

6800-6830

LA JOLLA BLVD SUITE #204
LA JOLLA, CA 92037

FOR LEASE



LEV MIZAN

Managing Broker

DRE Lic. #01998777

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 **INFINITY**
INVESTMENT PROPERTIES



PROPERTY HIGHLIGHTS

\$2.25/SF + Electric
Lease Rate

± 1,622 SF
Suite Size

2nd - Suite 204 & Mezzanine
Floor

Office
Building Type

Now
Availability

**7 Office Spaces +
1 Private Restroom/Shower**
Amenities

Underground (2.1/1,000 Q)
Parking

La Jolla Blvd
14,360 Vehicles Per Day



Visibility

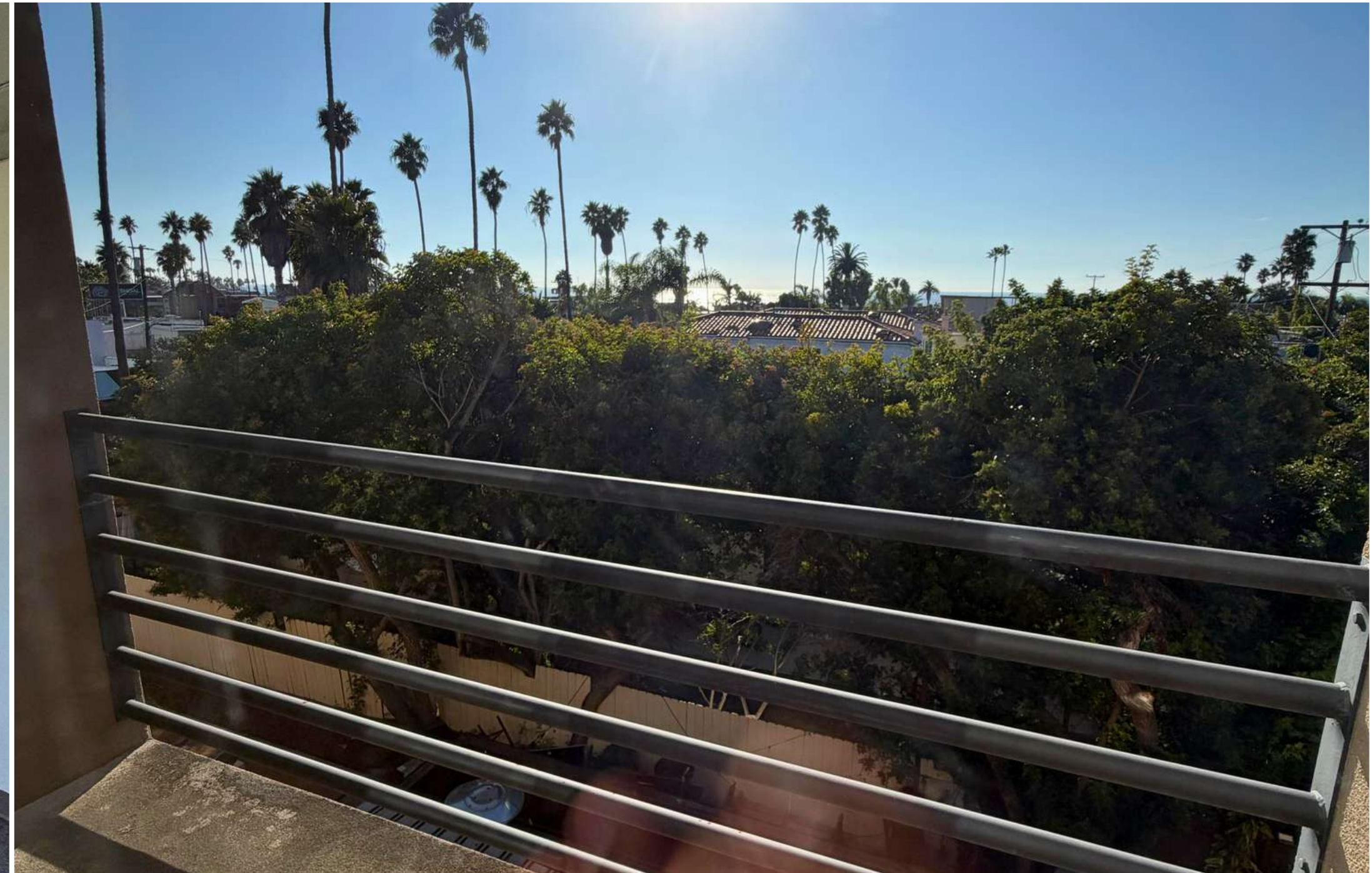
This La Jolla Boulevard location offers strong visibility in a prime coastal setting surrounded by dining, shops, and offices. The second-floor suite features mezzanine space and a private balcony with ocean views, creating an ideal professional environment.

On-Site Amenities

This two-story suite includes seven private offices on the ground floor and one upstairs with a private restroom and shower. Additional features include an onsite coffee bar, HVAC, signage opportunities, conference room access, storage, private entrance, and elevator access—all in a prime coastal location near the beach.

Parking

The property offers an underground parking lot with 25 spaces and a parking ratio of 2.1 per 1,000 SF, along with two on-grade handicap spaces. This convenient parking availability is a rare benefit in the heart of La Jolla Village.



DEMOGRAPHICS

1 MILE

POPULATION
12,724

AVERAGE HH INCOME
\$154,306

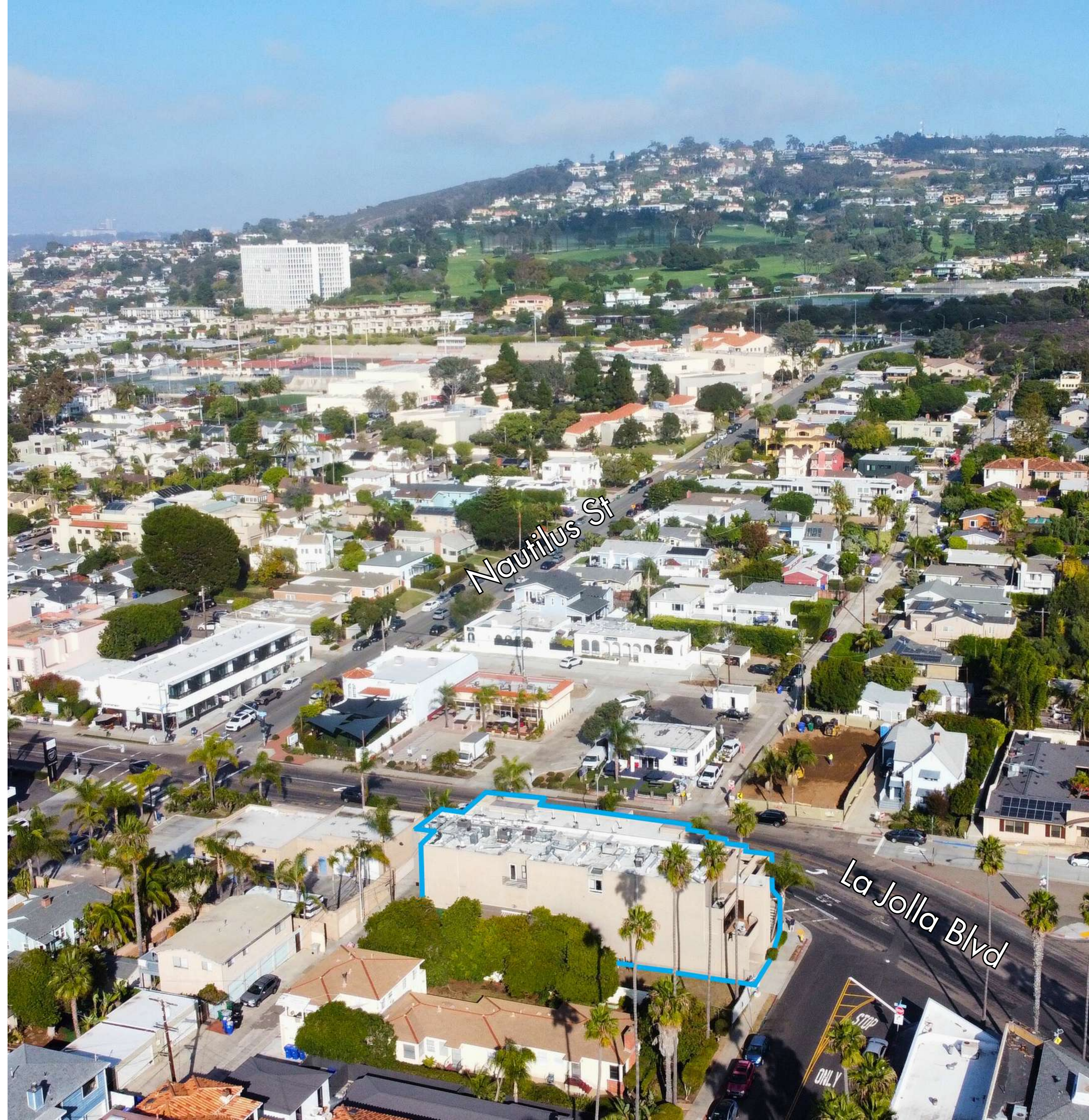
HOUSEHOLDS
5,816

3 MILE

POPULATION
53,279

AVREAGE HH INCOME
\$161,981

HOUSEHOLDS
23,798



NEARBY AMENITIES



La Jolla Village

La Jolla Blvd



#1



#2



#3



#4



#5



#6



#7



#8



#9

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