

737 PEARL STREET  
LAJOLLA, CA 92037

FOR LEASE  
±2,900 SF RESTAURANT  
SPACE AVAILABLE

TOP MEXICAN  
FOOD

BOB HOUSE GOURMET AFGHAN CUISINE

GOURMET AFGHAN CUISINE  
SINCE 2012

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INFINITY  
INVESTMENT PROPERTIES



# PROPERTY HIGHLIGHTS

**Contact Agent**  
Lease Rate

**Modified Gross**  
Lease Type

**±2,900 SF**  
Suite Size

**Restaurant/Retail**  
Space Use

**Three (3) Spaces**  
Parking

**10 FT**  
Ceiling Height

**Two (2)**  
Restrooms

**Fully Equipped Kitchen**  
Includes

**Type 41 (Beer & Wine)**  
ABC License



## Visibility

Located at 737 Pearl Street, this site offers excellent visibility along a busy La Jolla corridor with a **daily traffic count of 25,000 cars**. The property provides a prime opportunity for brand exposure through **prominent signage in a high-traffic coastal area**. With three dedicated **on-site parking spaces**, the location ensures convenient access for customers and staff in a competitive neighborhood.

## On-Site Amenities

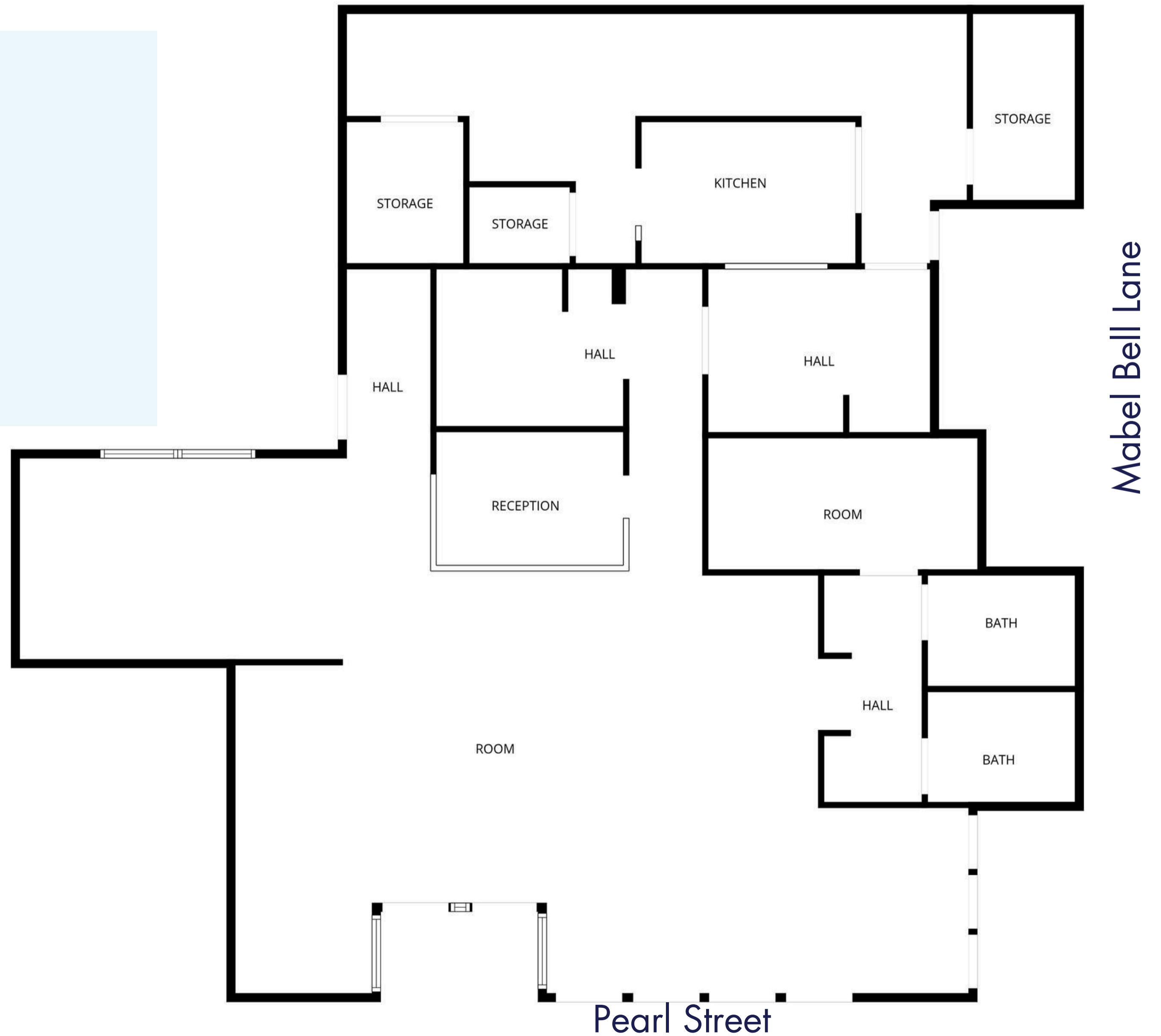
This interior features a functional open floor plan with **high ceilings and large windows** that provide plenty of natural light. The move-in-ready space includes a **built-in point-of-sale counter, cabinetry, and a glass window display** for retail visibility. **Private restrooms and integrated shelving** make it a practical, clean environment for a variety of operations.

## Opportunity

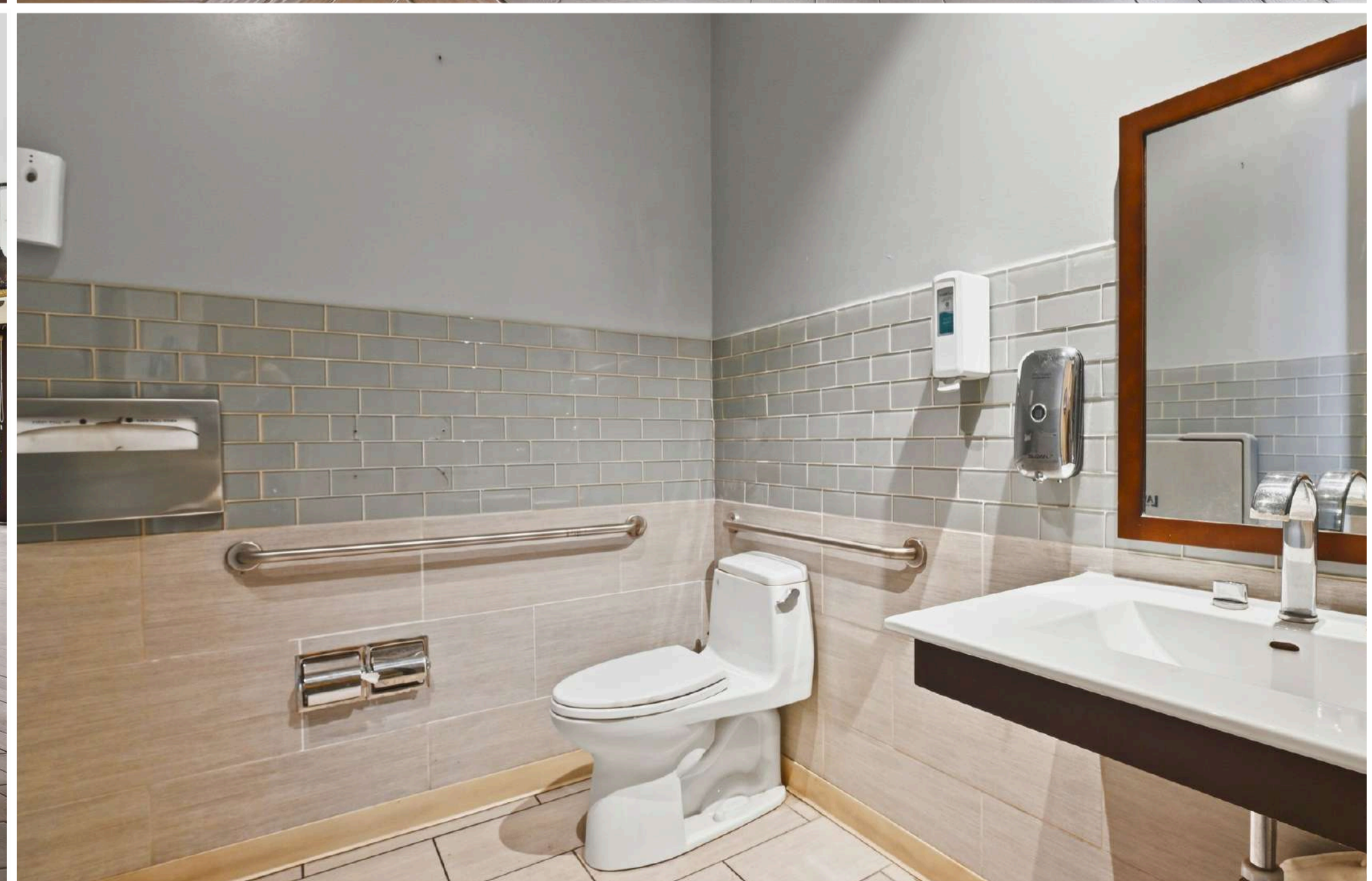
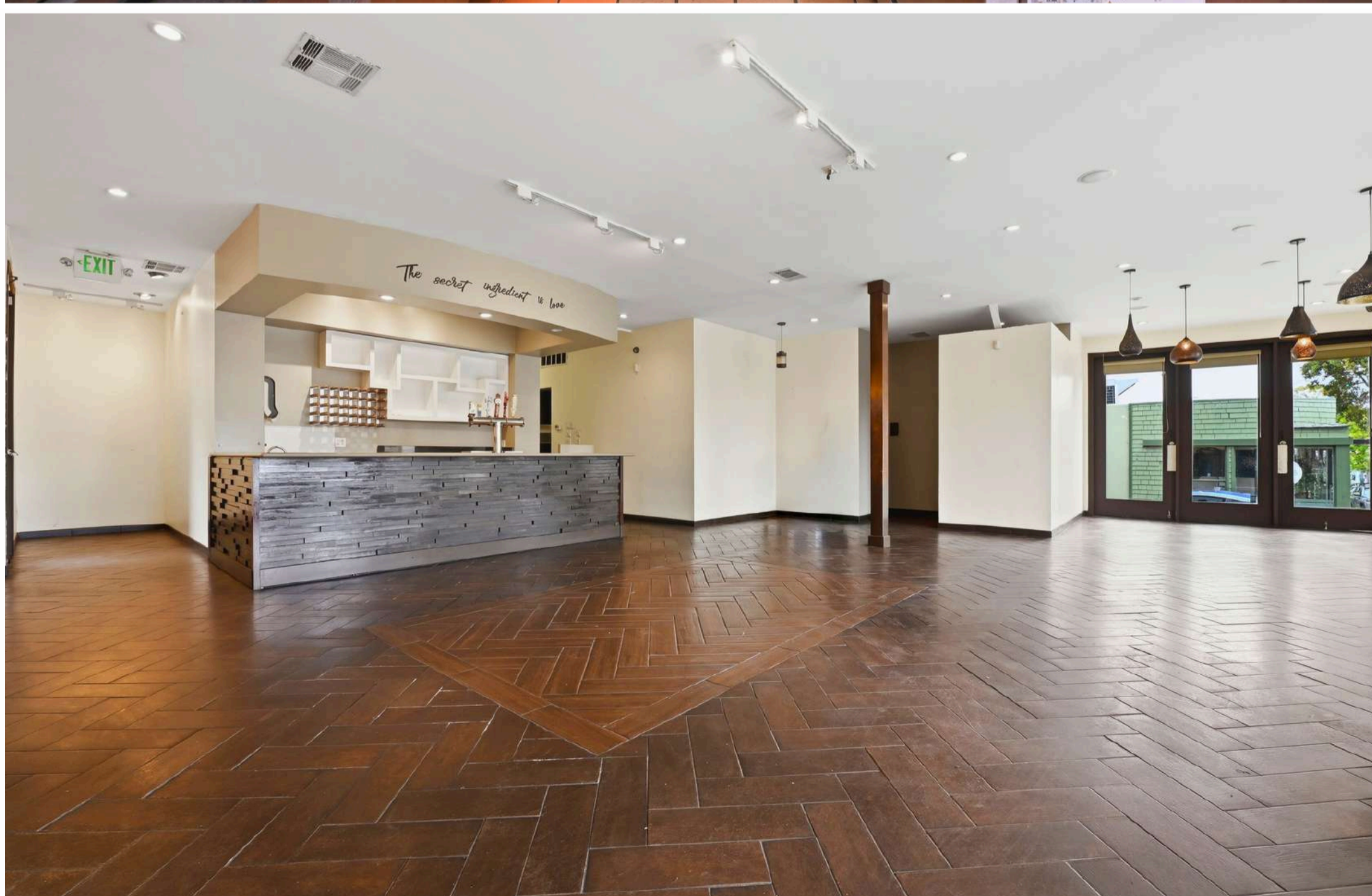
This **±2,900 SF space is vacant and ready for immediate restaurant or café use** at 737 Pearl Street. The suite offers a functional, second-generation layout specifically **sited for food and beverage operators** looking for a move-in-ready opportunity. Situated in a **prime La Jolla location**, this site provides a rare chance to secure a restaurant-ready footprint in a high-demand coastal corridor without the delays of a full conversion.

# FLOORPLAN

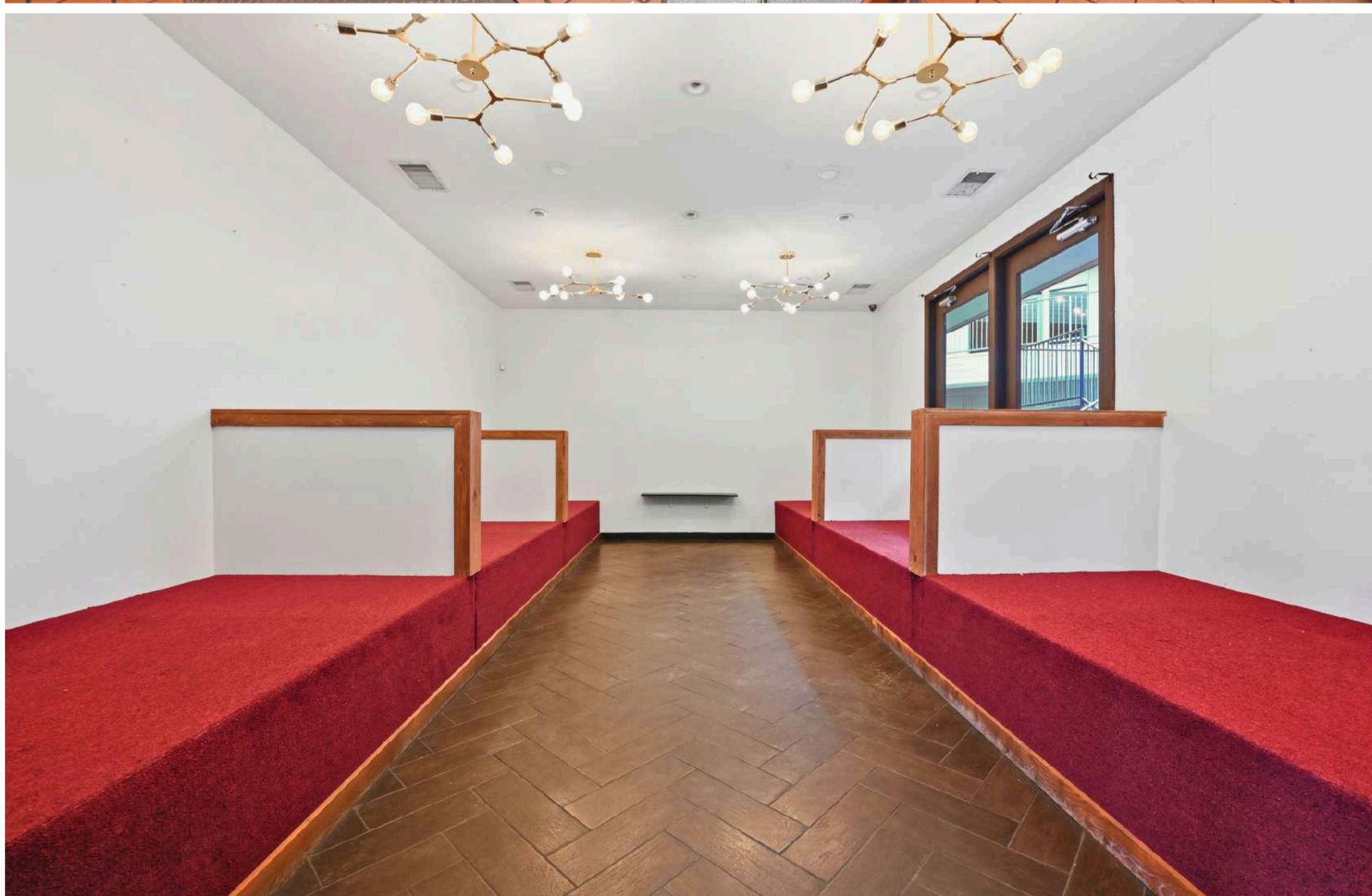
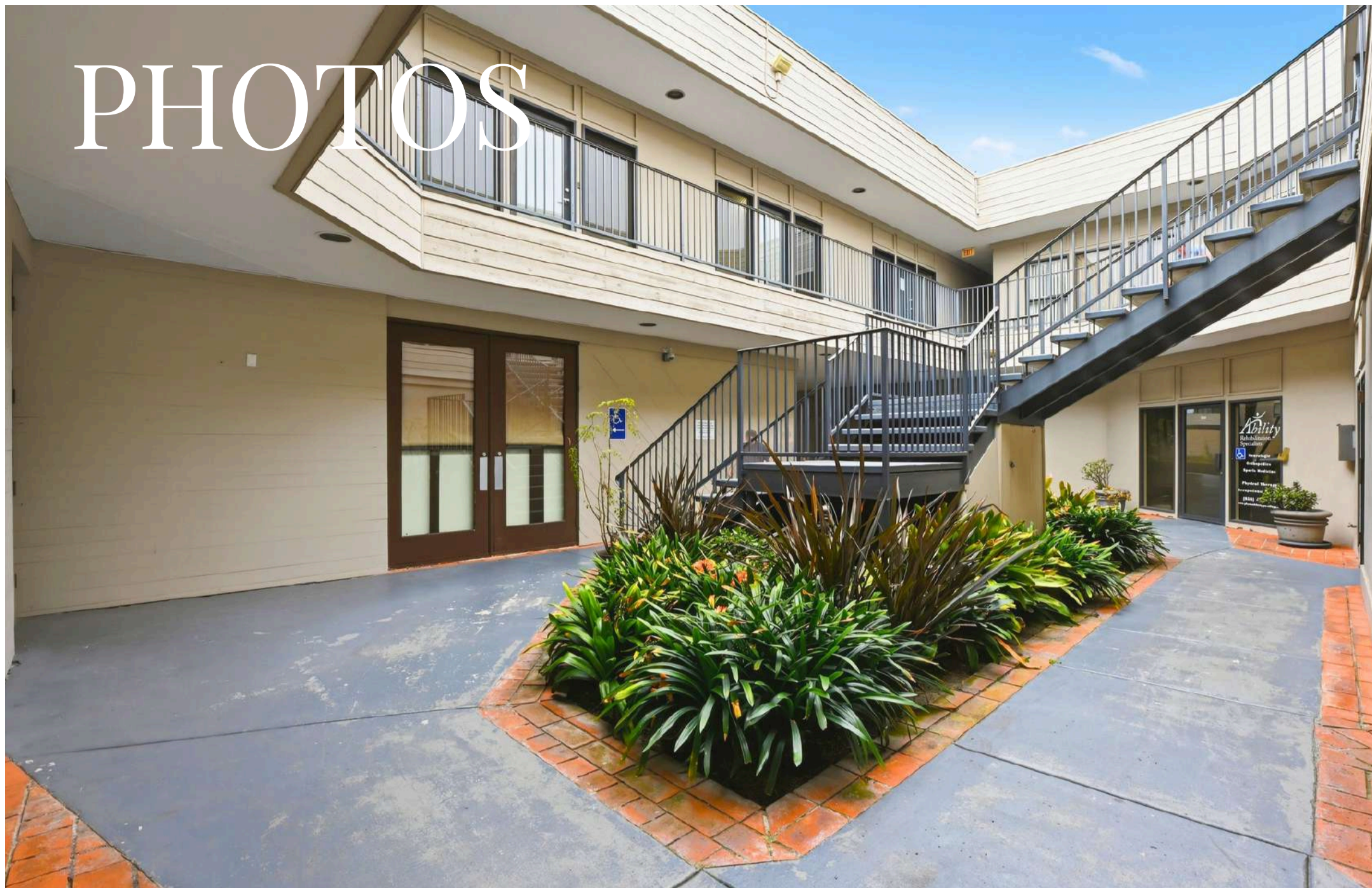
- ±2,900 SF
- Two (2) Private Restrooms
- Fully Equipped Kitchen
- Type 1 Hood & Grease Trap
- FF & E
- Type 41 (Beer & Wine) ABC License Available



# PHOTOS



# PHOTOS



# LA JOLLA

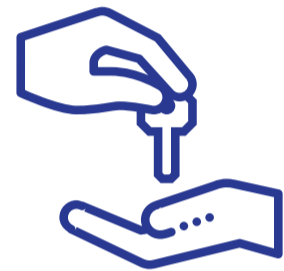
## *A Coastal Haven*

La Jolla—often called the "Jewel" of San Diego—is one of the most prestigious coastal destinations in Southern California. Known for its rugged coastline, world-class beaches, and the upscale Village, it blends a sophisticated luxury atmosphere with a classic seaside charm. Beyond its natural beauty, La Jolla is home to a high-end dining scene, premier boutiques, and a thriving professional community. For investors and operators, the neighborhood's affluent demographic and consistent global appeal offer a stable, high-value environment in one of the region's most sought-after real estate markets.

# LA JOLLA IN FOCUS



**Population Growth and Demographics:** La Jolla continues to attract high-income professionals, researchers, and families drawn by UCSD proximity, top-ranked schools, and a prestigious coastal address.



**Rental Market Trends:** Average rents are rising 6.2% annually, with vacancy holding at 2.4% — well below the metro average — driven by a constrained housing supply and sustained demand.



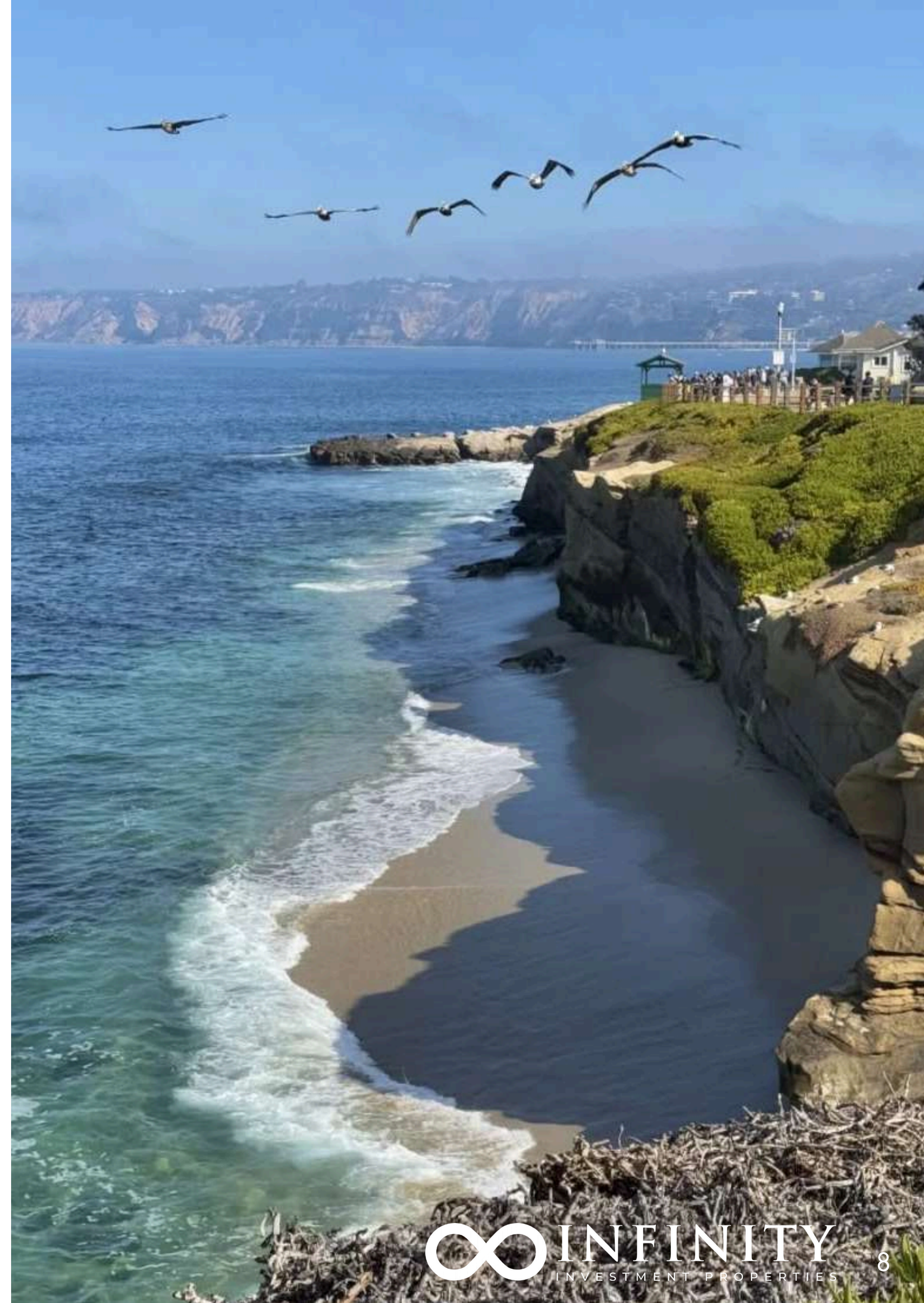
**Occupancy Rates:** Multifamily properties average 97.6% occupancy, reflecting La Jolla's persistent undersupply of rental stock relative to consistent tenant demand.



**Economic Indicators:** UCSD, the Salk Institute, Scripps Research, and a concentration of biotech and life-sciences firms provide a stable, recession-resilient employment base.



**Lifestyle and Amenities:** World-class dining, boutique retail, La Jolla Cove, and elite cultural institutions make the area one of Southern California's most sought-after addresses.



# DEMOGRAPHICS

1 MILE

POPULATION  
12,828

AVERAGE HH INCOME  
\$166,102

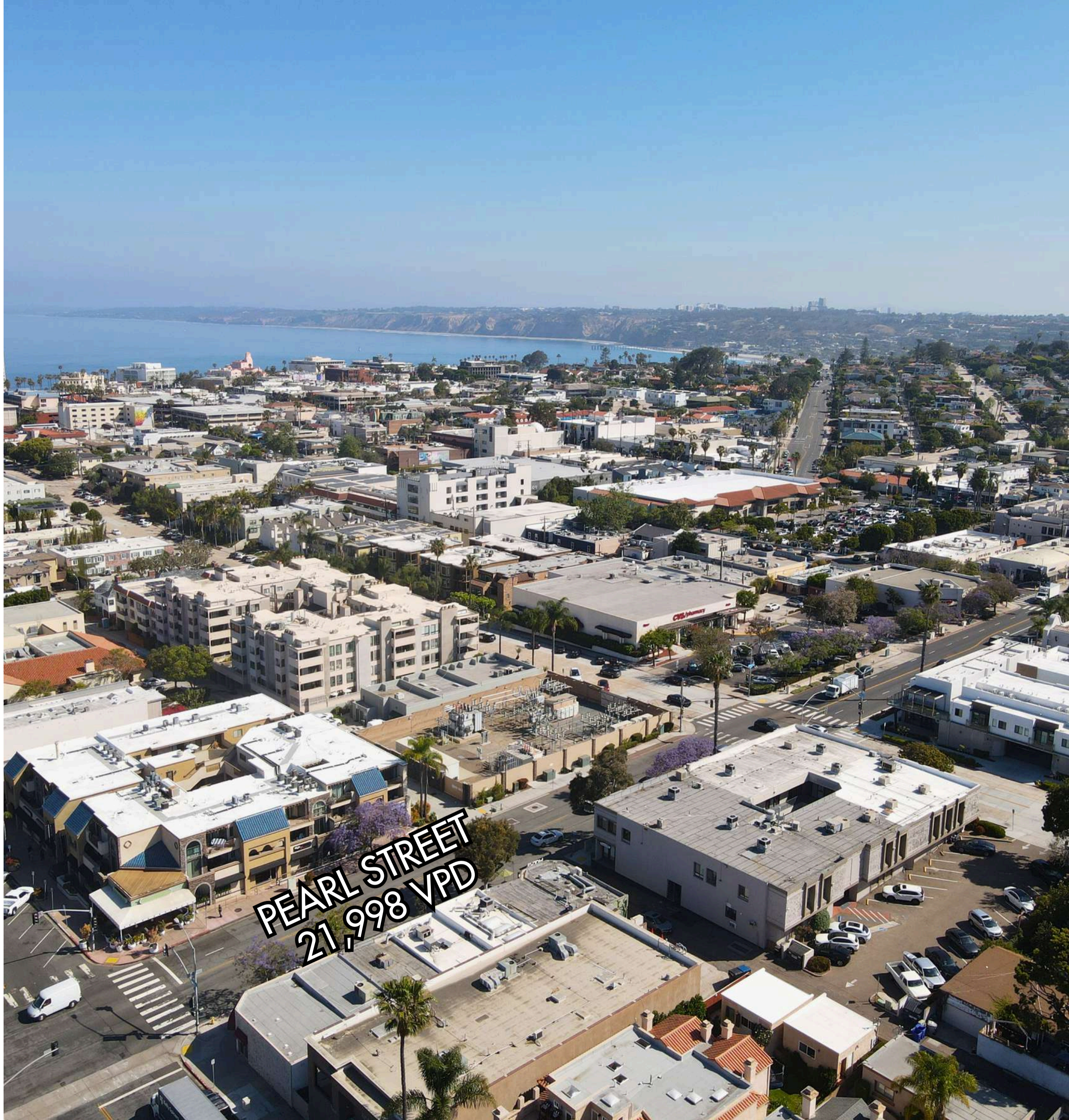
HOUSEHOLDS  
6,087

3 MILE

POPULATION  
47,910

AVERAGE HH INCOME  
\$176,268

HOUSEHOLDS  
23,358



# NEARBY AMENITIES



PopUp Bagels



**BevMo!**

**verizon**

**PAVILIONS**



**LEADS AVENUE**

**PEARL STREET**

**FAY AVENUE**

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