

8110 LA JOLLA SHORES DR

LA JOLLA, CA 92037

FOR LEASE

±934 SF AVAILABLE

LEV MIZAN

Managing Broker

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SETH PITE

Senior Associate

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INFINITY
INVESTMENT PROPERTIES

PROPERTY HIGHLIGHTS

\$4.47/SF + NNN (\$0.68)
Lease Rate

±934 SF
Suite Size

Suite 101B
1st Floor

Retail/Office
Building Type

10' FT
Ceiling Height

Within 30 Days
Availability

Reserved Underground Spaces
Parking

Two (2)
Private Offices





Location

This property offers **frontage on La Jolla Shores Dr**, 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**.

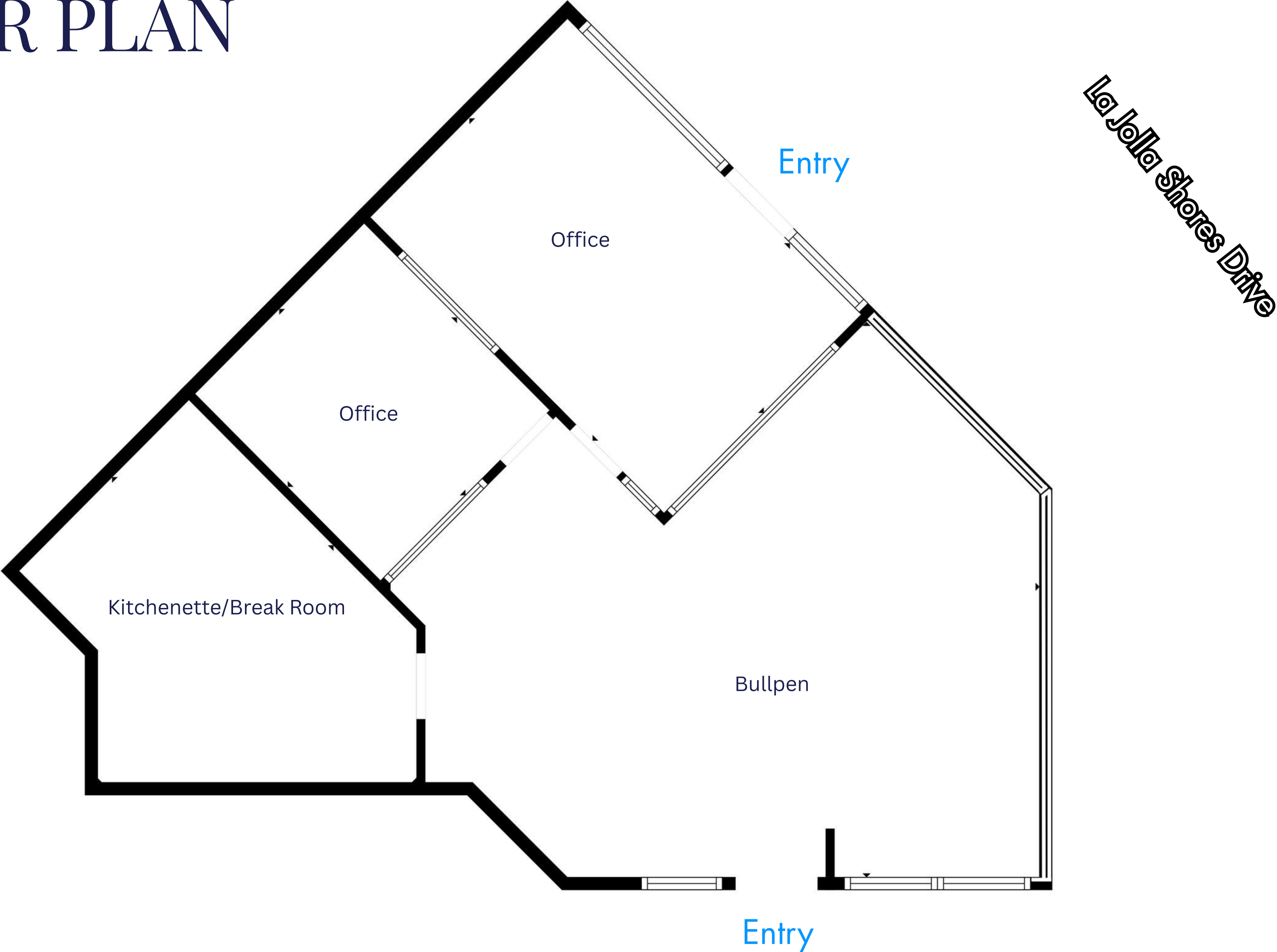
On-Site Amenities

The space features high ceilings, **large windows that bring in abundant natural light**, and an outdoor patio. Interior elements include **two (2) private offices, an in-suite kitchenette, and an open floor plan**. The property also offers **storefront visibility, prominent signage opportunities, & is ADA-compliant**.

Parking

The site includes **reserved parking spaces available** conveniently located underneath the building, providing reliable access for tenants. Additional client parking located in the back of the building.

FLOOR PLAN



PHOTOS



DEMOGRAPHICS

1 MILE

POPULATION
6,928

AVERAGE HH INCOME
\$185,448

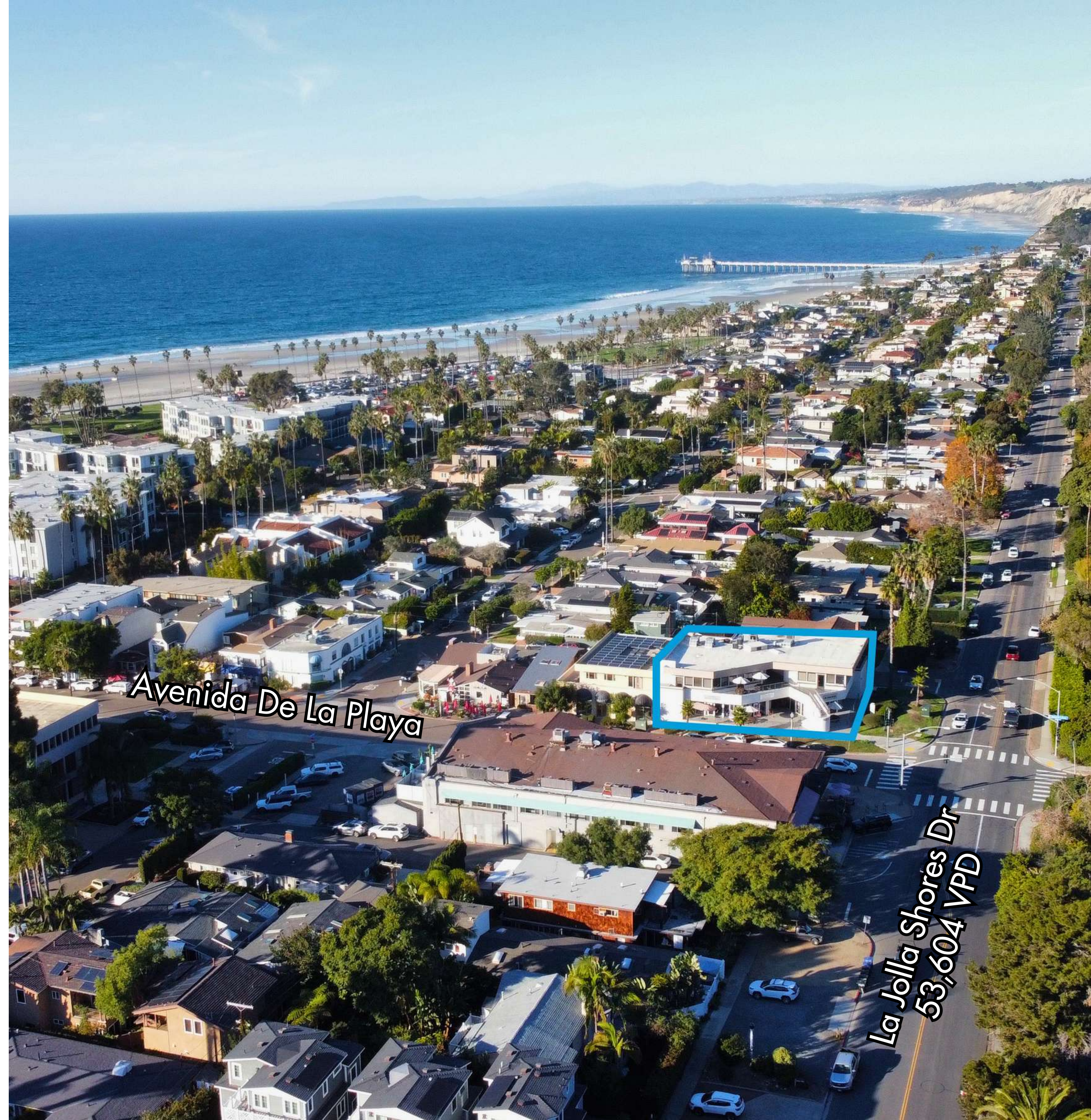
HOUSEHOLDS
2,848

3 MILE

POPULATION
97,962

AVREAGE HH INCOME
\$137,357

HOUSEHOLDS
37,548



NEARBY AMENITIES



La Jolla Shores

Paseo Del Ocaso

La Jolla Shores Drive

8110 La Jolla Shores Dr

Avenida De La Playa

- | | |
|--------------------------------|-----|
| La Jolla Shores Hotel | #1 |
| La Jolla Shores Surf Systems | #2 |
| Dough Momma Pizzeria | #3 |
| Shore Rider | #4 |
| PIATTI | #5 |
| MRKT Space | #6 |
| Brick & Bell | #7 |
| Shorehouse Kitchen | #8 |
| Casa Del Lobo | #9 |
| La Jolla Shores Nail & Spa | #10 |
| The Corner Mercantile & Eatery | #11 |
| SANDPIPER | #12 |
| Barbarella | #13 |
| Sushi Mori | #14 |
| Osteria Romantica | #15 |
| La Jolla Beach & Tennis Club | #16 |

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