



# Retail that resonates



VILLA  
LA JOLLA  
PLAZA

Located on the southeast corner of Villa La Jolla Drive & Holiday Court  
La Jolla, CA • [www.newmarkmerrill.com](http://www.newmarkmerrill.com)



NewMark Merrill  
COMPANIES

# Prime Retail Space Available

on the SE corner of Villa La Jolla Dr. & Holiday Ct.

Centrally located on Villa La Jolla Drive and Holiday Court, adjacent to UC San Diego and Interstate 5, Villa La Jolla Plaza has a strong daytime and college student demographic. Area retailers include Whole Foods, Trader Joe's, AMC Theatres, Best Buy, Marshalls, CPK, and many others. The center is also adjacent to the Sheraton Hotel and office buildings.




**Domino's**  
spirits of st. germain



**86,906**  
POPULATION  
IN 3-MILE RADIUS\*

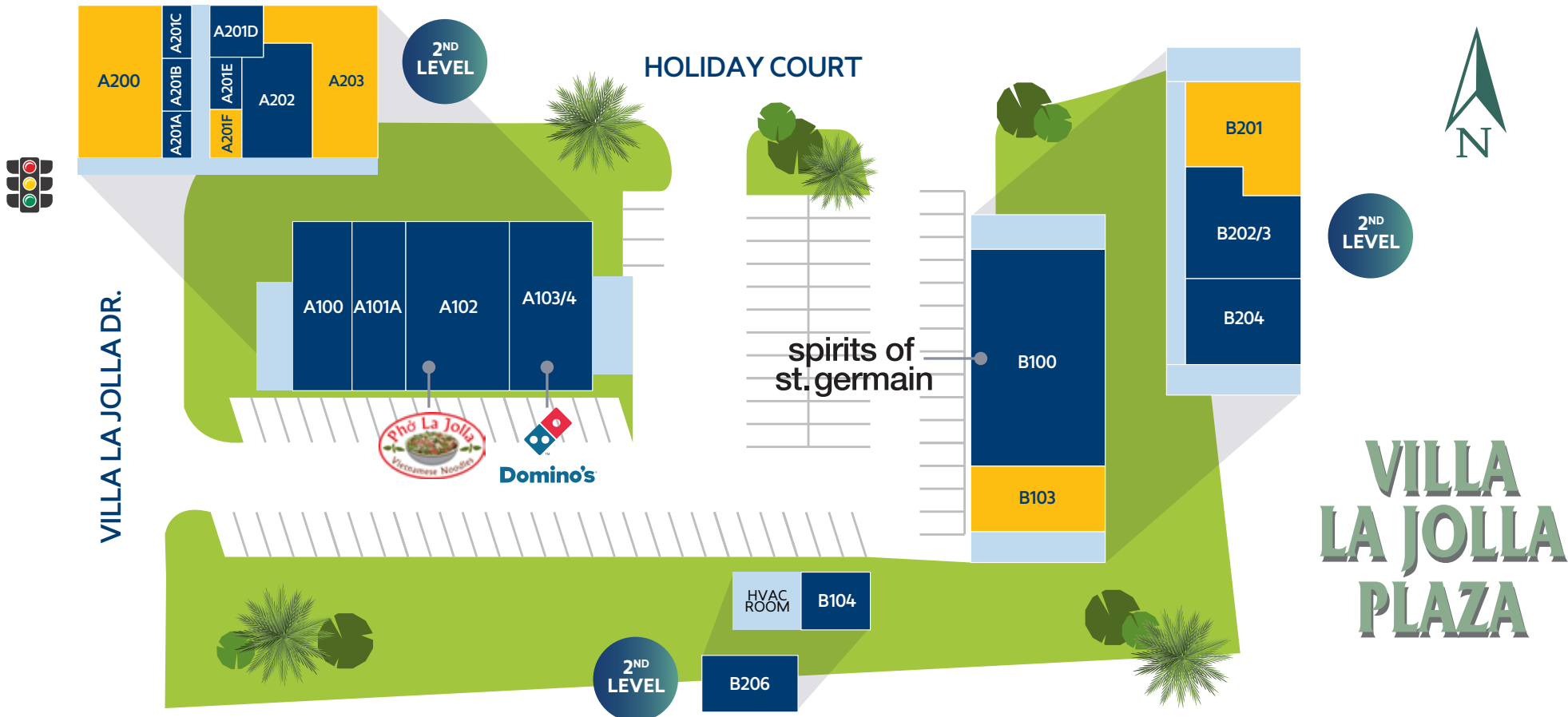
**\$158,684**  
AVERAGE HH INCOME  
IN 3-MILE RADIUS\*

**19,707**  
VILLA LA JOLLA DR.

**192,536**  
ANNUAL VISITS

**19,902**  
SF OF RETAIL SPACE

\*Estimates are based on 2025 demographics for population and average income per household. The information contained herein is not guaranteed and should be independently verified.



| #           | TENANTS                       | SF           |
|-------------|-------------------------------|--------------|
| A100        | International Market          | 949          |
| A101A       | Calvin's Korean Fried Chicken | 776          |
| A101B       | Pho La Jolla/Add'l Space      | 775          |
| A102        | Pho La Jolla                  | 920          |
| A103/4      | Domino's Pizza                | 1,500        |
| <b>A200</b> | <b>AVAILABLE</b>              | <b>1,445</b> |
| A201A       | Cal Copy                      | 150          |

| #            | TENANTS                        | SF           |
|--------------|--------------------------------|--------------|
| A201B        | Atkin Homes Corp.              | 195          |
| A201C        | Rebalance, Naturopathic/Chiro. | 205          |
| A201D        | UAW Local 5810                 | 345          |
| A201E        | Pacific Tailor Shop            | 200          |
| <b>A201F</b> | <b>AVAILABLE</b>               | <b>195</b>   |
| A202         | Art Scol                       | 717          |
| <b>A203</b>  | <b>AVAILABLE</b>               | <b>1,000</b> |
| B100         | Spirits of St. Germain         | 3,900        |

| #           | TENANTS                        | SF           |
|-------------|--------------------------------|--------------|
| <b>B103</b> | <b>AVAILABLE</b>               | <b>1,100</b> |
| B104        | Who's Next Barbershop          | 200          |
| <b>B201</b> | <b>AVAILABLE</b>               | <b>1,650</b> |
| B202/3      | H2 Foot Spa & Massage          | 1,820        |
| B204        | Gazal's Beauty Eyebrow Thread. | 1,463        |
| B206        | Del Sushi                      | 317          |
|             | Pho La Jolla/Storage           | 80           |

**When you love shopping centers, it shows.**

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NOTE: This information is conceptual in nature and is subject to adjustments pending verification and Client, Tenant, and Government Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect or Owner.

**NMCO**

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