

2259 Avenida De La Playa - La Jolla, CA, 92037



FOR LEASE & FOR SALE:

STUNNING LA JOLLA RESTAURANT OPPORTUNITY



TODD LAW

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**CAPITAL GROWTH
PROPERTIES, INC.**

Please do not disturb the tenants, owner, employees and patrons. Please contact the broker only.

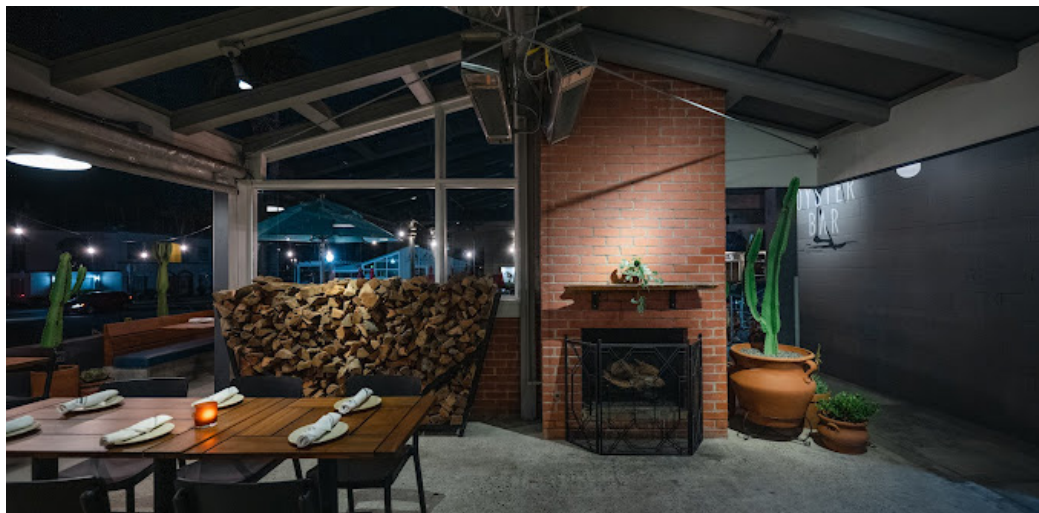
LA JOLLA, CA

Restaurant/Bar For Lease & For Sale

Size: 4,775 SF + Patio

- » Rental Rate: Negotiable + NNN (\$0.66 PSF)
- » Asking Price: Negotiable
- » ABC License: ABC Type 47 Full Liquor License
- » Notes: Sale includes all owned furniture, fixtures, and equipment (excluding tradename, menu, and brand)

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PROPERTY HIGHLIGHTS

- Owner-User Restaurant/Bar/Venue Opportunity in La Jolla.

- Recently renovated with modern finishes and fully equipped kitchen.

- Ideal for experienced hospitality operators in an affluent coastal community.

- Located just a few blocks from the beach on the main entrance to La Jolla Shores.

- Confidential sale – No direct contact with employees or customers.

FLOORPLAN



Inventory Details

Kitchen

- 2 ea. 6 burner with oven
- 2 ea. Double fryer
- 1 ea. Wood burning grill
- 1 ea. Griddle
- 1 ea. Salamander
- 2 ea. 2 door undercounter fridge
- 3 ea. Fridge with cold counter and prep (pantry and hot line)
- 1 ea. Ice cream freezer
- 1 ea. SS table with shelf
- 1 ea. SS small table in expo corner

Prep Area

- 1 ea. Ice machine
- 2 ea. Cvap
- 1 ea. Wood top table
- 2 ea. SS small prep tables
- 1 ea. Floor Hobart
- 1 ea. Slicer
- 1 ea. Lavaza espresso machine?
- 1 ea. Ice cream maker
- 3 ea. liquor cages
- Misc kitchen equipment
- 1 ea. kitchen aid
- 1 ea. Meat grinder

Outside

- 46 ea. Black chairs
- 13 ea. Teak 2 tops
- 4 ea. Teak 4 tops
- 2 ea. Teak corner 5 tops
- 8 ea. heaters
- Surfboard art Trey

Office

- Tower: music, wifi etc.
- 8 ea. Toast handhelds
- 1 ea. Safe
- Printers etc.

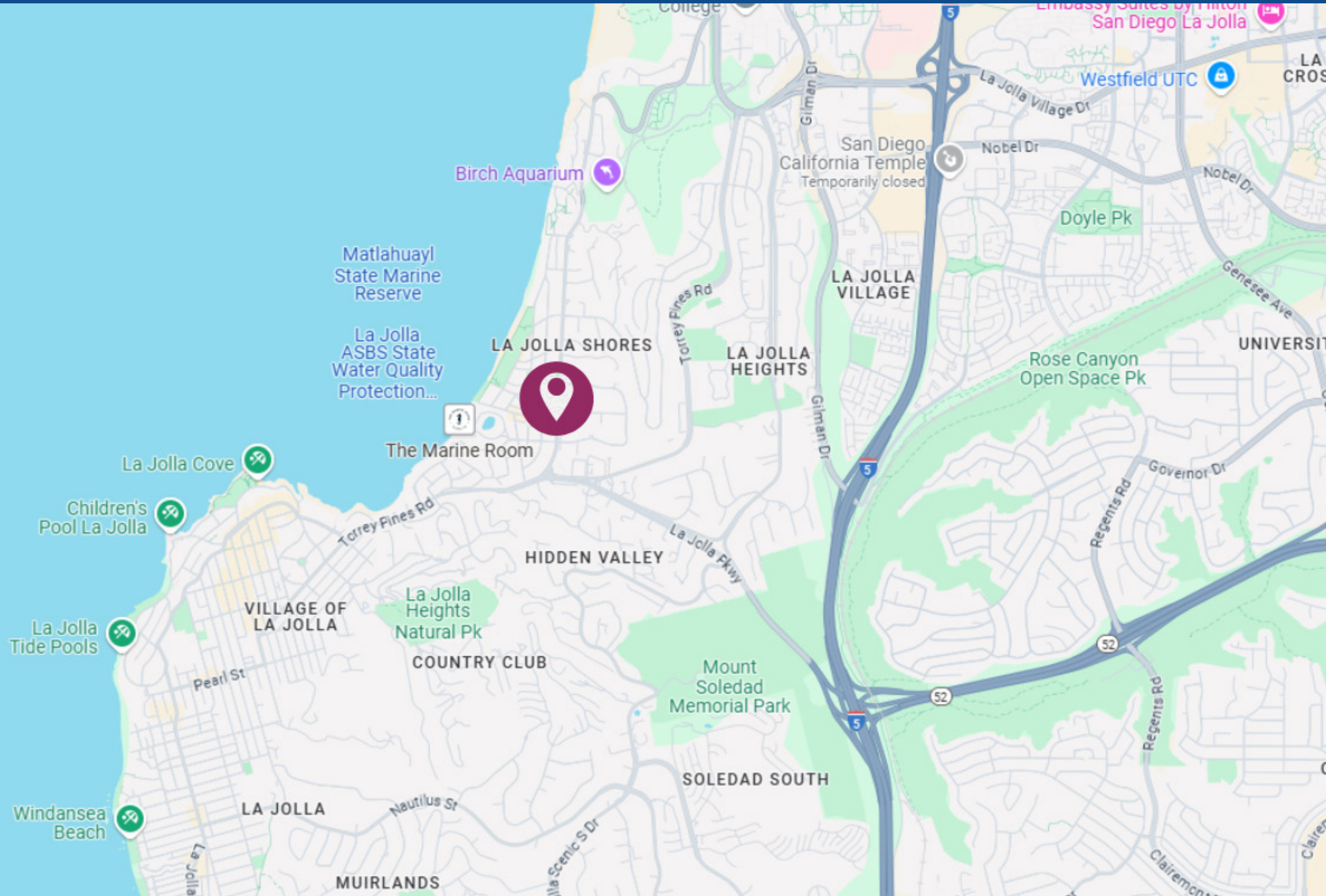
Dining Room inside

- 16 ea. Soft white chairs
- 10 ea. Soft grey chairs (PDR)
- 15 ea. Leather bar stools
- 2 ea. Custom long tables
- 8 ea. Speakers
- 2 ea. TV
- 4 ea. Teak 2 tops
- 5 ea. Teak 4 tops
- 3 ea. Teak 6 tops (Booths)
- Light fixtures
- 3 fans
- Misc art

Bar

- 6 Beer towers
- 1 ea. Glass washer
- 1 ea. pebble ice machine
- Misc bar equipment (require disassembly)
- 2 ea. Back bar fridges (difficult to remove)
- Phone system

Enjoy easy access to the beach from this prime location at the heart of La Jolla Shores



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Rare “turn-key” restaurant opportunity in the nation’s most sought after beach sub-markets

LA JOLLA, CA (2024)



Source: <https://www.point2homes.com/US/Neighborhood/CA/La-Jolla>



Population
Aprox. 37,665



Average household income
\$204,979



Total Entrepreneurs
3,740 individuals
(21.39% of the workforce).



Households
16,275



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"Todd is an extremely professional Realtor that has helped clients of mine find commercial properties. Whenever I send a client his way, I know that they will be very well taken care of and I get nothing but rave reviews. I highly recommend Todd!" - Alan Cox

Don't miss out—request the full property details now!