



FOR SALE

7680 GIRARD AVENUE | VILLAGE OF LA JOLLA | 92037
FITNESS/RETAIL/OFFICE

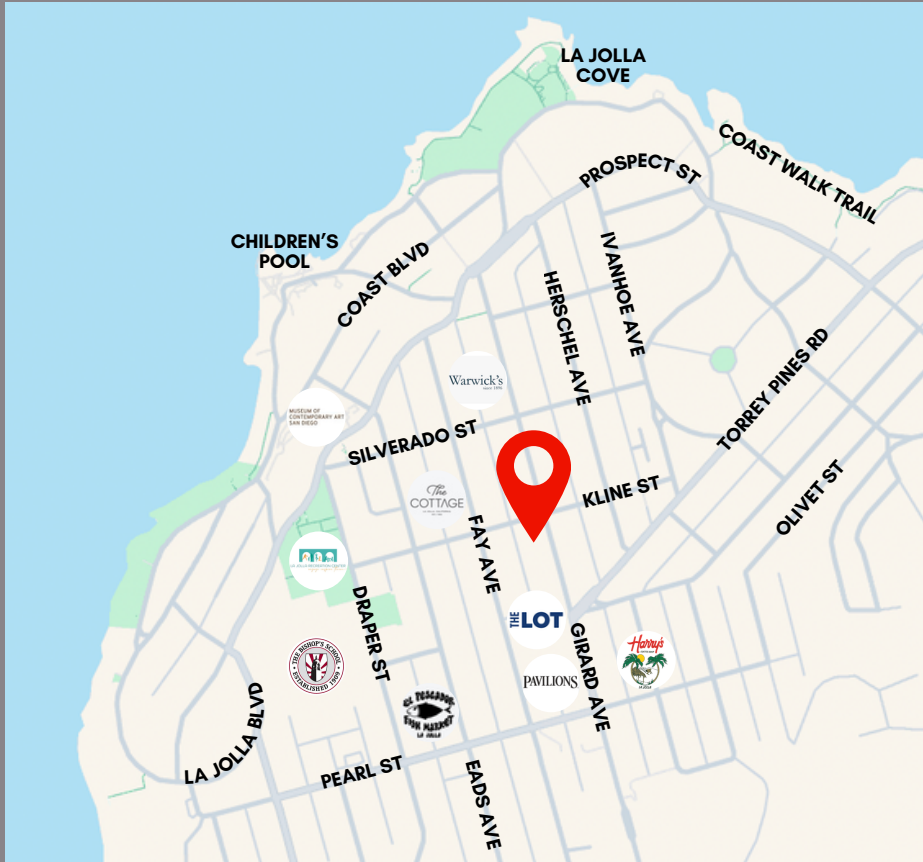
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THE OFFERING

Investment opportunity to own a La Jolla Village legacy investment property with significant future upside potential. The property consists of a 2 story landmark B of A bank branch building and adjacent parking structure for 185 cars. Fee simple ownership of the bank building with under market lease expiring in 2053. Fee simple ownership of the parking garage. One parcel beneath to the garage, not owned by Seller, is under a long-term ground lease which is currently \$2,024 per month and expires in 2053.



PROPERTY DETAILS

ADDRESS 7680 Girard Avenue
RBA ±30,984 SF
TYPICAL FOOR PLATE 12,337 SF
STORIES 2
LOT SIZE 23,522 SF
APN 350-462-23
ZONING LJPD-3
YEAR BUILT 1957
ELEVATOR SERVED Yes
SPRINKLERED Yes
RESTROOMS Multiple per floor

ADDRESS 909 Kline Street / 7641 Fay Avenue
RBA ±64,000 SF
TYPICAL FOOR PLATE 20,000 SF
STORIES 3
LOT SIZE 21,000 SF
APN 350-462-25; 350-462-05; 350-462-03
ZONING LJPD-3
YEAR BUILT 1957
ELEVATOR SERVED Yes
SPRINKLERED No
RESTROOMS 2 [in retail space]



BANK OF AMERICA

zoning to be verified by Buyer

RENT ROLL

**SALE PRICE: CONTACT BROKER
FOR MORE INFORMATION**

TENANT	SIZE (SF)	EXPIRATION	MONTHLY BASE RENT
Bank of America	12,302 SF	6/30/2053	\$10,149/mo + CAMs
Vacant	12,337 SF		
La Jolla Martial Arts	3,350 SF	7/31/2031	\$6,000/mo
Concetta Antico dba The Salon of Art Gallery	1,496 SF	1/31/2030	\$5,000/mo + CAMs
Ace Parking	62,504 SF		\$17,0000/mo
Bank of America Parking			\$4,125/mo
Monthly Income			\$67,274 + CAMs
Annual Income			\$807,288 + CAMs
Annual Expenses			[\$338,884]
NOI			\$468,404
Income to offset owners occupancy expenses			

INCOME & EXPENSES

GROUND RENT	\$24,504/YR
TAX	\$197,440/YR
INSURANCE	\$45,000/YR
LANDSCAPE	\$16,000/YR
HVAC	\$16,640/YR
TRASH	\$9,300/YR
MG FEE	\$30,000/YR

DEMOGRAPHICS

POPULATION *2030 Projection*	
1 Mile	11,685
3 Mile	54,464
5 Mile	183,747
AVERAGE HOUSEHOLD INCOME *2025 Avg*	
1 Mile	\$166,443
3 Mile	\$174,623
5 Mile	\$147,547
TOTAL CONSUMER SPENDING *2025 Avg*	
1 Mile	\$211,455,275
3 Mile	\$995,462,513
5 Mile	\$2,852,339,912
TRAFFIC COUNT *2025 Year Count*	
Girard Ave/Torrey Pines Rd N	25,897

SITE PLAN

	PARCEL NUMBERS	SIZE (SF)
Building	350-462-23	0.54 AC (23,522)
Parking Garage	350-462-03	0.138 AC (6,000)
	350-462-25	0.161 AC (7,000)
Under Ground Lease	350-462-05	0.181 AC (8,000)
		1.02 AC

Bank of America Building: ±30,984 SF

193 Stall Parking Structure: ±64,000 SF

Construction:

Foundations are concrete/masonry walls with poured concrete slabs and concrete ceilings

Bank structure has poured in place concrete floors, decks, ceiling with exterior brick veneer

