

# FOR LEASE

1,526 SF Retail/Office Space  
5544 La Jolla Blvd  
La Jolla, California



## FEATURES

- Located in La Jolla within the exclusive Bird Rock community, the property is located on La Jolla Blvd
- Great frontage along the main thoroughfare with signage opportunities
- Property is surrounded by a great mix of tenants including Bird Rock Coffee Roasters, Wayfarer Bread & Pastry, Wheat & Water, and Beaumont's Eatery

1,526 SF retail or office space available for lease

- Traffic count: La Jolla Blvd - 17,000 ADT
- Open floor plan allowing for a variety of uses



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**SITE**



Forward St

La Jolla Blvd

La Jolla Hermosa Ave

Chelsea Ave

17,000 ADT

Midway St

# Expanded Demographic Profile

ESTIMATED 2019 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

5544 La Jolla Blvd, La Jolla, California, 92037



## POPULATION

	5 minutes	10 minutes	15 minutes
Total Population	18,113	65,849	97,621
Projected Population (2022)	18,558	67,537	100,200



## HOUSING

Total Households	8,777	32,289	46,223
Projected Total Households (2022)	8,943	33,005	47,299



## INCOME

Median Household Income	\$111,559	\$93,464	\$92,998
Average Household Income	\$157,578	\$137,485	\$136,994
Per Capita Income	\$76,179	\$67,443	\$64,858
Median Disposable Income	\$87,603	\$74,093	\$73,984
Average Disposable Income	\$105,216	\$93,515	\$93,520



## DAYTIME DEMOS

Total Daytime Population	13,152	56,526	95,387
Daytime Population Workers	6,481	31,084	55,107
Daytime Population Residents	6,671	25,442	40,280



## RACE & ETHNICITY

White	15,919 <b>87.88%</b>	56,189 <b>85.33%</b>	81,187 <b>83.17%</b>
Black or African American	130 <b>0.72%</b>	758 <b>1.15%</b>	1,286 <b>1.32%</b>
American Indian & Alaska Native Population	59 <b>0.33%</b>	213 <b>0.32%</b>	357 <b>0.37%</b>
Asian Population	766 <b>4.23%</b>	3,149 <b>4.78%</b>	5,299 <b>5.43%</b>
Pacific Islander Population	51 <b>0.28%</b>	152 <b>0.23%</b>	232 <b>0.24%</b>
Other Race Population	432 <b>2.38%</b>	2,536 <b>3.85%</b>	4,771 <b>4.89%</b>
Population of Two or More Races	757 <b>4.18%</b>	2,852 <b>4.33%</b>	4,488 <b>4.60%</b>
Hispanic Population	1,835 <b>10.13%</b>	8,387 <b>12.74%</b>	14,307 <b>14.66%</b>
Non-Hispanic Population	16,278 <b>89.87%</b>	57,462 <b>87.26%</b>	83,314 <b>85.34%</b>



## EDUCATION

Bachelor's Degree	6,465 <b>45.40%</b>	22,799 <b>44.00%</b>	30,288 <b>39.86%</b>
Graduate/Professional Degree	4,228 <b>29.69%</b>	13,779 <b>26.59%</b>	19,817 <b>26.08%</b>



## AGE

Median Age	37.2	35.7	37.7
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