

DO NOT  
DISTURB  
CURRENT  
TENANT

# Two Second Generation Bakery or Restaurant Sublet Available



LOCATED IN HIGH-INCOME COASTAL MARKETS





# Beachside Del Mar

**AREA**  
1,335 SF

**RENT**  
\$6,100 + NNN

**LEASE EXPIRATION**  
December 15, 2026

**OPTION TO EXTEND**  
1 x 5 years

**KEY MONEY**  
\$65,000

**EQUIPMENT**  
Hood, Grease Trap, Two Ovens,  
Two Mixers, Two Warmers,  
Two Refrigerators and One Freezer

# La Jolla Village Square

**AREA**  
1,381 SF

**RENT**  
\$8,211 + NNN

**LEASE EXPIRATION**  
December 15, 2026

**OPTION TO EXTEND**  
1 x 5 years

**KEY MONEY**  
\$65,000

**EQUIPMENT**  
Hood, Grease Trap, Two Ovens,  
Two Mixers, Two Warmers,  
Two Refrigerators and One Freezer



Sub-lease  
together or  
individually

## Demographics

### Beachside Del Mar

	1 MILE	3 MILES	5 MILES
POPULATION	17,165	66,354	102,068
AVG. HH INCOME	\$232,550	\$245,918	\$252,302
AVG. DAYTIME POPULATION	18,854	64,130	127,980

### La Jolla Village Square

	1 MILE	3 MILES	5 MILES
POPULATION	40,138	97,215	212,909
AVG. HH INCOME	\$113,558	\$161,095	\$175,416
AVG. DAYTIME POPULATION	21,984	128,818	252,074



# Trade Area

## BEACHSIDE DEL MAR

- 1 Vons
- 2 Jersey Mike's Subs
- 3 CVS
- 4 Starbucks
- 5 Shake Shack
- 6 Urbn One
- 7 Blue Bottle Coffee
- 8 Salt & Straw
- 9 Drybar
- 10 Sephora
- 11 Batch & Box
- 12 Vuori
- 13 Urban Plates
- 14 Mendocino Farms
- 15 Cinepolis
- 16 Sammy's Woodfired Pizza
- 17 Ralphs
- 18 Rite Aid
- 19 Jamba
- 20 Snooze Eatery





## LA JOLLA VILLAGE SQUARE

# Trade Area

- AMC Theaters 1
- Ralphs 2
- Starbucks 3
- Trader Joe's 4
- PetSmart 5
- Chipotle 6
- DSW 7
- Urban Plates 8
- Nordstrom Rack 9
- Snooze Eatery 10
- Philz Coffee 11
- CAVA 12
- CVS 13
- Sephora 14
- Whole Foods 15
- SOULution Pilates 16
- Mendocino Farms 17
- BJ's Restaurant and Brewhouse 18
- Sheraton 19
- Hyatt 20





# \*Disclaimer

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