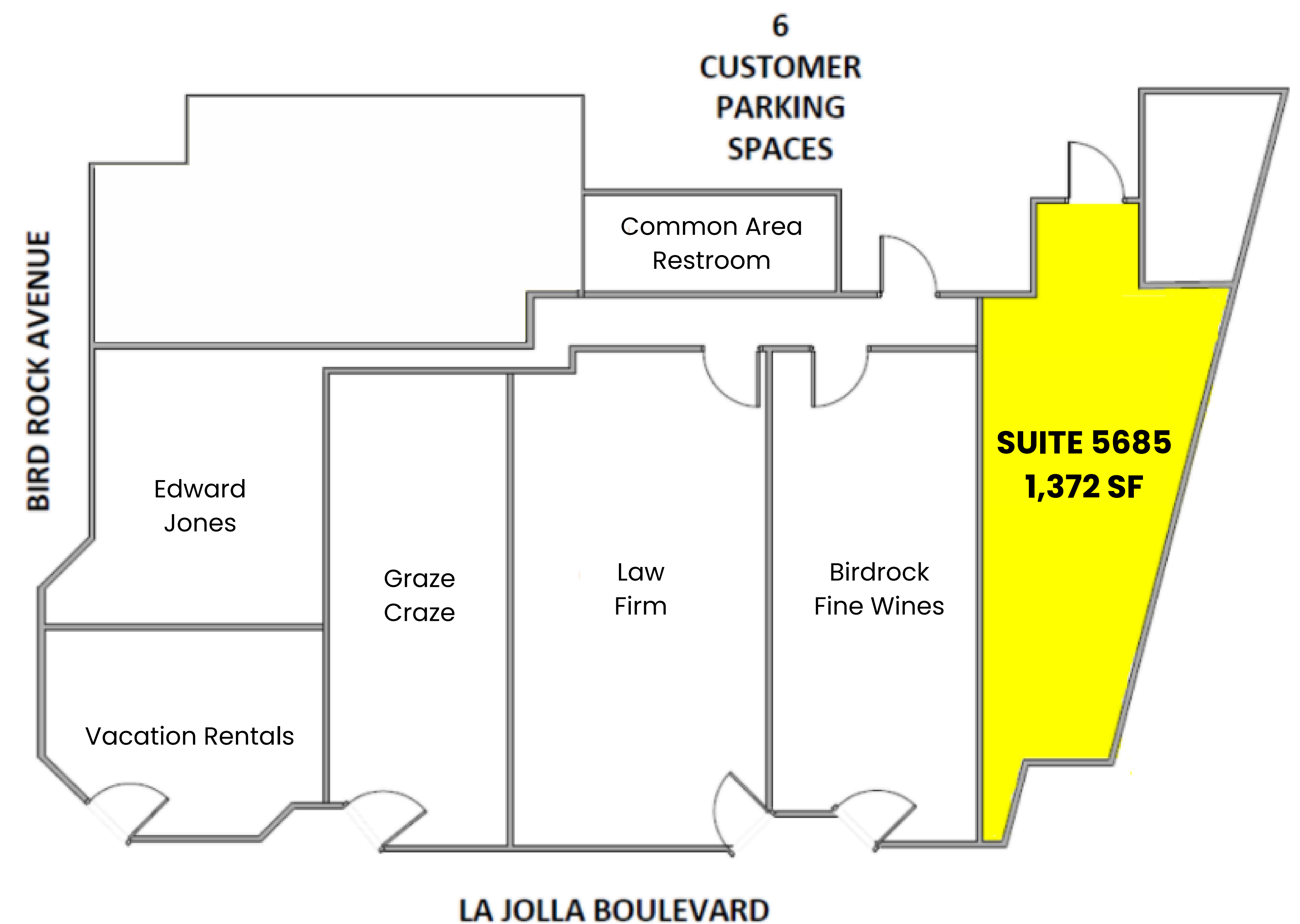
PROPERTY OVERVIEW

AVAILABLE SPACE FOR LEASE

RETAIL/OFFICE		
SUITE	SF	RATE (PSF)
5685	1,372	\$3.25 + NNN (\$1.34)

- ✓ Busiest corner in Bird Rock
- ✓ Free customer parking in rear
- ✓ Common area kitchenette/bathrooms
- ✓ Abundant natural light / skylights
- ✓ Mixed-use property with high-end residential units above
- ✓ High-traffic intersection with approximately 15,496–16,143 cars per day

FLOOR PLAN



La Jolla, CA

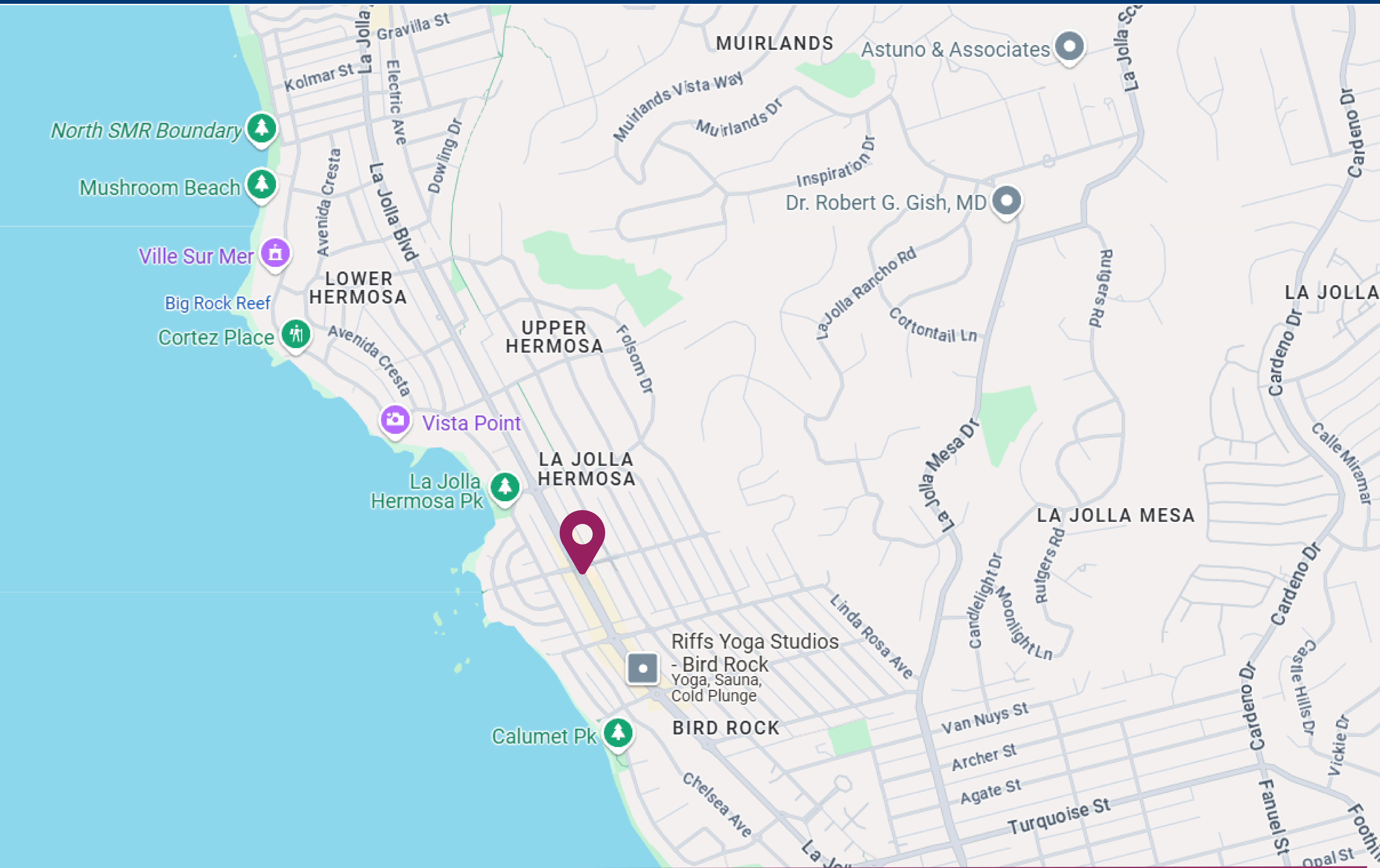
Retail/Office Space For Lease

- **Suite:** 5685
- **Size:** 1,372 SF



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Prime corner location in the vibrant Bird Rock commercial district, offering outstanding visibility and easy accessibility



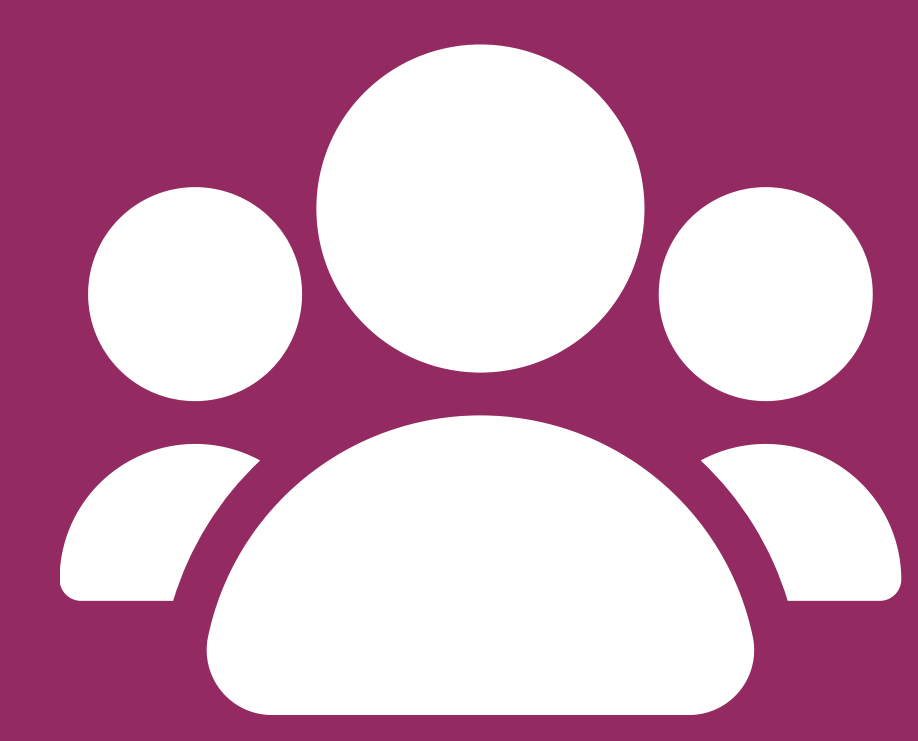
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Prime Bird Rock corner—renovated retail/office space in one of La Jolla’s most coveted spots.

LA JOLLA, CA (2024)



Source: <https://www.point2homes.com/US/Neighborhood/CA/La-Jolla>



Population
Aprox. 37,665



Average household income
\$ 204,979



Total Entrepreneurs
3,740 individuals
(21.39% of the workforce)



Households
16,275



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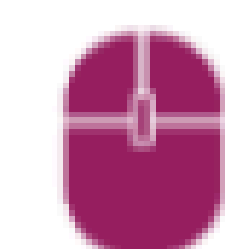


1120 Silverado Street, Suite 200

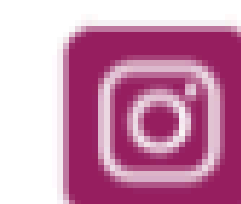
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