

The Sands of La Jolla

5417 La Jolla Boulevard, California

a boutique hotel offering

CONFIDENTIAL SALE - PLEASE DO NOT DISTURB HOTEL, CONTACT BROKERS FOR ADDITIONAL INFORMATION.

**Newmark Grubb
Knight Frank**
Retail



For Additional Information:

JOHN JENNINGS
Senior Managing Director
T 858.875.5927
jjennings@ngkf.com
License CA RE #01215740

AARON HILL
Managing Director
T 858.875.5923
aaronhill@ngkf.com
License CA RE #01365975

4655 Executive Drive, Suite 800
San Diego, CA 92121
T 858.875.3600
Corporate License CA RE #01355491
www.ngkf.com/retail

The Sands of La Jolla

5417 La Jolla Boulevard ♦ La Jolla, California 92037

- ◆ Newly Remodeled Rooms & Suites
- ◆ Heated Pool & Outdoor Lounge Area
- ◆ Beach Access Nearby



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- ♦ Ideal for Hotel Investor or Operator
- ♦ Well Located for Residential Redevelopment
- ♦ For Sale on as is/where is Basis



PROPERTY DESCRIPTION

- ♦ The Sands of La Jolla is nestled in the boutique coastal community of Bird Rock, a vacation paradise and local favorite beach community in the beautiful La Jolla, California. The Sands of La Jolla is a popular and convenient tourist destination; just a short ±10 mile drive away from the San Diego International Airport, steps away from nearby beach access and within walking distance to amazing eateries, coffee shops and local merchants. The opportunity to acquire coastal real estate just a couple blocks from the Pacific Ocean in one of Southern California's most prestigious cities is unique.

PROPERTY HIGHLIGHTS

- ♦ Walking Distance to Amenities
- ♦ Well Located for Residential Redevelopment
- ♦ Well Suited for Condos (with appropriate City Entitlements)
- ♦ Two blocks to the beach, surf breaks, tidepools and viewing sunsets at Calumet Park
- ♦ Generous parking on three sides of the property
- ♦ Bird Rock is a family oriented community with friendly streets for walking and enjoying all La Jolla has to offer



PROPERTY DETAILS:

APN	357-611-07-00
Building Area	±13,381 SF
Land Area	±20,883 SF
Zoning	Commercial
	*RM 3-7; RS 1-7
	*Permits maximum density of 1 dwelling unit for each 1,000 SF of lot area
Current Land Use Code	142 / Hotel
Year Built	1960

OCCUPANCY (2016):

- ♦ ±39 Guest Rooms
- ♦ Average occupancy of 64.08% in 2016
- ♦ Average room rate of \$98.38 per night

FINANCIALS:

Please Contact Broker

Buyer to independently verify stated information

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DEMOGRAPHICS & TRAFFIC



2016 POPULATION

1 Mile:	12,578
3 Miles:	75,582
5 Miles:	200,698

AVERAGE H.H. INCOME

1 Mile:	\$135,134
3 Miles:	\$119,398
5 Miles:	\$99,675

TOTAL HOUSEHOLDS

1 Mile:	5,822
3 Miles:	36,243
5 Miles:	88,348

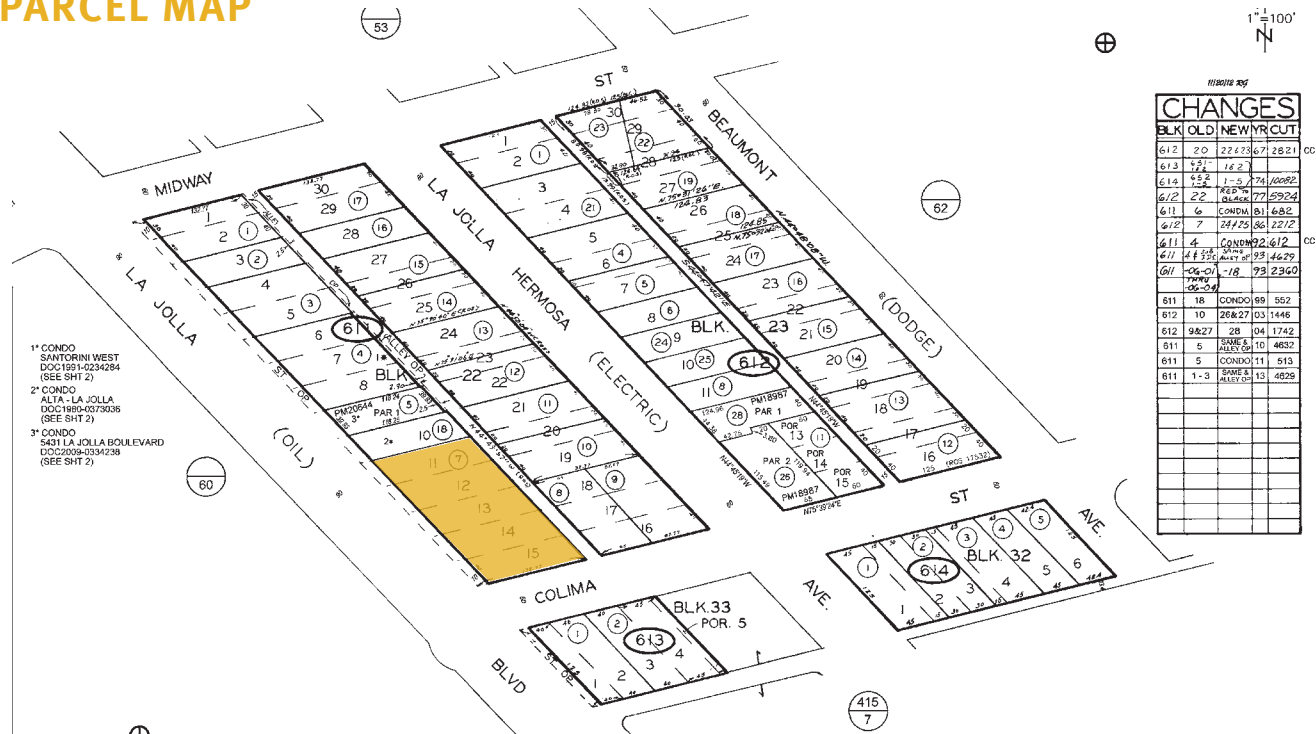
TRAFFIC COUNTS

±15,835 ADT La Jolla Boulevard



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PARCEL MAP



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PROPERTY PHOTOS



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AERIAL VIEWS

Pacific Ocean

LA JOLLA BOULEVARD

NORTH FACING VIEW

Pacific Ocean

LA JOLLA BOULEVARD

SOUTH FACING VIEW

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AERIAL VIEW



EAST FACING VIEW



WEST FACING VIEW

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TRADE AREA AERIAL



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LOCAL ATTRACTIONS

- ♦ San Diego Int'l. Airport (±10 miles)
- ♦ Birch Aquarium, Scripps Institute (±5.4 miles)
- ♦ Windansea Beach (±1.9 miles)
- ♦ La Jolla Caves (±3.2 miles)
- ♦ Children's Pool (±2.8 miles)
- ♦ Sea World San Diego (±4.8 miles)
- ♦ San Diego Zoo (±12.7 miles)

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DEMOGRAPHICS

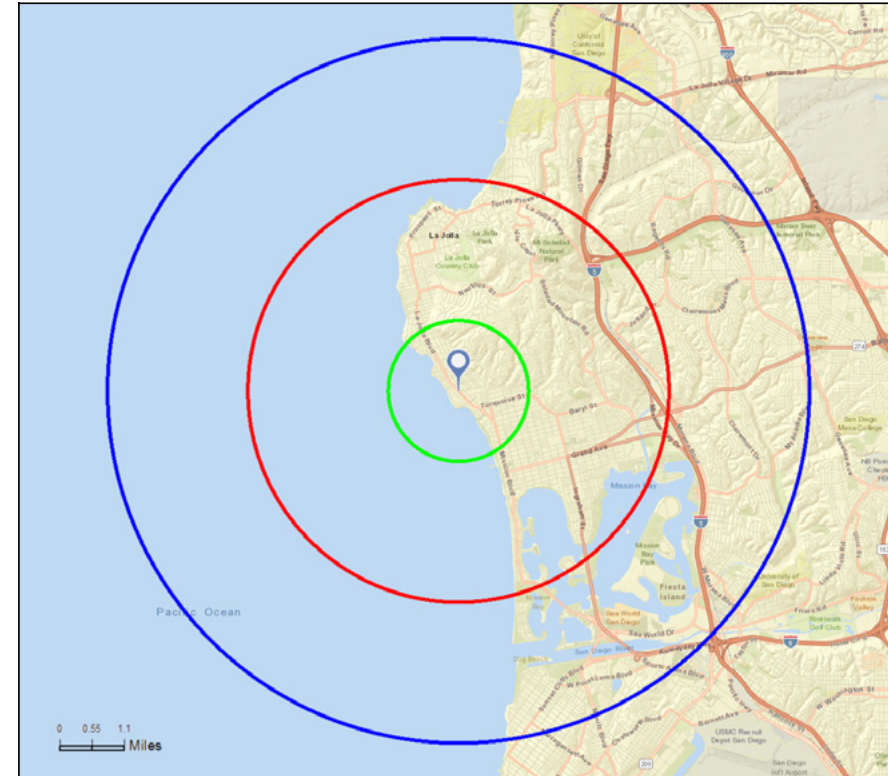
	1 mile	3 miles	5 miles
Population			
2000 Population	11,436	72,618	184,427
2010 Population	12,034	72,811	192,318
2016 Population	12,578	75,582	200,698
2021 Population	13,216	79,123	210,192
2000-2010 Annual Rate	0.51%	0.03%	0.42%
2010-2016 Annual Rate	0.71%	0.60%	0.68%
2016-2021 Annual Rate	0.99%	0.92%	0.93%
2016 Male Population	51.2%	51.7%	50.8%
2016 Female Population	48.8%	48.3%	49.2%
2016 Median Age	37.6	36.2	34.6

Households			
2000 Households	5,628	36,219	86,079
2010 Households	5,671	35,478	85,932
2016 Total Households	5,822	36,243	88,348
2021 Total Households	6,069	37,681	92,106
2000-2010 Annual Rate	0.08%	-0.21%	-0.02%
2010-2016 Annual Rate	0.42%	0.34%	0.44%
2016-2021 Annual Rate	0.83%	0.78%	0.84%
2016 Average Household Size	2.16	2.06	2.16

Median Household Income			
2016 Median Household Income	\$95,034	\$80,720	\$69,445
2021 Median Household Income	\$105,688	\$90,797	\$78,657
2016-2021 Annual Rate	2.15%	2.38%	2.52%

Average Household Income			
2016 Average Household Income	\$135,134	\$119,398	\$99,675
2021 Average Household Income	\$147,440	\$130,611	\$108,326
2016-2021 Annual Rate	1.76%	1.81%	1.68%

Per Capita Income			
2016 Per Capita Income	\$63,160	\$57,704	\$44,323
2021 Per Capita Income	\$68,363	\$62,620	\$47,891
2016-2021 Annual Rate	1.60%	1.65%	1.56%



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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