

675-687 TURQUOISE STREET • LA JOLLA, CA 92037

# ±996 SF RETAIL/OFFICE AVAILABLE FOR LEASE

Great North Pacific Beach / Bird Rock Location – Just a Block From the Ocean!





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Great North Pacific Beach / Bird Rock location on the corner of La Jolla Blvd. and Turquoise Street– just a block from the ocean! This Pacific Beach/La Jolla coastal commercial property has one (1) retail space with ±996 SF available for Lease. This ground floor unit has its own private restroom, store front visibility, exterior signage, HVAC units and concrete floors. The unit is turn-key and ready for occupancy.

Positioned at the intersection in Pacific Beach/Bird Rock, this project is perfect for service-oriented tenants looking to capitalize on the year-round beach traffic as well as the dense population of locals surrounding the property.

Located in the heart of the Pacific Beach/La Jolla community in San Diego. The area benefits from high foot traffic, especially in the summer.



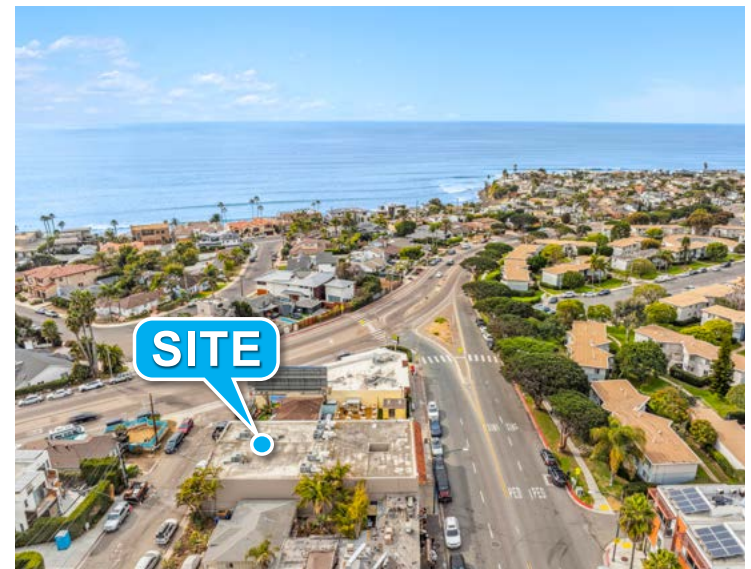


JUST ONE BLOCK FROM THE OCEAN



## PROPERTY FEATURES

- » Mixed-Use Project Located Across the Street from the Pacific Ocean!
- » ±996 SF Retail / Office Unit Available For Lease
- » Traffic Counts: ±17,281 ADT @ Mission Blvd; ±8,400 ADT @ Pacific Beach Dr
- » Great Visibility Along La Jolla Boulevard and Turquoise Street



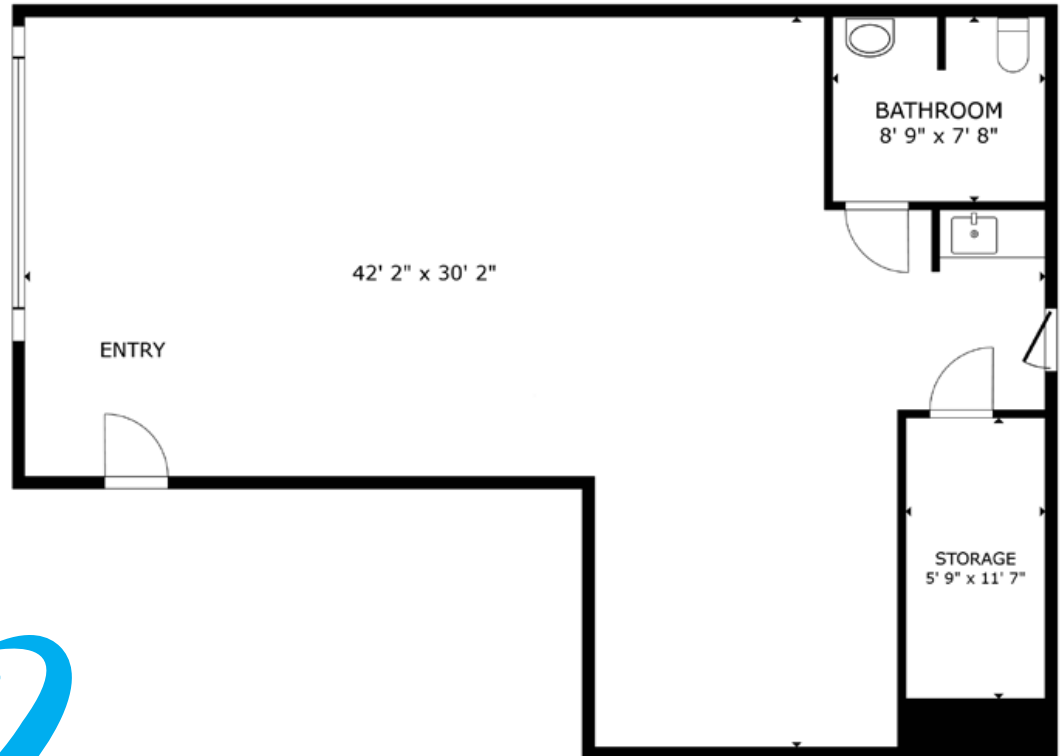
PRIVATE EVENT SPACE NEXT DOOR



## 683 TURQUOISE STREET

### AVAILABLE FLOOR PLAN

- » ±996 SF Ground Floor Office / Retail Unit Available For Lease
- » Open Area, ADA Restroom and Storage Room
- » Available Now
- » Lease Rate: \$3.15 + Electric and Janitorial PSF/Mo.



FLOOR PLAN



# DEMOGRAPHICS

(WITHIN A 1 MILE RADIUS)



TOTAL POPULATION

17,099



AVG HOME VALUE

\$1,125,816



AVG HH INCOME

\$157,548



COLLEGE EDUCATED

70%



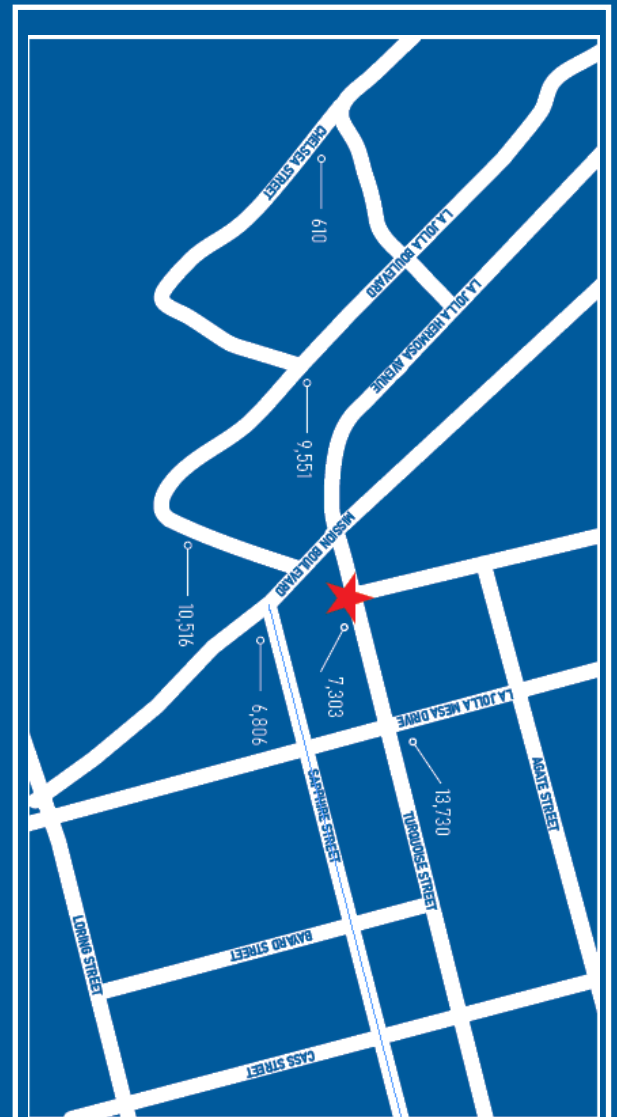
WALKING SCORE

85 VERY WALKABLE



MEDIAN AGE

39 YEARS OLD



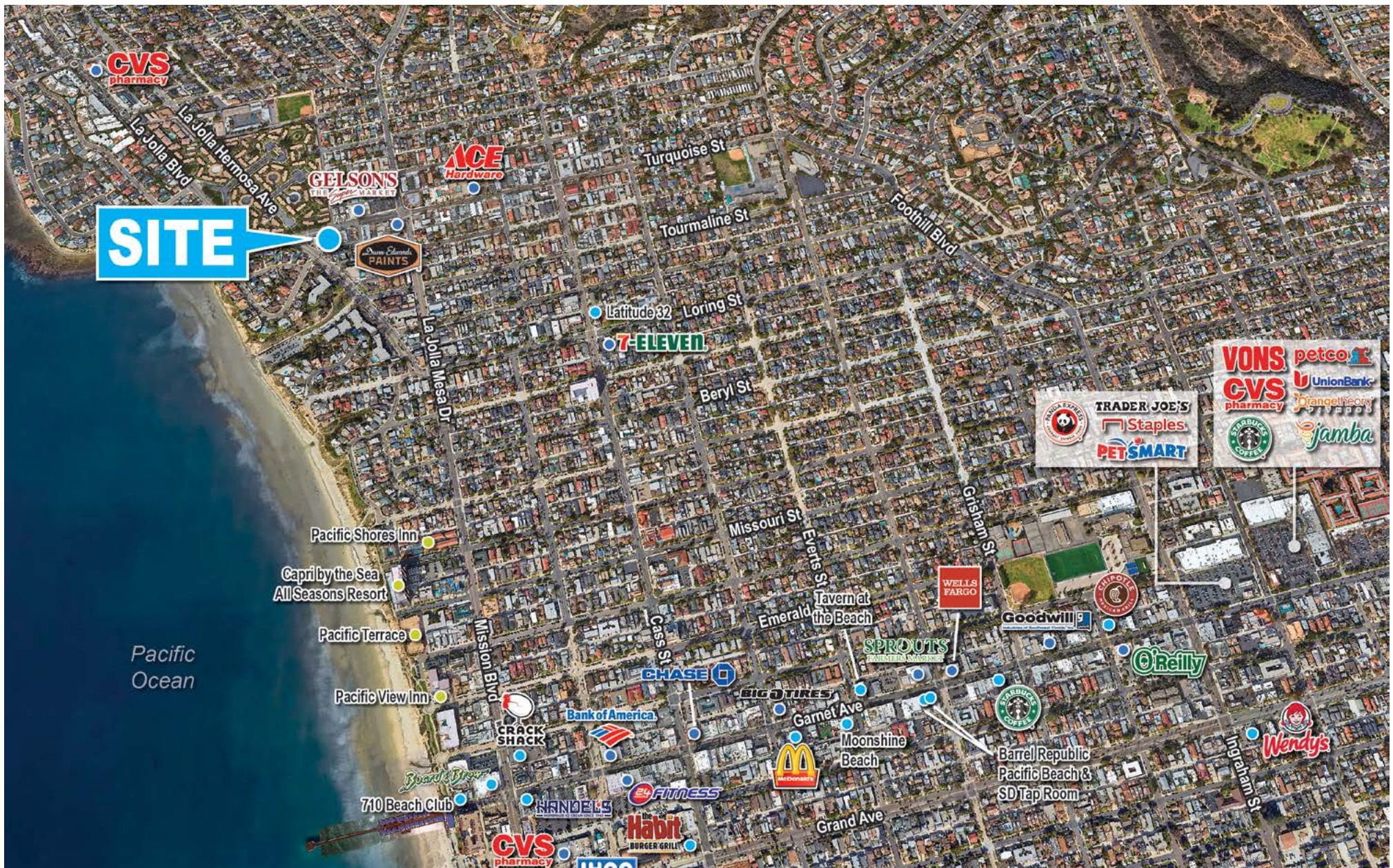
Turquoise St & Wrenston Dr 7,300 ADT

La Jolla Blvd & Turquoise St 11,696 ADT

Turquoise St & Bayard St 13,573 ADT

TRAFFIC COUNT





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