

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



**FOR LEASE:**

**PRIME RETAIL/OFFICE OPPORTUNITY IN THE HEART OF BIRD ROCK**



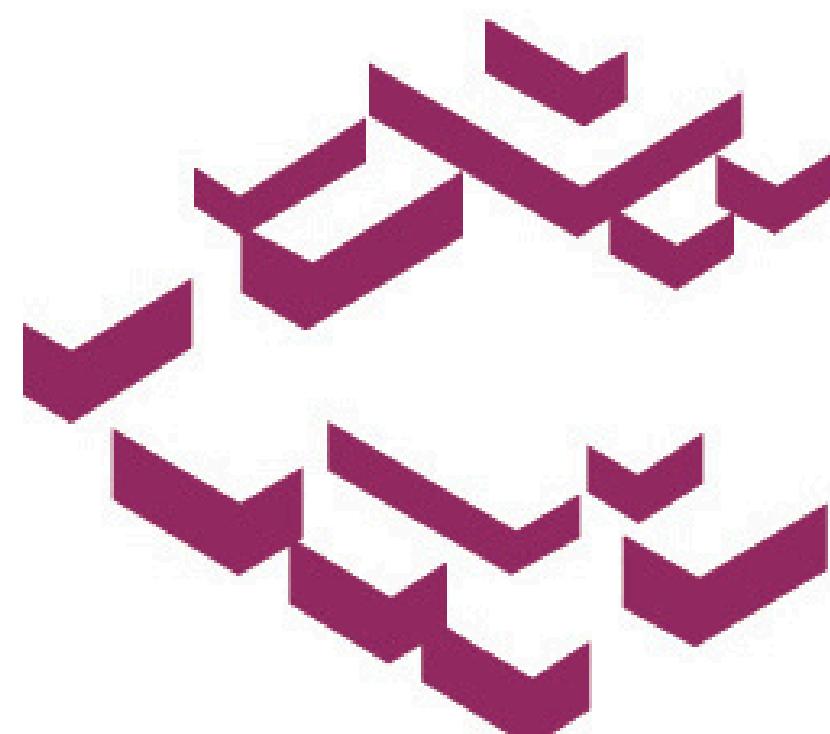
**JILL MORTON**

Senior Vice President

[jmorton@cgpincre.com](mailto:jmorton@cgpincre.com)

619.955.2877

CA DRE Lic: 00868254



**CAPITAL GROWTH  
PROPERTIES, INC.**

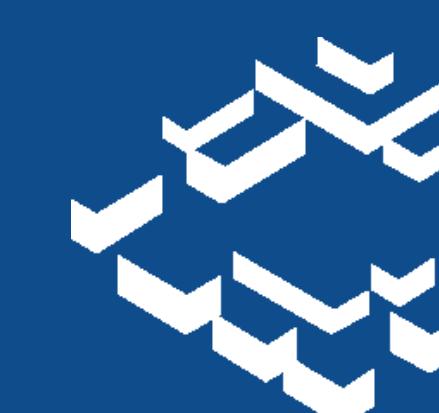
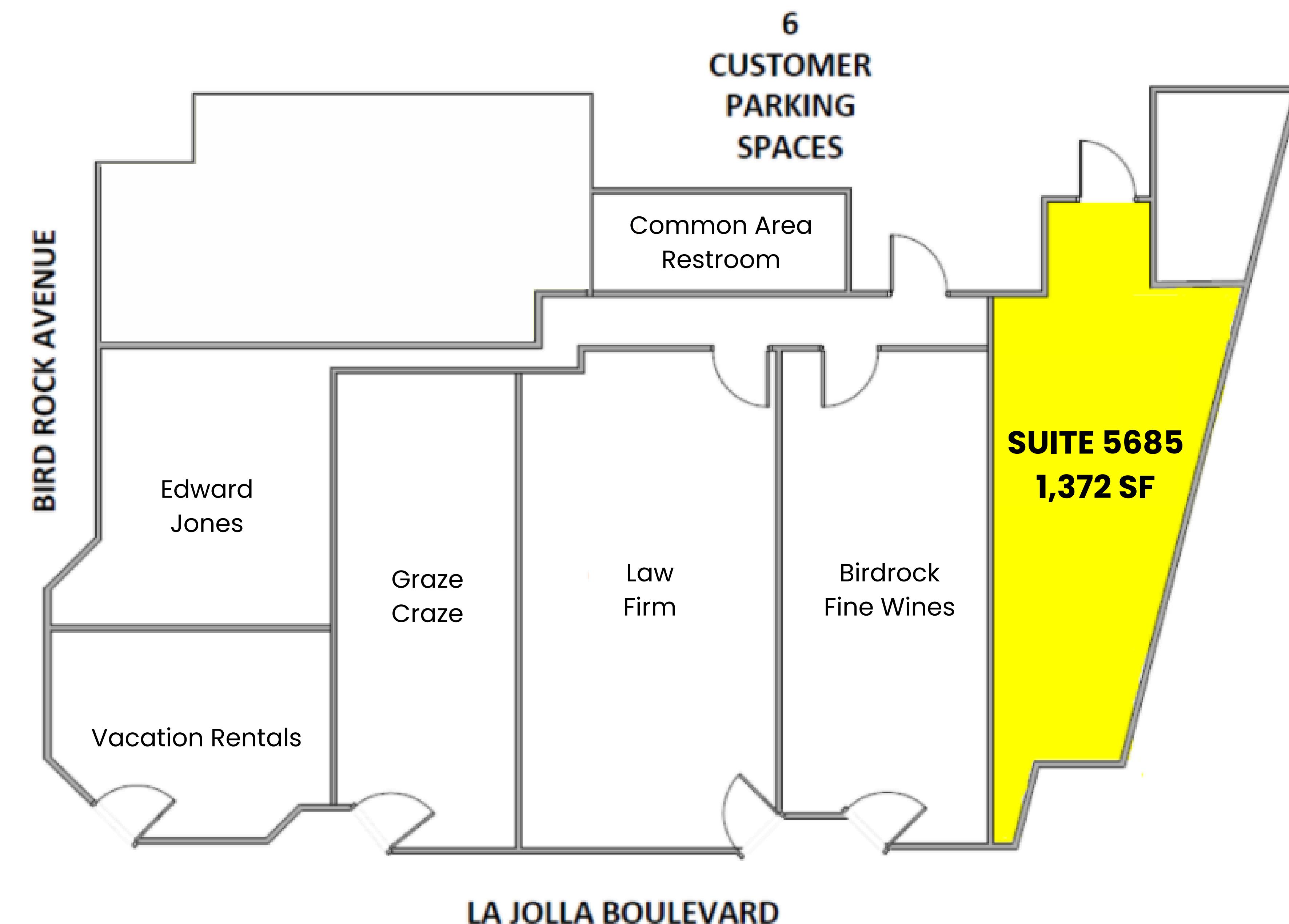
# PROPERTY OVERVIEW

## 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

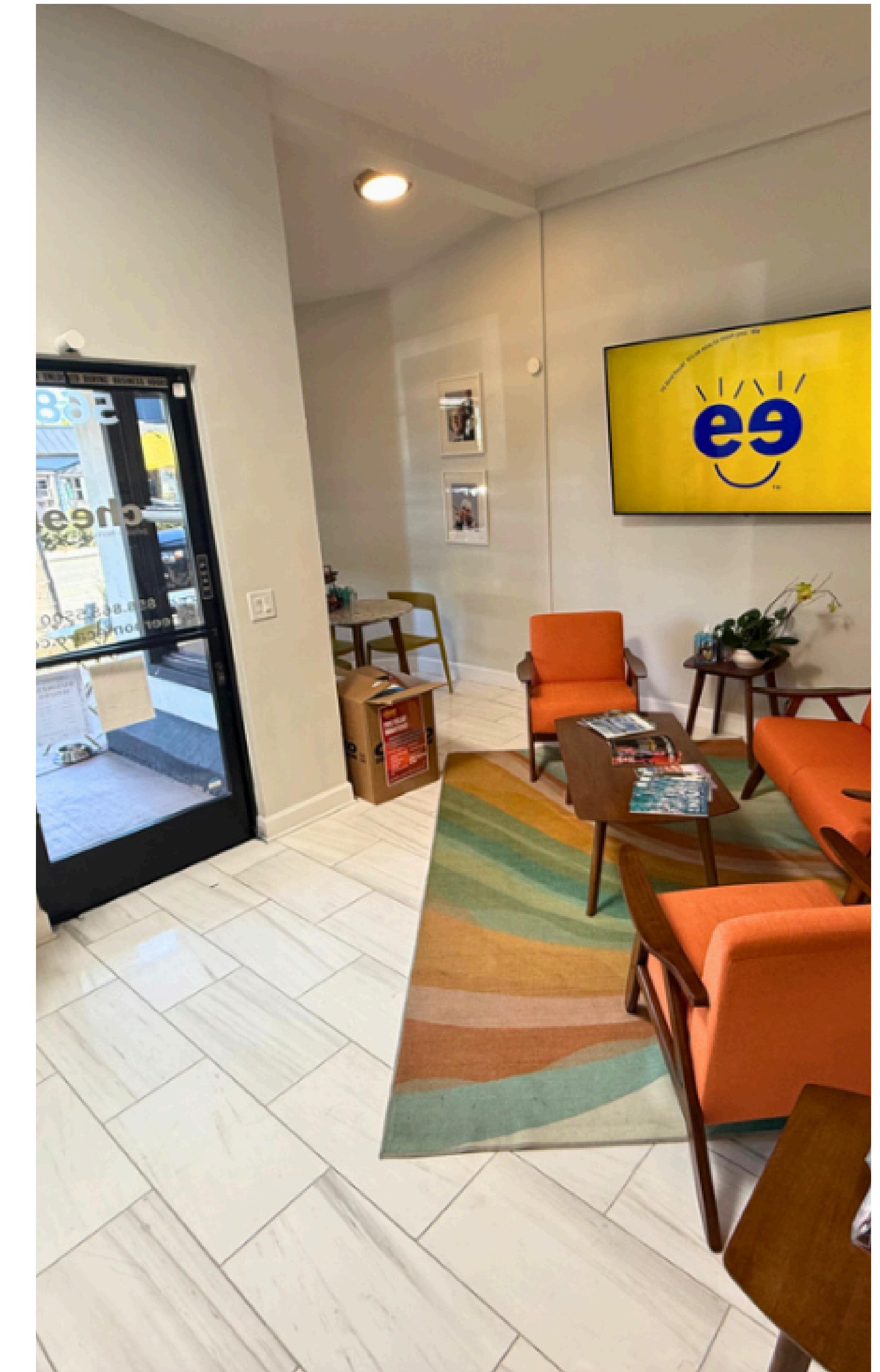


CAPITAL GROWTH  
PROPERTIES, INC.

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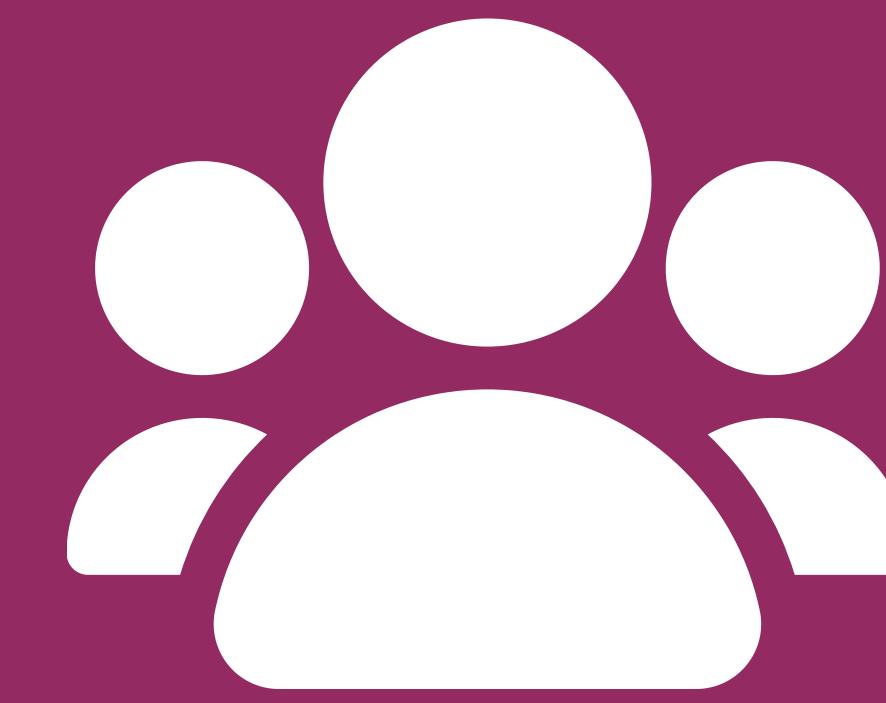
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# Prime Bird Rock corner—renovated retail/office space in one of La Jolla's most coveted spots.

LA JOLLA, CA (2024)



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



Population  
Aprox. 37,665



Average household income  
\$ 204,979



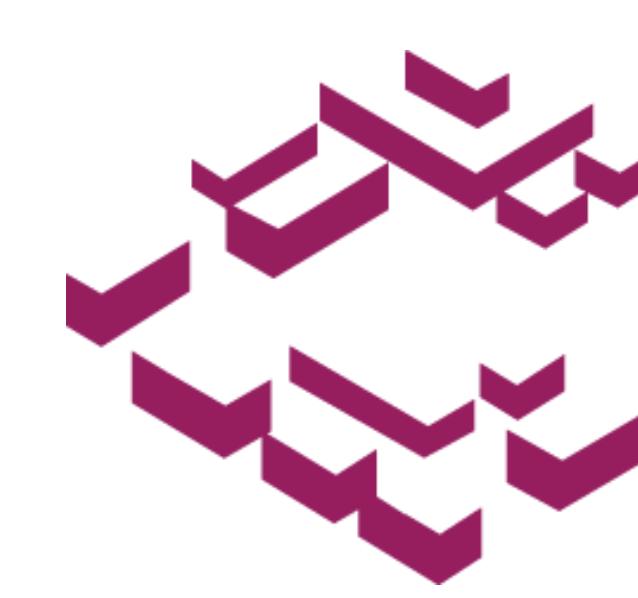
Total Entrepreneurs  
3,740 individuals  
(21.39% of the workforce)



Households  
16,275



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## Capital Growth Properties, Inc.



1120 Silverado Street, Suite 200



La Jolla CA 92037



858.729.9300



[www.cgpincre.com](http://www.cgpincre.com)

[@cgpincre](https://www.instagram.com/cgpincre)