

# LA JOLLA | SEAVIEW

12 SPACIOUS RESIDENTIAL UNITS & 7 STREET FRONT RETAIL SHOPS  
INCLUDES RECORDED FINAL MAP FOR CONDOMINIUM CONVERSION



**FOR SALE** | PREMIER LA JOLLA INVESTMENT PROPERTY

5685-5699 LA JOLLA BLVD & 407 BIRD ROCK AVE  
LA JOLLA, CALIFORNIA

**CBRE**



## OFFERING OVERVIEW

CBRE is pleased to offer for sale 100% fee interest in La Jolla Seaview, an exceptional investment opportunity comprised of 12 spacious residential units with ocean views, and 7 prime street front retail units, located in the heart of the Bird Rock neighborhood of La Jolla, one of Southern California's premier coastal communities. Built in 1986, and ideally situated on an 11,300 SF corner lot, La Jolla Seaview consistently operates at full occupancy and enjoys secured access, including 30 subterranean gated parking spaces and 5 street level spaces. There are immediate opportunities to increase returns through interior renovation, short term rentals, and a recorded Final Map for Condominium Conversion.

Located on the main artery running through the Bird Rock community of La Jolla, and connecting Pacific Beach to the La Jolla Village, La Jolla Boulevard services approximately 22,000 vehicles per day. In 2008 the city added 5 pedestrian friendly street roundabouts to slow traffic creating the ideal live-walk environment. As a result, La Jolla Boulevard is now safer, quieter, healthier, and wealthier. Noise levels were reduced 77 percent, and retailers have reported a 35% increase in sales. This stretch of residential living and retail shops is now considered one of the best live-walk corridors in Southern California.

## INVESTMENT SUMMARY

<b>PRICE:</b>	\$10,900,000	<b>YEAR BUILT:</b>	1986
<b>ADDRESS:</b>	5685-5699 La Jolla Blvd & 407 Bird Rock Avenue La Jolla, CA 92037	<b>PARCEL NUMBER (SIZE):</b>	357-432-36 (±0.30 Acres)
<b>NUMBER OF UNITS:</b>	12 (Residential - 9,638 SF); 7 (Retail - 6,737 SF)	<b>SQUARE FOOTAGE:</b>	±11,300 (Land Area); ±16,375 (Building Area)
<b>OCCUPANCY:</b>	100%	<b>PARKING:</b>	35 Total Spaces: 30 Secured Subterranean Spaces; 5 Surface Spaces

\*Property Includes Recorded Final Map for Condominium Conversion

# INVESTMENT HIGHLIGHTS

- Premier La Jolla Investment Property Ideally Located in the Heart of the Bird Rock Community
- Steps to some of the County's Best Beaches, Restaurants, Shopping, and Entertainment
- Fully Occupied Residential Units Featuring Ocean Views, Ideal for High End Renovation
- Fully Occupied Street Front Retail Shops with Long-Term High Quality Tenants
- Recorded Final Condominium Map for Future Sale
- Large Modern Open Concept Floor Plans
- Abundant Secured Access Parking
- Immediate Rental Upside and Renovation Potential
- Engineering Plans to Extend Unit Balconies
- Prime Corner Lot Featuring 1986 Construction
- Excellent Short Term or Vacation Rental Potential





## EXCLUSIVE MARKETING ADVISORS

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