



WELLINGTON
REAL ESTATE

FOR SALE INFORMATION

619.962.9900

INVESTMENT OPPORTUNITY



A Mixed-Use Coastal Investment in La Jolla

6780-6786 La Jolla Blvd

La Jolla, CA

WINDANSEA MIXED-USE INVESTMENT

Offering

This exceptional mixed-use property at 6780-6786 La Jolla Boulevard presents a rare coastal investment opportunity in one of Southern California's most prestigious markets, just one block from the beach. Offered at \$4.89 million, the property comprises three street-level commercial spaces and two residential units, generating \$205,000 in gross annual income with a 3.63% capitalization rate. The property's irreplaceable location commands strong tenant demand and provides diversified income streams.

Situated one block from the world-renowned Windansea Beach, this La Jolla location represents one of the most desirable addresses on the Southern California coast. The area attracts affluent residents and high-quality businesses seeking a premium, walkable coastal setting. Limited inventory and consistent property appreciation in this submarket underscore the exceptional nature of this opportunity.

The property appeals to investors seeking long-term appreciation and steady cash flow, as well as owner-occupants with business aspirations. With 100% occupancy and a newly signed two-year retail lease, the asset provides immediate and stable returns. A buyer could repurpose one commercial space for personal business operations while maintaining rental income from the remaining units, creating significant value-add potential.





WINDANSEA MIXED-USE INVESTMENT

Investment Summary

ADDRESS

6780-6786 La Jolla Blvd, La Jolla, CA

PRICE

\$4,890,000

CAP

Current 3.63%

YEAR BUILT

1961

APNS

351-391-0900

UNIT MIX

3 commercial, 2 residential

RENTABLE SF

5,176

OCCUPANCY

100%

PROPERTY DESCRIPTION

Irreplaceable mixed-use investment located one block from the beach in prestigious La Jolla. The five-unit property features three commercial spaces and two residential units, fully occupied and generating strong cash flow.





Investment Highlights

Steps from Windansea Beach

Located just one block from Windansea Beach, offering unmatched location prestige and consistent tenant attraction.

100% Occupancy

Fully leased with recently signed retail tenant, ensuring immediate and stable cash flow generation.

Mixed-Use Diversification

Three commercial and two residential units provide income diversity and reduced market-concentration risk.

Owner-User Opportunity

Acquisition buyer could occupy one commercial space for personal business while maintaining income from remaining units.

Lease Stability

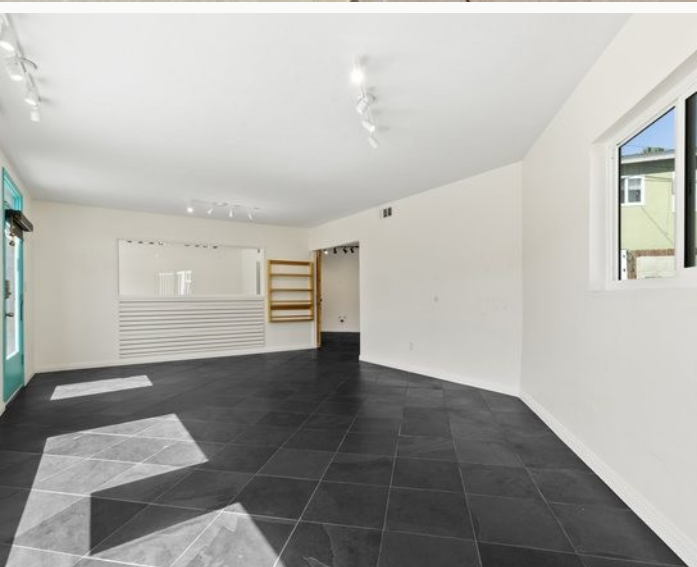
New two-year retail lease on 6786 La Jolla Boulevard provides predictable cash flow and tenant retention certainty.

Premium Outdoor Amenities

Substantial front patio space enhances tenant appeal and supports premium-tier business operations and customer experience.







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Points of Interest



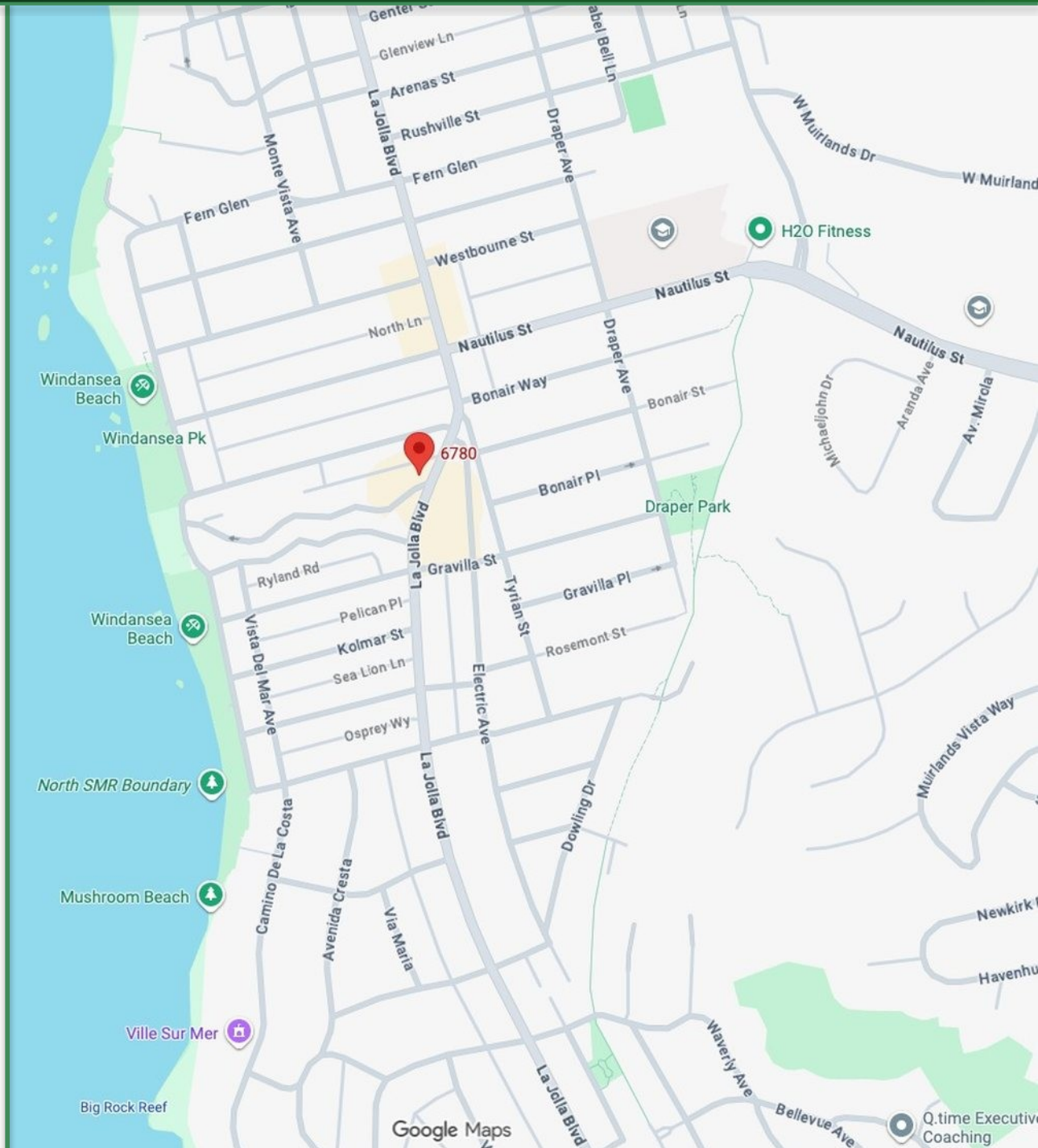


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Location

La Jolla — a Premier Coastal Community, One Block from the Sand.

La Jolla is one of Southern California's most exclusive and affluent coastal communities, characterized by pristine beaches, high property values, and a sophisticated demographic profile. The submarket benefits from limited inventory, strong tourism infrastructure, and consistent demand from premium-quality tenants and owner-occupants. Proximity to Windansea Beach positions this property within walking distance of some of the region's most coveted recreational and commercial amenities, reinforcing its investment value.





6780-6786 LA JOLLA BLVD

LA JOLLA, CA



EXCLUSIVELY LISTED BY

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FOR SALE INFORMATION

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