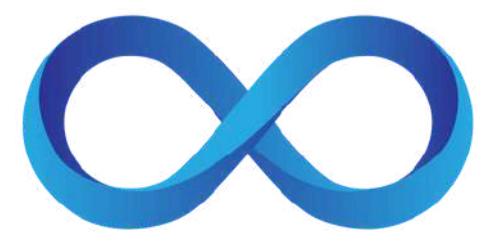


7737  
HERSCHEL AVE  
LAJOLLA, CA 92037

FOR LEASE  
MEDICAL OFFICE



 **INFINITY**  
INVESTMENT PROPERTIES

**LEV MIZAN**  
Managing Broker  
DRE Lic. #01998777  
C: (619) 888-5343  
O: (619) 314-8181 ext. 101  
Lev@InfinityInvestProp.com

**MICHAEL ELLIOTT**  
Senior Associate  
DRE Lic. #02137395  
C: (858) 997-3958  
O: (619) 314-8181 ext. 104  
Michael@InfinityInvestProp.com



# PROPERTY HIGHLIGHTS

**\$3.25/SF + NNN**  
Lease Rate

**±3,219 SF**  
Building Size

**±6,988 SF**  
Lot Size

**Medical Office/Office**  
Building Type

**Now**  
Availability

**Full Dental Buildout**  
Offices

**Three (3)**  
Private Restrooms

**4-5 Reserved Spaces**  
Parking



## Visibility

This prime La Jolla location features 25 feet of frontage, 5,568 VPD, and strong pedestrian activity. Surrounded by restaurants, shops, parks, and the beach, it offers excellent visibility and accessibility in a highly walkable coastal setting.

## On-Site Amenities

The property features a full dental buildout with some existing equipment and includes three offices, a waiting room and reception area, seven clinical rooms, one lab space, and three restrooms. Additional amenities include a break room, storage space, loading doors and ramps, water access in every room, HVAC, a kitchenette, and a server/data room. The property has a flexible layout with the potential to create two or three private spaces.

## Parking

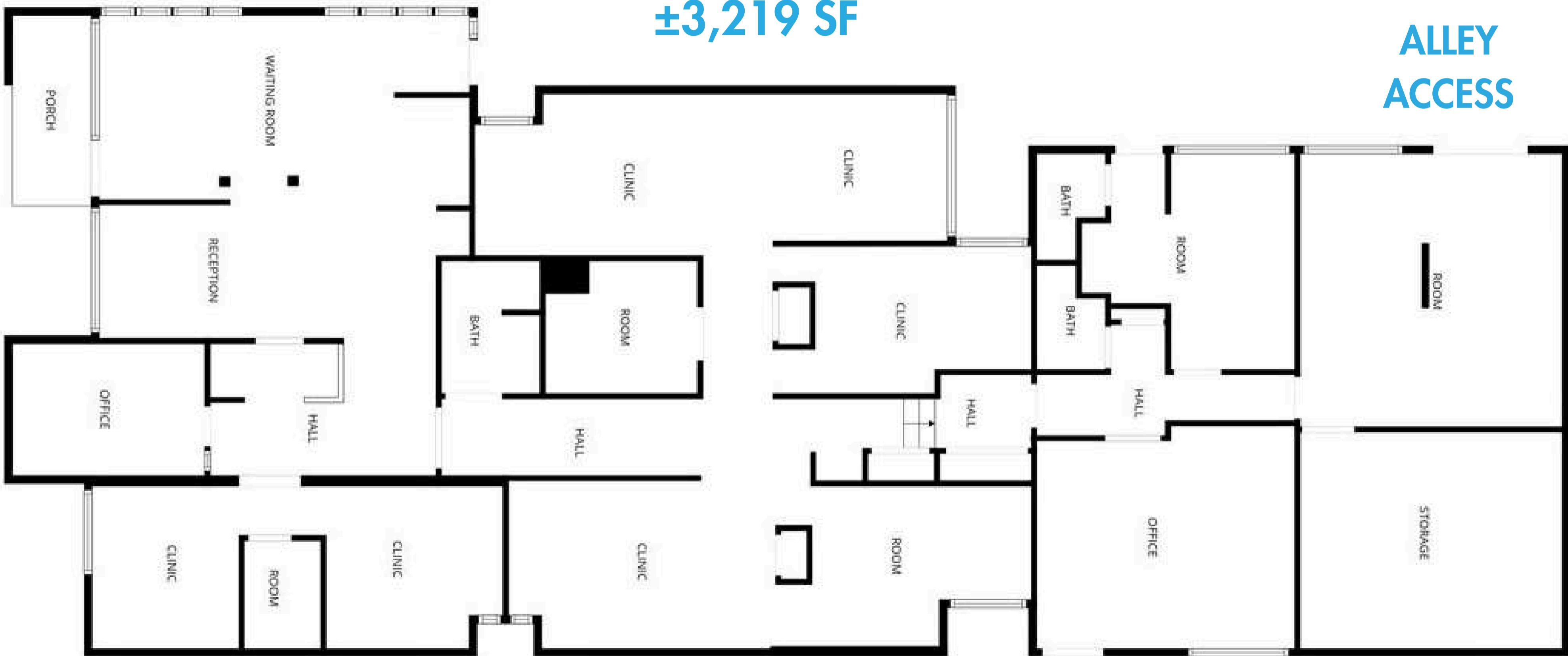
The property offers alley access with four reserved parking spaces and additional street parking available on a first-come, first-served basis.

# FLOORPLAN OPTION 1

$\pm 3,219$  SF

ALLEY  
ACCESS

ENTRY



# FLOORPLAN OPTION 2

Divisible Property Opportunity

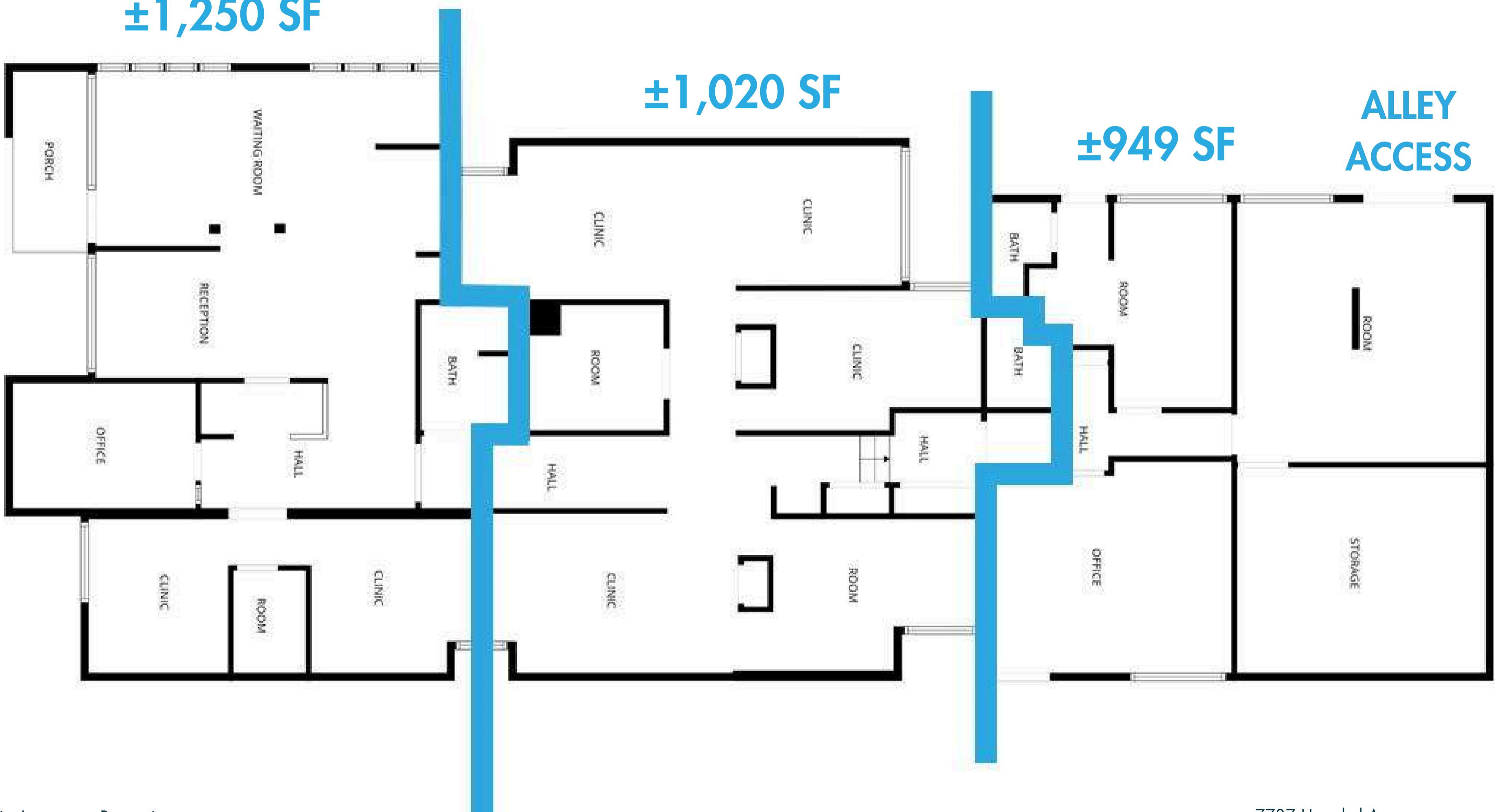


# FLOORPLAN OPTION 3

Divisible Property Opportunity

**±1,250 SF**

**ENTRY**



# DEMOGRAPHICS

1 MILE

POPULATION  
10,241

AVERAGE HH INCOME  
\$159,375

HOUSEHOLDS  
4,875

3 MILE

POPULATION  
64,964

AVREAGE HH INCOME  
\$161,659

HOUSEHOLDS  
24,329



# NEARBY AMENITIES



	ST. MARY STAR OF THE SEA HOLY SAVIOR - CATHOLIC CHURCH	#1
	INFINITY INVESTMENT PROPERTIES	#2
	Western Union	#3
	ACE Hardware	#4
	CHASE	#5
	usbank	#6
	lululemon	#7
	VUORI	#8
	RALPH LAUREN	#9
	A&W	#10
	Peet's Coffee	#11
	BETTER BUZZ COFFEE ROASTERS	#12



**LEV MIZAN**  
Managing Broker  
DRE Lic. #: 01998777  
C: 619.888.5343  
[Lev@InfinityInvestProp.com](mailto:Lev@InfinityInvestProp.com)



**MICHAEL ELLIOTT**  
Senior Associate  
DRE Lic. #: 02137395  
C: 858.997.3958  
[Michael@InfinityInvestProp.com](mailto:Michael@InfinityInvestProp.com)

Infinity Investment Properties, Inc. All rights reserved. This information has been obtained from sources deemed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Infinity Investment Properties, Inc. and the Infinity Investment Property logo are service marks for Infinity Investment Properties, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Infinity Investment Properties. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.