

DO NOT  
DISTURB  
CURRENT  
TENANT

# Two Second Generation Bakery or Restaurant Sublet Available



LOCATED IN HIGH-INCOME COASTAL MARKETS

**FLOCKE &  
AVOYER**  
Commercial Real Estate





# Beachside Del Mar

**AREA**  
1,335 SF

**RENT**  
\$6,100 + NNN

**LEASE EXPIRATION**  
December 15, 2026

**OPTION TO EXTEND**  
1 x 5 years

**KEY MONEY**  
\$65,000

**EQUIPMENT**  
Hood, Grease Trap, Two Ovens,  
Two Mixers, Two Warmers,  
Two Refrigerators and One Freezer

# La Jolla Village Square

**AREA**  
1,381 SF

**RENT**  
\$8,211 + NNN

**LEASE EXPIRATION**  
December 15, 2026

**OPTION TO EXTEND**  
1 x 5 years

**KEY MONEY**  
\$125,000

**EQUIPMENT**  
Hood, Grease Trap, Two Ovens,  
Two Mixers, Two Warmers,  
Two Refrigerators and One Freezer



Sub-lease  
together or  
individually

## Demographics

### Beachside Del Mar

	1 MILE	3 MILES	5 MILES
POPULATION	17,165	66,354	102,068
AVG. HH INCOME	\$232,550	\$245,918	\$252,302
AVG. DAYTIME POPULATION	18,854	64,130	127,980

### La Jolla Village Square

	1 MILE	3 MILES	5 MILES
POPULATION	40,138	97,215	212,909
AVG. HH INCOME	\$113,558	\$161,095	\$175,416
AVG. DAYTIME POPULATION	21,984	128,818	252,074



# Trade Area

## BEACHSIDE DEL MAR

- 1 Vons
- 2 Jersey Mike's Subs
- 3 CVS
- 4 Starbucks
- 5 Shake Shack
- 6 Urbn One
- 7 Blue Bottle Coffee
- 8 Salt & Straw
- 9 Drybar
- 10 Sephora
- 11 Batch & Box
- 12 Vuori
- 13 Urban Plates
- 14 Mendocino Farms
- 15 Cinepolis
- 16 Sammy's Woodfired Pizza
- 17 Ralphs
- 18 Rite Aid
- 19 Jamba
- 20 Snooze Eatery





## LA JOLLA VILLAGE SQUARE

# Trade Area

- AMC Theaters 1
- Ralphs 2
- Starbucks 3
- Trader Joe's 4
- PetSmart 5
- Chipotle 6
- DSW 7
- Urban Plates 8
- Nordstrom Rack 9
- Snooze Eatery 10
- Philz Coffee 11
- CAVA 12
- CVS 13
- Sephora 14
- Whole Foods 15
- SOULution Pilates 16
- Mendocino Farms 17
- BJ's Restaurant and Brewhouse 18
- Sheraton 19
- Hyatt 20





# \*Disclaimer

\*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.

\*Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.

\*Any site plans and maps contained herein is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

\*Demographics contained herein are produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

\*Any geofencing data herein is provided by Placer Labs, Inc. ([www.placer.ai](http://www.placer.ai)) and is provided without representation or warranty.

\*Photos contained herein are property of their respective owners. Use of these photos without the express written consent of the owner is prohibited. Photos do not guarantee the current condition of the property.

\*Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.