

# 7817 HERSCHEL AVE, LA JOLLA, CA 92037



APPROX. 1,462 SF OFFICE SUITES FOR SUBLET

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*The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to lease.*



# 7817 HERSCHEL AVE, SUITE 201

## PROPERTY DETAILS

This unique sublet is perfect for psychology, chiropractic or other practices requiring multiple exam rooms or offices for services. The layout allows for three separate entrances on the main 2nd floor to keep privacy and access at a maximum. Each of these three entrances to the largely adjoining suite also contains a separate restroom in each subsection. Operational balcony overlooks Herschel bringing the fresh air in and multiple skylights brighten rooms without windows.

The building itself is located on a prominent street in La Jolla within the "Village" and offers on street parking as well as two reserved spots in the back lot with alley access and back stairwell entry. With quick walk-ability to restaurants, shops and the cove practitioners and their employees have access to lunches and coffee on the go. They can even have a brisk walk to an ocean view to break up the monotony of a long day.

This group of suites configured as one legal address has elevator and both front door and back door stairwell access at ground level.

Current tenant operates as small private tutoring lab.

As a sublet, tenant will be responsible for bringing the atmosphere and creating the space for their use at own cost as there are no TI allowances. Bring your startups and clients looking to branch off on their own without breaking the budget.



Approx. 7,636 RSF Two-Story,  
Elevator Served Building



Availability: Multiple Suite Layouts Available  
1,462 RSF Office



2 Reserved Parking Spaces



Spacious Executive Offices With Private Restrooms  
And Reception Area



Building Signage In The Heart Of La Jolla



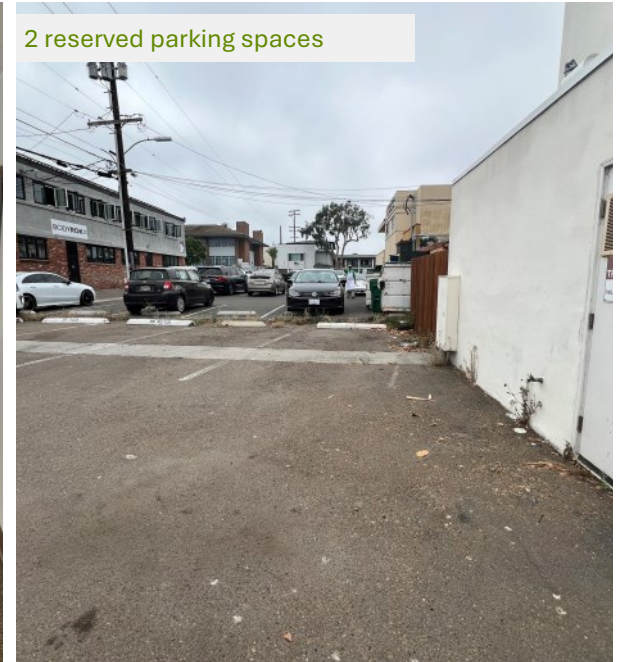
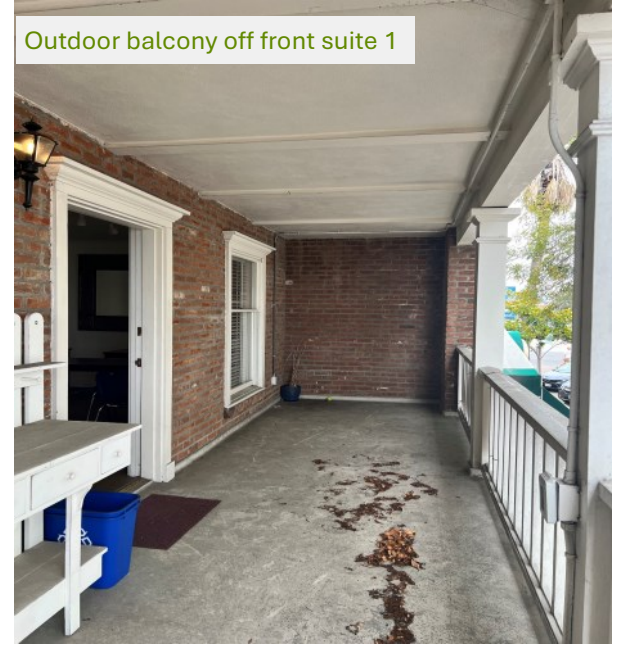
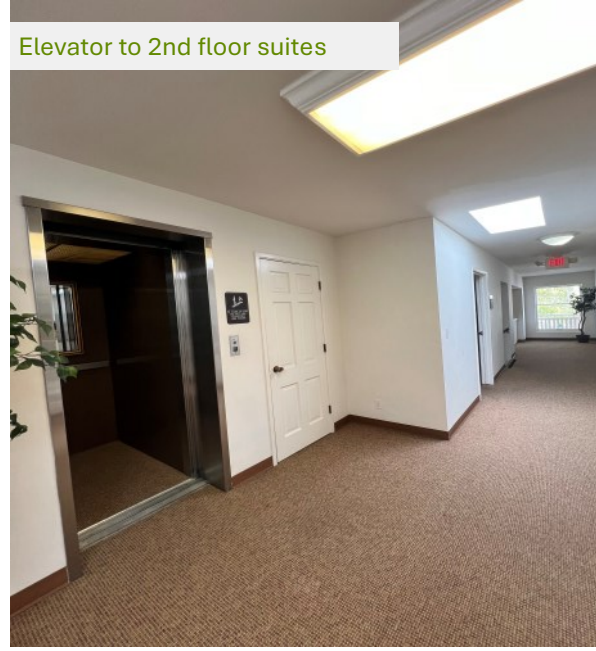
Rental Rate: \$4,400—\$4,600/Month  
+ 25% of Water and Electric





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## PHOTOS





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## DEMOGRAPHICS



**64,036**

2024 POPULATION



**23,948**

2024 HOUSEHOLDS

LA JOLLA COVE



**81,497**

TOTAL EMPLOYEES



**5,331**

BUSINESSES



**\$160,274**

AVG. HH INCOME



**\$1 B+**

CONSUMER SPENDING

LA JOLLA BEACH

**LA JOLLA VILLAGE**



**14,181**

OWNER OCCUPIED



**\$1,100,639**

MEDIAN HOME VALUE

**7817  
HERSCHEL AVE  
LA JOLLA**

\* demographics source: costar, based upon a 3 mile radius