FOR LEASE

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





- 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



FEATURES

ALLISON CAMPBELL Lic.# 01506790

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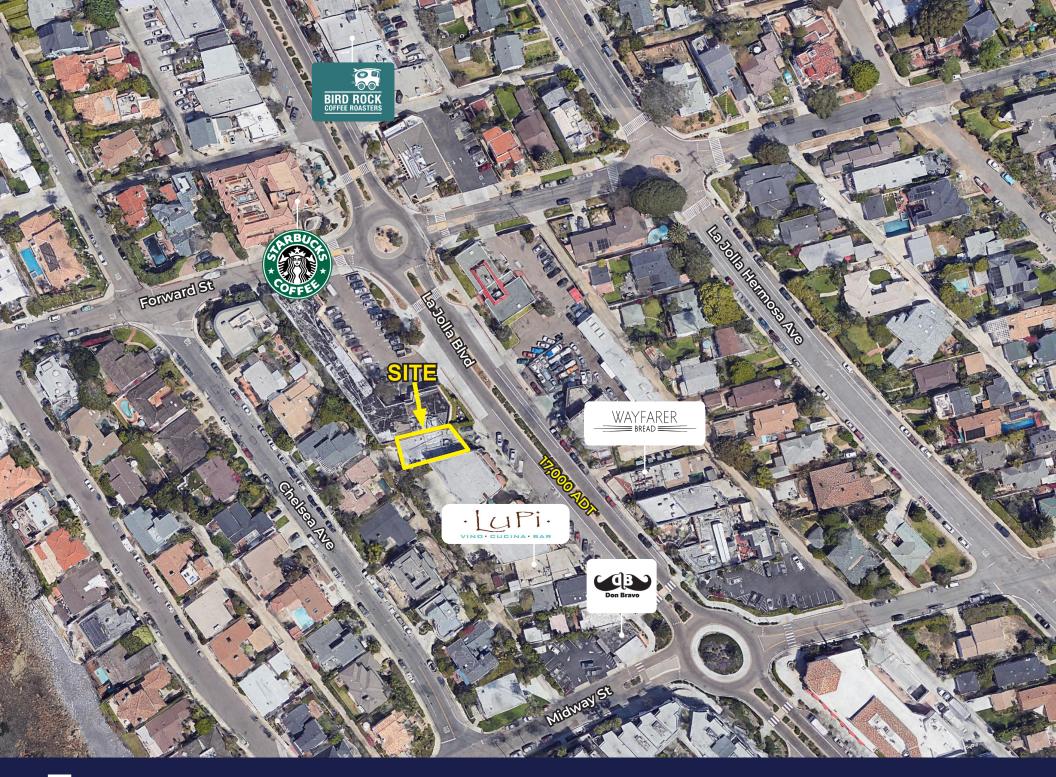
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Expanded Demographic Profile

ESTIMATED 2019 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

5544 La Jolla Blvd, La Jolla, California, 92037

POPULATION	5 minutes		10 minutes		15 minutes	
Fotal Population	18,113		65,849		97,621	
Projected Population (2022)	18,558		67,537		100,200	
Fotal Households	8,777		32,289)	46,223	
Projected Total Households (2022)	8,943		33,005	5	47,299	
Median Household Income	\$111,559		\$93,464	1	\$92,998	
Average Household Income	\$157,578		\$137,485	5	\$136,994	
Per Capita Income	\$76,179		\$67,443	3	\$64,858	
Median Disposable Income	\$87,603		\$74,093	3	\$73,984	
Average Disposable Income	\$105,216		\$93,515	5	\$93,520	
Ô 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	
TTT RACE & ETHNICITY						
White	15,919	87.88%	56,189	85.33%	81,187	83.17%
Black or African American	130	0.72%	758	1.15%	1,286	1.32%
American Indian& Alaska Native Population	59	0.33%	213	0.32%	357	0.37%
Asian Population	766	4.23%	3,149	4.78%	5,299	5.43%
Pacific Islander Population	51	0.28%	152	0.23%	232	0.24%
Other Race Population	432	2.38%	2,536	3.85%	4,771	4.89%
Population of Two or More Races	757	4.18%	2,852	4.33%	4,488	4.60%
Hispanic Population	1,835	10.13%	8,387	12.74%	14,307	14.66%
Non-Hispanic Population	16,278	89.87%	57,462	87.26%	83,314	85.34%
Bachelor's Degree	6,465	45.40%	22,799	44.00%	30,288	39.86%
Graduate/Professional Degree	4,228	29.69%	13,779	26.59%	19,817	26.08%
AGE						
	- - -					
Median Age	37.2		35.7		37.7	