

AVAILABLE ±2,303 SF  
FORMER RESTAURANT



# LA JOLLA GALLERIA

905-915 Pearl Street, La Jolla, CA 92037







MATTRESSFIRM

NOW INTRODUCING... CAROL LUTTS

Acin Rests

Parking in Rear

05

NO  
SMOKE  
NO  
SMOKE  
NO  
SMOKE



# LA JOLLA GALLERIA

LOCATION: 905 - 915 Pearl Street  
La Jolla, CA 92037

PARKING: 25 Parking Spaces

CO- TENANTS:

**MATH**NASIUM  
The Math Learning Center

**MATTRESSFIRM**



## PROPERTY FEATURES

- ±10,000 SF convenience center
- Prominent intersection in downtown La Jolla
- Across the street from Vons & CVS/Pharmacy
- Located on the highly trafficked Pearl Street, the main arterial to La Jolla
- Less than a 1/2 mile from the beach

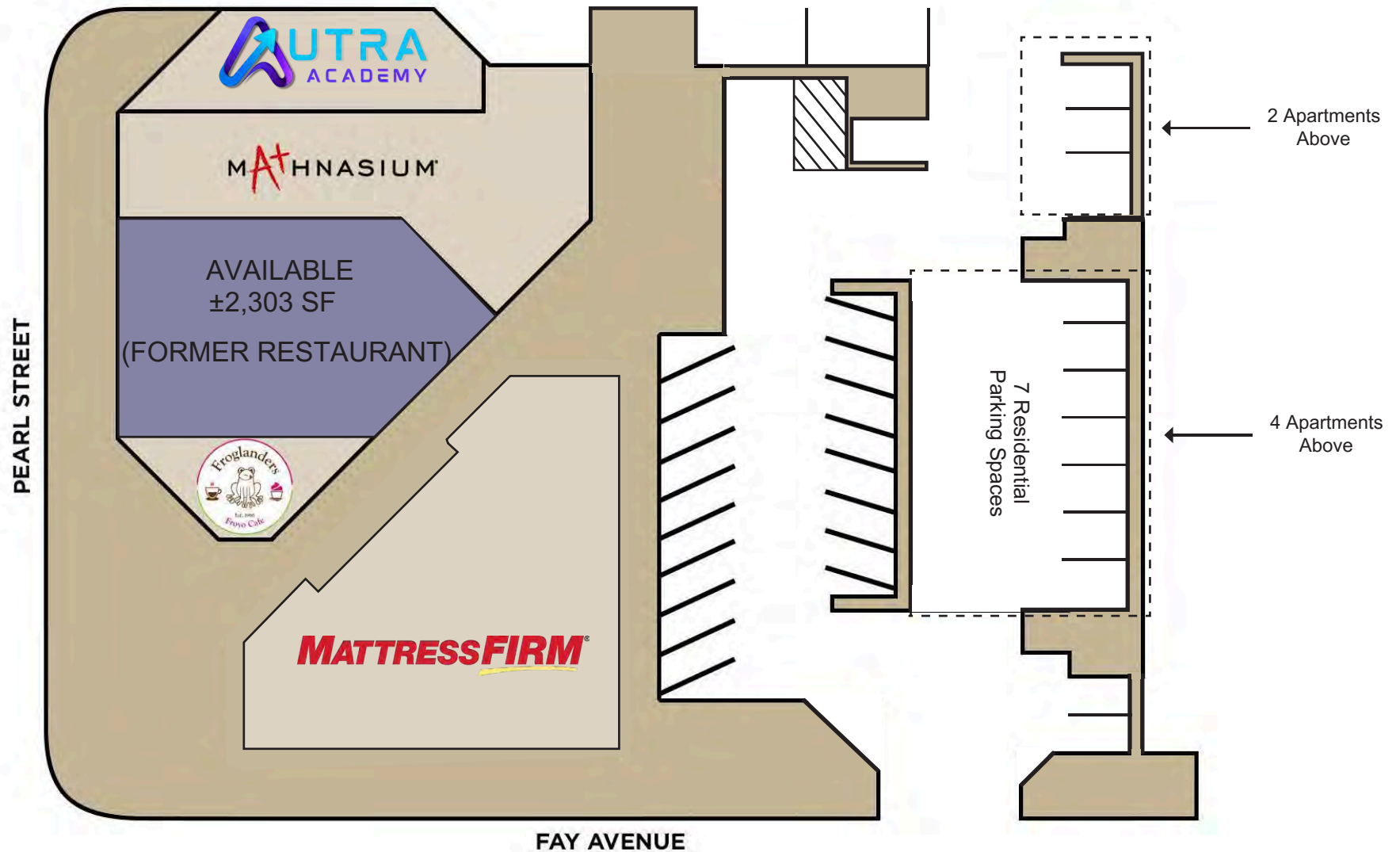






# LA JOLLA GALLERIA

905 - 915 Pearl Street, La Jolla, CA 92037





# LOCATED IN THE

La Jolla High School  
(Public, Grades 9-12)  
**1,540 STUDENTS**

The Bishop's School  
(Private, Grades 6-12)  
**800 STUDENTS**

Empress Hotel  
**73 ROOMS**

Gillespie School  
(Private, Gradespk-6)  
**275 STUDENTS**

**BevMo!**

**CVS**

**VONS**

EADS AVENUE

FAY AVENUE

GIRARD AVENUE

IVANHOE AVENUE

PEARL STREET

TORREY PINES ROAD



# HEART OF LA JOLLA



Inn by the Sea  
at La Jolla  
**129 ROOMS**

939 Coast Blvd  
Luxury Condos  
**133 UNITS**

Grande Colonial  
La Jolla Hotel  
**93 ROOMS**

La Valencia Hotel  
**112 ROOMS**

La Jolla Cove  
Hotel & Suites  
**117 ROOMS**

La Jolla Cove  
**1 MILLION**  
VISITORS  
ANNUALLY





**25 CONVENIENT PARKING SPACES**







## TRAFFIC COUNTS

Pearl Street: ±15,544  
Fay Avenue: ±7,363



## AVERAGE HHI\*

1 Mile: \$193,759  
3 Mile: \$180,392  
5 Mile: \$126,030



## POPULATION

1 Mile: 10,821  
3 Mile: 54,676  
5 Mile: 175,379



## DAYTIME POPULATION

1 Mile: 17,377  
3 Mile: 44,067  
5 Mile: 205,652









905-915 Pearl Street,  
La Jolla, CA 92037

## FOR LEASING INFORMATION

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