

# WINDEMERE SHOPPING CENTER

# FOR LEASE

6435-6437 CAMINITO BLYTHEFIELD

LA JOLLA, CA, 92037



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# FOR LEASE

## 928 - 2,246 SF

**6435-6437 Caminito Blythefield** offers two contiguous retail spaces, with a range of **928 - 2,246 SF**, in the only commercial center on the affluent area of Mount Soledad, La Jolla. This is rare opportunity to lease a space with existing improvements in a community center with strong local demographics.

### KEY FEATURES

**Extremely Strong Local Demographics.** An opportunity for a business to be an exclusive use on the mountain

**Large windows** with plenty of natural lighting and high ceilings,

**Existing Improvements:** Floor Drains, Utility Hook-Ups (water & gas), Large Walk-In Cooler

**Exclusive patio area**

Plenty of **parking**

# FLOOR PLAN

**Rate:** Contact Agent

**Available:** Now

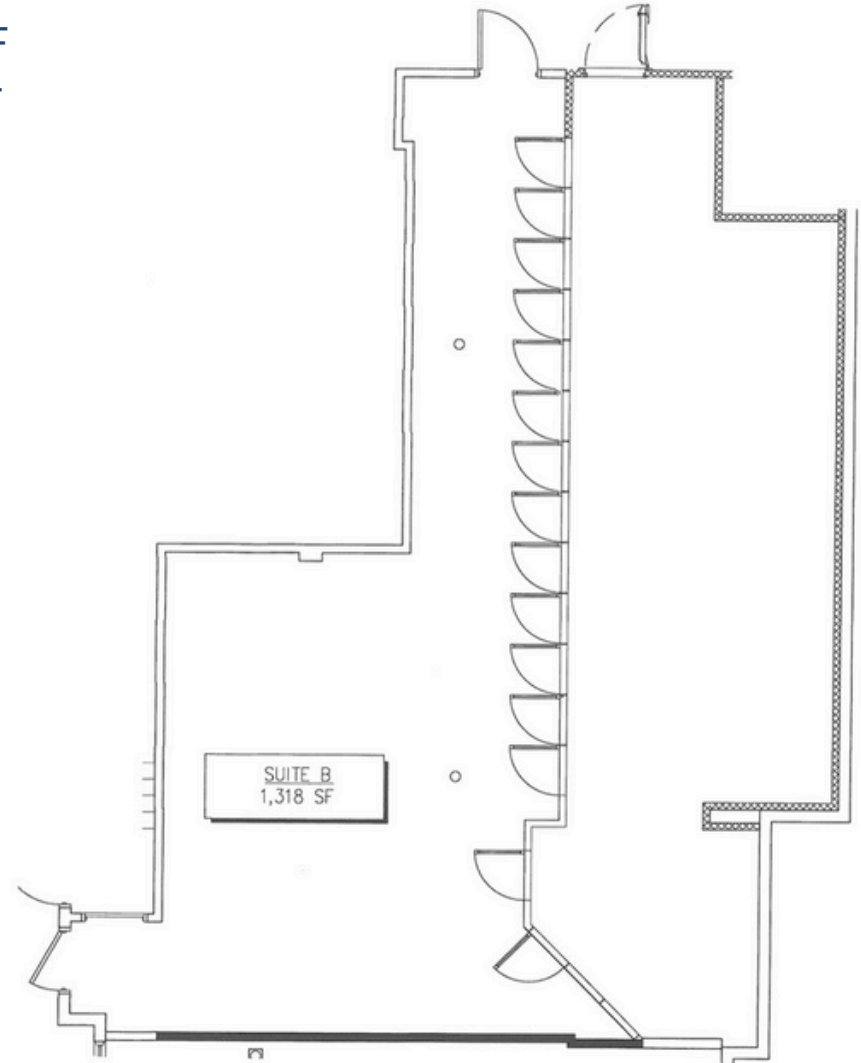
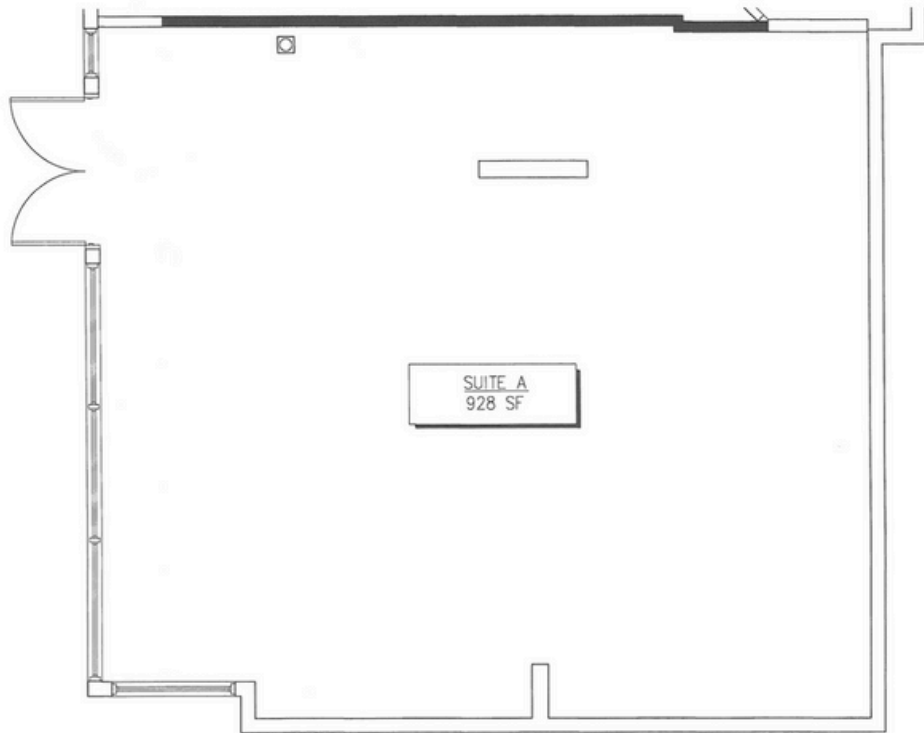
**Parking:** 55 Shared Spaces

**\*A & B can be adjoined to make 2,246 SF**

**Size:** ±2246 SF\*

**Suite A :** 928 SF

**Suite B:** 1,318 SF









# DEMOGRAPHICS

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## 1 MILE

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POPULATION  
**6,999**

AVERAGE HH INCOME  
**\$179,347**

HOUSEHOLDS  
**2,738**

## 3 MILES

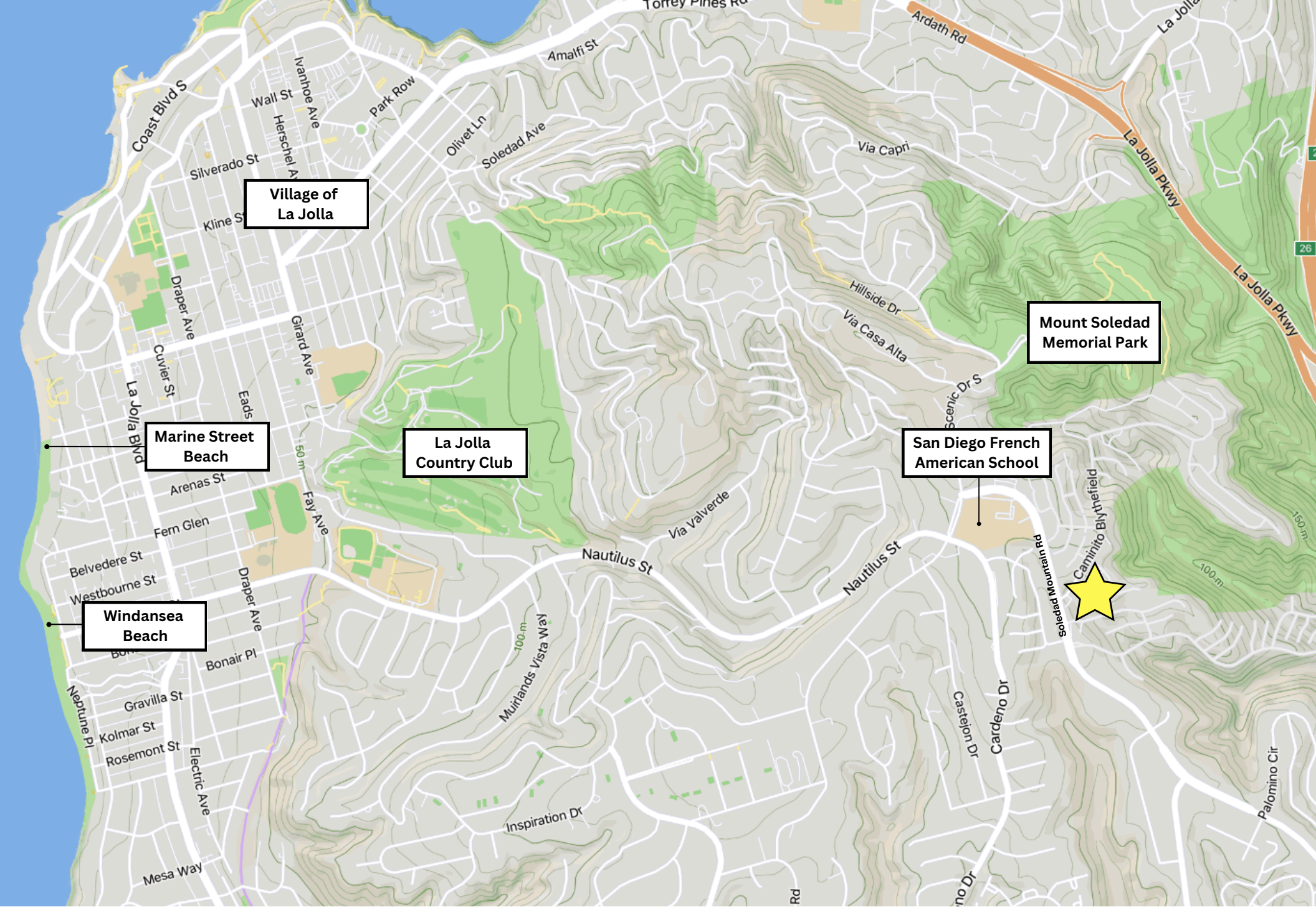
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POPULATION  
**136,339**

AVERAGE HH INCOME  
**\$105,875**

HOUSEHOLDS  
**60,930**









**SETH PITE**

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