

2246

AVENIDA DE LA PLAYA
LAJOLLA, CA 92037

FOR LEASE



LEV MIZAN

Managing Broker

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 **INFINITY**
INVESTMENT PROPERTIES

PROPERTY HIGHLIGHTS

\$3.89 + NNN (\$1.11)
Lease Rate

±1,240 SF
Building Size

±2,140 SF
Lot Size

1st & Mezzanine
Floor

Retail/Office
Building Type

February 1, 2026
Availability

2
Parking

LJSPD-CC
Zoning

Avenida De La Playa
6,247 Vehicles Per Day



Location

This property offers 27 feet of frontage on Avenida de la Playa, positioned in a highly coveted area surrounded by popular bars, restaurants, and local amenities. It sits within walking distance to La Jolla Shores, as well as the Beach & Tennis Club, providing excellent visibility and steady foot traffic.

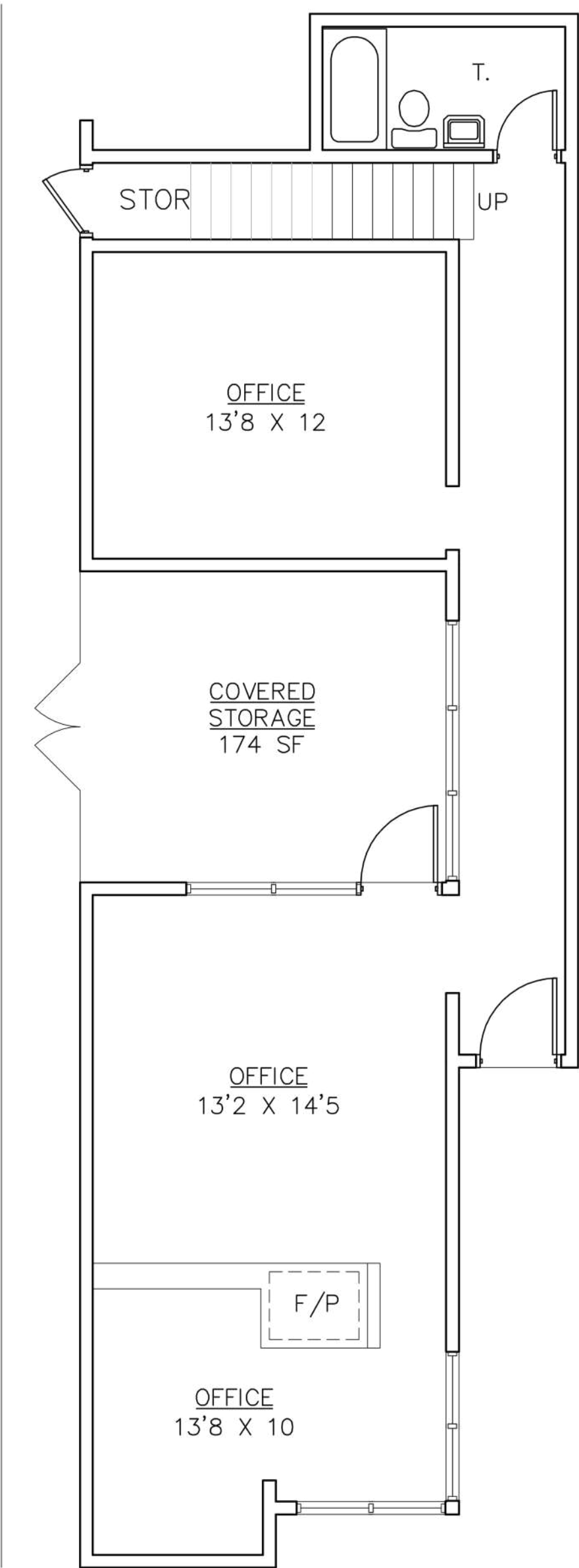
On-Site Amenities

The space features high ceilings, large windows that bring in abundant natural light, and an open floor plan with a mezzanine overlooking the first floor. Interior elements include a private restroom, reception area, and dedicated storage space. The property also offers storefront visibility, prominent signage opportunities, ADA-compliant access, and an outdoor patio area.

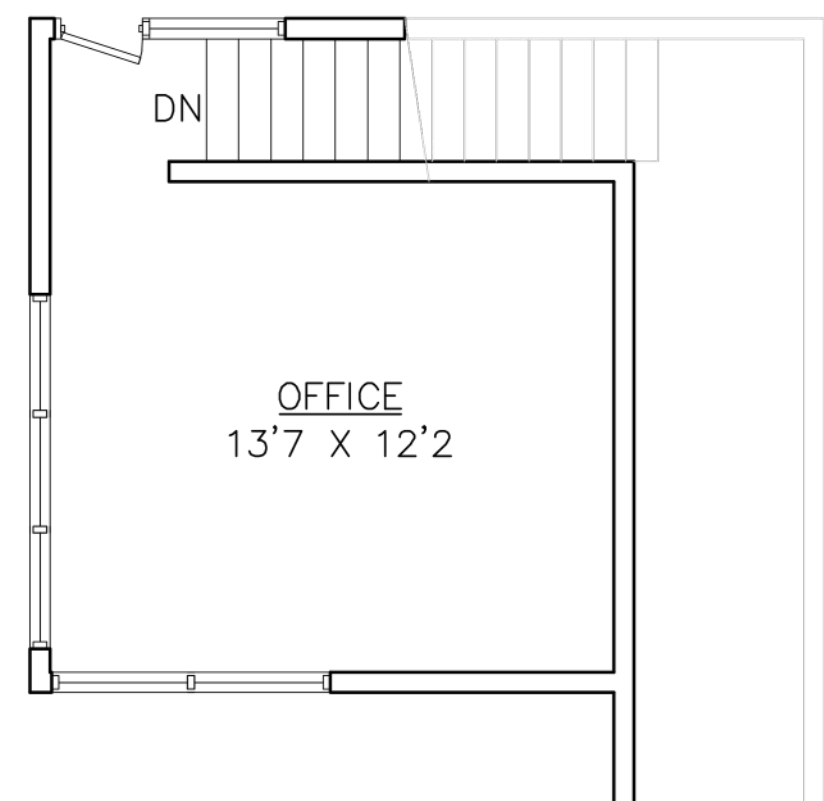
Parking

The site includes two reserved parking spaces conveniently located behind the building, providing reliable access for tenants and customers. Additional first-come, first-served street parking is available along Avenida de la Playa.

FLOOR PLAN



1ST FLOOR



MEZZANINE

PHOTOS



DEMOGRAPHICS

1 MILE

POPULATION
6,928

AVERAGE HH INCOME
\$185,448

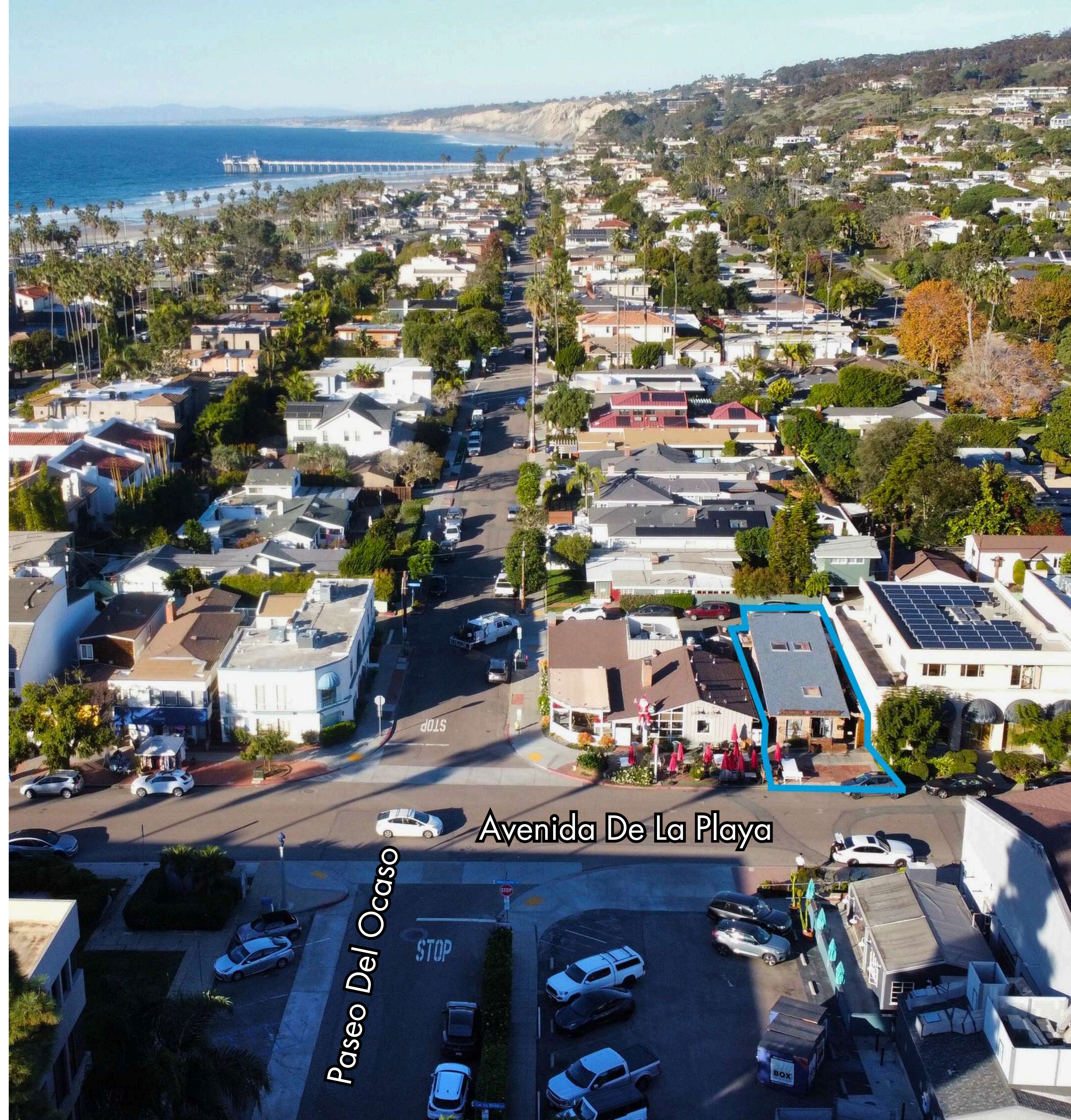
HOUSEHOLDS
2,848

3 MILE

POPULATION
97,962

AVREAGE HH INCOME
\$137,357

HOUSEHOLDS
37,548



NEARBY AMENITIES



	#1
	#2
	#3
	#4
	#5
	#6
	#7
	#8
	#9
La Jolla Shores Nail & Spa	#10
	#11
	#12
	#13
	#14
	#15
	#16

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