

# Luxurious Retail Space in La Jolla's Village

FOR LEASE



7802 Girard Ave. Ste B, La Jolla, CA 92037 / 1,965 SF

PRIME

# La Jolla Location

- ◆ Phenomenal opportunity to become a part of San Diego's ultimate tourist destination
- ◆ 27' of storefront on one of La Jolla's main drags
- ◆ Ideal open floor plan with exposed high ceilings
- ◆ Great natural light, with large floor to ceiling windows and double glass door entry
- ◆ Rare onsite parking available directly behind the building
- ◆ Situated in the heart of Girard Ave., La Jolla's premier shopping and dining scene
- ◆ Incredible coastal location, just steps away from the famous La Jolla Cove
- ◆ Constantly active with high daytime and nighttime foot traffic
- ◆ Join renowned restaurant & retail tenants such as Lululemon, Puesto, George's at the Cove, Sparkcycle & more



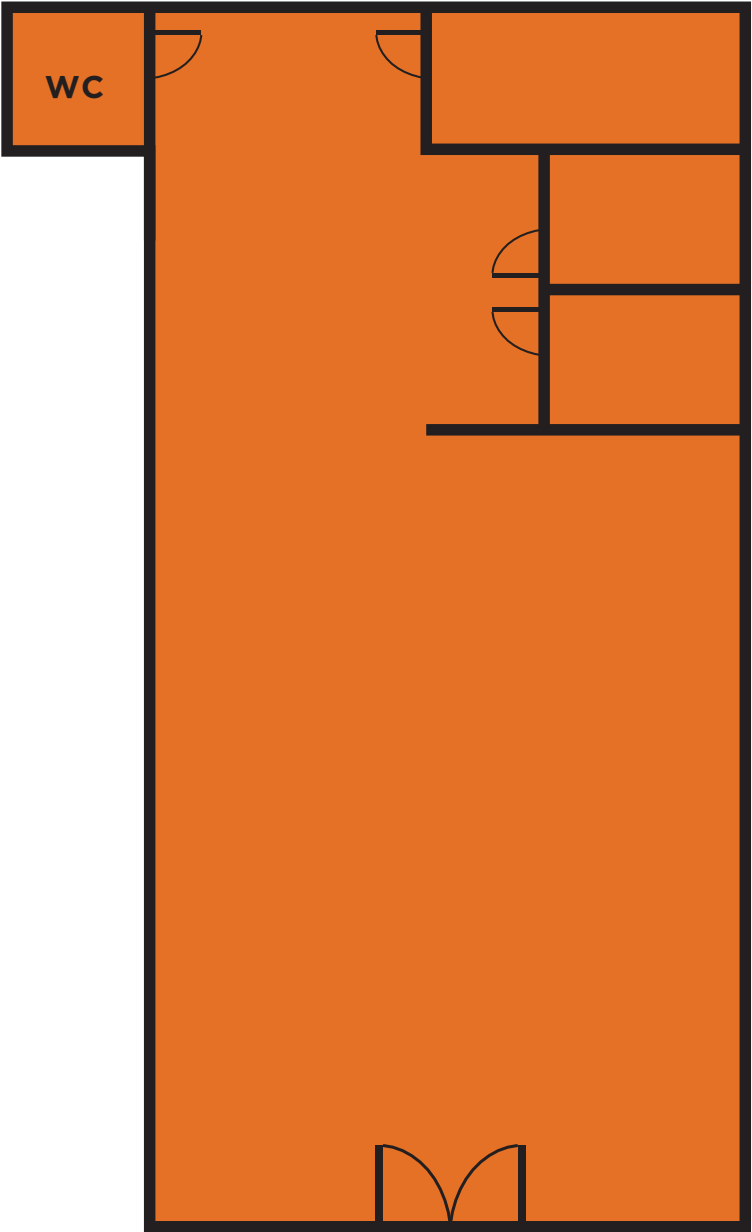
## Renowned Neighbors



# Floor Plan



7802 Girard Ave. Ste B, La Jolla, CA 92037



← Girard Ave →

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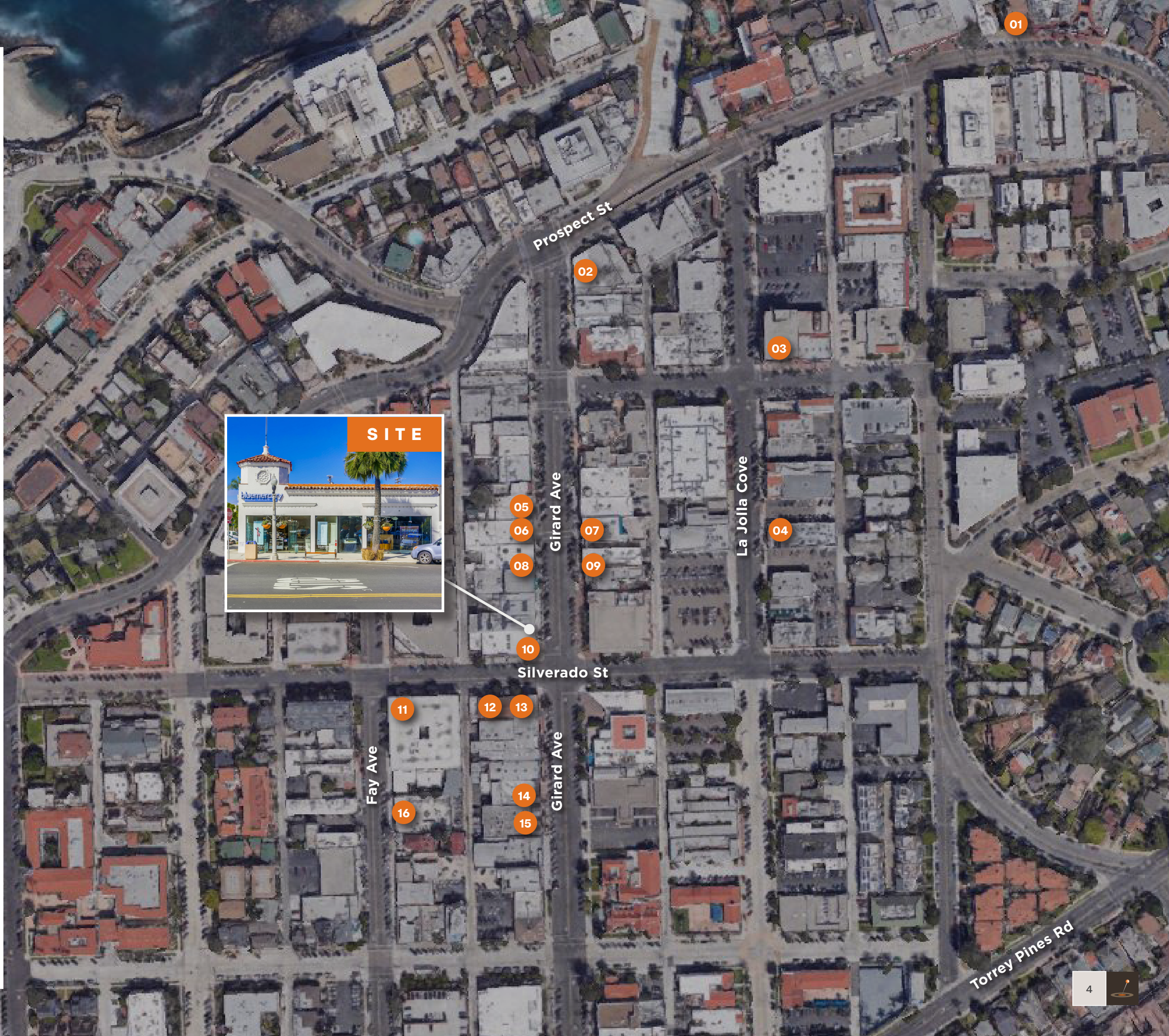
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# Goings On in La Jolla

## HISTORY

The place we all know and love as one of San Diego's top tourist destinations has actually been considered a resort area since 1890. After the railway connected La Jolla to the rest of San Diego, a bath house and a dance pavilion was built in order to attract visitors to the beach. The first hotel in La Jolla was then opened in 1893 and the rest, as they say, is history.

## LA JOLLA OPEN AIRE MARKET

This farmers market is one that La Jolla residents hold dear to their heart, as a mom in the community organized this weekly event to have all proceeds benefit a local elementary school. They started out in 1998 with 14 farmers and it has grown to an astonishing 120 vendors.



## LA JOLLA ART & WINE FESTIVAL

For the past 10 years the La Jolla Art & Wine Festival has been held on Girard Ave. This two day art festival is considered one of the most acclaimed art & wine shows in Southern California. This free, public event brings together over 150 artists from around the U.S. and Mexico to showcase art in all different types of media.

## LA JOLLA UNDERWATER PARK

Part of what makes La Jolla Shores so spectacular is that 90% of it is protected as an Underwater Park and Ecological Reserve. This includes its' submarine canyons, reef shallows, breathtaking caves and more. Kayakers and snorkelers go out everyday for these wonders...and of course to see the rambunctious sea lions as well!




## TASTE AT THE COVE

Every year the San Diego Sports Medicine Foundation holds this philanthropic event to benefit injured youth with limited financial means. This five star evening features dishes from all of San Diego's favorite restaurants.






# Demographics

## 5 MINUTES

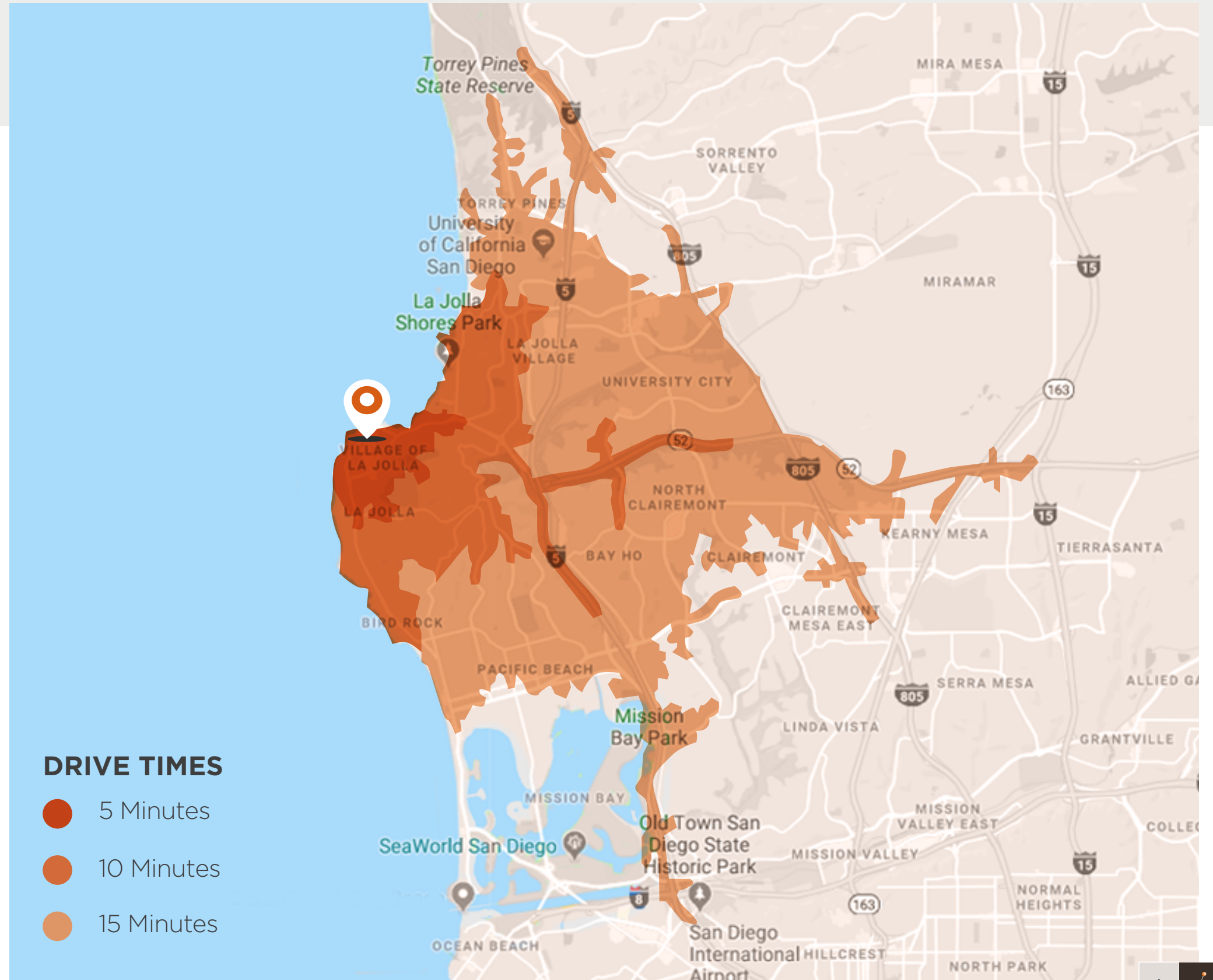
 Daytime Population	11,996
 Population	6,220
 Average HH Income	\$161,595

## 10 MINUTES




 Daytime Population	19,836
 Population	23,742
 Average HH Income	\$184,917

## 15 MINUTES

 Daytime Population	114,737
 Population	165,736
 Average HH Income	\$120,280



### DRIVE TIMES

-  5 Minutes
-  10 Minutes
-  15 Minutes



# Leasing Inquiries



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