

FOR LEASE

5721 LA JOLLA BLVD
LA JOLLA, CA 92037



INFINITY
INVESTMENT PROPERTIES
Brokerage Management Investments
www.InfinityInvestProp.com
DRE Lic. #02433995

FOR LEASE
(619) 314-8181

Seth Pite Lev Mizan
DRE Lic. #01998777 DRE Lic. #02108503
Ext. # 102 Ext. # 101

 **INFINITY**
INVESTMENT PROPERTIES

LEV MIZAN

Managing Broker

DRE Lic. #01998777

C: (619) 888-5343

O: (619) 314-8181 ext. 101

Lev@InfinityInvestProp.com

SETH PITE

Senior Associate

DRE Lic. #02108503

C: (858) 997-5472

O: (619) 314-8181 ext. 102

Seth@InfinityInvestProp.com

PROPERTY HIGHLIGHTS

\$3.00 + NNN (\$0.60/SF)
Lease Rate

±3,313 SF
Building Size

±12-13 FT
Ceiling Height

Retail/Restaurant
Building Type

Now
Availability

Exterior & Interior Upgrades

LJPD-4
Zoning

±547 SF
Exclusive Patio Space

Delivered in Grey Shell Condition

La Jolla Blvd
14,092 Vehicles Per Day

Bird Rock Avenue



Location

This property offers **±40 feet of frontage along La Jolla Boulevard** in the Bird Rock neighborhood, just steps from the beach. Conveniently positioned between La Jolla Village and Pacific Beach, the site provides strong visibility from its elevated placement and benefits from steady local and visitor traffic. A **bus stop is located directly in front** of the property, enhancing accessibility for customers and employees. Notably, there is no street parking directly in front of the building, which preserves **clear sightlines and uninterrupted visibility** to passing vehicles. Street parking available in the surrounding area.

On-Site Amenities

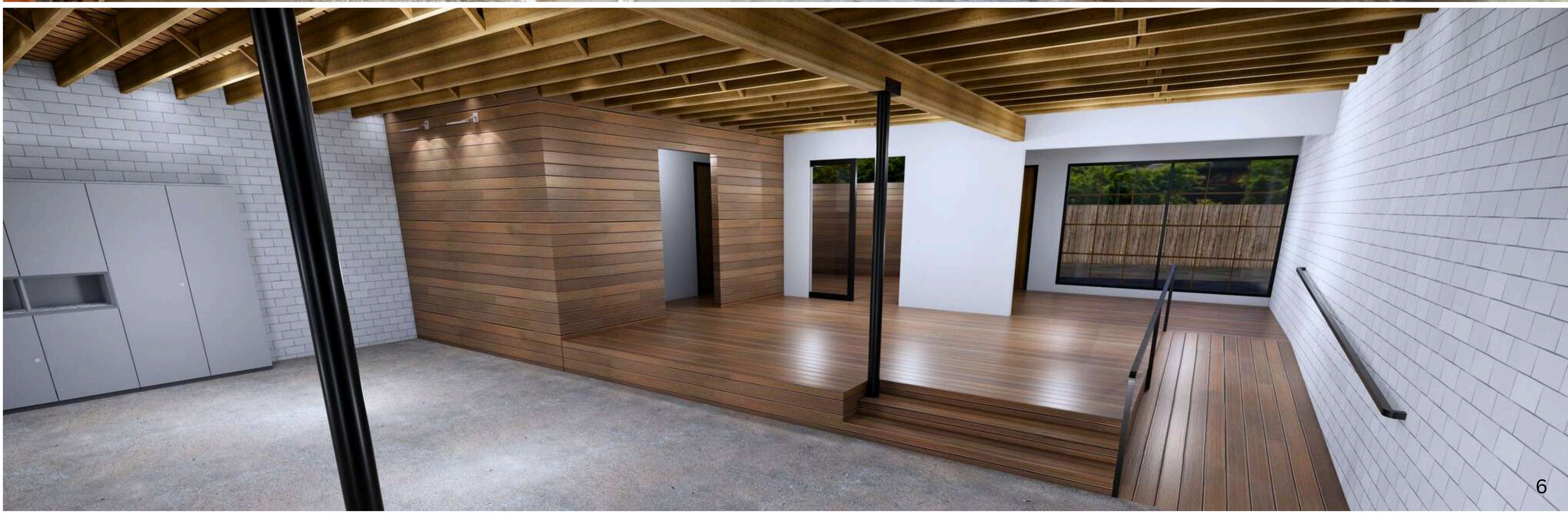
The space totals **±3,313 SF** and offers a flexible, partially built-out interior ideal for **retail or restaurant use**. Existing infrastructure includes floor drains, venting options, **high ceilings of ±12–13 feet**, and dedicated storage space, along with rear loading and delivery access. The property also features an inviting front entrance and an approximately **±547 SF patio**, providing strong visibility and an opportunity to create an indoor–outdoor customer experience. The space is stubbed for utilities, allowing for a custom kitchen build-out and the potential addition of restrooms.

THE VISION



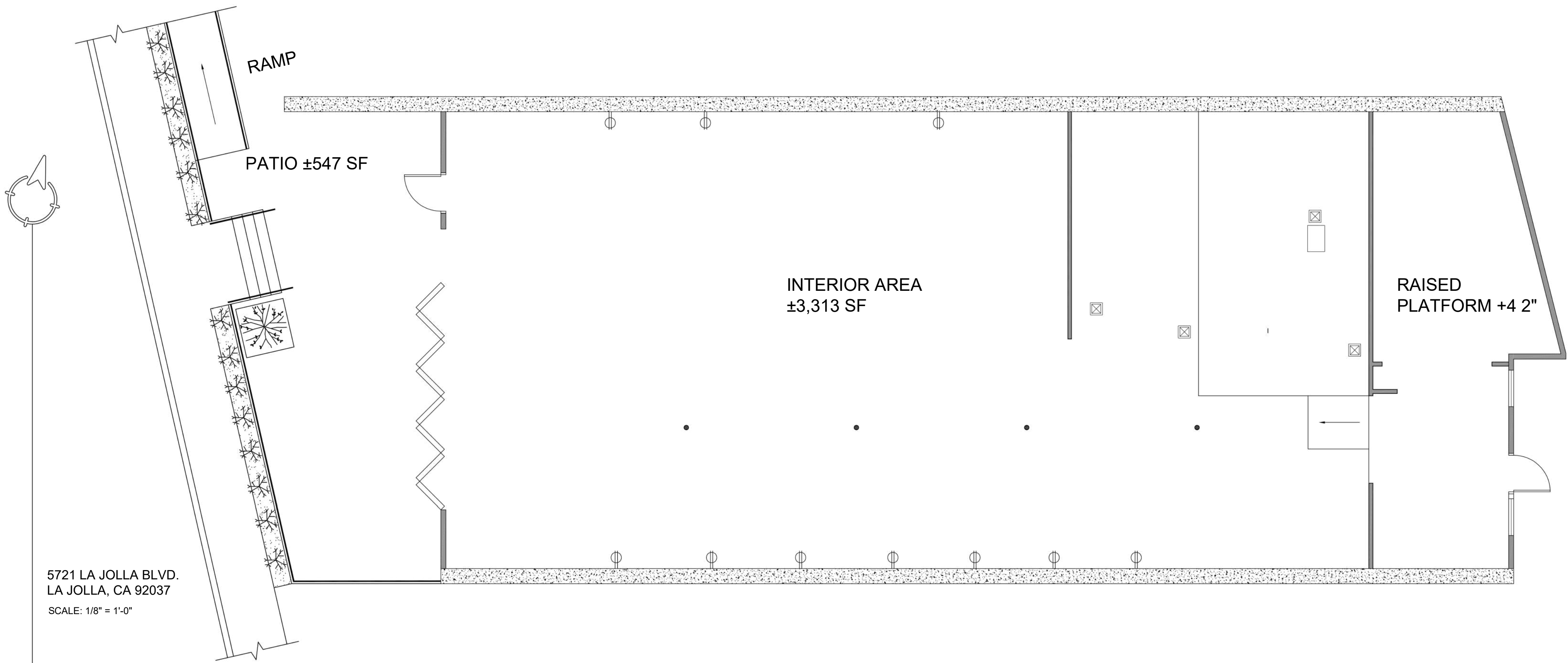


INTERIOR RENDERING



FLOOR PLAN

1



5721 LA JOLLA BLVD.
LA JOLLA, CA 92037
SCALE: 1/8" = 1'-0"

DEMOGRAPHICS

1 MILE

POPULATION
11,698

AVERAGE HH INCOME
\$169,364

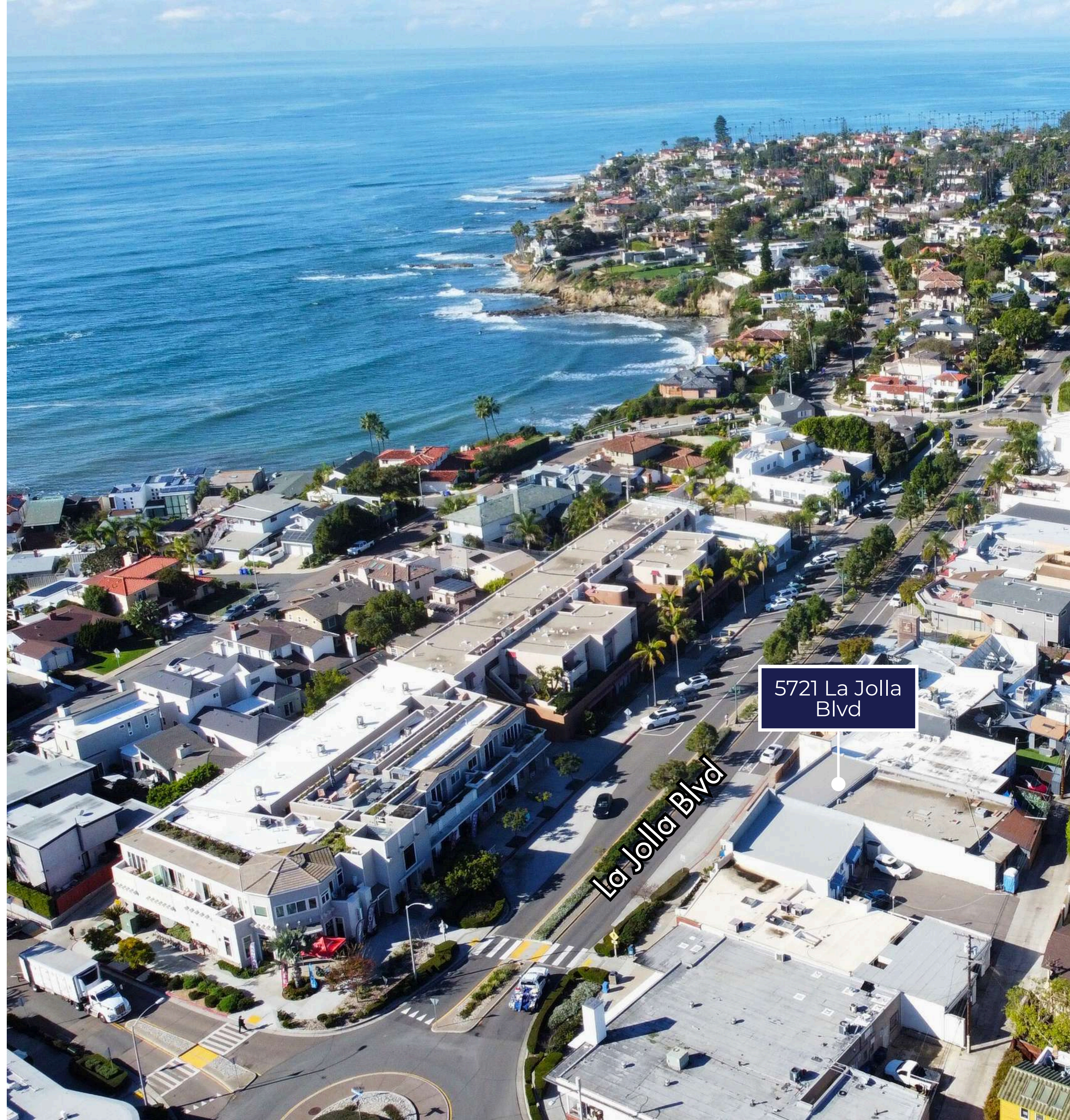
HOUSEHOLDS
5,050

3 MILE

POPULATION
78,709

AVREAGE HH INCOME
\$144,561

HOUSEHOLDS
36,824





PROPERTY HIGHLIGHTS

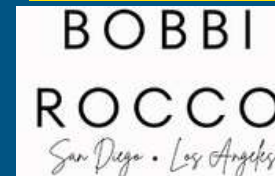
WHEAT & WATER



#1



#2



#3



#4



#5



#6



#7



#8



#10



#11



#12



#13



#14



LEV MIZAN
Managing Broker
DRE Lic. #: 01998777
C: 619.888.5343
Lev@InfinityInvestProp.com



SETH PITE
Senior Associate
DRE Lic. #: 02108503
C: 858.997.5472
Seth@InfinityInvestProp.com

Infinity Investment Properties, Inc. All rights reserved. This information has been obtained from sources deemed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Infinity Investment Properties, Inc. and the Infinity Investment Property logo are service marks for Infinity Investment Properties, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Infinity Investment Properties. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.