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FLOCKE & AVOYER COMPLETES LEASE OF WAYS & MEANS OYSTER HOUSE OPENING IN LA JOLLA

La Jolla, CA 92037 – July 25, 2017 - Flocke & Avoyer Commercial Real Estate closed a transaction between the Seta Boyadjian Living Trust and WM La Jolla, LLC. The Tenant, Huntington Beach-based Ways & Means Oyster House has signed a lease located at the former Alfonso's of La Jolla at 1251 Prospect Street, La Jolla, CA 92037 for an anticipated Spring 2018 opening.

The lease is for 10 years according to Flocke & Avoyer Commercial Real Estate. The restaurant space is approximately 5,046 sf comprised of interior restaurant space, patio dining area, and office/storage space.

Kevin Cassidy of Flocke & Avoyer Commercial Real Estate (The Tenant Group division) represented the Lessee in facilitating the transaction. Michael Burton of Flocke & Avoyer Commercial Real Estate (Urban Strategies Group division) represented the Lessor for the transaction.

The award-winning oyster house will be located in the center of downtown La Jolla on Prospect Street, with a large variety of art galleries, iconic restaurants and city landmarks. The desirable location is within walking distance to the beach and aims to reflect a sense of community and celebrate the California coastal lifestyle in La Jolla.

"Our focus is to be more than just a restaurant to our guests; we aspire to be a part of their lifestyle. Ways & Means celebrates community and quality seafood and we are very excited to introduce this concept to La Jolla," says Dan Schneider, VP of Operations for Ways & Means.

The La Jolla Ways & Means location will mimic the design and menu offerings of the flagship Huntington Beach branch, which first opened in January 2016, as well as the Portland branch launching this summer.



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Created in the tradition of world-class oyster bars its food offerings will include all sorts of fresh oyster dishes, including the restaurant's brand from White Stone Farm in Virginia, as well as seafood samplers, seafood tacos, lobster rolls, and a variety of small plates and seafood entrees. The eatery will also have an extensive bar program, including private label products produced through partnerships with wineries and breweries.

"It's almost magical how this deal came together. It is the perfect site for the perfect user. I think the combination of this location with Ways & Means is going to create a whole new sense of energy for Prospect Street," says Kevin Cassidy, Senior Vice President at Flocke & Avoyer. "Parnell and Jen Delcham, owner/operators of Ways & Means, have been an extraordinary pleasure to work with and besides hopefully finding a few more locations for them, I look forward to being one of the most active patrons of Ways & Means."

"This is an amazing edition to Prospect Street. Ways & Means is approachable and will be unique to the restaurant scene in La Jolla. While it's described as fish and oysters the menu is diverse and has a family friendly menu," says Michael Burton, Senior Vice President at Flocke & Avoyer.

ABOUT WAYS & MEANS OYSTER HOUSE

Ways & Means Oyster House will open its third domestic location, with international locations coming soon in the Middle East, Asia, and North Africa. The award-winning restaurant concept, is a full-service oyster house and seafood restaurant. The menu features a small plate format with a price range that begins at \$4 and offers weekend brunch, lunch, and dinner. The culinary program is complemented by a carefully curated wine list, tailored to provide unique experiences at every visit. The restaurant concept is centered around a bar program that is driven to execute an exciting selection of cocktails composed of high-quality spirits and fresh ingredients. A selection of local, seasonal, and specialty beers are on tap and flowing from opening to closing every day. The operations also offer banquet services along with the availability of retail items, including wine and beer, to be carried off premise. For additional information, please visit www.wmoysters.com.

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