

FOR LEASE

5721 LA JOLLA BLVD  
LAJOLLA, CA 92037



FOR LEASE  
(619) 314-8181

Seth Pite

Ext. # 102

Lev Mizan

Ext. # 101



INFINITY  
INVESTMENT PROPERTIES

LEV MIZAN  
Managing Broker  
DRE Lic. #01998777  
C: (619) 888-5343  
O: (619) 314-8181 ext. 101  
Lev@InfinityInvestProp.com

SETH PITE  
Senior Associate  
DRE Lic. #02108503  
C: (858) 997-5472  
O: (619) 314-8181 ext. 102  
Seth@InfinityInvestProp.com



# PROPERTY HIGHLIGHTS

**\$3.00 + NNN (\$0.60/SF)**  
Lease Rate

**±3,313 SF**  
Building Size

**±12-13 FT**  
Ceiling Height

**Retail/Restaurant**  
Building Type

**Now**  
Availability

**Exterior & Interior Upgrades**

**LJP-4**  
Zoning

**±547 SF**  
Exclusive Patio Space

**Delivered in Grey Shell Condition**



## Location

This property offers **±40 feet of frontage along La Jolla Boulevard** in the Bird Rock neighborhood, just steps from the beach. Conveniently positioned between La Jolla Village and Pacific Beach, the site provides strong visibility from its elevated placement and benefits from steady local and visitor traffic. A **bus stop is located directly in front** of the property, enhancing accessibility for customers and employees. Notably, there is no street parking directly in front of the building, which preserves **clear sightlines and uninterrupted visibility** to passing vehicles. Street parking available in the surrounding area.

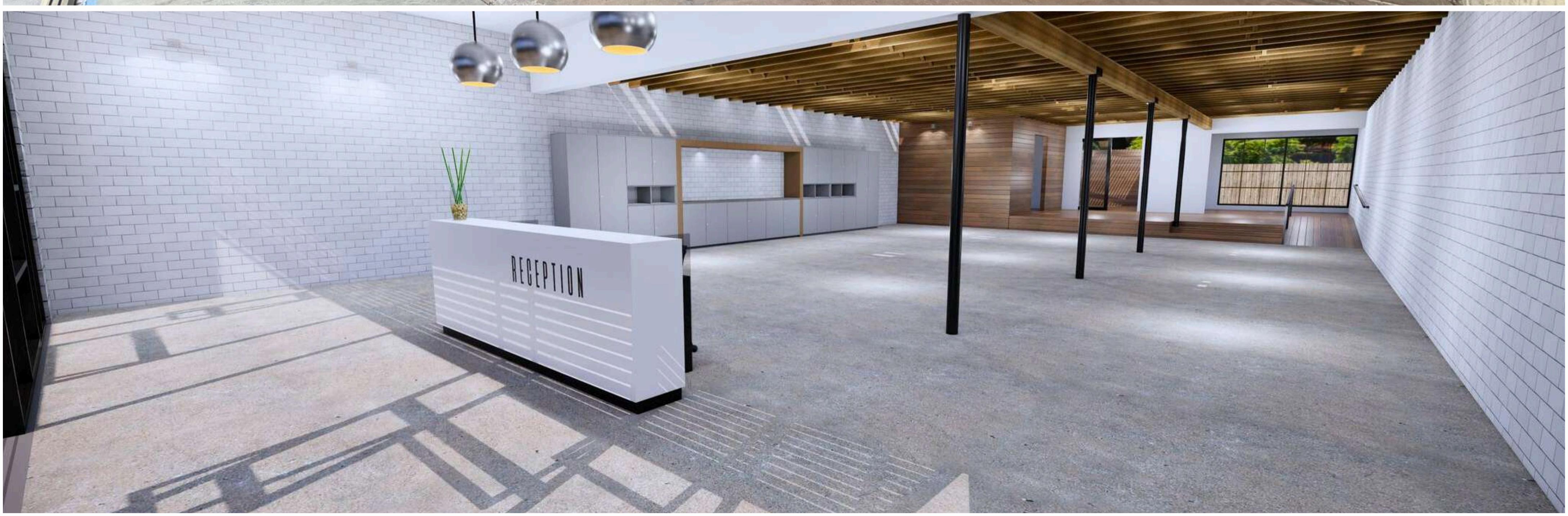
## On-Site Amenities

The space totals **±3,313 SF** and offers a flexible, partially built-out interior ideal for **retail or restaurant use**. Existing infrastructure includes floor drains, venting options, **high ceilings of ±12–13 feet**, and dedicated storage space, along with rear loading and delivery access. The property also features an inviting front entrance and an approximately **±547 SF patio**, providing strong visibility and an opportunity to create an indoor–outdoor customer experience. The space is stubbed for utilities, allowing for a custom kitchen build-out and the potential addition of restrooms.

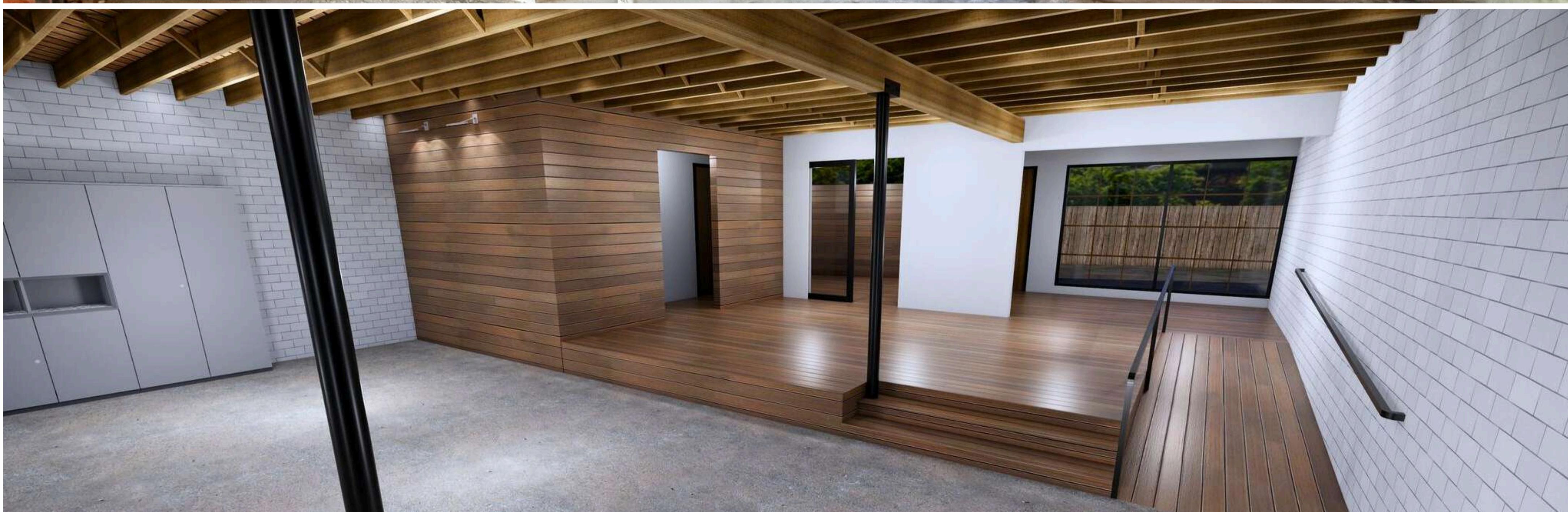
# THE VISION



# INTERIOR RENDERING

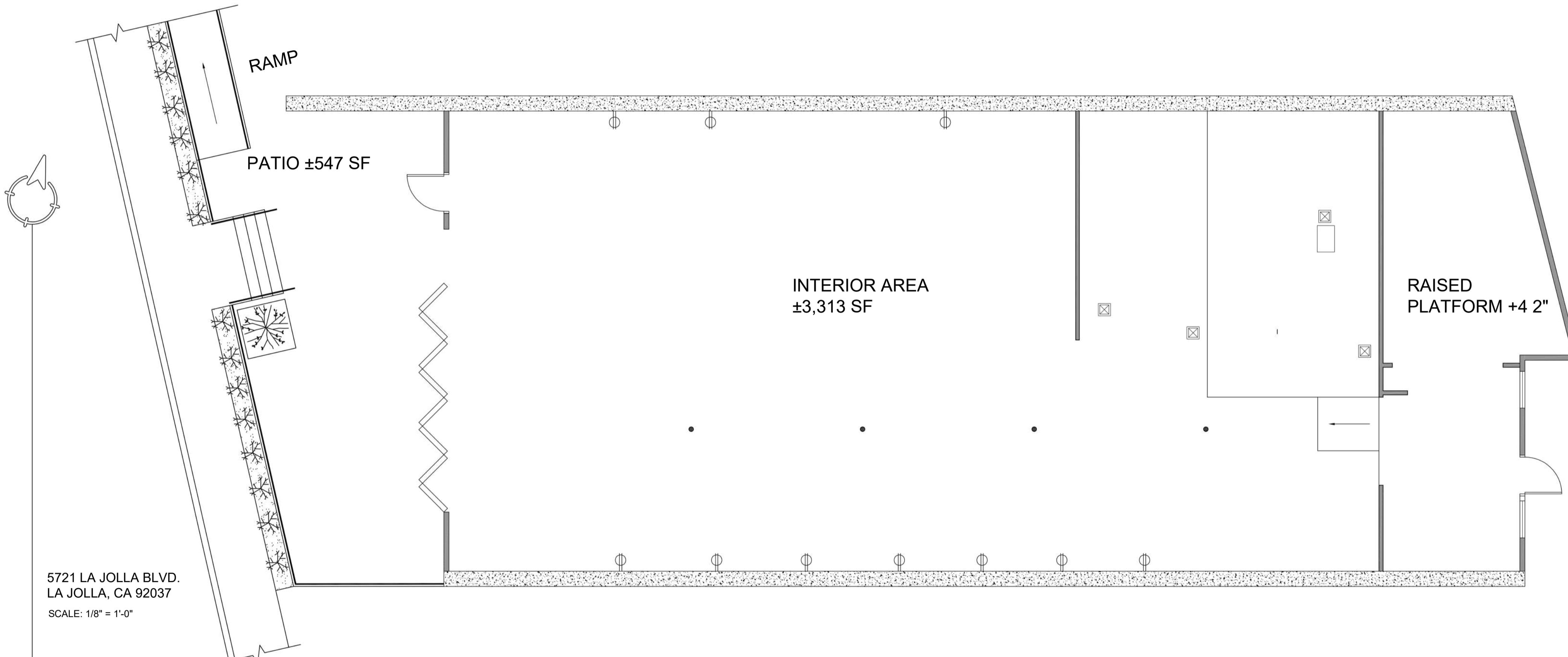


# INTERIOR RENDERING



# FLOOR PLAN

1



# DEMOGRAPHICS

1 MILE

POPULATION  
11,698

AVERAGE HH INCOME  
\$169,364

HOUSEHOLDS  
5,050

3 MILE

POPULATION  
78,709

AVREAGE HH INCOME  
\$144,561

HOUSEHOLDS  
36,824



# PROPERTY HIGHLIGHTS

WHEAT & WATER



studio

BARRE

BOBBI

ROCCO

San Diego • Los Angeles



PARADISEAF



CHASE



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**LEV MIZAN**  
Managing Broker  
DRE Lic. #: 01998777  
C: 619.888.5343  
[Lev@InfinityInvestProp.com](mailto:Lev@InfinityInvestProp.com)



**SETH PITE**  
Senior Associate  
DRE Lic. #: 02108503  
C: 858.997.5472  
[Seth@InfinityInvestProp.com](mailto:Seth@InfinityInvestProp.com)

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