



# Retail that resonates



NewMark Merrill  
COMPANIES



VILLA  
LA JOLLA  
PLAZA

Located on the southeast corner of Villa La Jolla Drive & Holiday Court  
La Jolla, CA • [www.newmarkmerrill.com](http://www.newmarkmerrill.com)

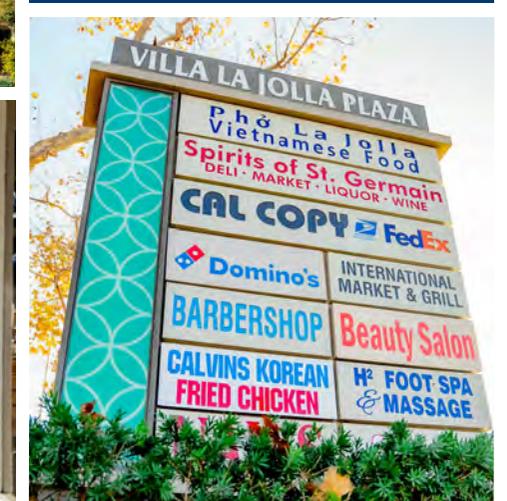
# Prime Retail Space Available

on the SE corner of Villa La Jolla Dr. & Holiday Ct.

Centrally located on Villa La Jolla Drive and Holiday Court, adjacent to UC San Diego and Interstate 5, Villa La Jolla Plaza has a strong daytime and college student demographic. Area retailers include Whole Foods, Trader Joe's, AMC Theatres, Best Buy, Marshalls, CPK, and many others. The center is also adjacent to the Sheraton Hotel and office buildings.




**Domino's**  
spirits of st. germain



**86,906**  
POPULATION  
IN 3-MILE RADIUS\*

**\$158,684**  
AVERAGE HH INCOME  
IN 3-MILE RADIUS\*

**19,707**  
VEHICLES  
VILLA LA JOLLA DR.

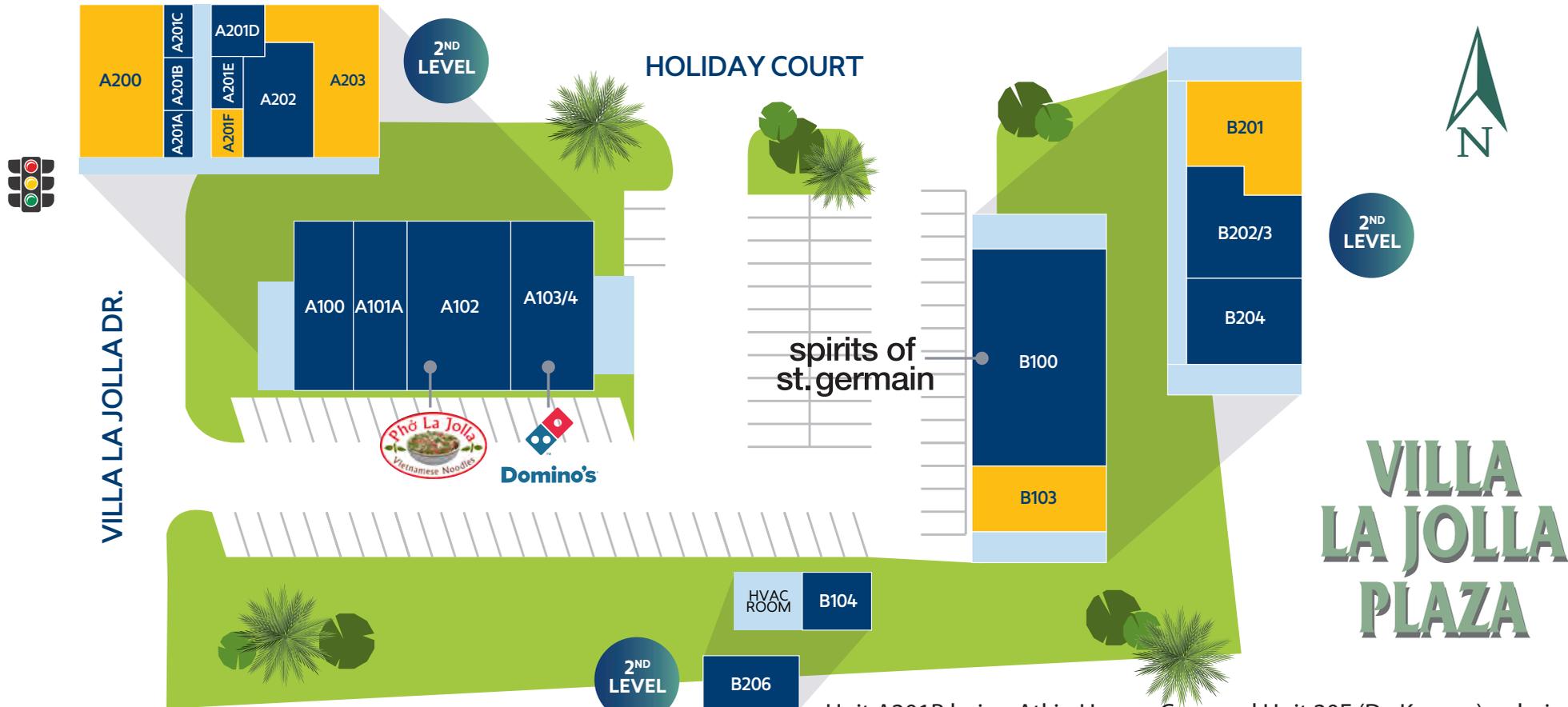


**192,536**  
ANNUAL VISITS



**19,902**  
SF OF RETAIL SPACE

\*Estimates are based on 2025 demographics for population and average income per household. The information contained herein is not guaranteed and should be independently verified.



Unit A201B being Atkin Homes Corp and Unit 20F (Dr. Kramer) as being available

#	TENANTS	SF
A100	International Market	949
A101A	Calvin's Korean Fried Chicken	776
A101B	Pho La Jolla/Add'l Space	775
A102	Pho La Jolla	920
A103/4	Domino's Pizza	1,500
<b>A200</b>	<b>AVAILABLE</b>	<b>1,445</b>
A201A	Cal Copy	150

#	TENANTS	SF
A201B	Atkin Homes Corp.	195
A201C	Rebalance, Naturopathic/Chiro.	205
A201D	UAW Local 5810	345
A201E	Pacific Tailor Shop	200
<b>A201F</b>	<b>AVAILABLE</b>	<b>195</b>
A202	Art Scol	717
<b>A203</b>	<b>AVAILABLE</b>	<b>1,000</b>
B100	Spirits of St. Germain	3,900

#	TENANTS	SF
<b>B103</b>	<b>AVAILABLE</b>	<b>1,100</b>
B104	Who's Next Barbershop	200
<b>B201</b>	<b>AVAILABLE</b>	<b>1,650</b>
B202/3	H2 Foot Spa & Massage	1,820
B204	Gazal's Beauty Eyebrow Thread.	1,463
B206	Del Sushi	317
	Pho La Jolla/Storage	80

## When you love shopping centers, it shows.

427 College Blvd., Ste. K • Oceanside, CA 92057 • 760.630.8247 • [www.newmarkmerrill.com](http://www.newmarkmerrill.com)

NOTE: This information is conceptual in nature and is subject to adjustments pending verification and Client, Tenant, and Government Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect or Owner.



**NMC**

For Leasing Information please contact:

Jae Chung  
 VP of Leasing & Acquisitions  
 Tel: 760.630.8247  
[jchung@newmarkmerrill.com](mailto:jchung@newmarkmerrill.com)  
 DRE LIC# 01504403