

5752 LA JOLLA BLVD

SAN DIEGO, CA 92037

FOR SALE/LEASE

MIXED-USE PROPERTY

RENOVATIONS TO BE COMPLETED Q1 2025



STROM COMMERCIAL

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BUILDING OVERVIEW



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GENERAL INFORMATION:

BUILDING: 4,479 SF

LOT: 3,891 SF

ASKING PRICE: \$4,450,000 (\$993 PSF)

APN: 357-366-16-00

GROUND FLOOR UNIT:

SIZE: 2,791 SF

USE: RETAIL/OFFICE

ZONING: LJPD-4

MARKET RENT: \$3.50 - \$4.50 + NNN

RESIDENTIAL UNIT:

Size: 1,688 SF 2 bedroom/ 1 bathroom

Private entrance in rear of building

Large open living area with new flooring, bathroom, and kitchen featuring granite countertops and stainless steel appliances

Hardwood floors

Fantastic ocean views from your private rooftop deck overlooking the Pacific

Includes large single car garage with ample storage room and washer/dryer



PROPERTY OVERVIEW

GENERAL INFORMATION:



Rare owner/user opportunity to OWN commercial property in La Jolla's charming Bird Rock neighborhood

Occupy commercial space with 40 feet of frontage on La Jolla Boulevard

Fantastic supplemental income from 2 bedroom apartment with rooftop deck/ocean views

Commercial unit restaurant ready with grease trap installed and infrastructure for Type 1 hood in place

Spacious open floorplan - prior columns removed.

RENOVATIONS:

Building undergoing extensive renovations to the commercial unit, to be delivered in warm shell condition

New foundation

New perimeter wall

Completely removed previously existing interior columns to fully open up the retail unit creating a spacious open floorplan

New electrical, plumbing, HVAC

New luxury wood-trimmed front glazings

New roofing

New enlarged skylight providing ample natural light into the center of the space

