

7540-7542 Fay Ave, La Jolla, CA 92037



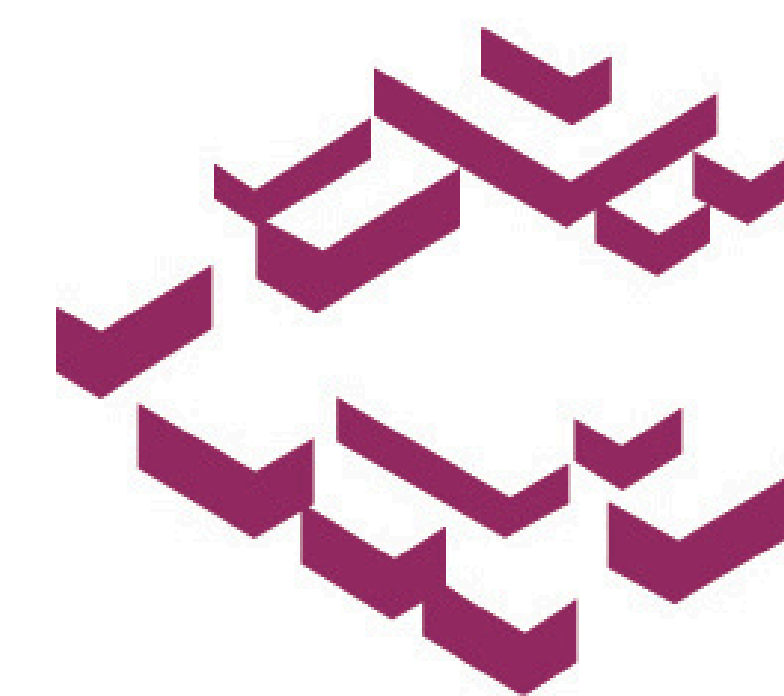
FOR LEASE:

OFFICE SPACE AVAILABLE IN LA JOLLA



TODD LAW
Senior Vice President

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CA DRE 01309241 - WA DOL 27587



**CAPITAL GROWTH
PROPERTIES, INC.**

Please do not disturb the tenants, owner, employees and patrons. Please contact the broker only.

La Jolla, CA

Office Space For Lease

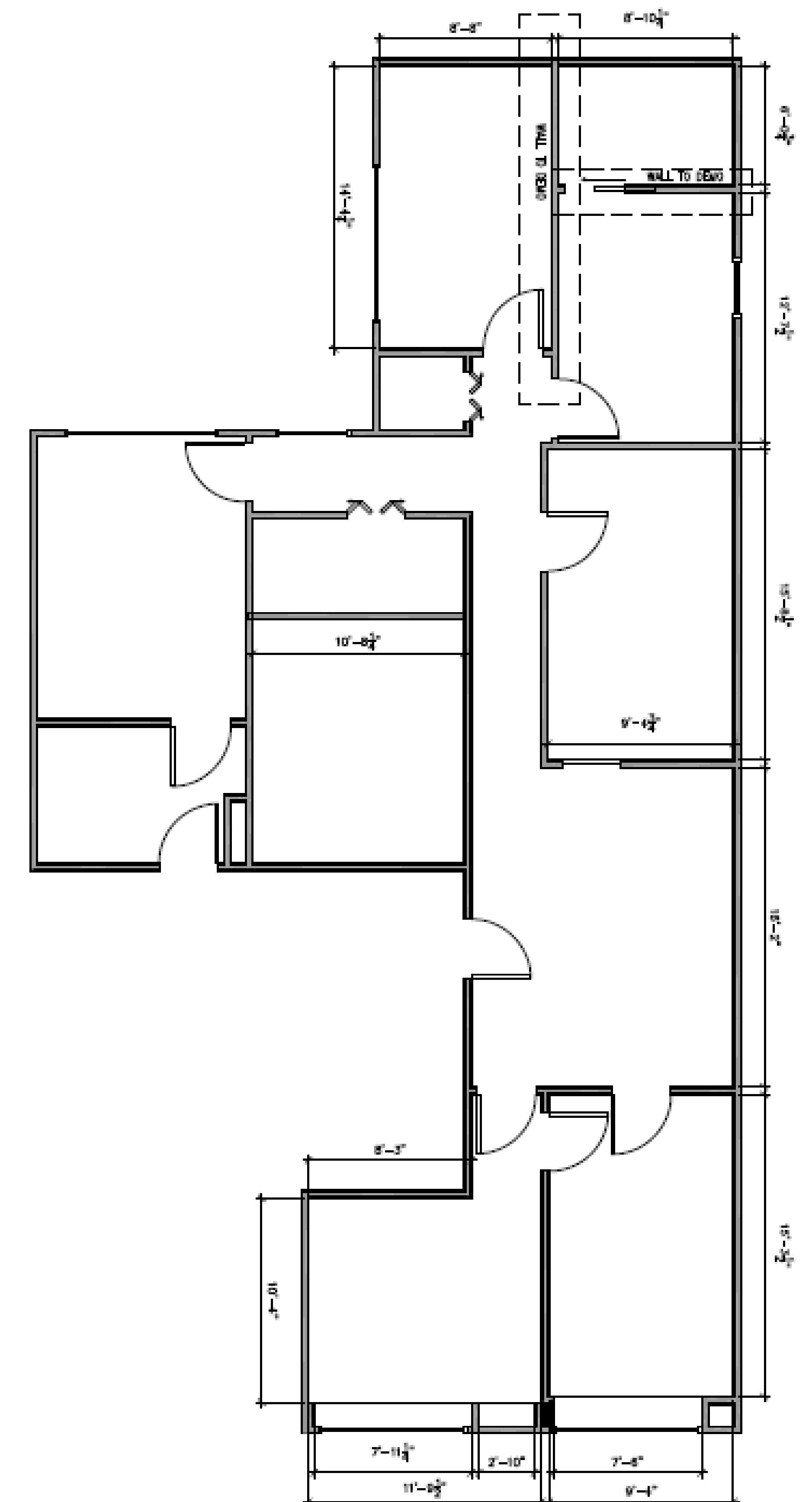
- Size: 1,450 SF
- Location: Second floor
- Rental Rate: \$3.65 Gross + utilities per month
- Availability: Now



PROPERTY HIGHLIGHTS

- **Prime Location:** Second-floor office with excellent visibility along Fay Ave.
- **Bright & Airy:** Large operable windows and skylights provide abundant natural light.
- **Functional Kitchen:** Includes a sink, refrigerator, and microwave for added convenience.
- **Professional Entrance:** Features a dedicated reception area for a welcoming first impression.
- **Flexible Access:** Two separate entry points allow for enhanced convenience and layout options.
- **Ample Parking:** Open parking available, ensuring easy accessibility for tenants and visitors.
- **High Visibility:** Opportunity for prominent signage to maximize exposure.
- **Independent Utilities:** Separate meter for utilities, allowing for controlled usage.

FLOORPLAN



WHAT ABOUT A VIRTUAL TOUR?

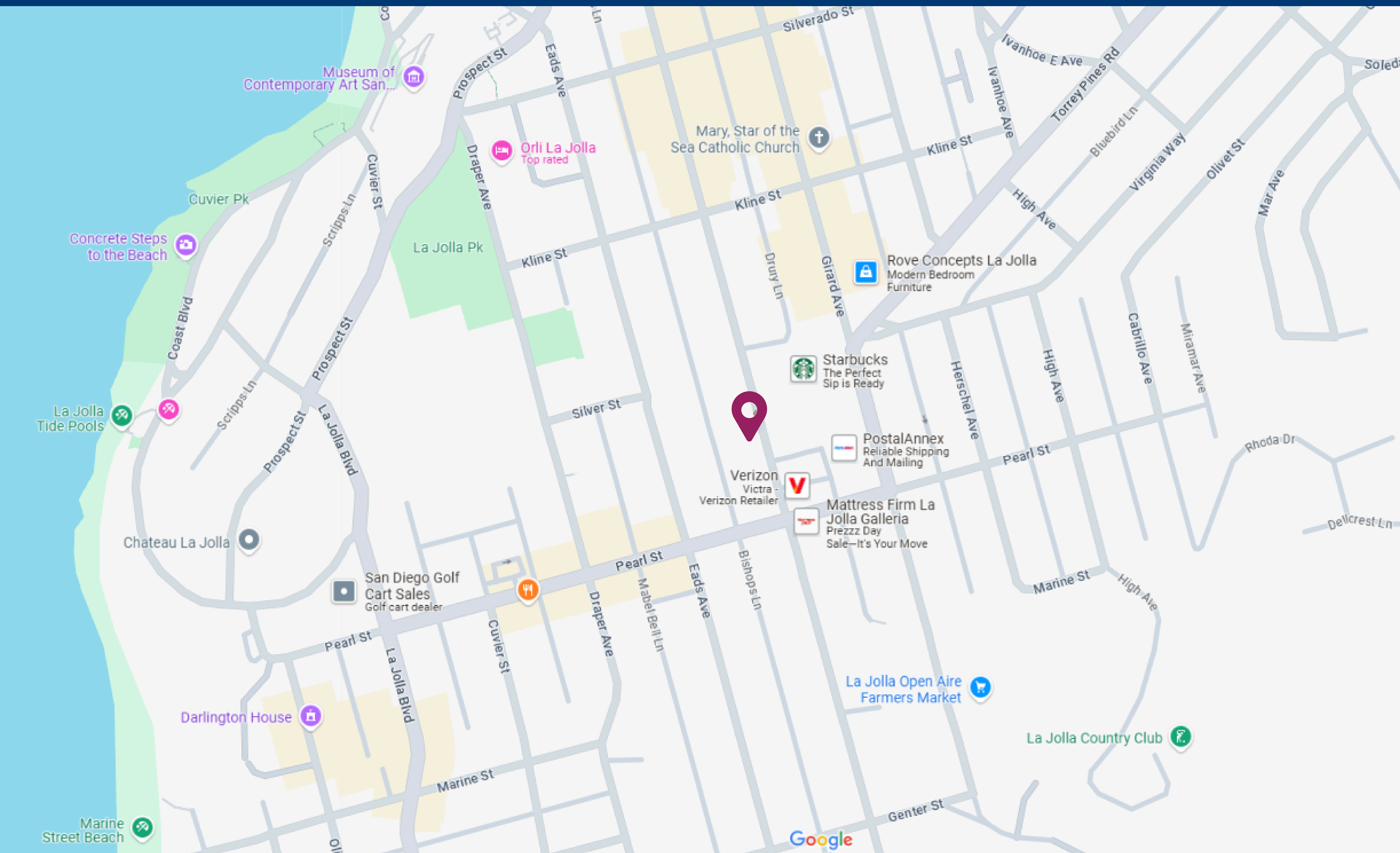
Dive into a virtual walkthrough of this potential game-changing business space. Don't just imagine, experience it. **Press play** and feel the opportunity.

Prime Location: Situated in the heart of La Jolla, providing easy access to local amenities and attractions.

Lease Details: Offered at a rate of \$3.65 per square foot per month, excluding utilities.

Nearby Amenities: Close proximity to restaurants, retail shops, and public transportation, enhancing convenience for employees and clients.





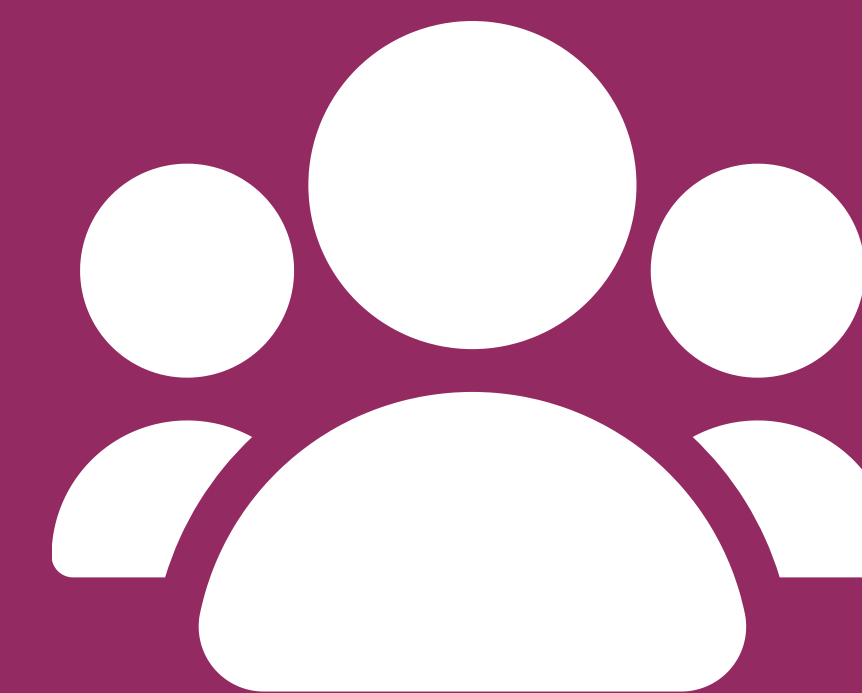
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Opportunity to lease an office space in a prime La Jolla location.

LA JOLLA, CA (2024)



Source: <https://www.point2homes.com/US/Neighborhood/CA/La-Jolla>



Population
Aprox. 37,665



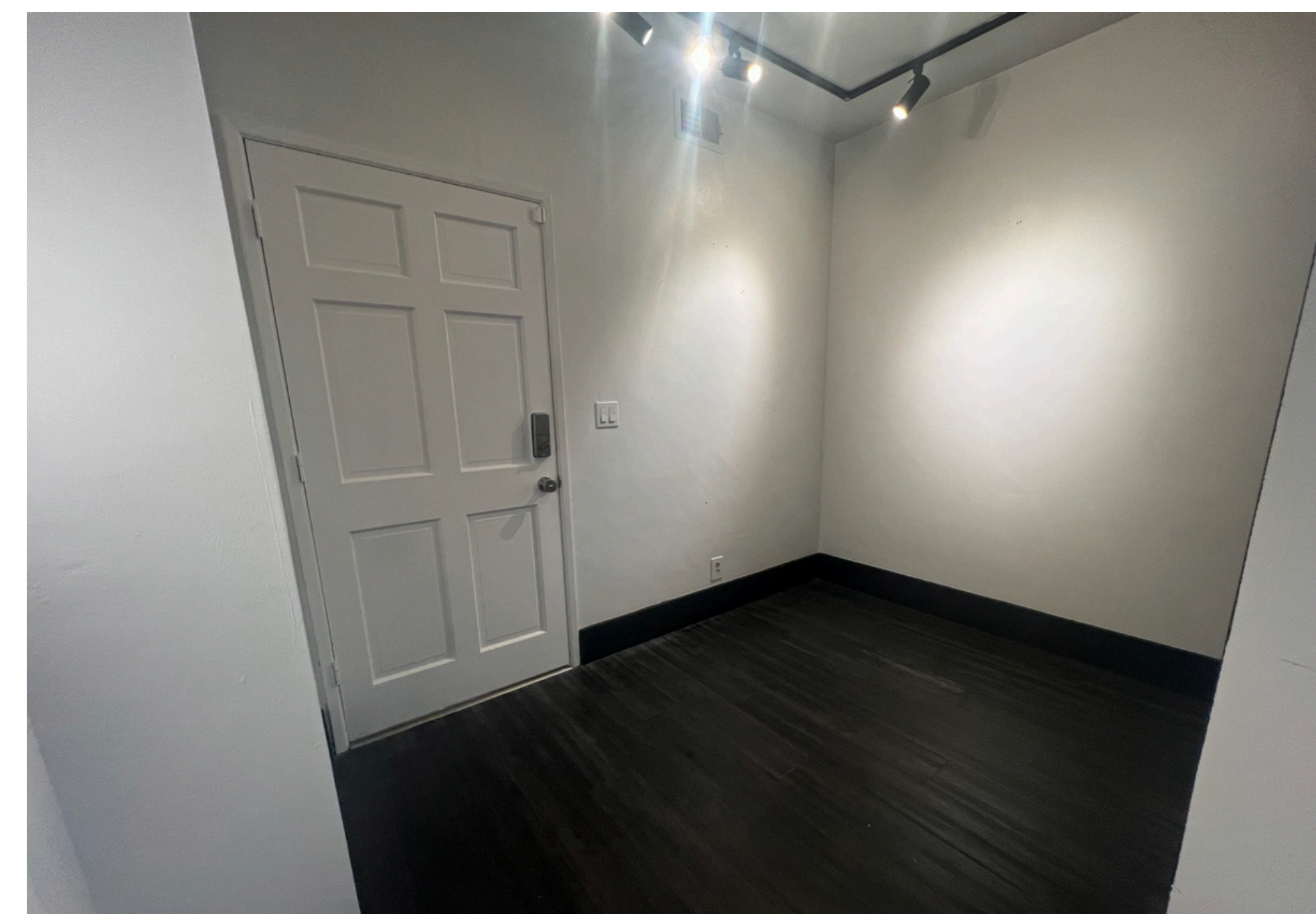
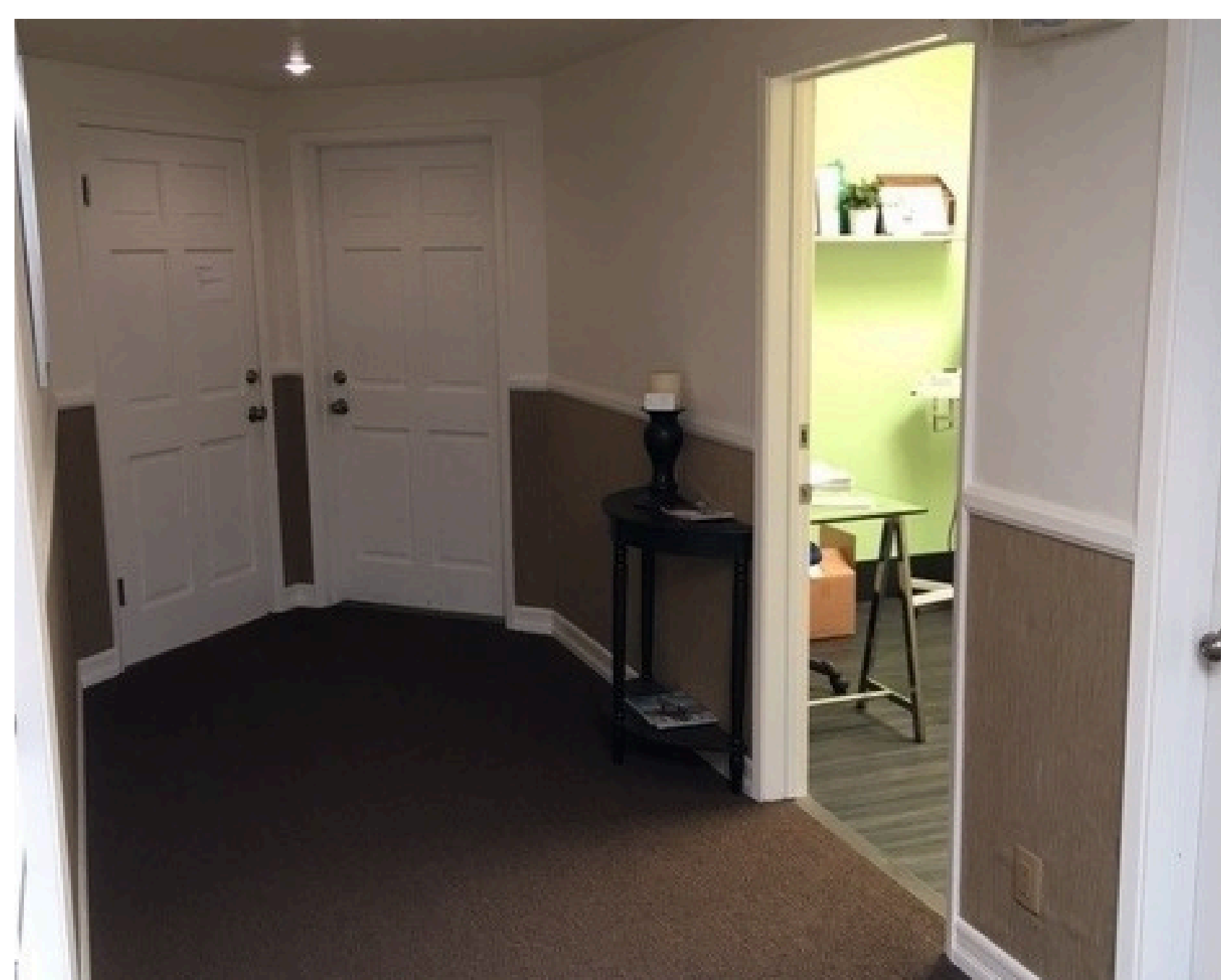
Average household income
\$ 204,979



Total Entrepreneurs
3,740 individuals
(21.39% of the workforce)



Households
16,275



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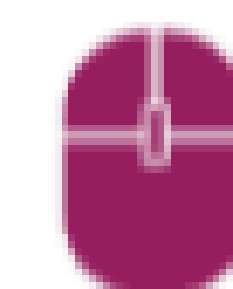
Capital Growth Properties, Inc.



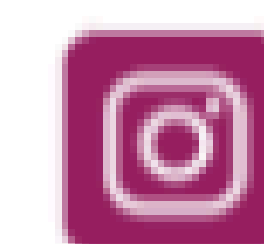
1120 Silverado Street, Suite 200
La Jolla CA 92037



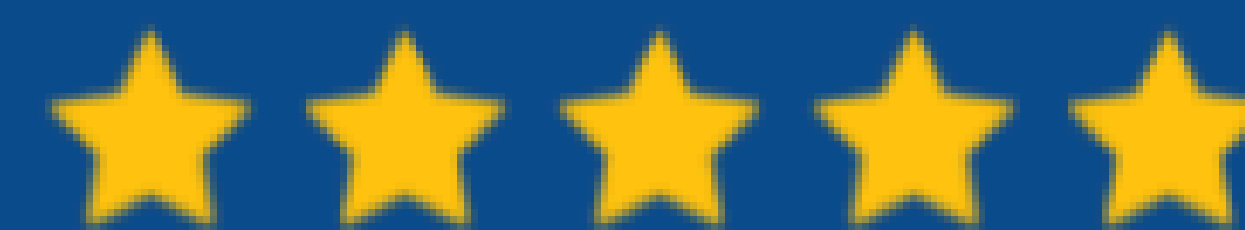
858.729.9300



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"Todd is an extremely professional Realtor that has helped clients of mine find commercial properties. Whenever I send a client his way, I know that they will be very well taken care of and I get nothing but rave reviews. I highly recommend Todd!" – Alan Cox

Don't miss out—request the full property details now!