



For Lease

± 1,996 – 4,500 SF Restaurant/Café/Retail Space in the
Heart of Bird Rock (La Jolla), CA

5550 La Jolla Blvd, La Jolla, CA 92037

Anthony Acosta

Rick Wu

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(619) 491-0048 | Anthony@DuhsCommercial.com

(913) 735-7211 | Rick@DuhsCommercial.com

- Prime restaurant/café/retail space for lease with outdoor patio on La Jolla Blvd (Bird Rock's Main Thoroughfare)
- Highly desirable location in a walkable coastal community, just blocks from the beach, surrounded by popular restaurants, boutiques, coffee shops, and more.
- Situated in an affluent area, with an average household income of \$159,000 and a median home value of \$1,085,000 within a 1-mile radius.
- Neighboring tenants include top retailers such as Starbucks, LJ Crafted Wines, Wheat & Water, Bird Rock Coffee Roasters, Rush Cycle, Paradisaea, Wayfarer Bread & Pastry, Studio Barre, and many others.
- Excellent visibility with extensive window frontage and patio seating, ideal for drawing foot traffic from the vibrant Bird Rock community.



Size:
 ±1,996 SF, ±2,217 SF or ±4,500 SF
 *Landlord's preference is to lease to a single 4,500 SF user, but there are potential demising options for the right operators(±1,996 SF and ±2,217 SF).

Neighboring Tenants:



Highlights

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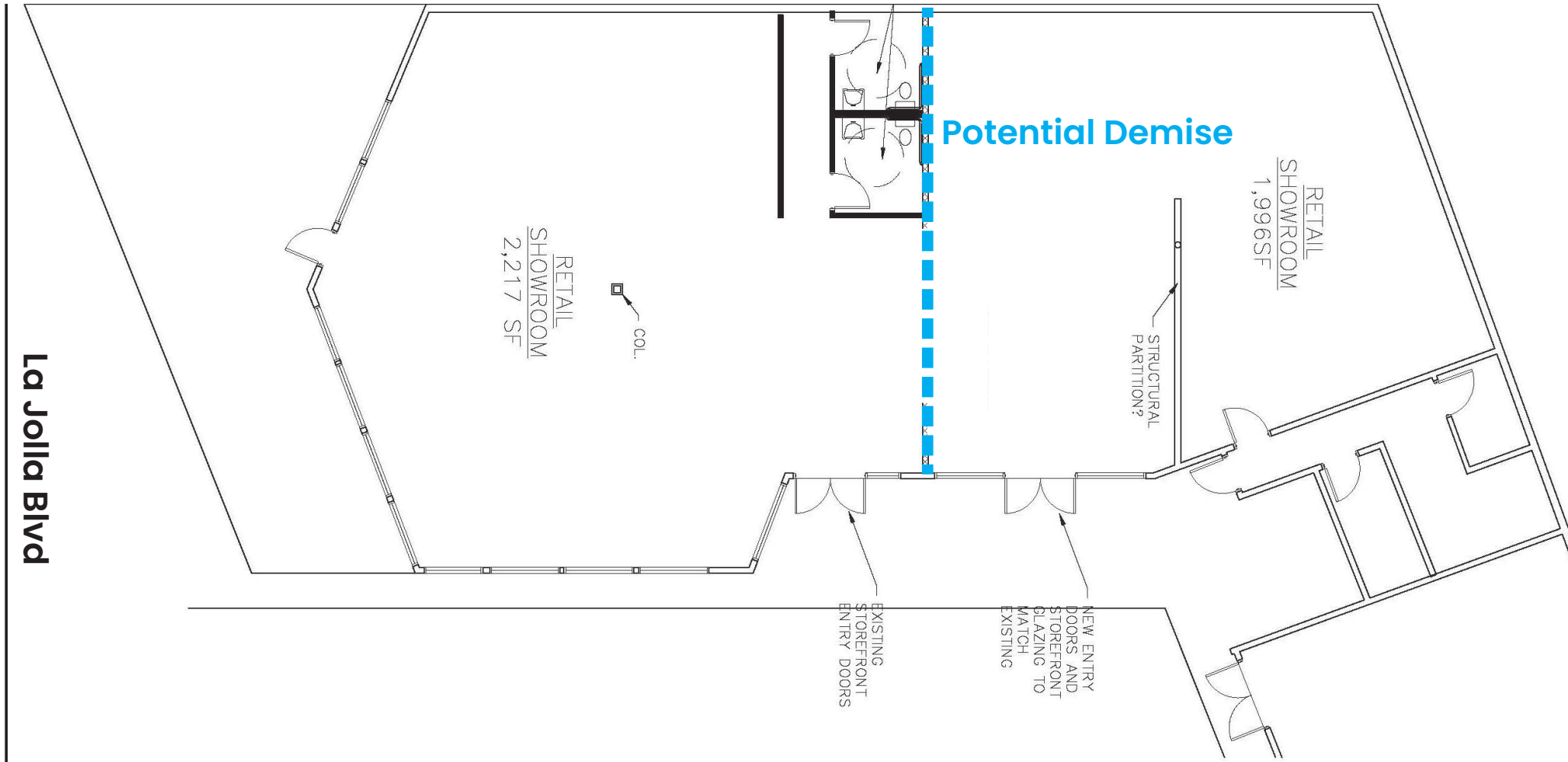


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Floor Plan



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"Nestled along San Diego's Pacific Coast is Bird Rock, a quirky but laid-back neighborhood known for beautiful ocean views, independent boutiques, and cozy cafes. Visitors and locals can easily stroll from one end of La Jolla Boulevard (Bird Rock's main drag) to the other, making it the perfect destination for out-of-towners to explore unique mom-and-pop shops. No matter when you decide to visit Bird Rock, its casual culture mixed with upscale atmosphere means you should pack both your swim trunks and a sport coat or heels."

– **San Diego Magazine**

"..We're a vibrant neighborhood of local businesses, surf shops, restaurants, fitness studios, coffee shops and awesome boutique businesses! Wander down the boulevard and enjoy the custom and colorful mosaic benches, socialize with the friendly neighbors and spend time living like a local in San Diego's coolest little community." – **Bird Rock Community Council**

"Paradisaea Brings Destination Dining and Serious Cocktails to Bird Rock!"
– **San Diego Eater**



Bird Rock Neighborhood

Anthony Acosta

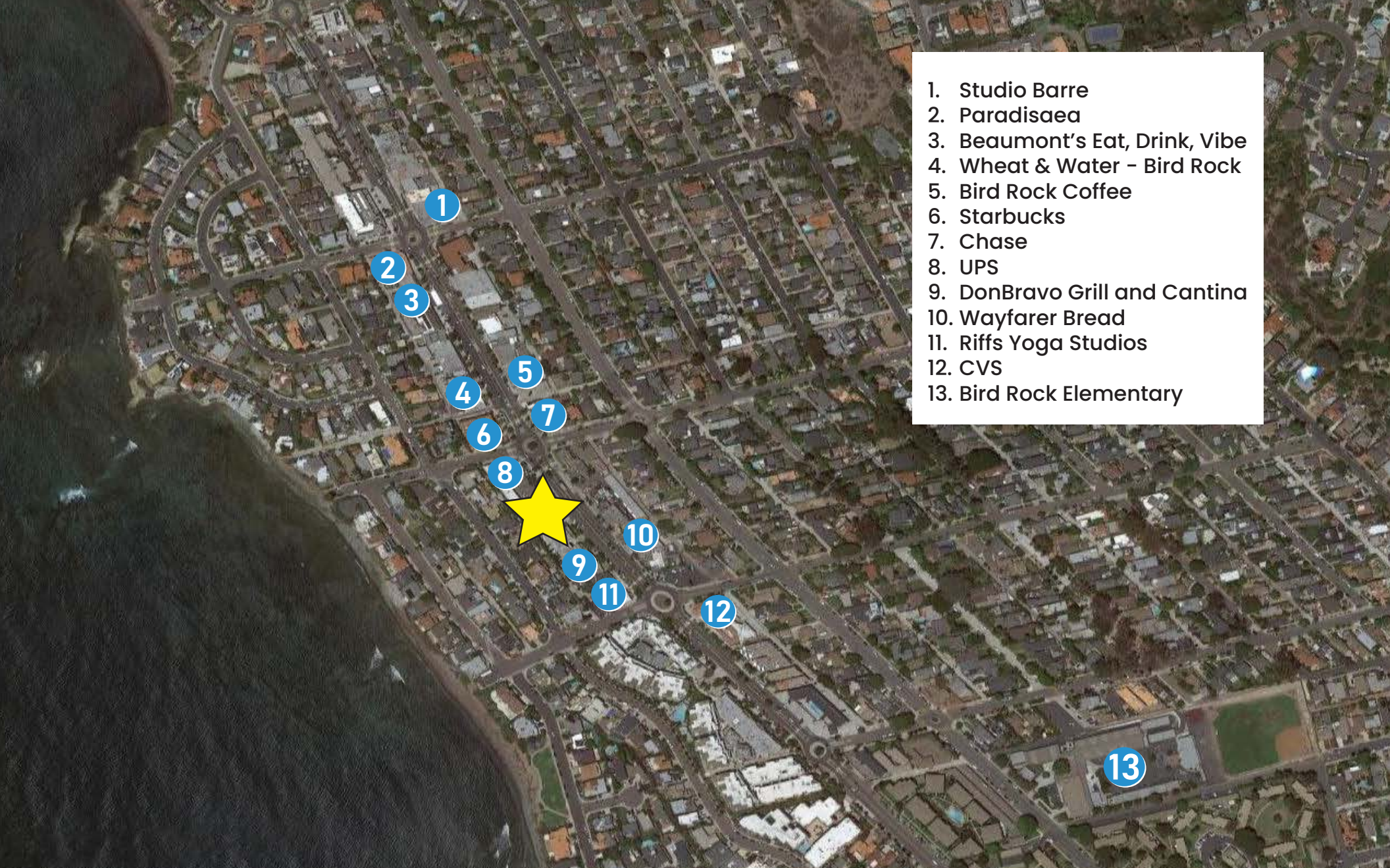
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- 1. Studio Barre
- 2. Paradisaea
- 3. Beaumont's Eat, Drink, Vibe
- 4. Wheat & Water - Bird Rock
- 5. Bird Rock Coffee
- 6. Starbucks
- 7. Chase
- 8. UPS
- 9. DonBravo Grill and Cantina
- 10. Wayfarer Bread
- 11. Riffs Yoga Studios
- 12. CVS
- 13. Bird Rock Elementary

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Aerial Map



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La Jolla

Bird Rock Site ★

Pacific Beach

Mission Beach

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Map



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	1Mile	3Miles	5Miles
Population			
2023 Estimate	11,174	76,879	178,930
2028 Projection	11,013	76,171	176,007
Growth 2010-2023	0.3%	0.6%	0.3%
Population By Race			
White	9,912	67,868	143,952
Black	96	1,035	3,254
Am. Indian & Alaskan	37	373	1,150
Asian	602	4,324	21,972
Hawaiian & Pacific Island	40	185	522
Hispanic	1,043	9,518	26,452
Other	487	3,094	8,079
Households			
2023 Estimate	5,008	37,727	80,25
2028 Projection	4,917	36,818	80,717
Growth 2010-2023	0.1%	0.3%	0.1%
2020 Avg Household Income			
Occupied Housing	\$1,061,334	\$1,035,389	\$875,325
Owner Occupied	2,757	15,187	34,084
Renter Occupied	2,160	21,631	46,634



Demographics

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