

LA JOLLA SEAVIEW

FOR LEASE

5685-5697 LA JOLLA BLVD

LA JOLLA, CA 92037



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FOR LEASE

± 886-1,372 SF

RETAIL OFFICE SPACE

5685-5697 La Jolla Blvd offers ± 886-1,372 SF of retail/office space strategically situated at a prominent corner in Bird Rock's established commercial corridor, this recently renovated property presents an exceptional opportunity for businesses seeking a premium location. The location captures significant exposure with documented traffic counts exceeding 13,923 vehicles daily.

This mixed-use development features upscale residential units above and offers the valued benefit of dedicated customer parking at the rear of the property. The building's position in Bird Rock's sought-after retail district ensures consistent foot traffic and appeals to a strong demographic base.

KEY FEATURES

Strategically located on the prominent corner of Bird Rock Ave and La Jolla Blvd

Parking: 5 first-come, first-serve customer parking

Mixed use with high-end apartments above

Strong local demographics

High traffic corner— 13,923 cars per day

Newly renovated building

FLOOR PLAN

Suite 5685

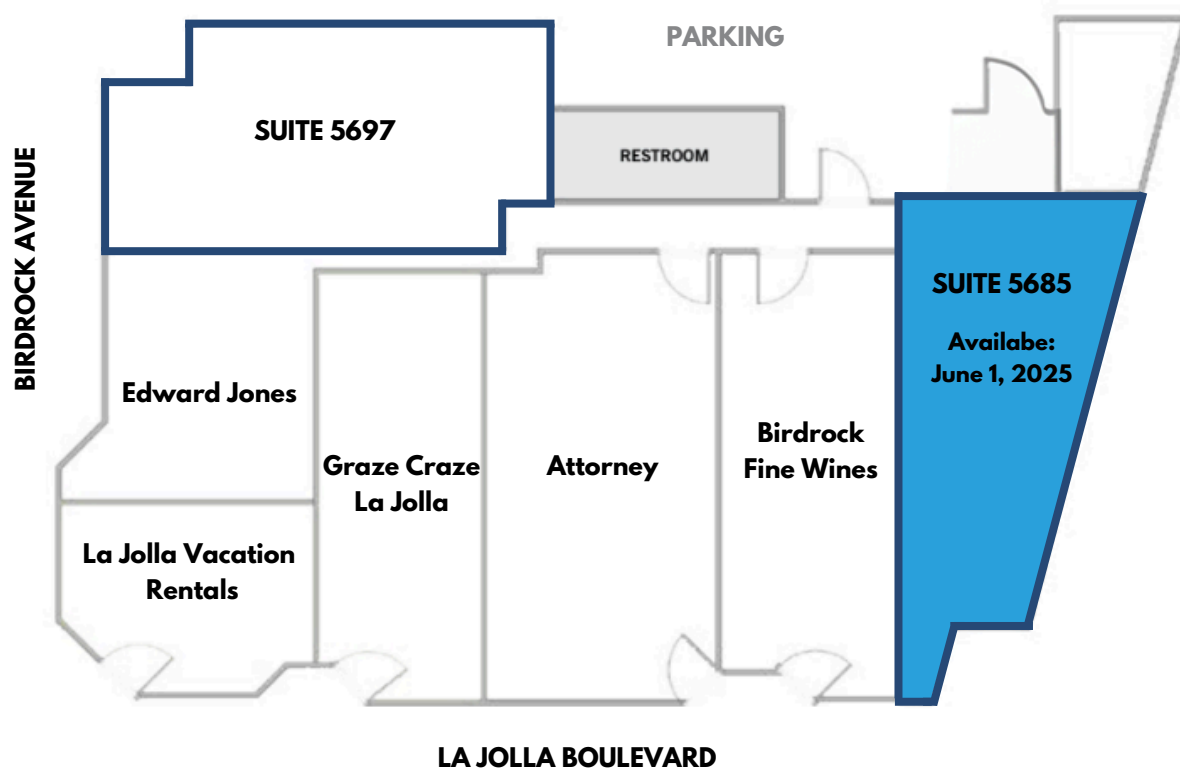
Size: ± 1,372 SF

Rate: Contact Agent

DO NOT DISTURB TENANTS

PROPERTY HIGHLIGHTS

- Natural Lighting/Skylight
- Marble Flooring & Walls
- Glass Office Spaces
- Luxury Vinyl Flooring
- High Ceilings
- Private Entrance

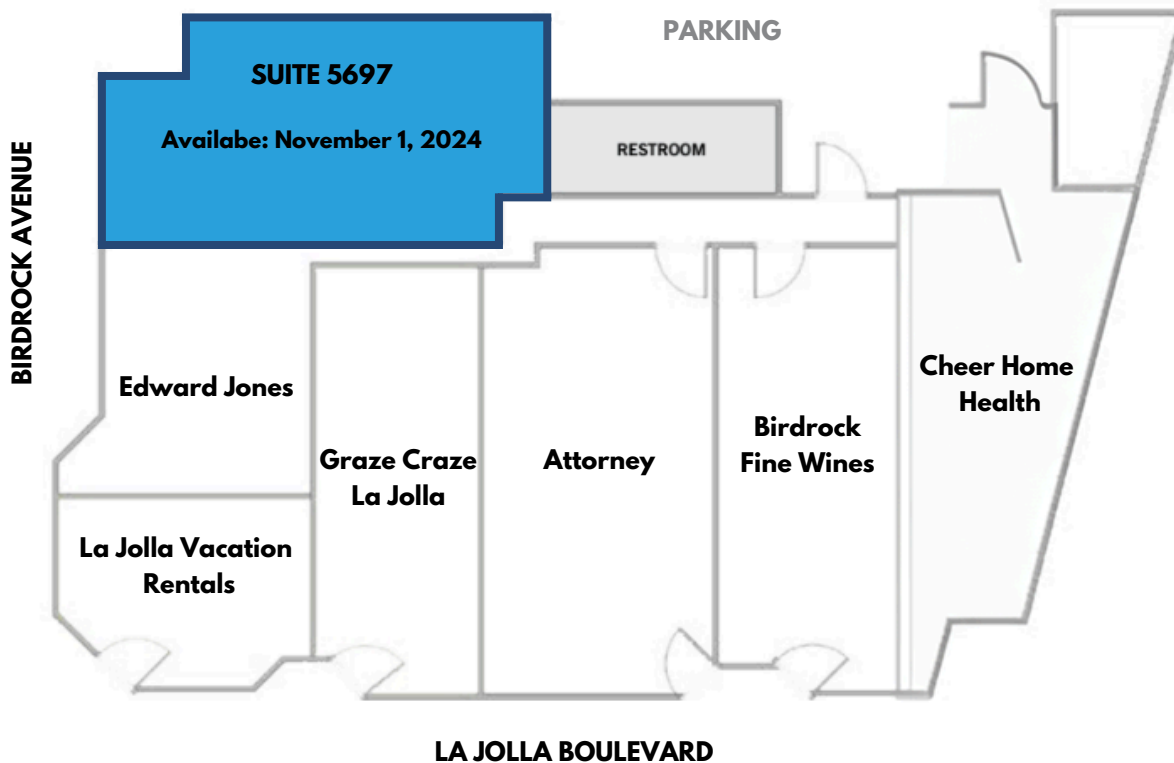


FLOOR PLAN

Suite 5697

Size: ± 886 SF

Rate: Contact Agent



PROPERTY HIGHLIGHTS

- Natural Lighting/Skylight
- Marble Flooring & Walls
- Glass Office Spaces
- Luxury Vinyl Flooring
- Water Access
- Two (2) Private Entrances





DEMOGRAPHICS

1 MILE

POPULATION
11,732

AVERAGE HH INCOME
\$136,480

HOUSEHOLDS
5,105

3 MILES

POPULATION
79,424

AVERAGE HH INCOME
\$113,510

HOUSEHOLDS
37,176





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