



La Jolla Mixed-Use Property For Sale

Ocean Views - 5628 La Jolla Blvd.

MULTI-TENANT
RETAIL / RESIDENTIAL
BUILDING FOR SALE

BIRD ROCK,
SAN DIEGO, CA



Building Size: approx. 3,581 SF +
1,200 SF residential patio

Lot Size: 4,356 SF

Unit Mix: 1 Residential
3br / 2ba and 2
commercial units

APN: 357-431-14

Construction: Wood Frame

Year Built: 1955

Parking: 6 spaces in the rear

Price: \$3,999,000



details

SECOND FLOOR RESIDENTIAL

Size: 1,101 SF + 1,200 SF outdoor patio with stunning ocean views

Mix: 3 Bedroom / 2 Bath

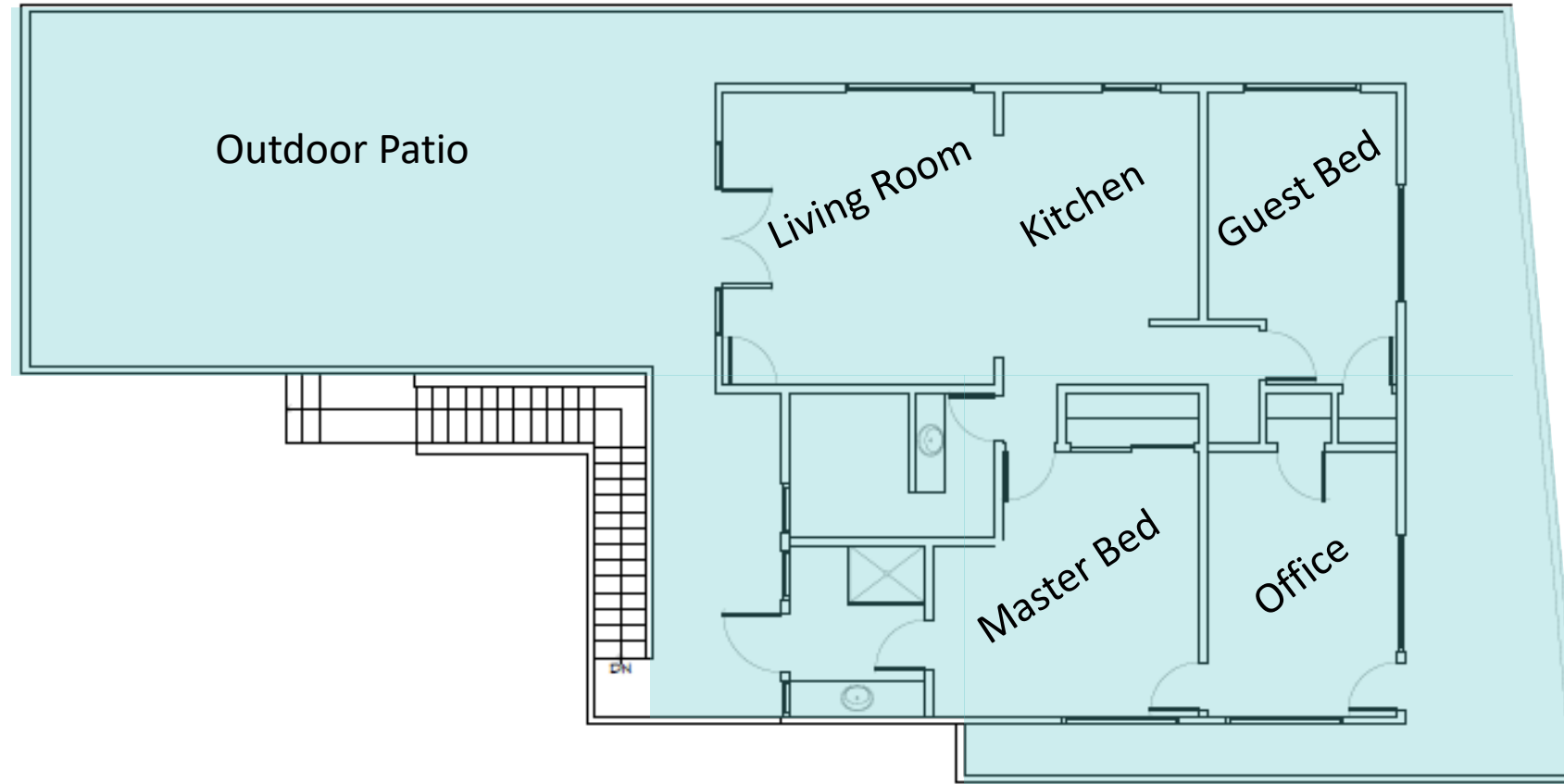
Features: Open concept living room and walk up kitchen, all new custom cabinetry, washer/dryer, all new high-end kitchen appliances, folding door creating indoor/outdoor living space, massive outdoor patio on second floor with ocean views, vinyl plank flooring, designer finishes throughout.

Lease: Vacant upon sale for new owner to occupy or lease.

Design: Solstice Interiors

residential





Second Floor Plan

Residential Unit → 1,101 SF + 1,200 SF outdoor patio

- Upstairs residential unit recently underwent an extensive renovation
- Stunning ocean views from the kitchen, living room, and outdoor patio
- Living room blends seamlessly with outdoor patio for a truly indoor/outdoor feel

SECOND FLOOR RESIDENTIAL

"It's a warm day in La Jolla's Bird Rock neighborhood, and the **eye-catching, wood-framed double doors** to Kevin's spacious and sunny deck are flung entirely open. Serving as the front entryway to the home, the doors often stay open all day, transforming the common living area and deck into **one large space.**"

"They selected extremely durable **Brazilian ipe wood** for the **coast-facing exterior.** "It's the best of the best for outdoor wood"

press

SANDIEGO HOME/GARDEN LIFESTYLES

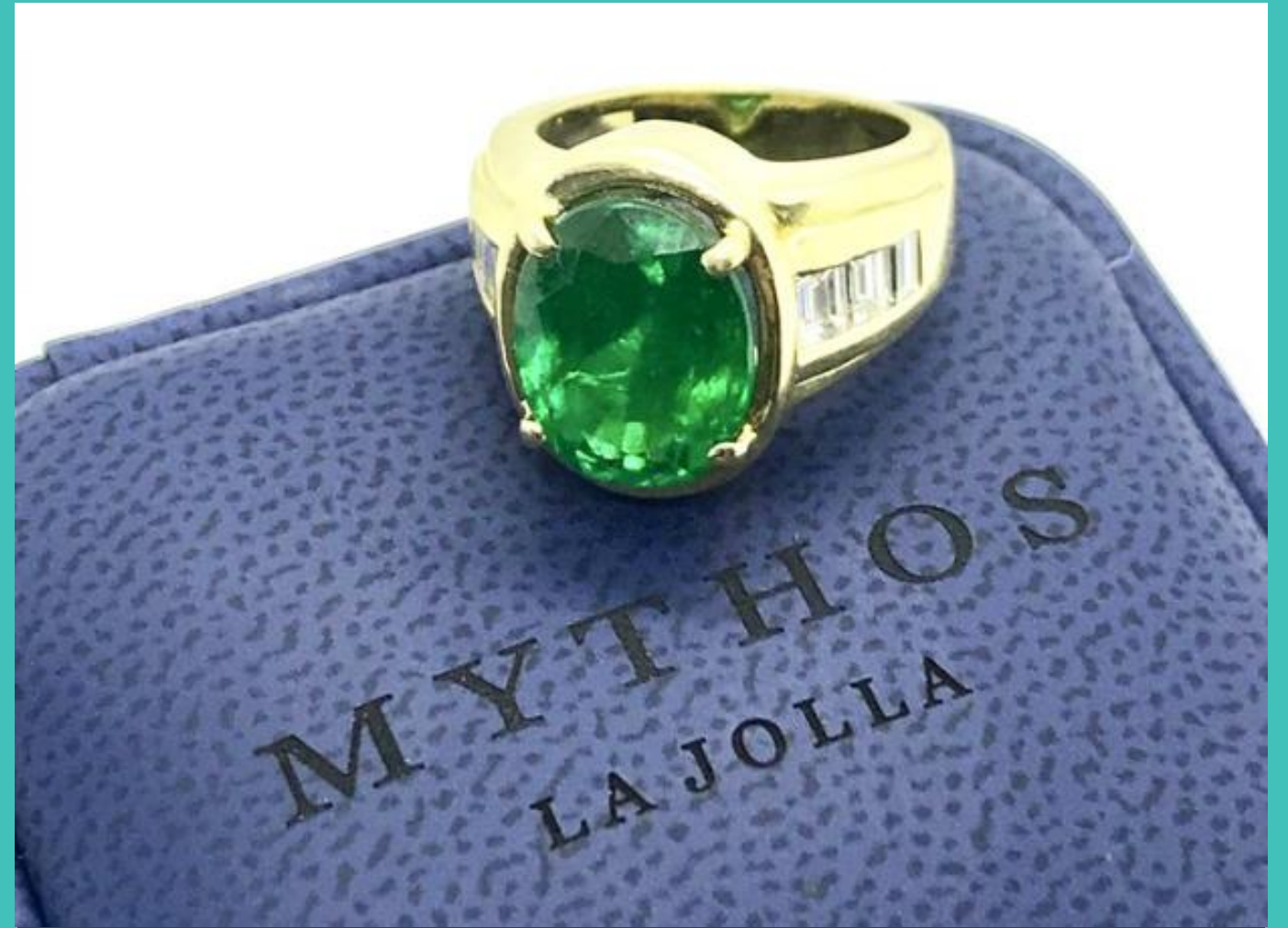


[CLICK FOR ARTICLE](#)



Suite A (Retail) –

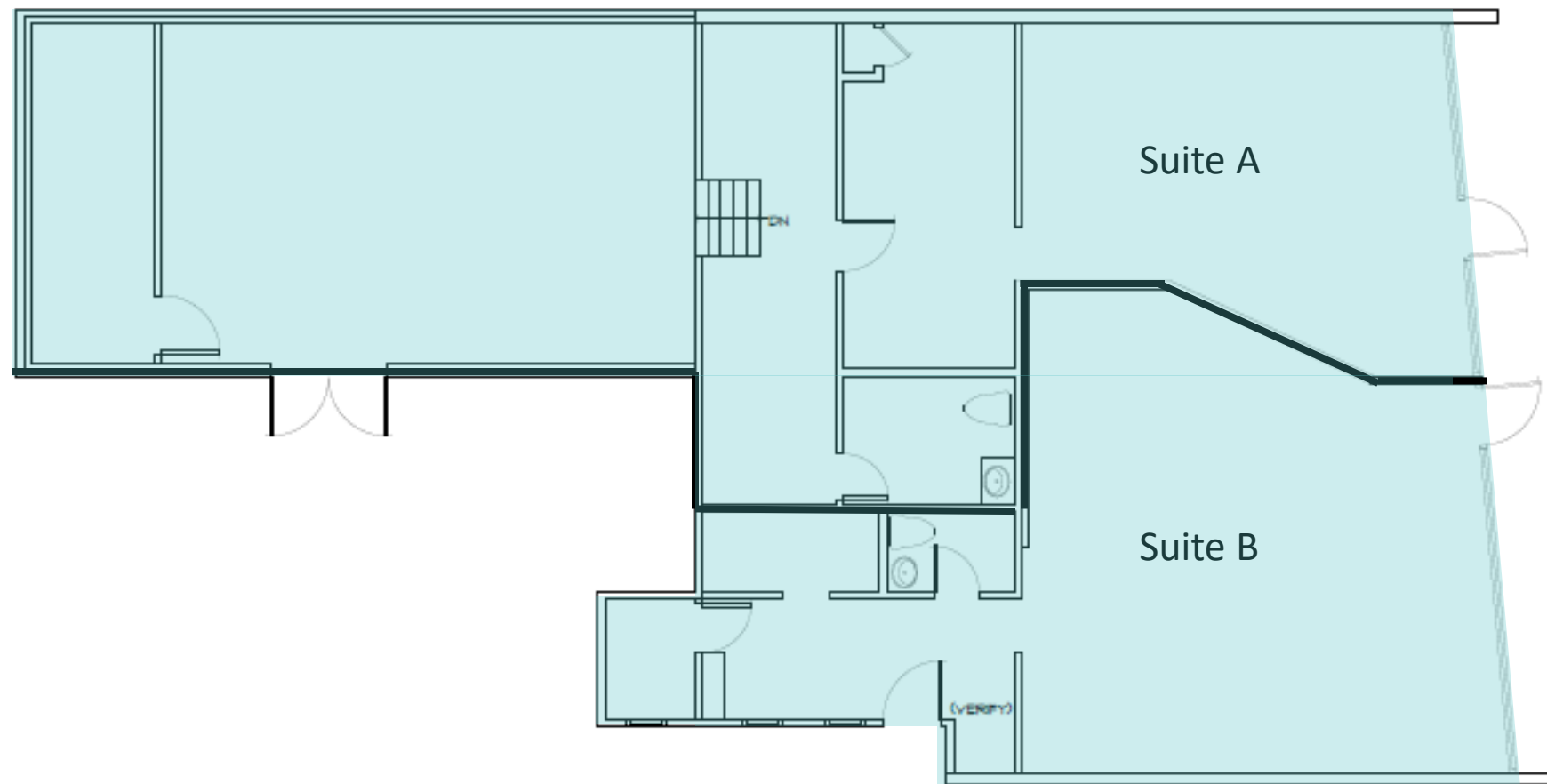
bay wreath co. moved their barre studio from Sorrento Valley to Bird Rock, bringing their entire client base with them. With a revamped space, they are now the premier barre studio on La Jolla Blvd. In addition to the fitness classes offered in the studio, they also have a floral boutique and lifestyle marketplace at the forefront of the suite. Having a floral boutique at the forefront of the suite gives the space a warm and inviting feel.



Suite B (Retail) –

Mythos Designs is a legacy Bird Rock jeweler, they have been in business on La Jolla Blvd for over 15 years. Formerly located five doors down the road, the boutique recently moved to the Subject property to set up a brand new, updated space. The Mythos team is incredibly knowledgeable when it comes to jewels, pearls, jewelry repair, and custom engravings.

retail suites



Ground Floor Plan

Suite A → bay wreath co.: **1,526 SF**

Suite B → Mythos Designs: **954 SF**

- Both suites underwent renovations in 2020 and are fully built out as retail
- Both suites have dedicated parking spaces in the rear of the building

location

Pacific
Ocean

La Jolla
Bird Rock



Camino De La Costa

PTC
BOXING
GYM
SAN DIEGO, CA

WAYLON
SALON & BOUTIQUE

WHEAT & WATER
BIRD ROCK | CA

SOLA
SALON STUDIOS

studio
BARRE

PEDEGO
ELECTRIC BIKES

BOBBI ROCCO.

DODO & BIRD
DONUTS

PARADISEA
Karma

BARRE
+ bay wreath



BIRD ROCK FINE WINE



BIRD ROCK
COFFEE ROASTERS
CALIFORNIA



CHASE



LAVANDE
WELLNESS BOUTIQUE



CLEO SKINCARE

COLDWELL
BANKER

GLOBAL
LUXURY

DON BRAVO GRILL
& CANTINA

Forward St.

La Jolla Blvd.

WAYFARER
BREAD

LA JOLLA
CALIFORNIA
Seaside
SURF CAFE

Midway St.

CVS
pharmacy

Chelsea Ave.

Beaumont Ave.

Waverly Ave.

LA JOLLA MIXED-USE

"La Jolla Boulevard was, and still is, the community's main street. It's home to a three-block commercial district that includes an eclectic mix of businesses — mostly service-oriented, catering to locals — and restaurants." *San Diego Reader*

"Bird Rock, a lively neighborhood increasingly known for hip boutiques, coffee shops, and crafted wines along La Jolla Boulevard." *Ranch and Coast*

location



Building ProForma	
<u>Subject</u>	<u>5628 La Jolla Blvd.</u>
Suite A (Retail) – Gross Income	\$58,008
Suite B (Retail) – Gross Income	\$48,654
Residential Unit – Gross Income	\$140,986*
ProForma Gross Income	\$247,648



Tenant Rent Roll (Current)			
<u>Business</u>	<u>Suite A – bay wreath co.</u>	<u>Suite B – Mythos Designs</u>	<u>Residential Unit</u>
Suite Size	1,526 SF	954 SF	1,101 SF
PSF/mo Gross	\$3.17	\$3.35	\$10.36 (T24 avg)
Monthly Rent	\$4,834	\$3,200	\$11,407 (T24 avg)
Annual Rent	\$58,008	\$38,400	\$136,880 (T24 avg)
Commencement	4/1/2020	7/1/2020	N/A
Expiration	MTM	MTM	N/A
Options	None	None	None



**Residential Unit - Short term rental has historically leased as a 2bd/2ba. Third bedroom has been used as owner's personal storage. This projection does not include the third bedroom potential income.*

analysis

Disclaimer - This document has been prepared by Next Wave Commercial Real Estate, Inc. for advertising and general information only. The information included has been obtained from sources believed to be reliable, and while we do not doubt its accuracy, we have not verified it and make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Any interested party with their advisor(s) should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for their needs.



contact

Cam Lacey

cam@nextwavecommercial.com
CA Lic. #01955796

Dino De Salvio

dino@nextwavecommercial.com
CA Lic. #02035557

nextwavecommercial.com

Next Wave Commercial
6830 La Jolla Blvd. #201
La Jolla, CA 92037
CA Lic. #02010077

619.326.4400

