

# FOR SALE

7542 Herschel Avenue

La Jolla, CA 92037



CAPITAL GROWTH  
PROPERTIES, INC.



\$2,950,000

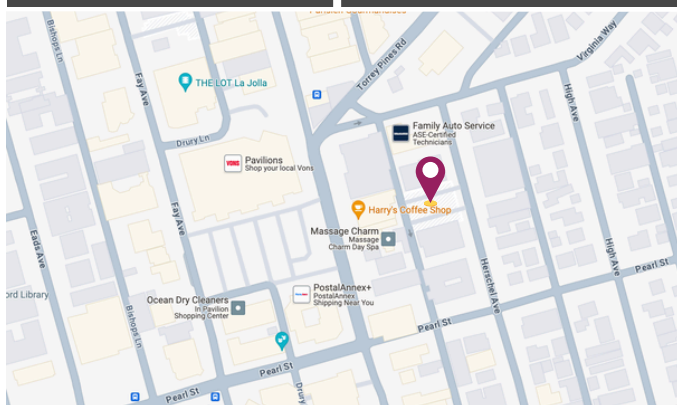
**PARKING LOT**

## PROPERTY HIGHLIGHTS

- ✓ **Prime La Jolla Location:** Steps away from fine dining, art galleries, essential supermarkets, and the iconic La Jolla Cove.
- ✓ **Large Lot:** 6,761 sq.ft. offering vast development potential.
- ✓ **Income Opportunity:** Currently utilized as a parking lot.
- ✓ **Development Flexibility:** Perfect for a range of projects, from commercial to mixed-use.

## AVAILABLE SPACE

SF	ASKING PRICE
Approx. 6,761	\$2,950,000



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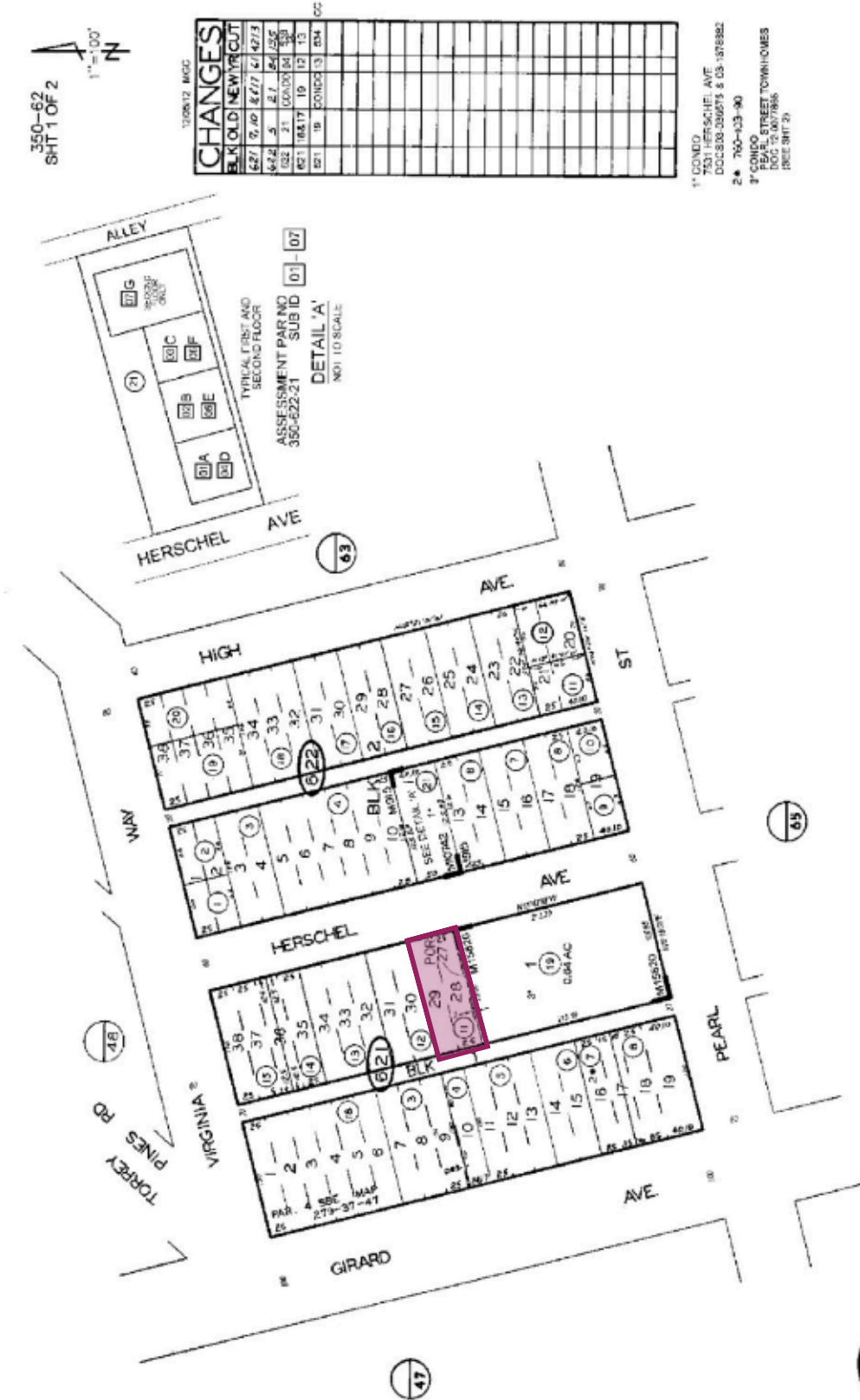
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APN 350-621-11-00



350-62  
SHT 1 OF 2  
1"=100'

CHANGES		BLK OLD NEW/CUT	
427	2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100	427/3	427/3
428	1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101	428/3	428/3
429	101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200	429/3	429/3
430	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	430/3	430/3

1" CONDO  
7501 LEEFSACHE AVT  
DOC 8303-0360715 & 03-1376882

2" 750-413-90

3" CONDO  
1001 LEEFSACHE AVT  
DOC 15-0007866  
(SEE SHT 2)

TYPICAL FIRST AND SECOND FLOOR  
ASSESSMENT PARING  
SUB ID  
350-622-21  
DETAIL 'A'  
NOT TO SCALE

MAP 15620 - PEARL STREET TOWNHOMES  
MAP 10742 - LA JOLLA PACIFIC SHORES (CONDO)  
MAP 915 - CENTER ADDITION  
ROS 9366, 16121

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA. SO-OWN ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 388 PAGE

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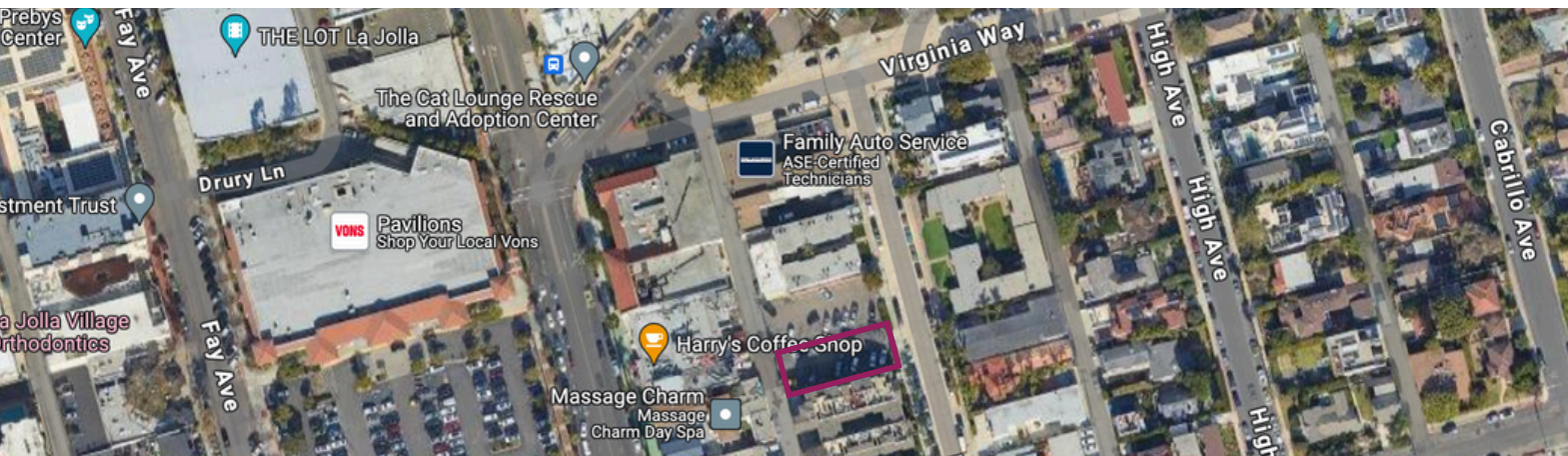
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## DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE
2023 Total Population	11,346	53,620	167,274
2028 Population	11,374	52,905	165,222
Pop Growth 2023-2028	+ 0.25%	(1.33%)	(1.23%)
Average Age	48	44	40
2023 Total Households	5,693	24,572	75,934
HH Growth 2023-2028	+ 0.30%	(1.53%)	(1.36%)



### TODD LAW

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