

TORREY PINES *Cafe*



# Torrey Pines Court For Lease

Café/Food Use Opportunity  
3377 N. Torrey Pines Court, La Jolla, CA





# HIGHLIGHTS & DETAILS

3377 N. Torrey Pines Court | Café / Food Use Opportunity



Unique café/food use opportunity to service Torrey Pines Court, recognized as one of San Diego's most captivating and inspiring corporate office campuses.

Unmatched coastal setting that sits adjacent to the world-famous Torrey Pines South Golf Course and overlooking the Pacific Ocean.

Phenomenal project comprised of five buildings that total 216,476 SF of Class A Office space located within one of the strongest life science submarkets in the nation.

Office complex features fully equipped fitness center, spa quality locker and shower facility, outdoor meeting space, and winding walking trails that seamlessly connect all five buildings.

Enormous potential for an experienced restaurateur to take advantage of the built-in clientele and draw from the surrounding +/- 6.5M square feet of other office and lab properties.

Substantial tenant improvement allowance available for qualified operators, contact agents for additional details.

**Size:** +/- 850 SF - 1,450 SF

**Rent:** Negotiable

**Term:** Negotiable

**Timing:** Immediate



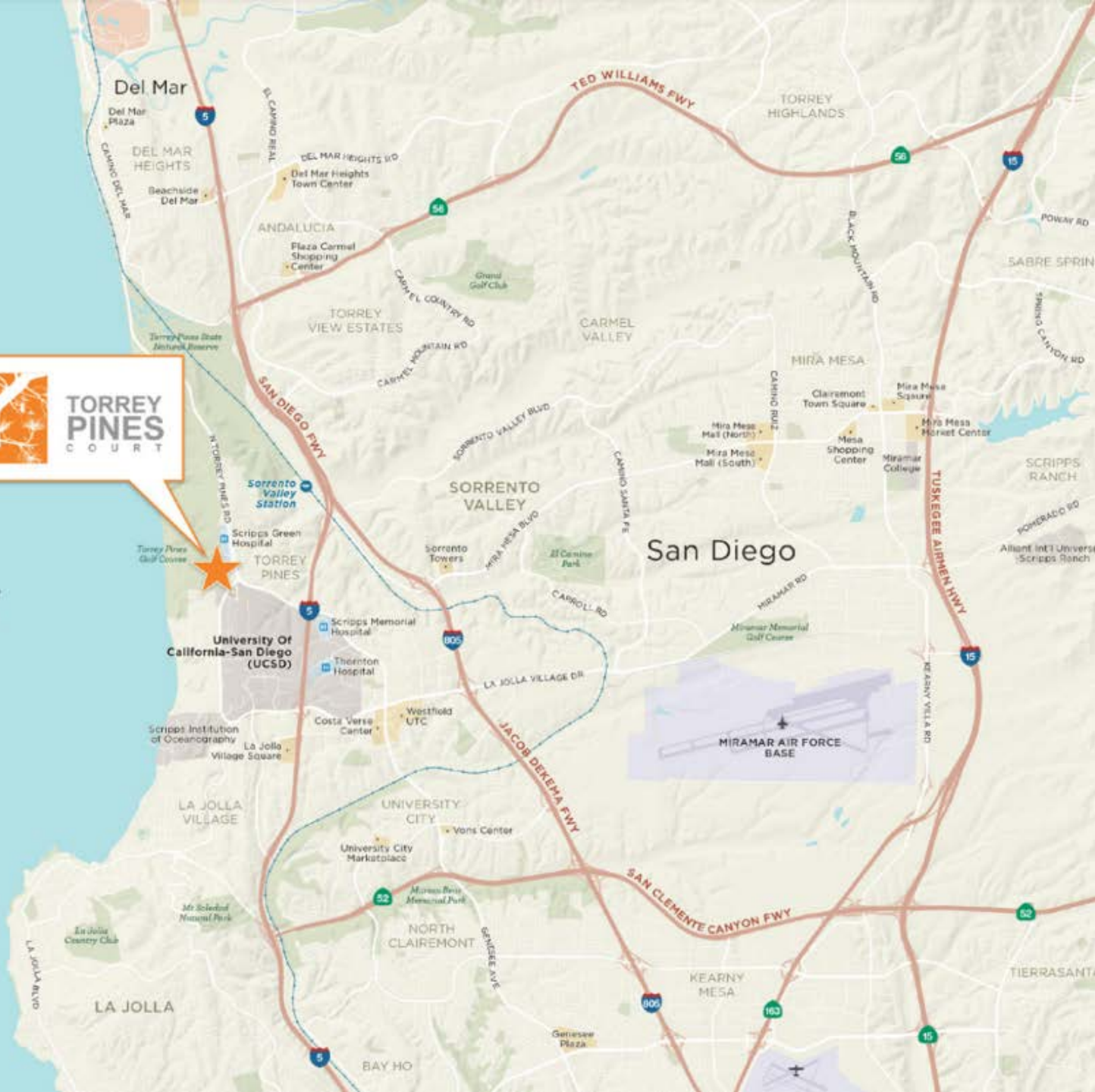
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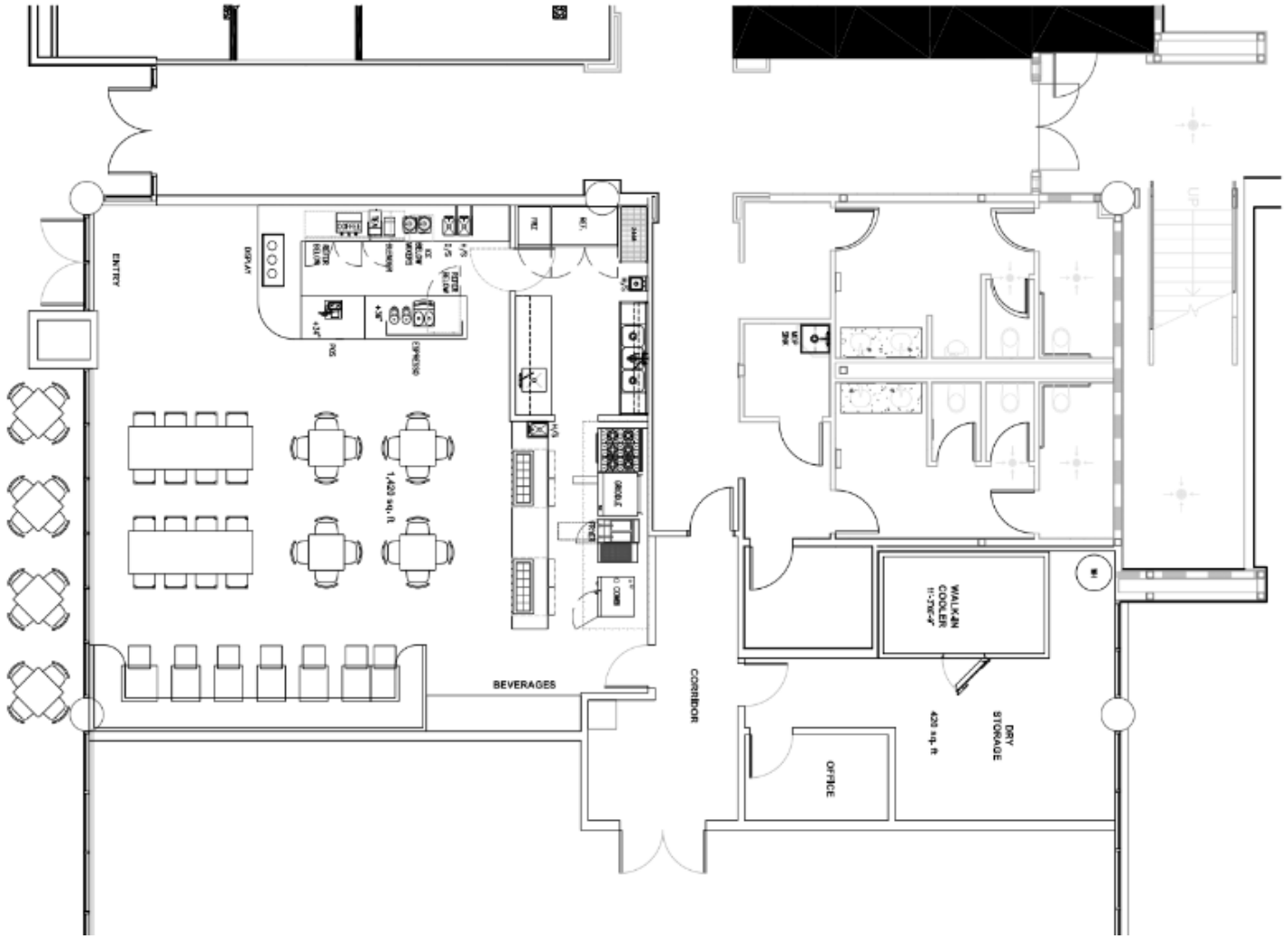
# Torrey Pines Court



Pacific Ocean



Parking Lot



proposed floor plan

Café / Food Use Opportunity





# Torrey Pines Court | Café / Food Use Opportunity



AFIC  
AN

Solana Beach

HEIGHTS

56



Torrey Pines Golf Course



NORTH TORREY PINES ROAD

UTC →

## TORREY PINES SUBMARKET AT A GLANCE...

<b>Total # of Businesses:</b>	<b>Total # of Employees:</b>
• 1 Mile: 573	• 1 Mile: 25,883
• 3 Mile: 7,420	• 3 Mile: 133,104
• 5 Mile: 14,789	• 5 Mile: 215,982
<b>Average HH Income:</b>	<b>Traffic Counts:</b>
• 1 Mile: \$230,130	• Approx. 28,968
• 3 Mile: \$117,646	
• 5 Mile: \$133,450	

# overview

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