

**5685-5699 La Jolla Blvd, La Jolla, CA 92037**



**FOR LEASE:**

**HIGH-VISIBILITY RETAIL OPPORTUNITY IN THE HEART OF BIRD ROCK**



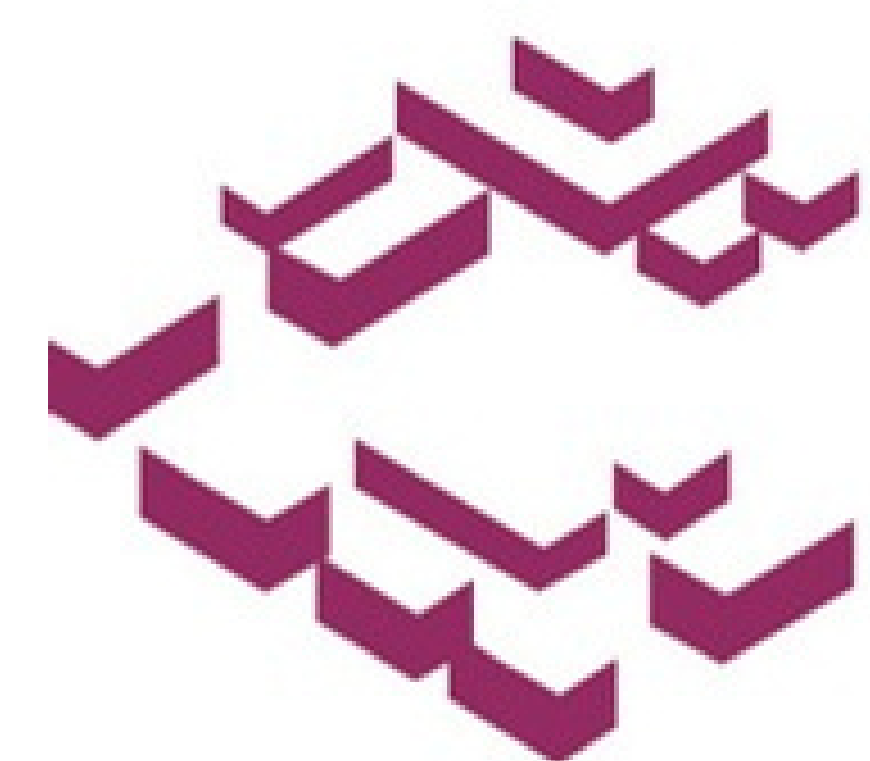
**JILL MORTON**

Senior Vice President

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619.955.2877

CA DRE Lic: 00868254



**CAPITAL GROWTH  
PROPERTIES, INC.**

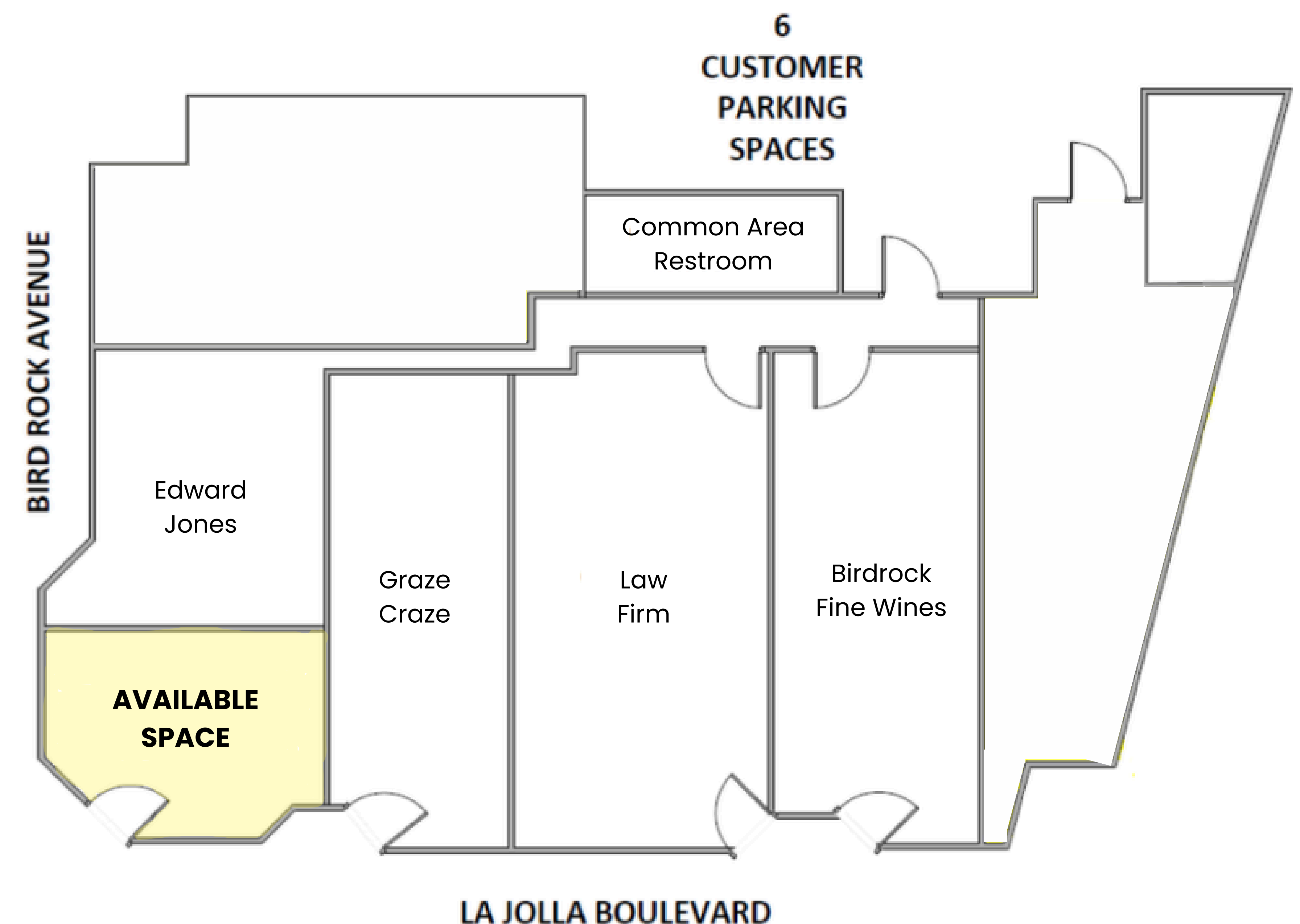
# PROPERTY OVERVIEW

## AVAILABLE SPACE FOR LEASE

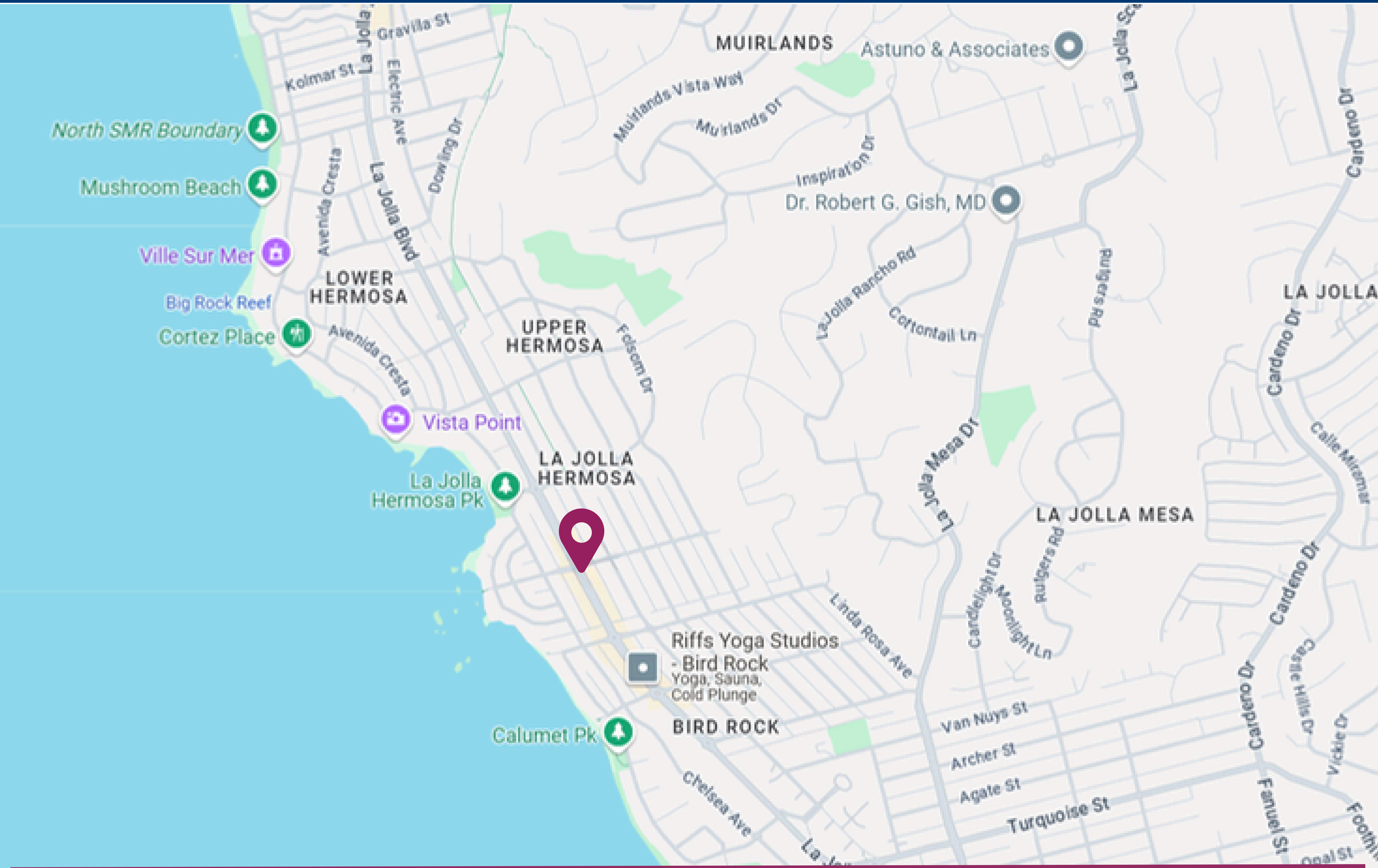
RETAIL/OFFICE	
SF	RATE (PSF)
592	\$4.50 + NNN (\$1.55)

- ✓ Busiest corner in Bird Rock
- ✓ Free customer parking in rear
- ✓ Common area kitchenette/bathrooms
- ✓ Excellent signage – 3 building locations
- ✓ Mixed-use property with high-end residential units above
- ✓ High-traffic intersection with approximately 15,496–16,143 cars per day

## FLOOR PLAN



Prime corner location in the vibrant Bird Rock commercial district, offering outstanding visibility and easy accessibility



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# Prime Bird Rock corner – highly visible retail/office space in one of La Jolla’s most coveted locations.

## LA JOLLA, CA (2025)



Source: Point2Homes – La Jolla Demographics



Population  
Aprox. 41,306



Estimated household  
income (avg.)  
\$218,083



Self-Employed & Business Owners  
2,752 individuals



Households  
18,432



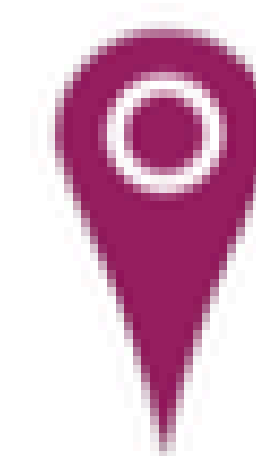
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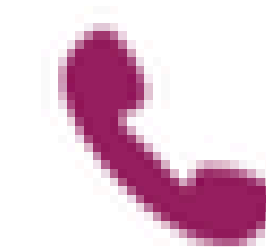
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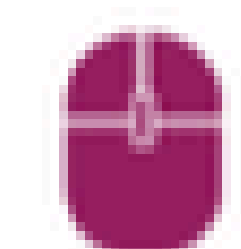
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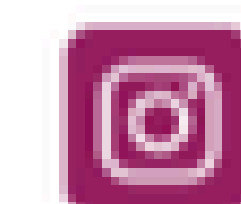
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