

# 6800-6830

LA JOLLA BLVD SUITE #204  
LA JOLLA, CA 92037

## FOR LEASE



LEV MIZAN

Managing Broker

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 **INFINITY**  
INVESTMENT PROPERTIES



# PROPERTY HIGHLIGHTS

**Contact Agent**  
Lease Rate

**± 1,622 SF**  
Suite Size

**2nd - Suite 204 & Mezzanine**  
Floor

**Office**  
Building Type

**Now**  
Availability

**7 Office Spaces +  
1 Private Restroom/Shower**  
Amenities

**Underground (2.1/1,000 Q)**  
Parking

**La Jolla Blvd**  
**14,360 Vehicles Per Day**







## Visibility

This La Jolla Boulevard location offers strong visibility in a prime coastal setting surrounded by dining, shops, and offices. The second-floor suite features mezzanine space and a private balcony with ocean views, creating an ideal professional environment.

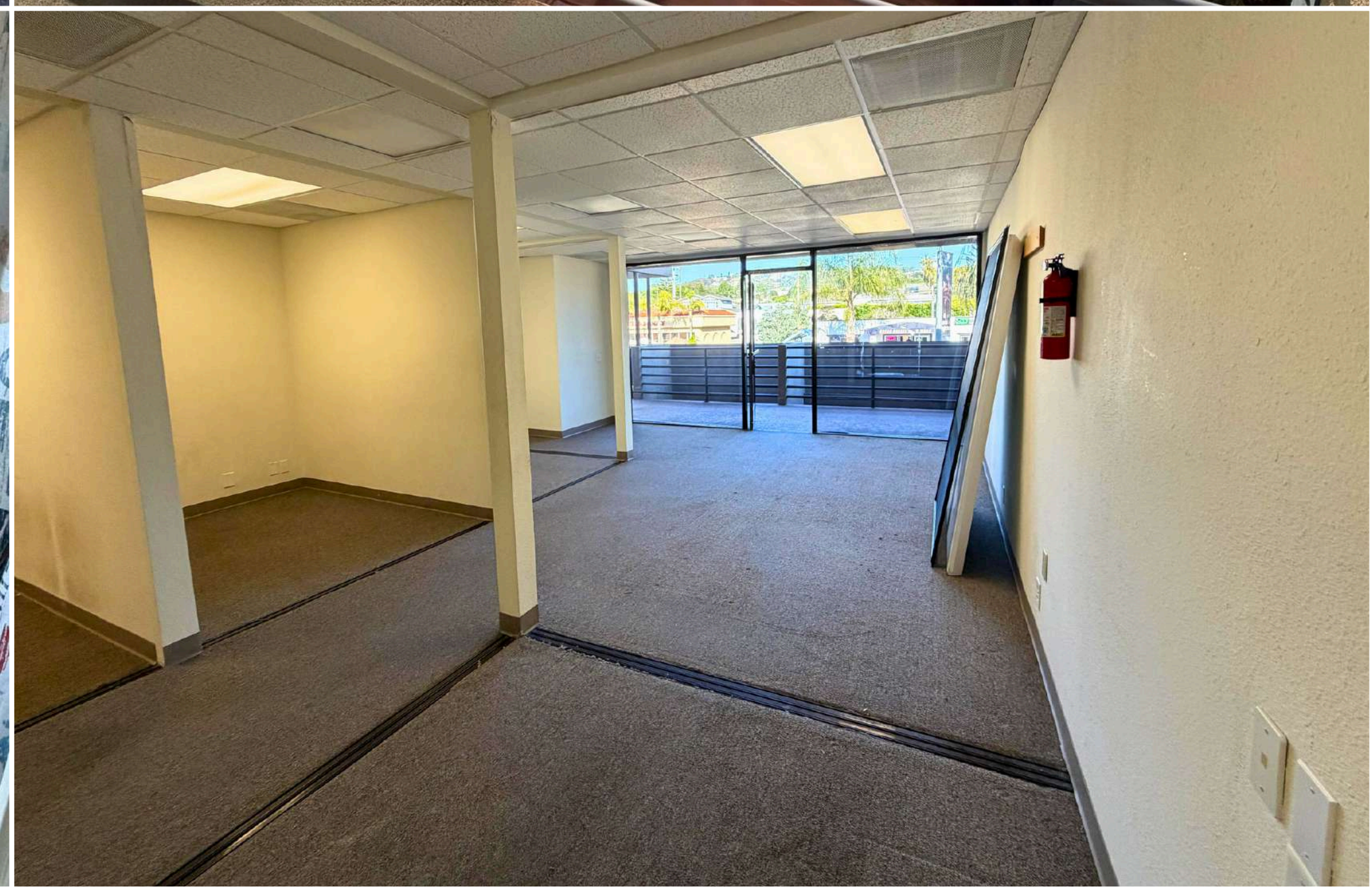
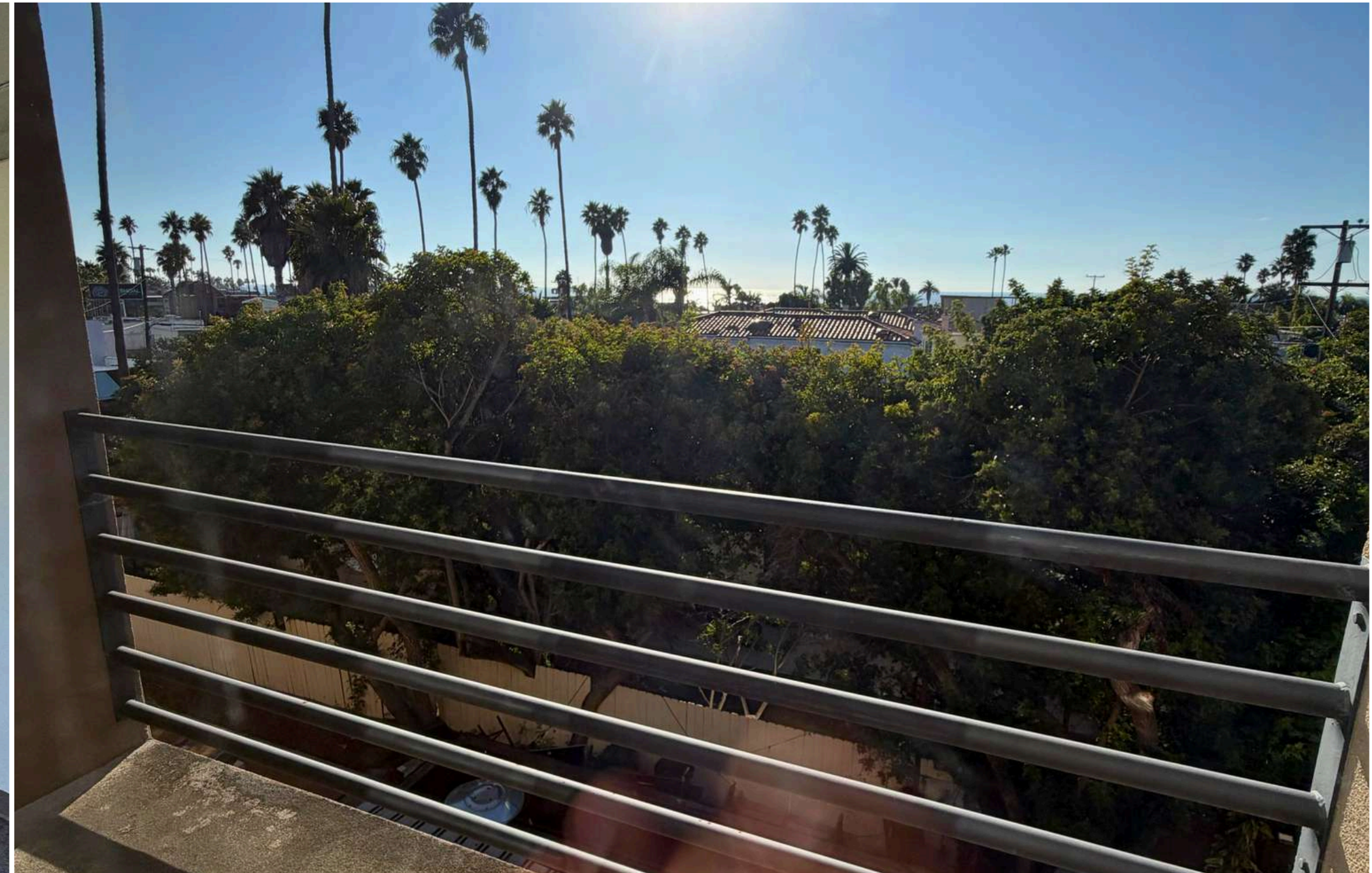
## On-Site Amenities

This two-story suite includes seven private offices on the ground floor and one upstairs with a private restroom and shower. Additional features include an onsite coffee bar, HVAC, signage opportunities, conference room access, storage, private entrance, and elevator access—all in a prime coastal location near the beach.

## Parking

The property offers an underground parking lot with 25 spaces and a parking ratio of 2.1 per 1,000 SF, along with two on-grade handicap spaces. This convenient parking availability is a rare benefit in the heart of La Jolla Village.







# DEMOGRAPHICS

## 1 MILE

POPULATION  
12,724

AVERAGE HH INCOME  
\$154,306

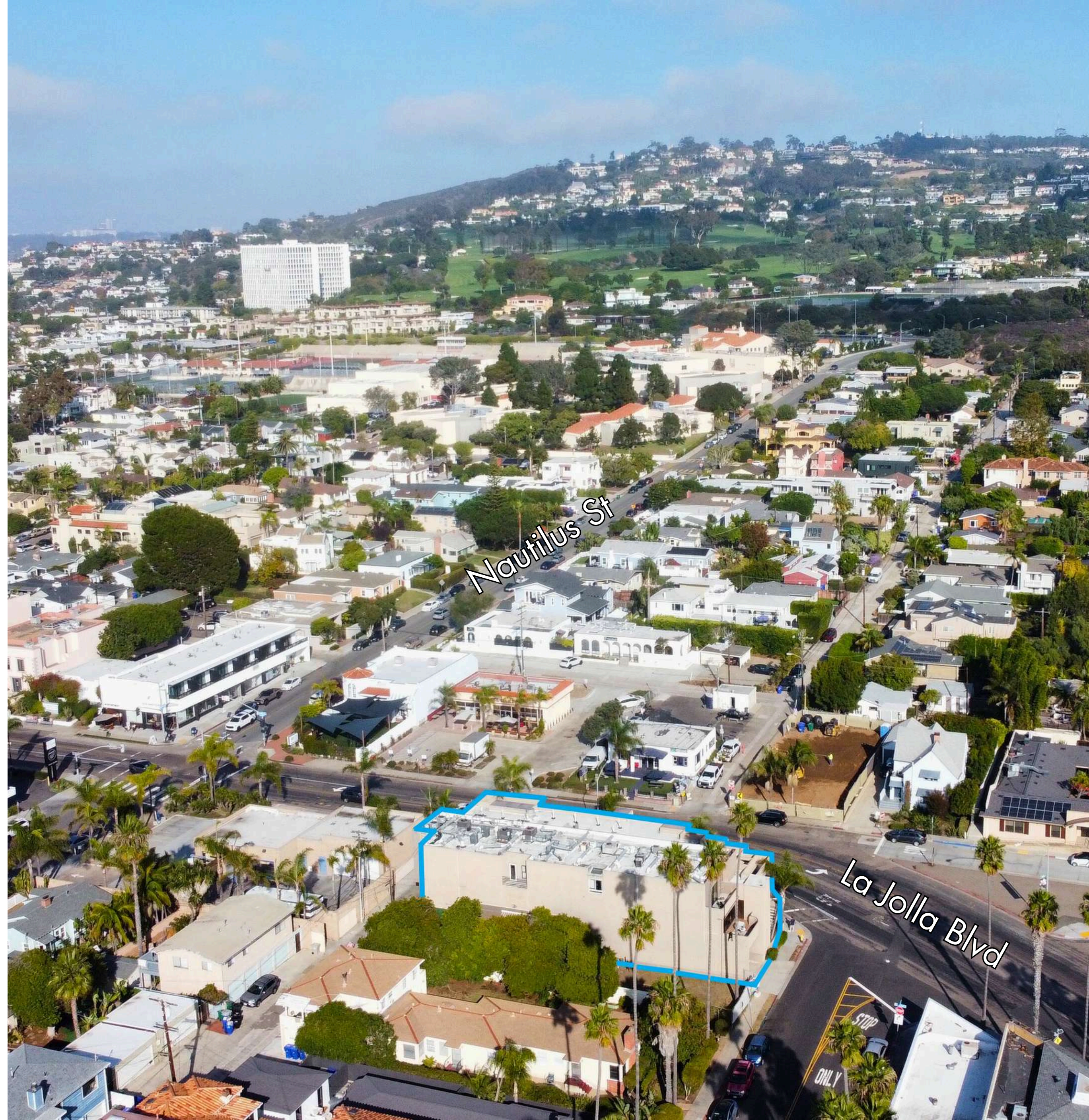
HOUSEHOLDS  
5,816

## 3 MILE

POPULATION  
53,279

AVREAGE HH INCOME  
\$161,981

HOUSEHOLDS  
23,798





# NEARBY AMENITIES



La Jolla Village

La Jolla Blvd



#1



#2



#3



#4



#5



#6



#7



#8



#9

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