

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 2ND 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
619.491.0335 Ext. 18
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. This is not an offer to sell or lease property. Please consult your attorney for more information.

3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0826 | Email 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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3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com

RETAIL/RESTAURANT INTERIOR PHOTOS

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PHOTOS

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

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INTERIOR OFFICE PHOTOS

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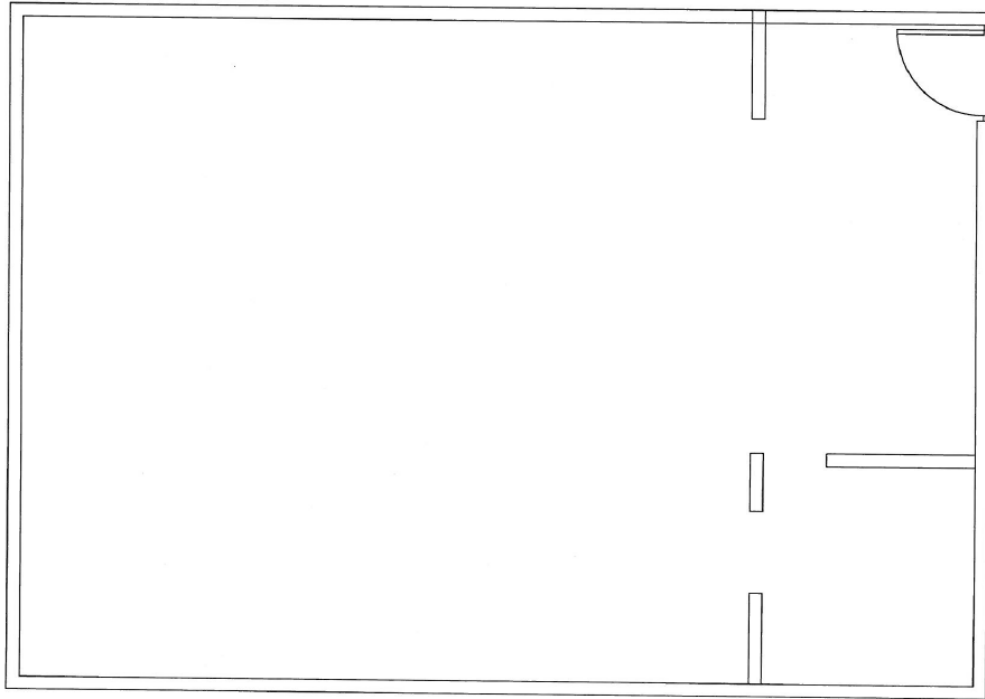
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OFFICE FLOOR PLANS

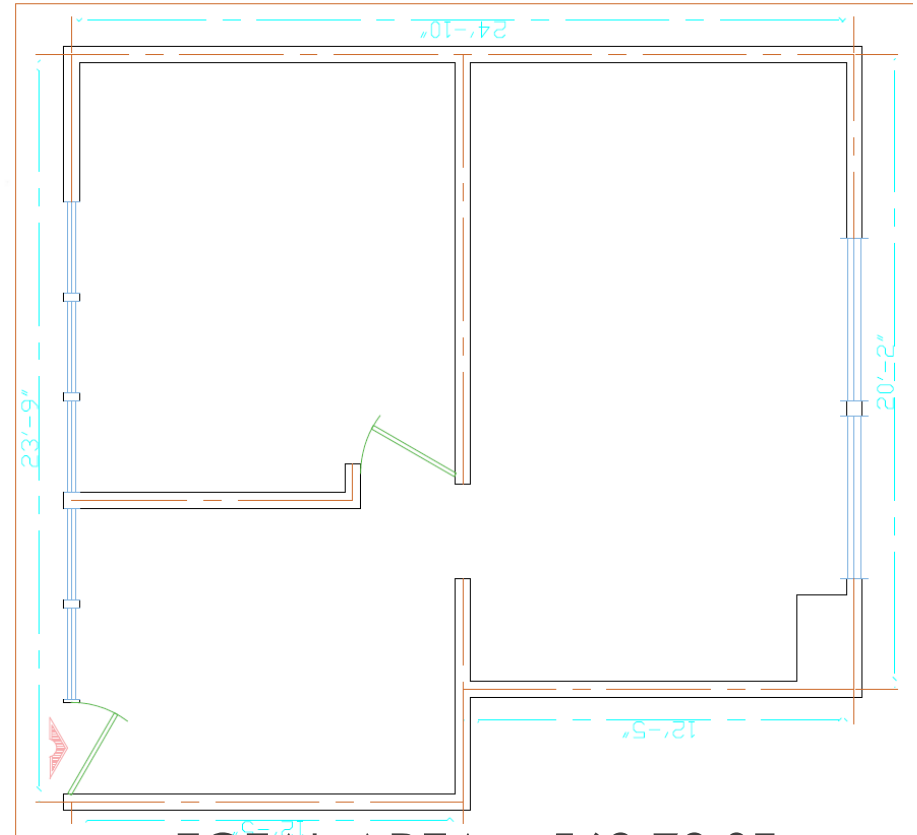
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SUITE B



TOTAL AREA: 416.5 SF

SUITE D



TOTAL AREA: ±568.78 SF

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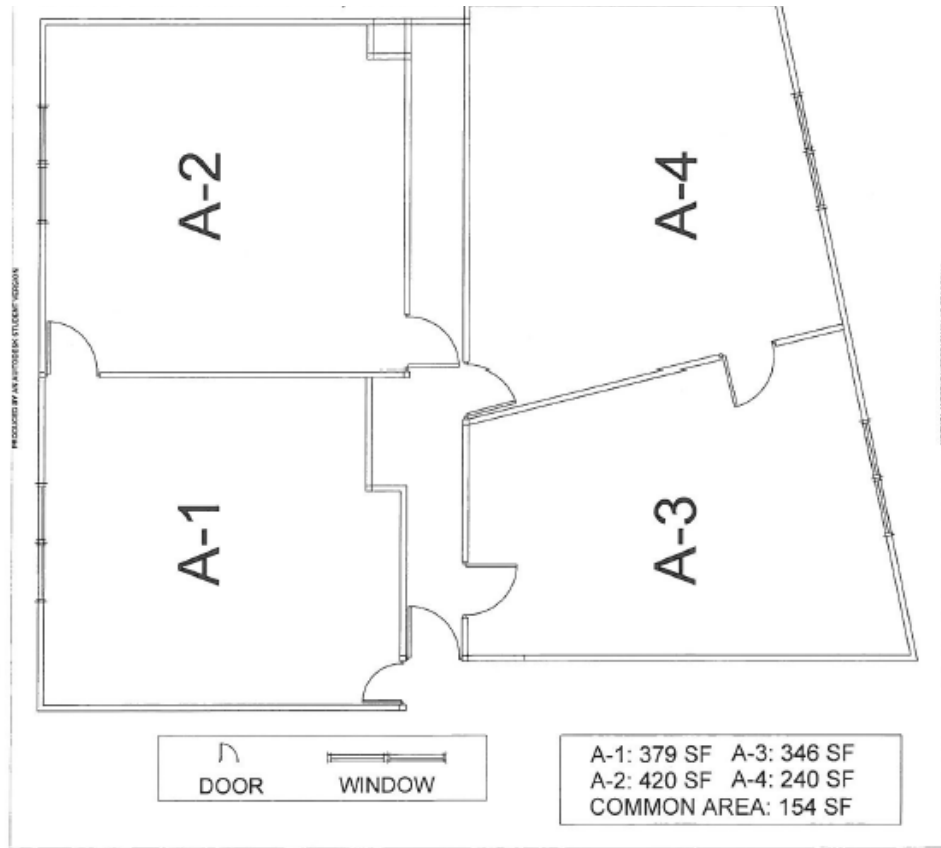


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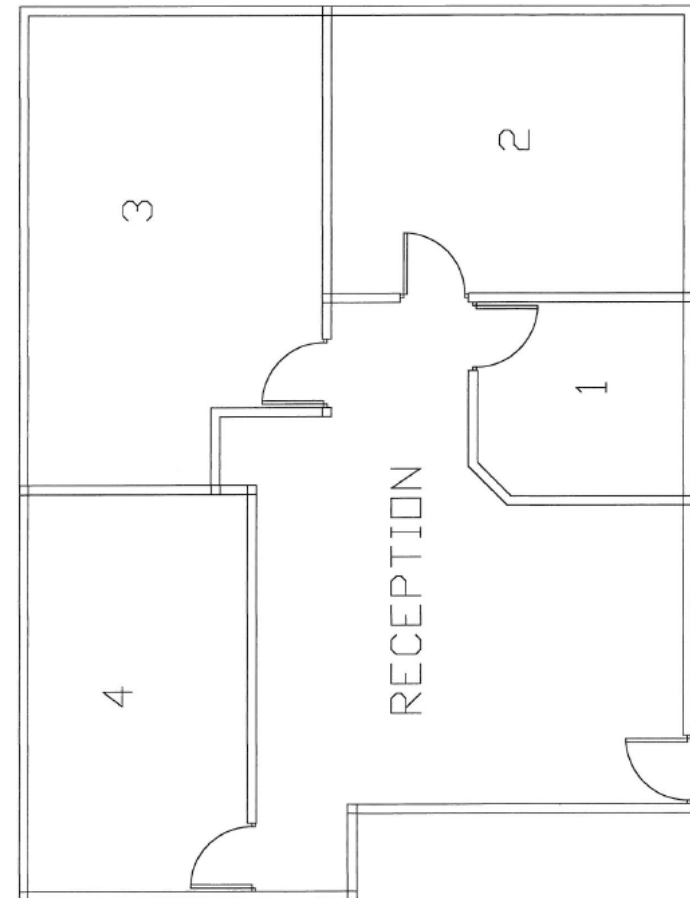
OFFICE FLOOR PLANS

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(Can be rented as individual suites)

A1-A4: ±240-420 SF



SUITE D-1: ±734 SF

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AERIAL

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MAP

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DEMOGRAPHICS

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	1 Mile	3 Mile	5 Mile
Population			
2020 Estimate	12,011	80,845	198,693
2025 Projection	12,364	83,307	203,672
Median Age	41.3	38.2	36.4
2020 Population By Race			
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%
Population by Hispanic Origin			
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%
Households			
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
2020 Avg Household Income	\$158,520	\$128,892	\$115,314
2020 Occupied Housing			
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%
2020 Median Home Value	\$1,084,922	\$1,041,999	\$851,617



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