

Premier Restaurant Opportunity

LA JOLLA SQUARE

4250 EXECUTIVE SQUARE, SUITE 125
LA JOLLA, CA



**FLOCKE &
AVOYER**
Commercial Real Estate

 IRVINE COMPANY

La Jolla Square

4250 Executive Square

La Jolla, CA

PROPERTY INFORMATION

- Cafe Space: ± 3,835 SF ground floor suite
Built-out restaurant with a type 1 hood
- Located within La Jolla Square in the heart of La Jolla UTC
550,000 SF premier workplace
Approx. 600 - 1,500 daytime population
- Directly across from Westfield UTC
1M SF open-air shopping, dining and entertainment destination
Anchor retailers include Nordstrom, Macy's, Apple Store,
24 Hour Fitness Super Sport and AMC Theatres

AREA HIGHLIGHTS

- Located on the highly trafficked Genesee Ave. with ±18,863 ADT
- Easy access to the 5, 805, 52, and 56 Freeways
- Adjacent to new mid-coast trolley for travel downtown without the traffic

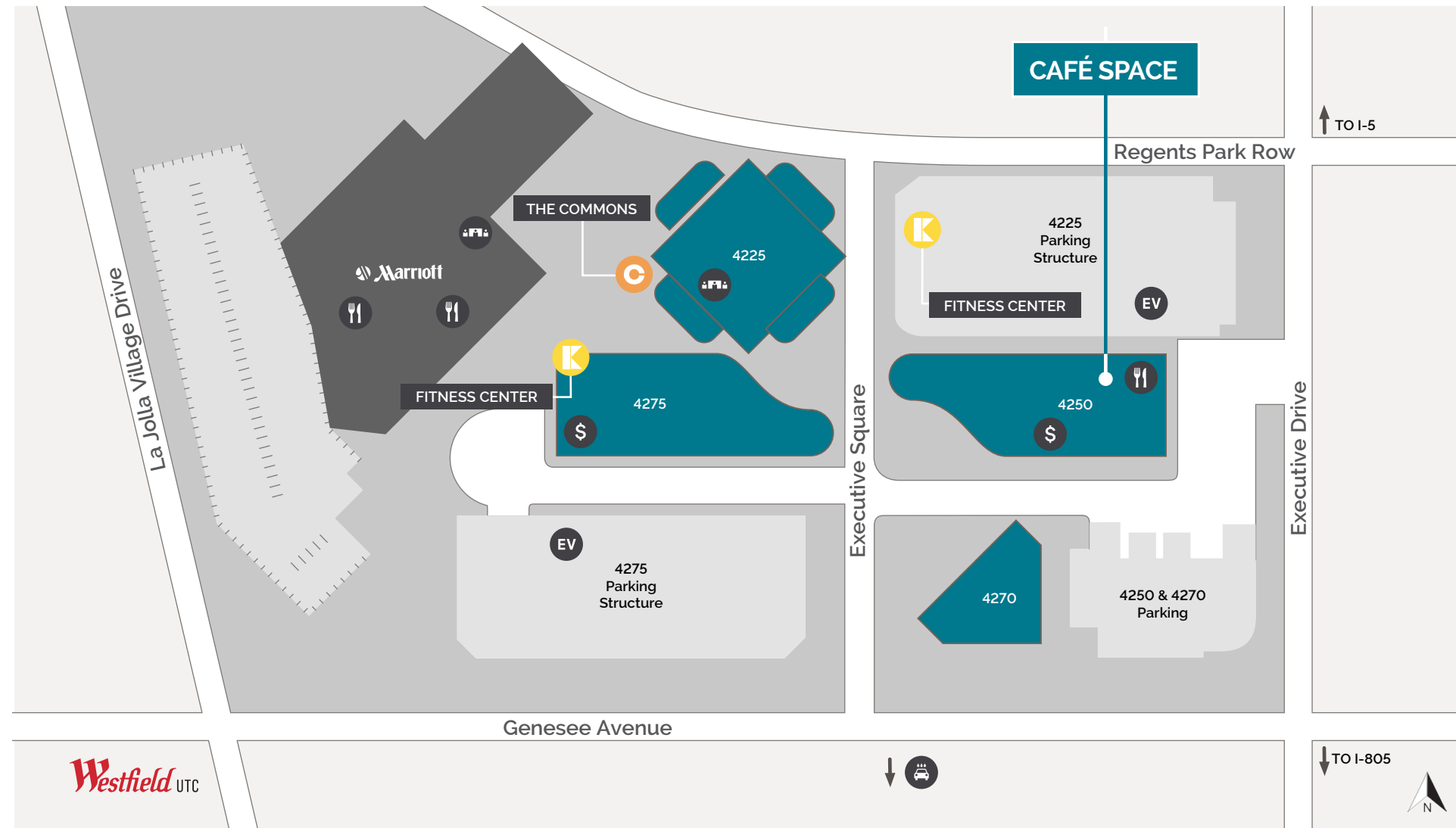
SPACE DETAILS









- 66 indoor capacity
- Restaurant equipment available for use
- Prominent lobby visibility on ground floor of building
- Abundant on-site parking in adjacent parking structure



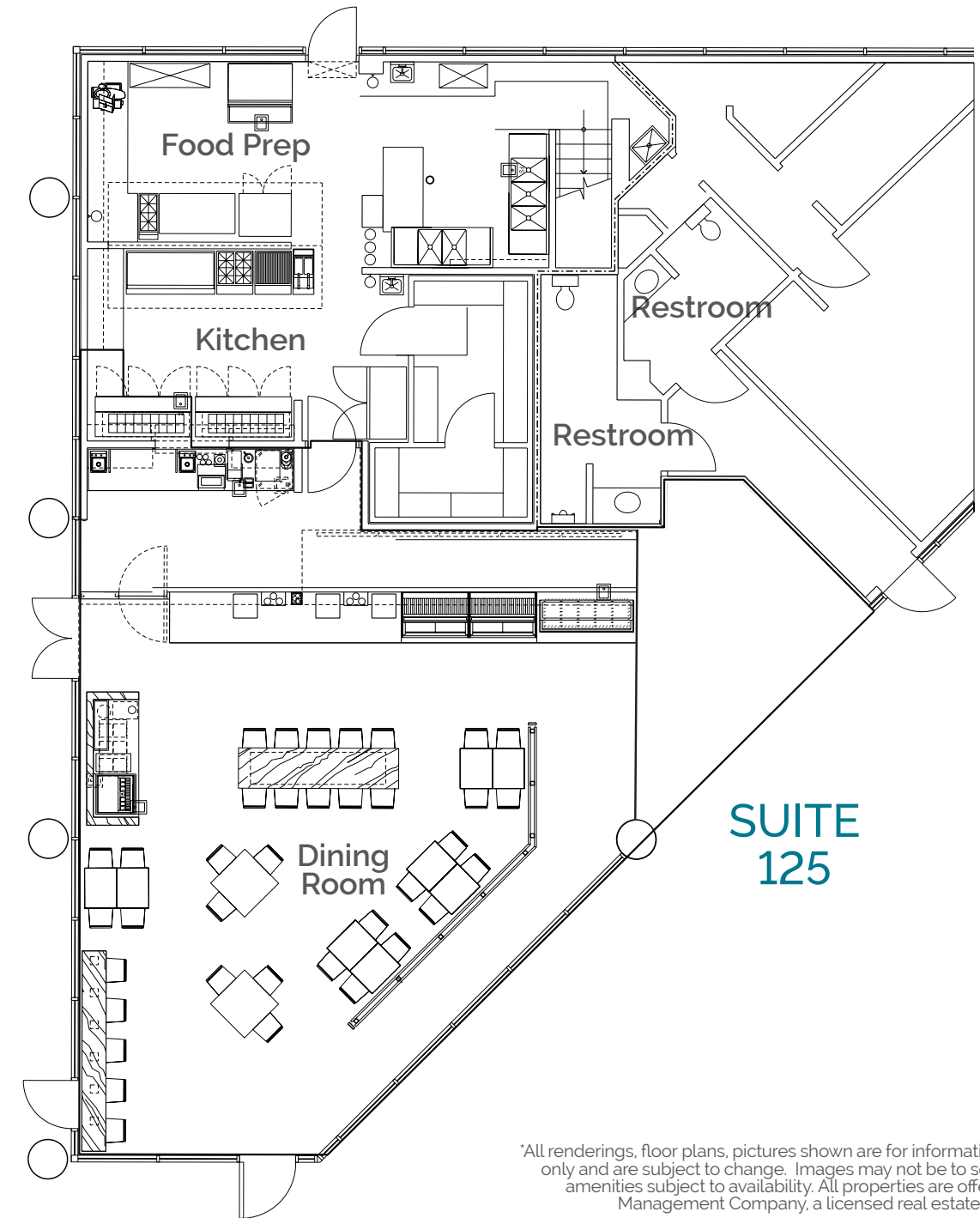
Products, features, and amenities subject to availability. The information and land uses shown on this map may change at any time. No warranties or representations are made that the map is complete or will remain the same in the future. Future development and construction infrastructure and other facilities not shown on this map may occur. All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810.

Site Plan



- 
 ATM/Bank
- 
 Auto Detailing
- 
 Meetings & Events
- 
 EV Charging Station
- 
 Pedestrian Bridge
- 
 Restaurant
- 
 Shopping
- 
 WiFi Enabled Workplace

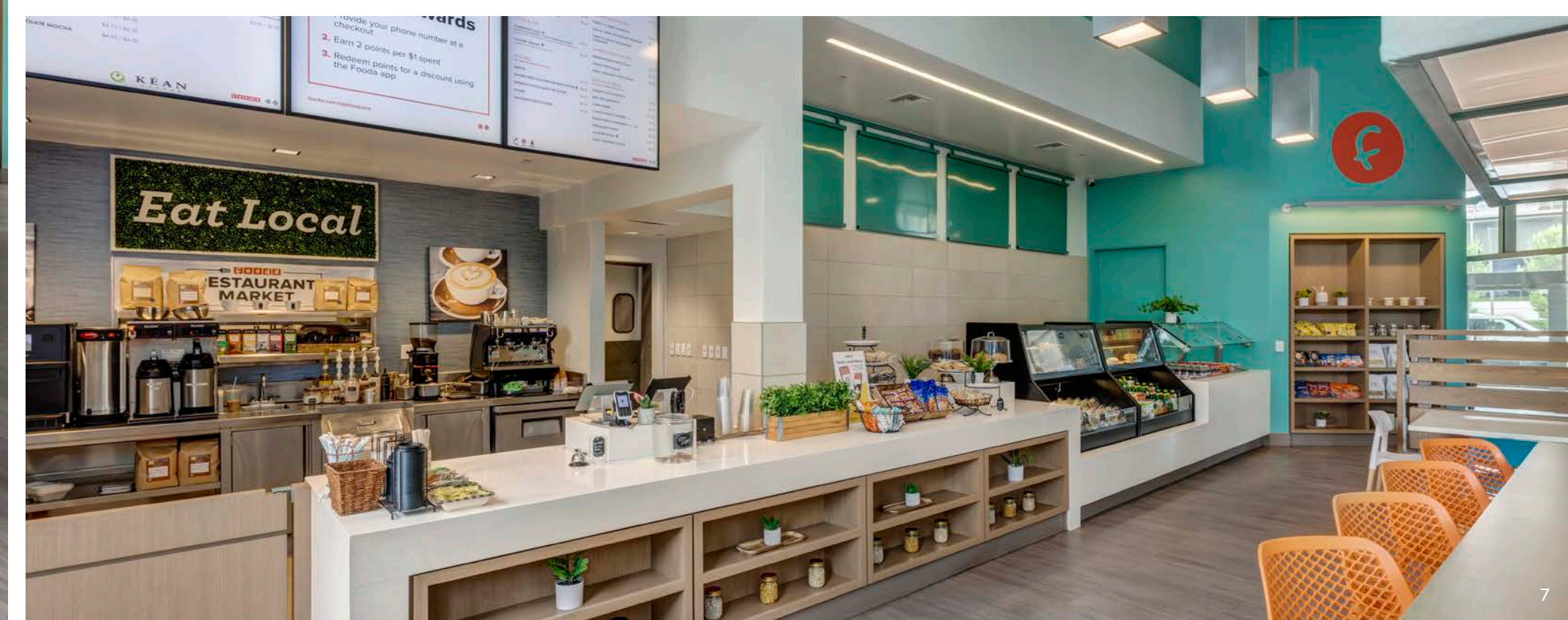
Café Floor Plan



*All renderings, floor plans, pictures shown are for information and illustration purposes only and are subject to change. Images may not be to scale. Products, features, and amenities subject to availability. All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810.



Restaurant
Equipment
Available For Use



Demographics



TRAFFIC COUNTS
 Cars Per Day
 Genesee Ave.: ±18,863
 Executive Dr.: ±4,260

AVERAGE HHI*
 1 Mile: \$80,551
 3 Miles: \$120,030
 5 Miles: \$141,631

POPULATION
 1 Mile: 33,919
 3 Miles: 91,125
 5 Miles: 221,296

DAYTIME POPULATION
 1 Mile: 46,822
 3 Miles: 157,020
 5 Miles: 292,029

Area Retailers



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