

FOR LEASE ±346 SF Upstairs Office and ±2,530 Retail / 2nd -Gen Restaurant

1055 Torrey Pines Rd, La Jolla, CA 92037



Upstairs Office Tour
VIEW VIDEO



Retail/ Restaurant Tour
VIEW VIDEO



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to transaction.

PROPERTY FEATURES



1055 Torrey Pines Rd
La Jolla, CA 92037



±346 SF Upstairs Office and
±2,530 Retail / 2nd -Gen Restaurant



0.69 Acre / 30,056 SF



±39 Unreserved
Surface Parking Stalls



\$3—\$3.50 / SF NNN



3
MINS

La Jolla Cove

5
MINS

8 Freeway

6
MINS

La Jolla Shores
Beach

8
MINS

UC San Diego
(UCSD)

14
MINS

Crystal Pier /
Pacific Beach

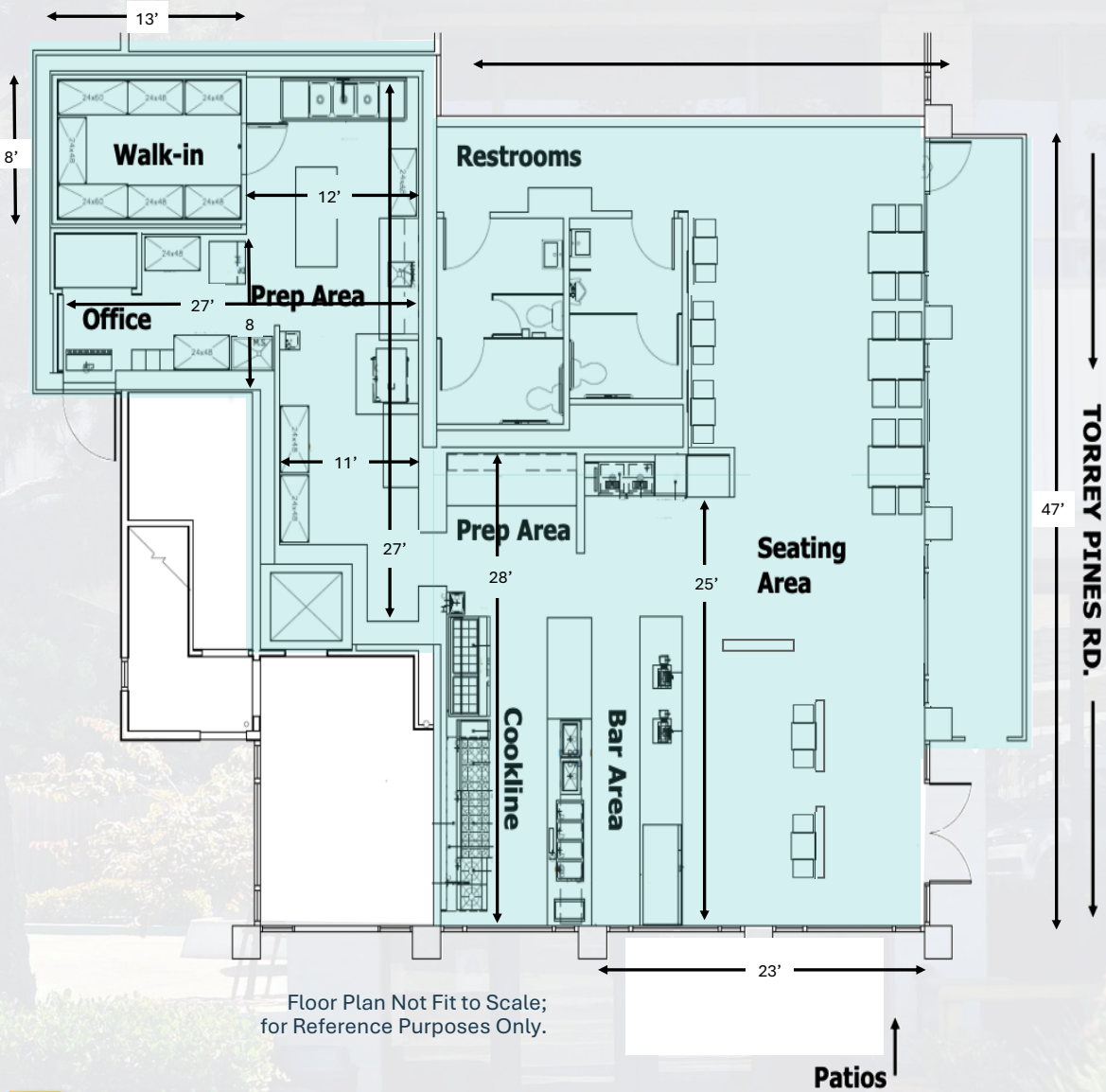
15
MINS

Torrey
Pines

18
MINS

San Diego
Airport

FLOOR PLAN
±2,530 Retail / 2nd -Gen Restaurant
Lease rate: \$3.50/SF NNN



Floor Plan Not Fit to Scale;
 for Reference Purposes Only.



FF&E AVAILABLE FOR PURCHASE, WITH TYPE 41 BEER & WINE LICENSE!



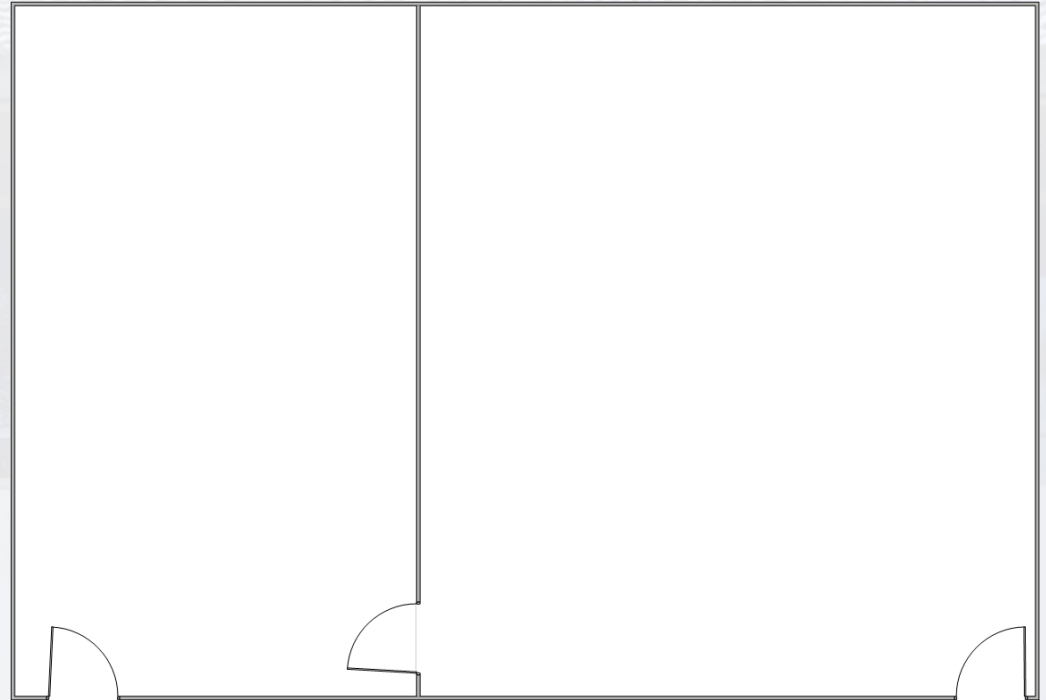
Floor Plan Not Fit to Scale;
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FLOOR PLAN

±346 SF Upstairs Office

Lease rate: \$3.00/SF NNN

- 346 SF
- Office Space
- Elevator Served
- Available Parking



Upstairs Office Tour
VIEW VIDEO



DEMOGRAPHICS



183,600

5-Mile Employees



183,600

5-Mile Total Population



132,557

5-Mile Avg. HH Income



\$1,021,758

5-Mile Median Home Value



\$2.9B

5-Mile Consumer Spending

1 MILE 3 MILE 5 MILE

2024 Population	11,433	56,687	183,600
2029 Population	11,787	57,270	184,832
Median Age	54.9	44.7	35.5

Avg HH Income	\$157,427	\$162,830	\$132,557
Median HH Income	\$126,257	\$133,527	\$104,635
Consumer Spending	\$224.5M	\$1.1B	\$2.9B

2024 Households	1,819	25,002	77,271
Owner Occupied	3,023	14,803	32,103
Renter Occupied	2,575	10,458	45,820
Median Home Value	\$1,035,047	\$824,963	\$843,052
Median Year Built	2003	1990	1988

Businesses	2,337	4,581	15,963
Employees	15,024	29,498	176,561

CoStar Demographics: 1 Mile, 3 Mile, 5 Mile Radius

LA JOLLA COVE SEA LION & BIRDS

CAVE STORE & COAST WALK TRAIL

CHILDREN'S POOL SEA LION NURSERY

1055 Torrey Pines Rd

ATTRACTS OVER 7 MILLION VISITORS YEARLY

Collection St	Cross St	Traffic Volume	Distance
Herschel Ave	Kline St N	5,568	0.08 mi
Torrey Pines Rd	Ivanhoe Ave	36,512	0.08 mi
Girard Ave	Torrey Pines Rd N	25,897	0.10 mi



Contact Information

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SALES - MANAGEMENT - LEASING