

# BIRD ROCK PLAZA

5550-5590 La Jolla Blvd., La Jolla, CA 92037

± 4,500 SF  
FORMER RESTAURANT/  
RETAIL SPACE +  
OUTDOOR PATIO

## Neighboring Retailers:

WHEAT & WATER



BIRD ROCK | CA



WAYFARER  
BREAD

studio  
BARRE



## Highlights

- ±4,500 SF former restaurant/retail space available for lease + outdoor patio on La Jolla Blvd (Bird Rock's main thoroughfare).
- 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!

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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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# AERIAL

5550-5590 La Jolla Blvd., La Jolla, CA



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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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