

7737
HERSCHEL AVE
LA JOLLA, CA 92037

FOR LEASE
MEDICAL OFFICE



LEV MIZAN

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PROPERTY HIGHLIGHTS

\$3.25/SF + NNN
Lease Rate

±3,219 SF
Building Size

±6,988 SF
Lot Size

Medical Office/Office
Building Type

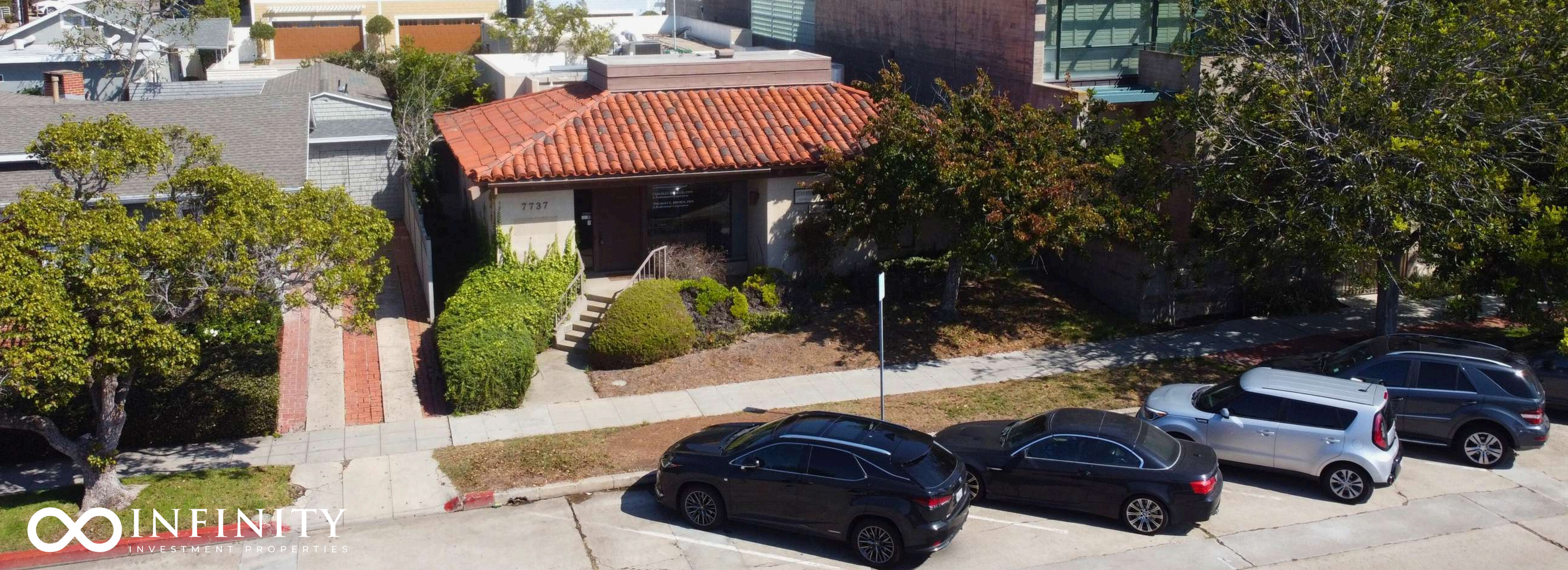
Now
Availability

Full Dental Buildout
Offices

Three (3)
Private Restrooms

4-5 Reserved Spaces
Parking

Herschel Avenue
5,560 Vehicles Per Day



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.

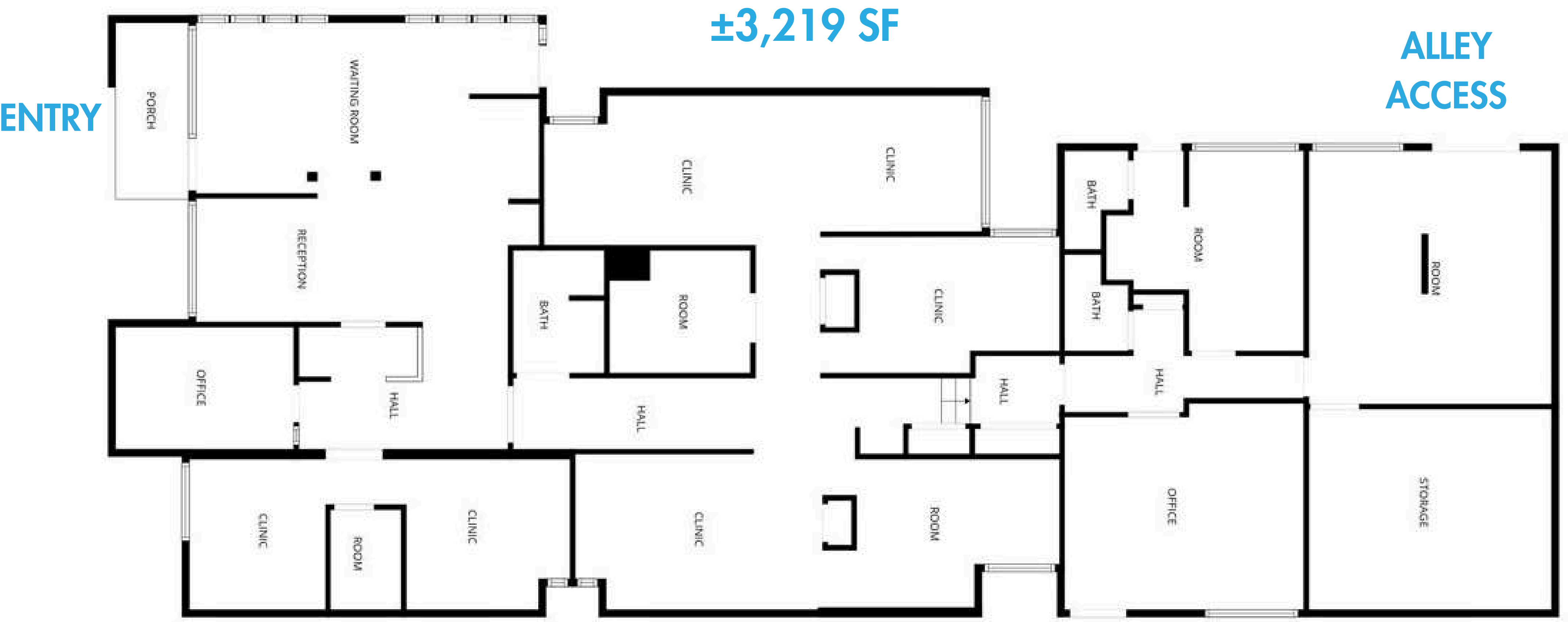
On-Site Amenities

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



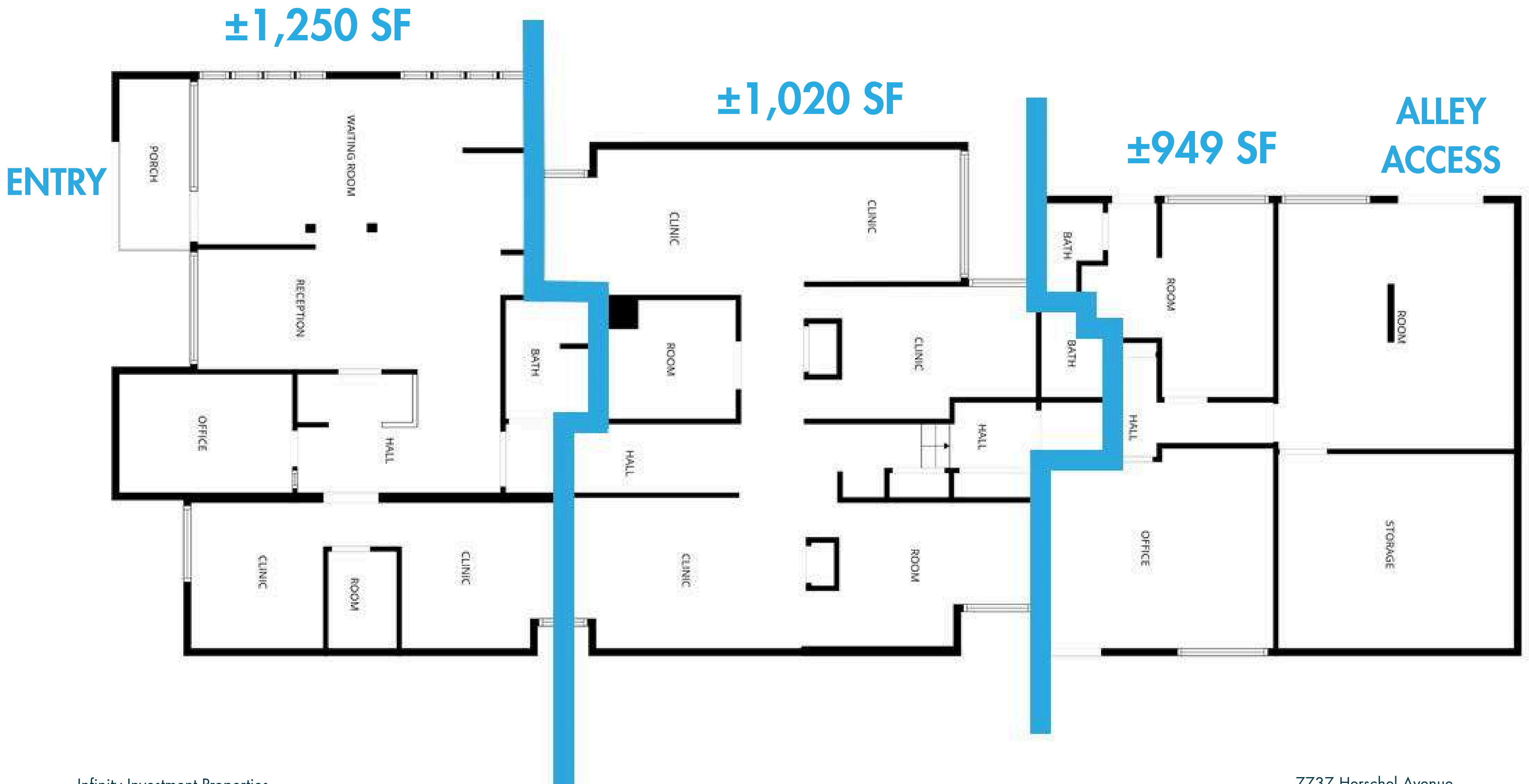
FLOORPLAN OPTION 2

Divisible Property Opportunity



FLOORPLAN OPTION 3

Divisible Property Opportunity



DEMOGRAPHICS

1 MILE

POPULATION
10,241

AVERAGE HH INCOME
\$159,375

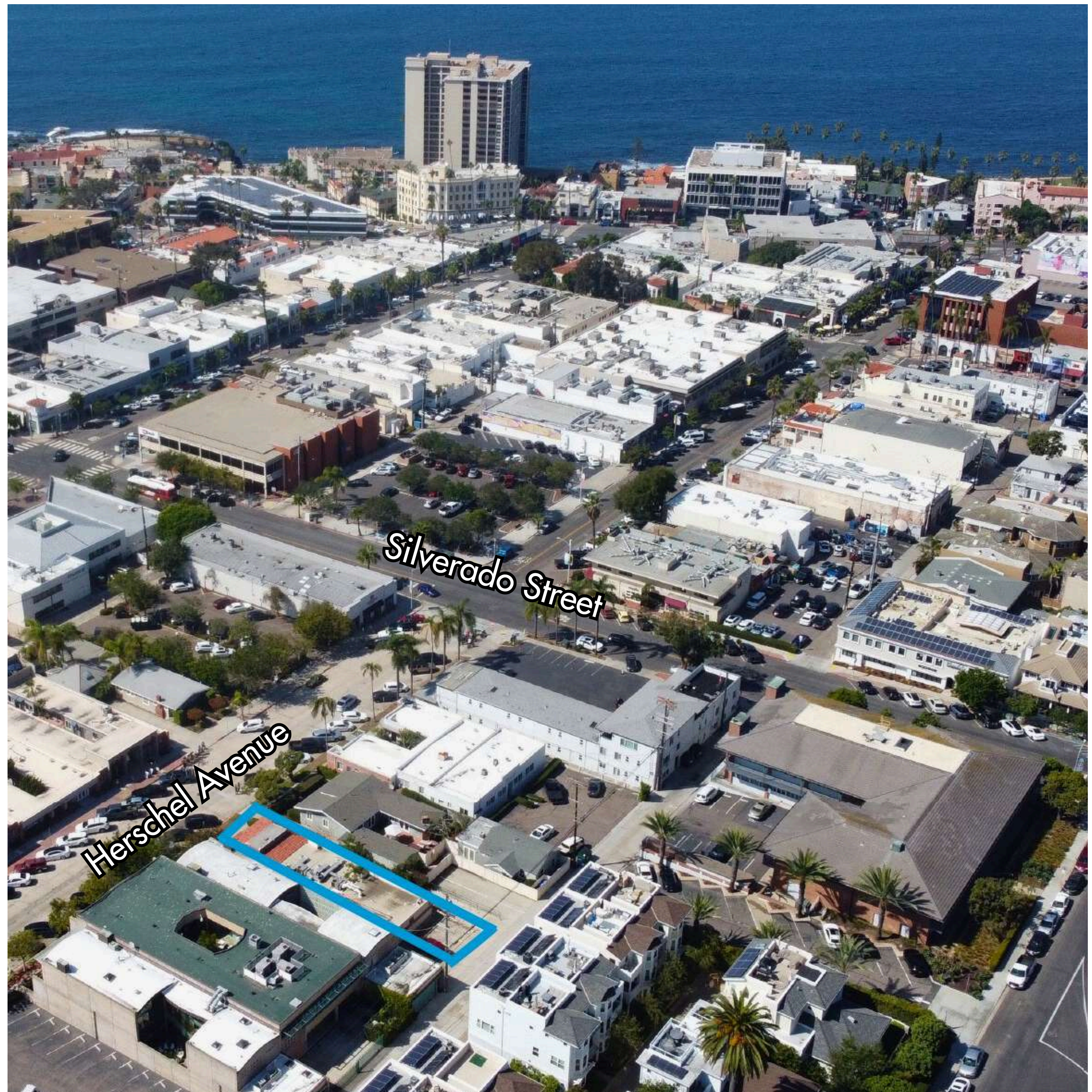
HOUSEHOLDS
4,875

3 MILE

POPULATION
64,964

AVREAGE HH INCOME
\$161,659

HOUSEHOLDS
24,329



NEARBY AMENITIES

Girard Avenue

Silverado Street

Herschel Avenue

-  #1
-  #2
-  #3
-  #4
-  #5
-  #6
-  #7
-  #8
-  #9
-  #10
-  #11
-  #12

INFINITY

INVESTMENT PROPERTIES



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