LA JOLLA *cove*

TROPHY RESTAURANT SPACES FOR LEASE

LA JOLLA *cove*

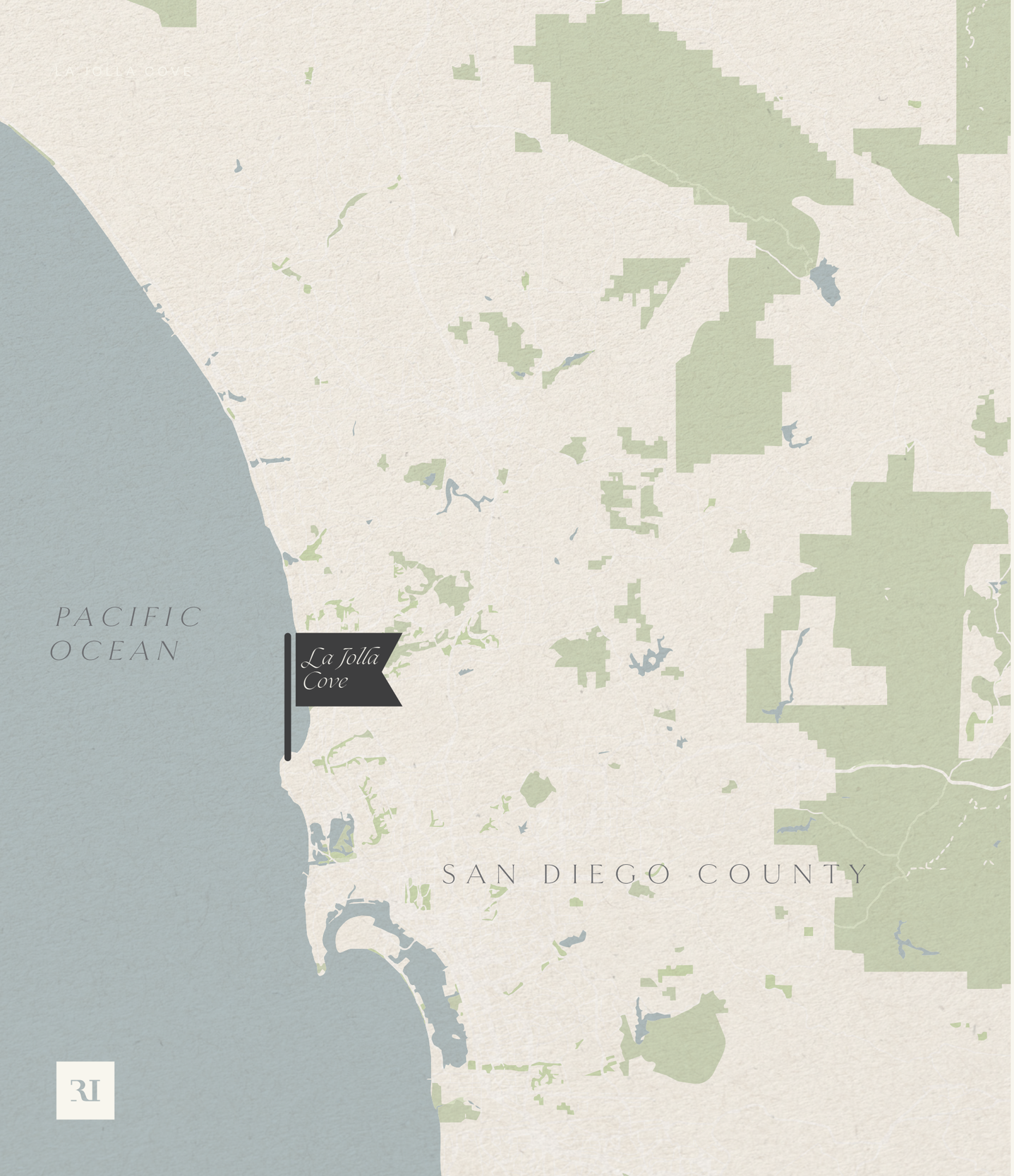
Overlooking Ellen Browning Scripps Park, a select collection of street-front restaurant spaces are now available in one of Southern California's most beautiful coastal settings. Each space is independent, with its own entrance from the street and ocean views, giving each concept the presence and visibility it deserves. For generations, the Cove has drawn people to linger over a long lunch or a memorable dinner by the water, and it remains one of San Diego's most sought-after dining destinations. Surrounded by acclaimed restaurants and boutiques, these spaces welcome visitors from around the world, loyal local residents, and all who come to enjoy La Jolla at its best. It's a rare chance to become part of the story of La Jolla by the sea.



The *Location*

HIGH PERFORMING RESTAURANTS





About *La Jolla*

76

WALK SCORE
(VERY WALKABLE)

5,658

ADT
COAST BLVD

3 Million

VISITORS
ANNUALLY

10,282

ADT
PROSPECT ST

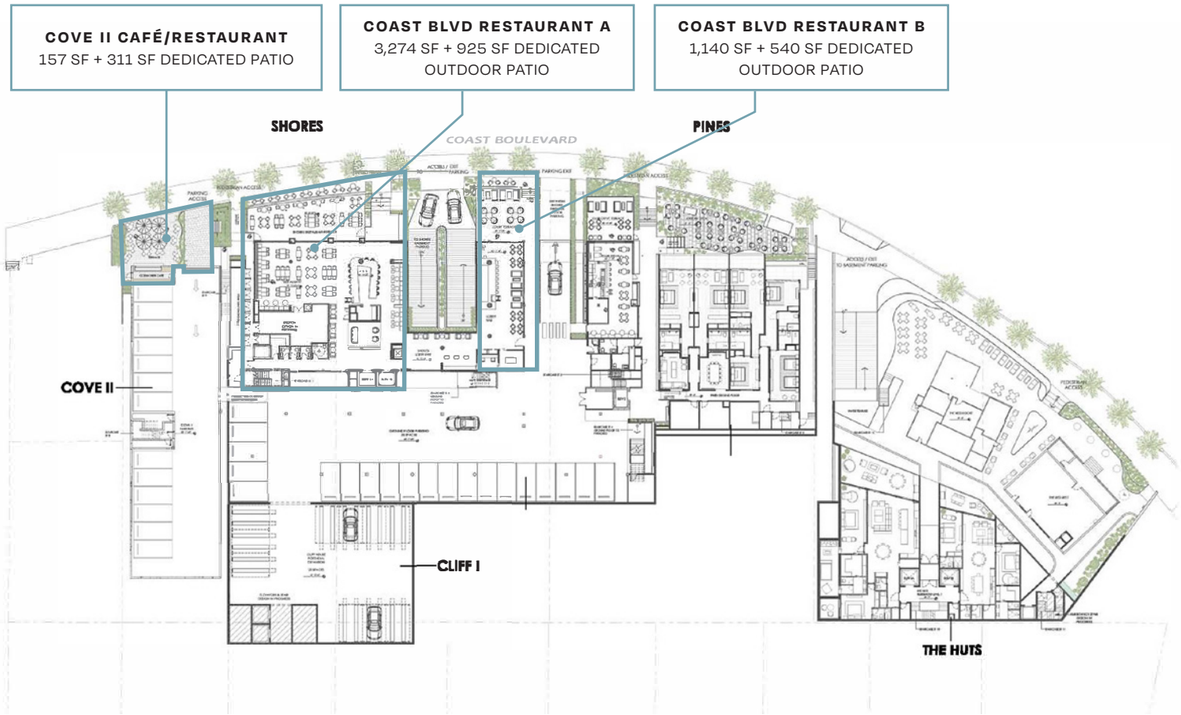
New *Restaurant Opportunities*

COVE II CAFÉ
(157 SF + 311 SF PATIO)

COAST BLVD RESTAURANT B
(1,140 SF + 540 SF
DEDICATED OUTDOOR PATIO)

COAST BLVD RESTAURANT A
(3,274 SF + 925 SF
DEDICATED OUTDOOR PATIO)

SHORES RESTAURANTS



SPACE	SIZE
COAST BLVD RESTAURANT A - AVAILABLE	3,274 SF + 925 SF DEDICATED OUTDOOR PATIO
COAST BLVD RESTAURANT B - AVAILABLE	1,140 SF + 540 SF DEDICATED OUTDOOR PATIO
COVE II CAFÉ/RESTAURANT - AVAILABLE	157 SF + 311 SF DEDICATED PATIO







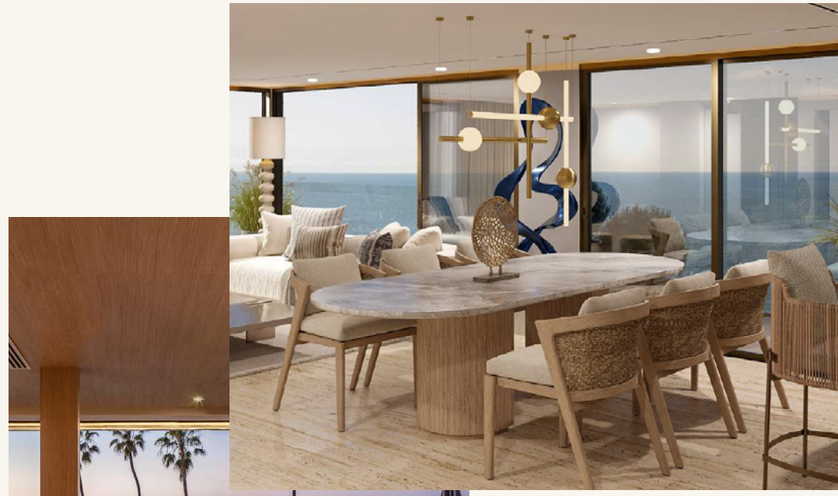


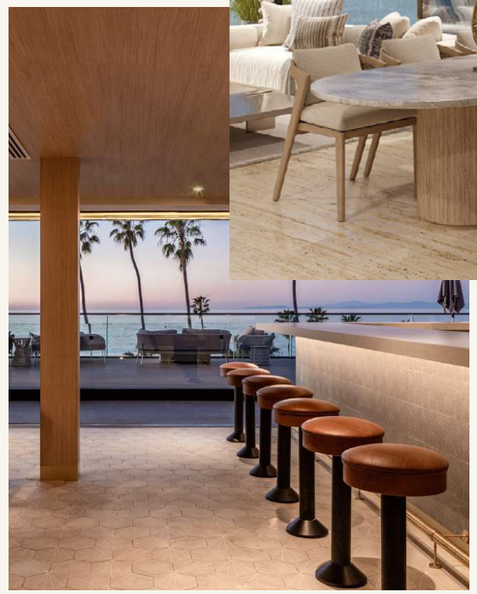


Welcome to *our cove*

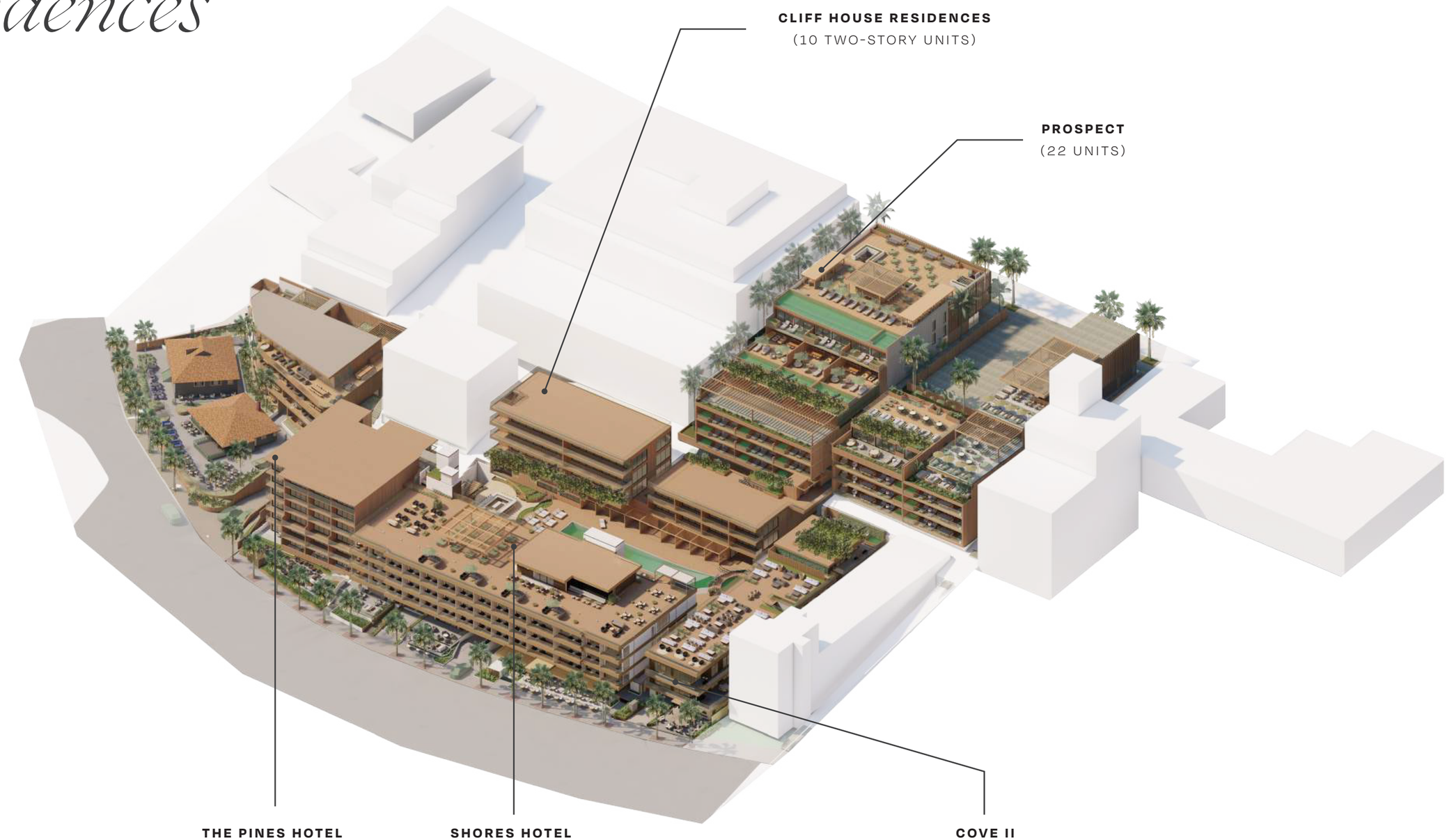
+ Two new hotels (117 keys)
+ 46 new units of luxury one & two-story residences
+ 11-12K SF of retail/restaurants on Coast Blvd.
+ 25-35K SF of retail/restaurants on Prospect St.

LA JOLLA *cove*

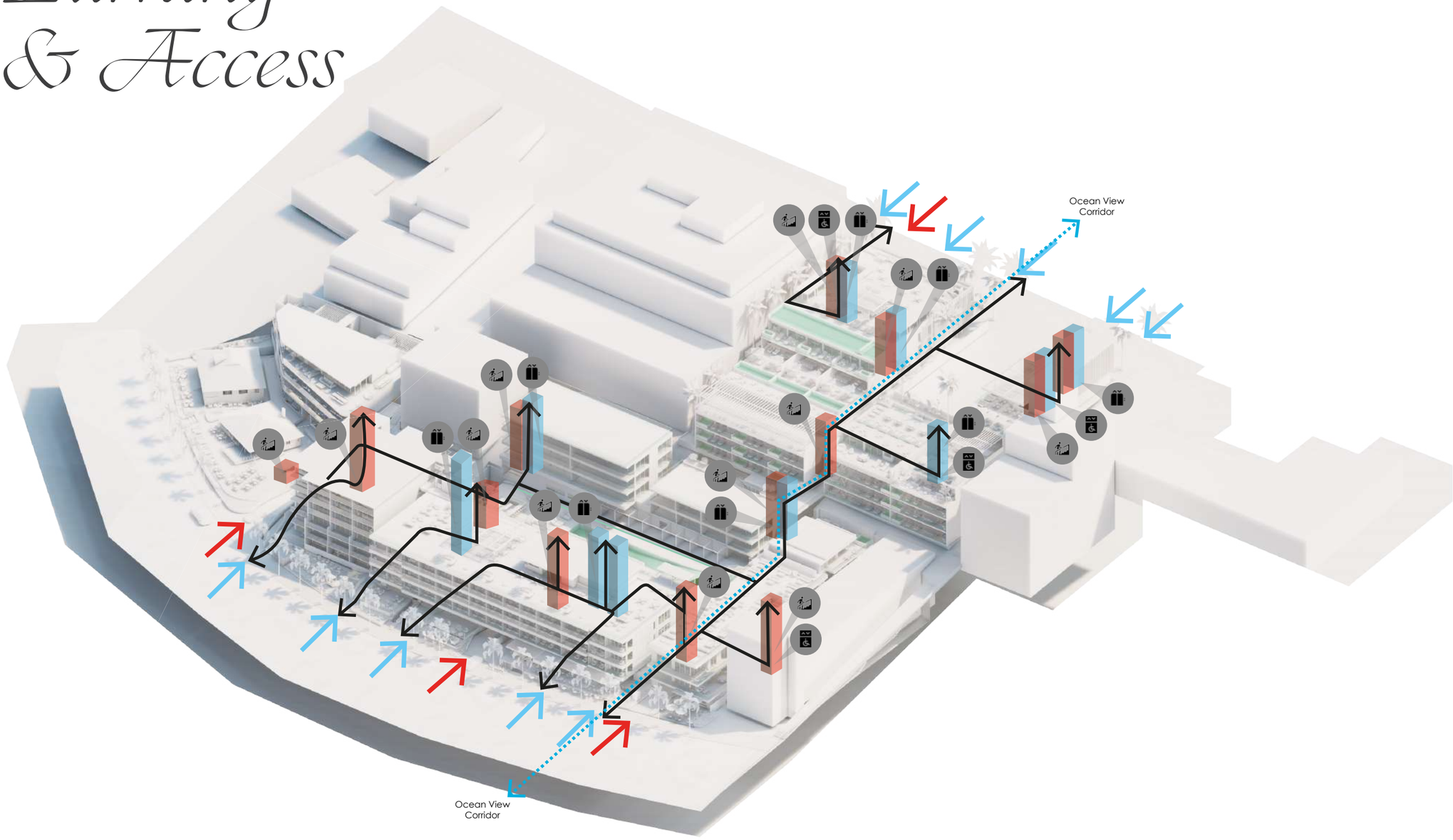




New Residences



Parking & Access



STAIR

ELEVATOR

ELEVATOR FOR PEOPLE WITH DISABILITIES

INDICATES STAIR

INDICTES ELEVATOR

WALKABLE ENTRANCE

VEHICLE ENTRANCE

FUTURE PROSPECT DEVELOPMENT

The *Cove*

DEMOGRAPHICS



Curated retail & experiences

Coastal elegance





Iconic lifestyle destination

	POPULATION	DAYTIME POPULATION	MEDIAN AGE	AVERAGE HH INCOME	MEDIAN HH INCOME
1 MILE	7,361	13,466	56.6	$252,094	$167,975
3 MILES	53,504	32,778	43.4	$241,860	$171,943
5 MILES	165,577	117,557	38.5	$183,504	$139,252

LA JOLLA *cove*

MATT MOSER LIC # 01772051
mmoser@riretail.com
858.523.2096

BLAKE MOSER LIC # 02154612
bmoser@riretail.com
858.523.2092

MARK MOSER LIC # 02223289
markmoser@riretail.com
858.788.9448



RETAIL INSITE
405 S. HIGHWAY 101, STE 150 | SOLANA BEACH, CA 92075
LIC. 01206760 T. 858.523.2090 W. RIRETAIL.COM

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