

# 5752 La Jolla Blvd.

La Jolla, CA 92037



Mixed-Use Building for Sale

DMJ  
PARTNERS

# building features

## COMMERCIAL GROUND FLOOR UNIT



## RESIDENTIAL UNIT



## BUILDING INFORMATION

- Building Size:  $\pm 4,479$  SF
- Lot Size:  $\pm 3,891$  SF
- Asking Price: \$4,450,000 (\$993/SF)
- APN: 357-366-16-00

## GROUND FLOOR UNIT

- Unit Size:  $\pm 2,791$  SF
- Use: Retail/Office
- Zoning: LJPD-4
- Market Rent: \$3.50 - \$4.50 + NNN

## RESIDENTIAL UNIT

- Unit Size:  $\pm 1,688$  SF
- 2 bedroom/1 bathroom
- Private entrance in rear of building
- Large open living area with new hardwood floors, updated bathroom and kitchen featuring granite countertops and stainless steel appliances
- Beautiful ocean views from your private rooftop deck
- Includes large single car garage with ample storage and a washer/dryer unit

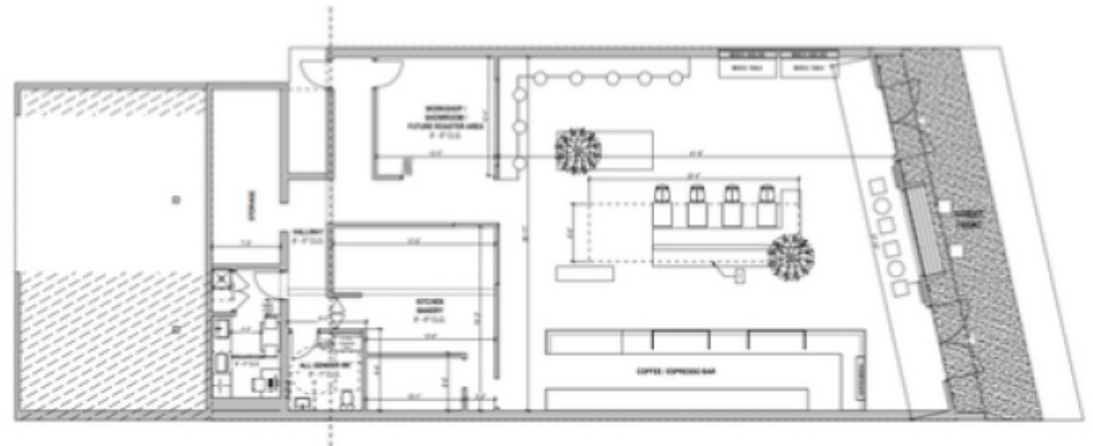
# property overview

## ➤ GENERAL INFORMATION

- Rare owner/user opportunity to OWN commercial property in La Jolla's charming Bird Rock neighborhood
- Occupy commercial space with 40 feet of frontage on La Jolla Boulevard
- Excellent supplemental income from 2 bedroom apartment with rooftop deck with spectacular ocean views
- Commercial unit restaurant ready with grease trap installed and infrastructure for type 1 hood in place
- Spacious open floorplan - prior columns removed

## ➤ RENOVATIONS

- Building currently undergoing extensive renovations to the commercial unit to be delivered in warm shell condition
- New foundation
- New perimeter wall
- Completely removed previously existing interior columns to fully open up the retail unit creating a spacious open floorplan
- New electrical, plumbing, HVAC
- New luxury wood-trimmed front glazings
- New roofing
- New enlarged skylight providing ample natural light into the center of the space



# the location

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**La Jolla** is an affluent coastal community and neighborhood within the city of San Diego, California, located about twelve miles north of Downtown. Often called “the Jewel of San Diego,” it spans roughly seven square miles along the Pacific Ocean, blending stunning natural beauty with upscale living. With a population of around 45,000, it’s renowned for its Mediterranean-like climate, world-class beaches, luxury resorts, and a mix of residential, commercial, and scientific hubs.

**Bird Rock** is La Jolla’s charming, walkable “downtown” enclave, situated at the southern edge along the coast. Named for the seabirds that once nested on its rocky shores, this family-friendly, bohemian-vibe neighborhood covers about 0.5 square miles and has nearly 3,000 residents. The area is bustling with boutique shops, cafes and restaurants. It’s kid and pet-friendly, with a weekly farmers’ market and various community events.



Walking distance to numerous  
restaurants & retail



Near Public Transportation



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## For More Information

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