

# BIRD ROCK PLAZA

5550 La Jolla Village Blvd, La Jolla, CA 92037

FOR LEASE | BIRD ROCK  
RETAIL/RESTAURANT  
AND OFFICE

## Highlights

- +/-4,500 SF Former Restaurant/Retail Space Available for Lease + Large patio on La Jolla Blvd (Bird Rock's main thoroughfare).
- +/-100 – 1000 SF Newly renovated office space available for lease on the 2<sup>ND</sup> Floor with ocean views!
- Very walkable coastal community surrounded by restaurants, shops, coffee shops, and just blocks away from the beach
- Affluent Community – Avg. household income of \$159,000 and a median home value of \$1,085,000 within a 1 mile radius.
- Great retailers in the area such as Starbucks, LJ Crafted Wines, Wheat & Water, Bird Rock Coffee Roasters, Rush Cycle, Wayfarer Bread & Pastry, Studio Barre, and many more!

## Neighboring Retailers:



## Anthony Acosta

Associate  
Anthony@duhscommercial.com  
619.491.0048  
CA Lic. # 01900150

## Rick Wu

Vice President  
Rick@duhscommercial.com  
619.491.0826  
CA Lic. # 01495421



No warranty or representation is made to the accuracy of the foregoing information. All information is subject to change without notice.

3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0335 | Email [Anthony@duhscommercial.com](mailto:Anthony@duhscommercial.com)

# PHOTOS

5550 La Jolla Village Blvd, La Jolla, CA 92037



± 4,500 SF

FORMER RESTAURANT/  
RETAIL SPACE + LARGE  
PATIO

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# RETAIL/RESTAURANT INTERIOR PHOTOS

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# PHOTOS

5550 La Jolla Village Blvd, La Jolla, CA 92037



± 100-1,000 SF Renovated Office Spaces with Ocean Views

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# INTERIOR OFFICE PHOTOS

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# INTERIOR OFFICE PHOTOS

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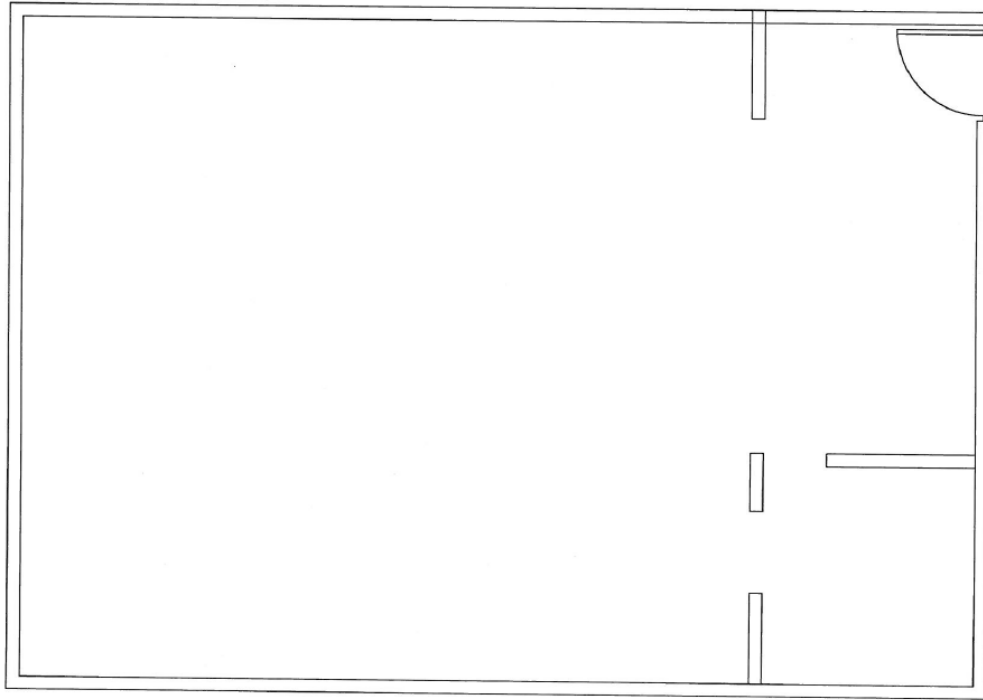
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# OFFICE FLOOR PLANS

5550 La Jolla Village Blvd, La Jolla, CA 92037

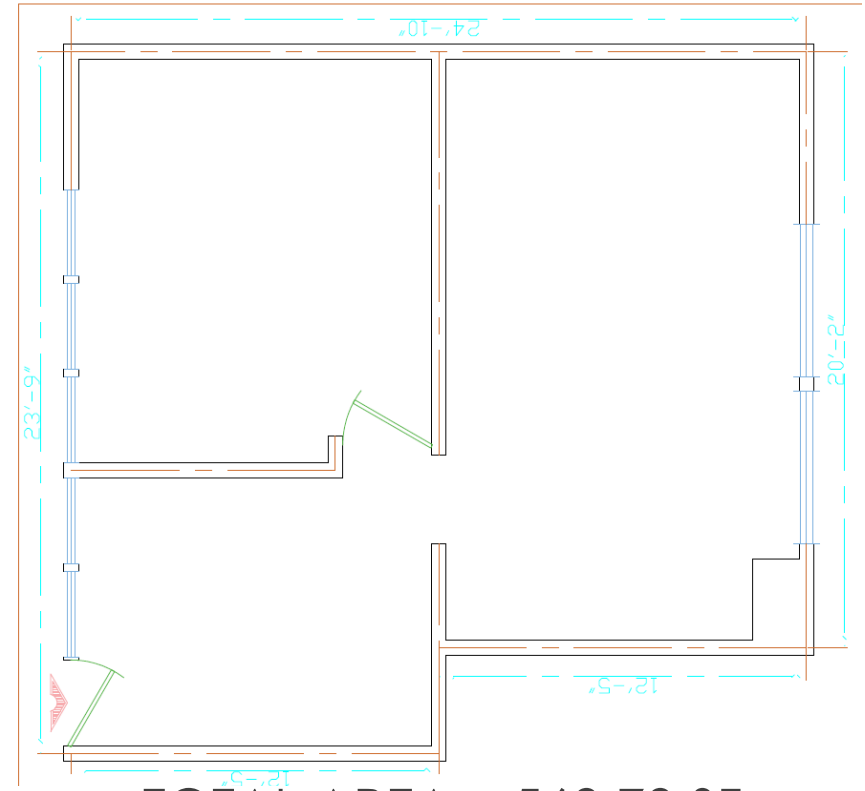
## SUITE B



TOTAL AREA: 416.5 SF

[Virtual Tour for Suite B](#)

## SUITE D



TOTAL AREA: ±568.78 SF

[Virtual Tour for Suite D](#)

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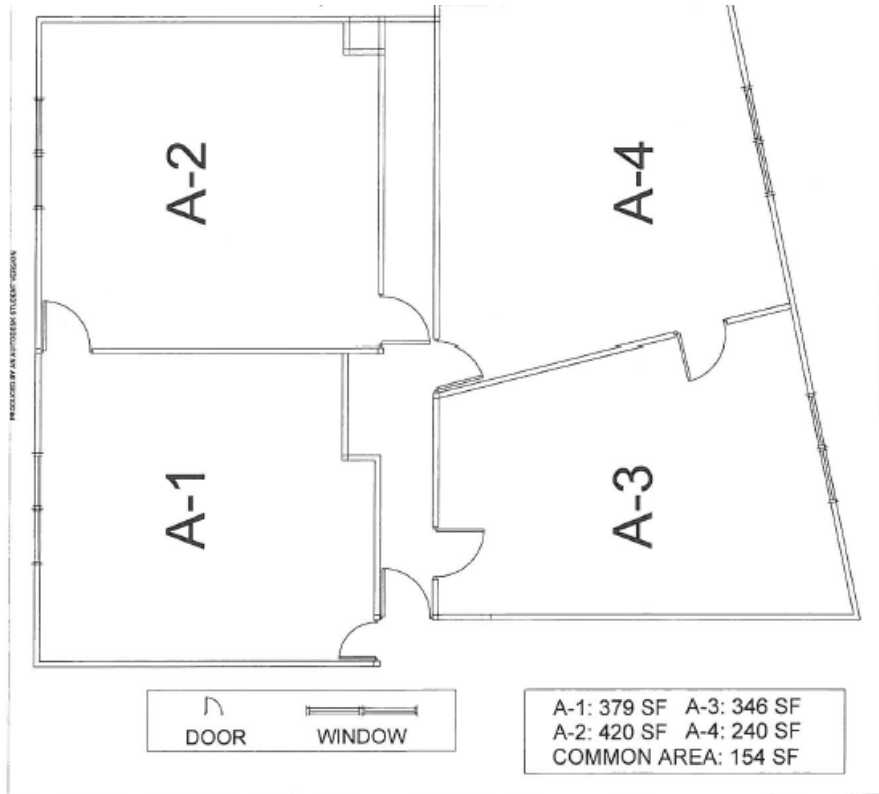


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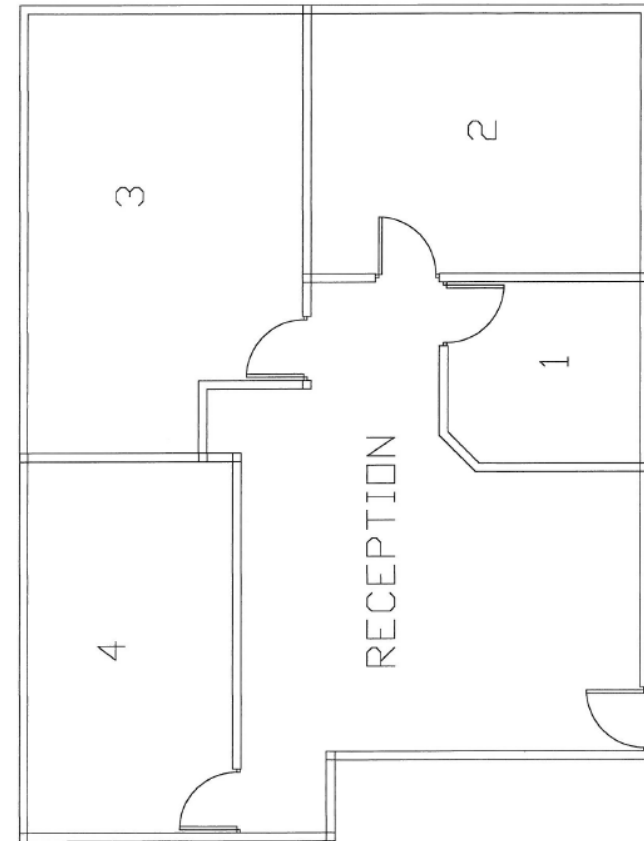
5550 La Jolla Village Blvd, La Jolla, CA 92037



(Can be rented as individual suites)

**A1-A4: ±240-420 SF**

[Virtual Tour for Suite D-1](#)



1: 61 SF      3: 209.8 SF  
2: 73.2 SF    4: 116.8 SF  
RECEPTION: 274 SF

**SUITE D-1: ±734 SF**

[Virtual Tour for Suites A1-A4](#)

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# AERIAL

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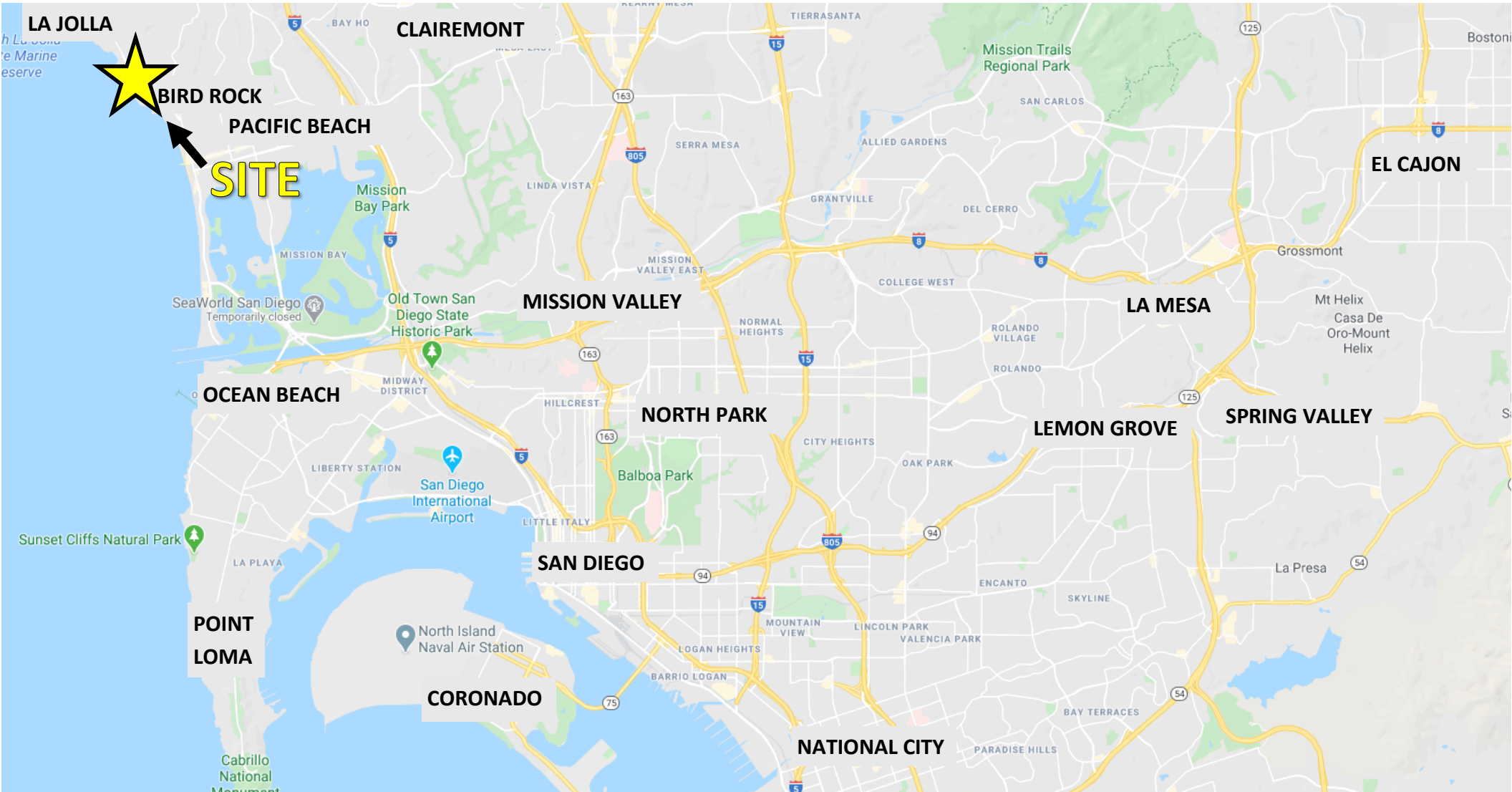


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# MAP

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# DEMOGRAPHICS

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	1 Mile	3 Mile	5 Mile
<b>Population</b>			
<b>2020 Estimate</b>	12,011	80,845	198,693
2025 Projection	12,364	83,307	203,672
Median Age	41.3	38.2	36.4
<b>2020 Population By Race</b>			
White	10,770 89.67%	72,105 89.19%	158,727 79.88%
Black	95 0.79%	1,034 1.28%	3,577 1.80%
Am. Indian & Alaskan	37 0.31%	380 0.47%	1,204 0.60%
Asian	606 5.05%	4,232 5.23%	26,478 13.32%
Hawaiian & Pacific Island	38 0.32%	180 0.22%	524 0.26%
Other	466 3.88%	2,913 3.60%	28,183 14.18%
<b>Population by Hispanic Origin</b>			
Non-Hispanic Origin	10,933 91.02%	71,208 88.08%	170,580 85.85%
Hispanic Origin	1,078 8.98%	9,636 11.92%	28,113 14.14%
<b>Households</b>			
2020 Estimate	5,359	38,873	87,380
2025 Projection	5,497	39,995	89,488
2010 Census	4,881	34,752	80,413
2020 Average Household Size	2.20	2.00	2.10
<b>2020 Avg Household Income</b>	\$158,520	\$128,892	\$115,314
<b>2020 Occupied Housing</b>			
Owner Occupied	3,024 56.43%	16,317 41.98%	37,397 42.79%
Renter Occupied	2,335 43.57%	22,556 58.02%	49,983 57.20%
<b>2020 Median Home Value</b>	\$1,084,922	\$1,041,999	\$851,617



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