

# **Girard Village Collection**

CREATIVE OFFICE / RETAIL/ CAFE

LA JOLLA, CA

next wave COMMERCIAL

### **Girard Village Collection**

#### 7470 Girard Ave

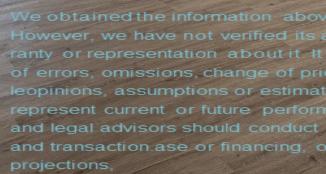
#### SIZE: 1,400 SF

RATE: \$4,620 + NNN per month

### **FEATURES**

- Excellent Visibility from most trafficked intersection at Girard and Pearl (over 28,000 Vehicles Per Day)
- Brand new sliding door in place •
- Ample signage opportunities •
- Restroom in place  $\bullet$
- Reserved parking on site  $\bullet$

## availability



Ve obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, waranty or representation about it it is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, priorsale, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction ase or financing, or withdrawal without notice. We include







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