



# La Jolla Village / Corner Restaurant For Lease

637 Pearl Street, La Jolla, CA





# Highlights

637 Pearl Street, La Jolla, CA



Signalized corner second generation restaurant opportunity next to some of the highest trafficked restaurants in La Jolla.

Prominent location with over 21,000 ADT.

Open-air dining room with outdoor patio.

Includes outfitted bar with multi-tap beer system.

**Address:** 637 Pearl St, La Jolla

**Size:** +/- 1,840 SF + 800 SF Patio

## Features:

-Fully Built Out Kitchen, 13' hood, walk-in, large prep area and more

-Roll Up Doors opening to Sidewalk Patio

-Take Out Window

-Newly Renovated Kitchen Infrastructure

***Asking Rent: \$6.35 + NNN***  
***(NNN Estimate \$.53 PSF)***

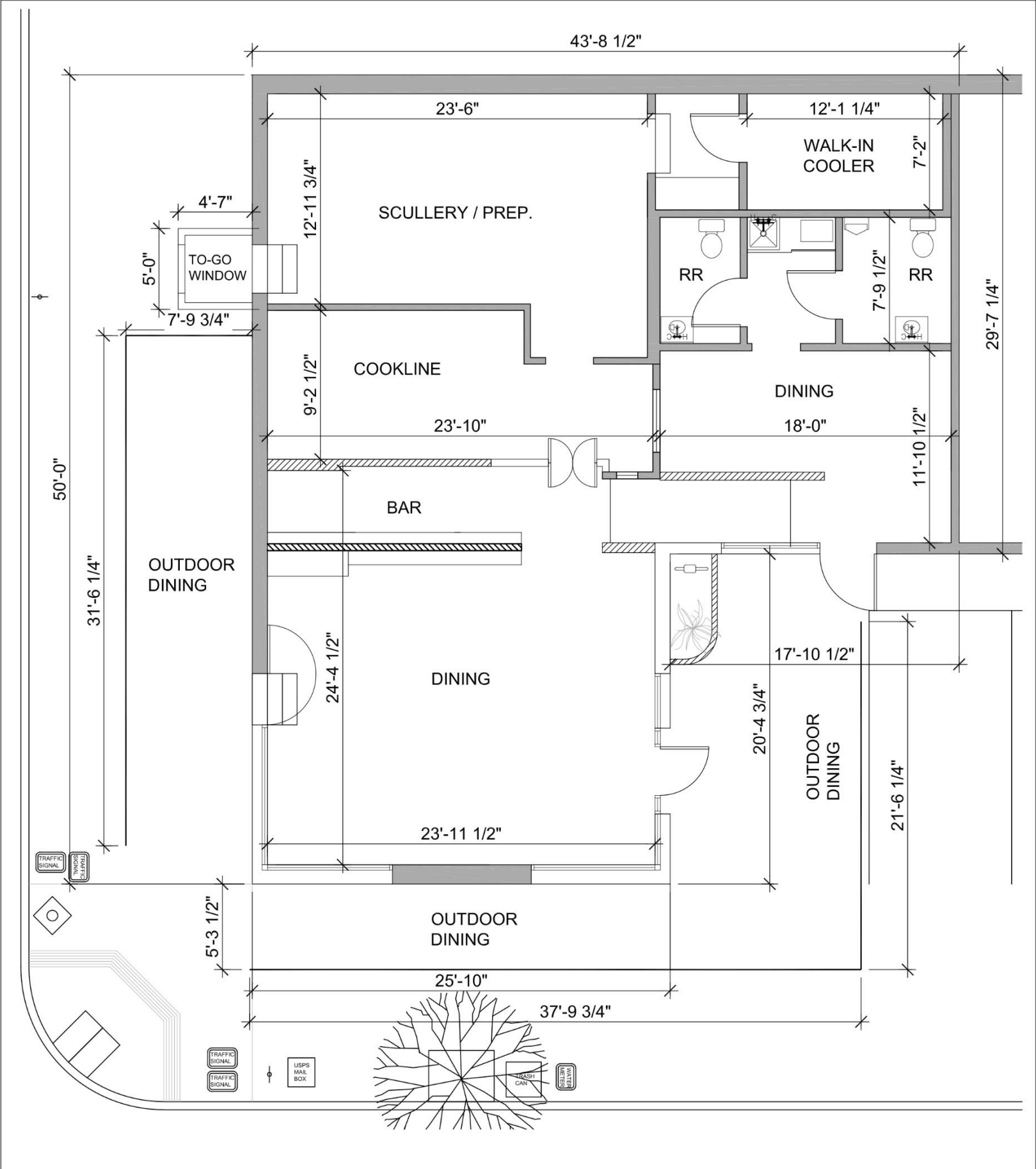


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floor plan

Draper Ave



Pearl Street





UC San Diego

LA VALENCIA  
HOTEL

m c a s d  
Museum of  
Contemporary Art  
San Diego

Puesto

MARISI

The Bishop's School



637 Pearl

EL PESCADOR  
FISH MARKET  
LA JOLLA

Witek's  
La Jolla

Fresheria

THE TACO STAND  
HECHO A MANO

Pizza  
ON PEARL  
TASTE THE QUALITY

858  
BURGER

aerial















1 mile

3 miles

5 miles



9,470

Population



52.9

Median Age



9.3%

% Children (Under 15)



34.3%

% Seniors (Age 65 +)



\$193,773

Average Household Income



1.98

Average Household Size



74.7%

% College Educated



5.0%

Unemployment Rate



\$1,879,892

Average Home Value



44,066

Population



46.0

Median Age



12.2%

% Children (Under 15)



27.0%

% Seniors (Age 65 +)



\$220,090

Average Household Income



2.23

Average Household Size



77.2%

% College Educated



4.8%

Unemployment Rate



\$1,702,198

Average Home Value



166,162

Population



34.2

Median Age



10.6%

% Children (Under 15)



16.8%

% Seniors (Age 65 +)



\$165,050

Average Household Income



2.17

Average Household Size



72.1%

% College Educated



4.5%

Unemployment Rate



\$1,331,599

Average Home Value

demographics





**contact**

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