



OFFICE & RETAIL SPACE AVAILABLE

**7470-7500**

**LA JOLLA BLVD.**

**LA JOLLA, CA 92037**

For More Information, Contact:

**LEV MIZAN**

Managing Broker

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 **INFINITY**  
INVESTMENT PROPERTIES

# 7470-7500 LA JOLLA BLVD.

LA JOLLA, CA 92037

7470-7500 La Jolla Boulevard is a two-story, 16,000 SF retail/office property located in the heart of La Jolla. The property is in within close walking distance to numerous hotels, restaurants and retail amenities as well as some of San Diego's finest beaches and parks.

- Excellent Corner Retail/Office Building Located on one of the most iconic corners in one of the premier retail submarkets in Southern California.
- Signalized corner of Pearl St. and La Jolla Blvd.
- High Traffic Count and Affluent Demographics.
- Amazing signage exposure on La Jolla Blvd!



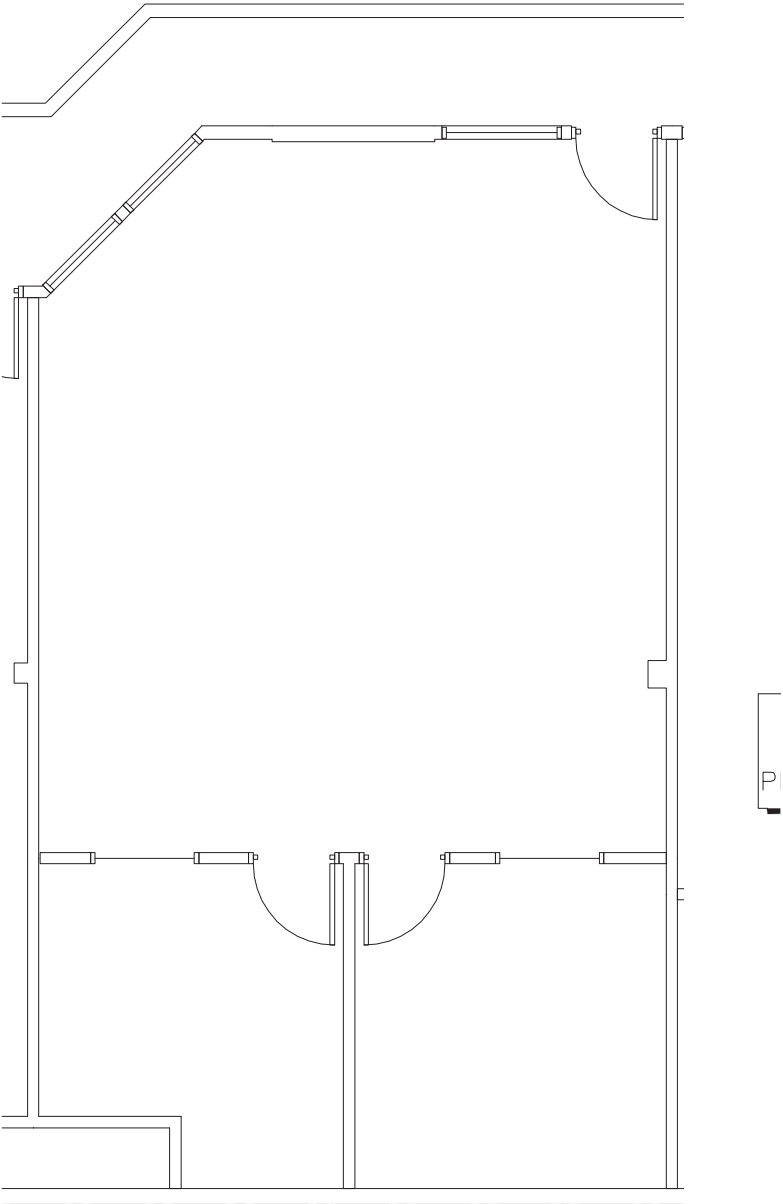
# 7470-7500 LA JOLLA BLVD.

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## 7480 La Jolla Blvd.

### 2<sup>nd</sup> Floor

- 906 SF
- Large open space with a private office and storage.

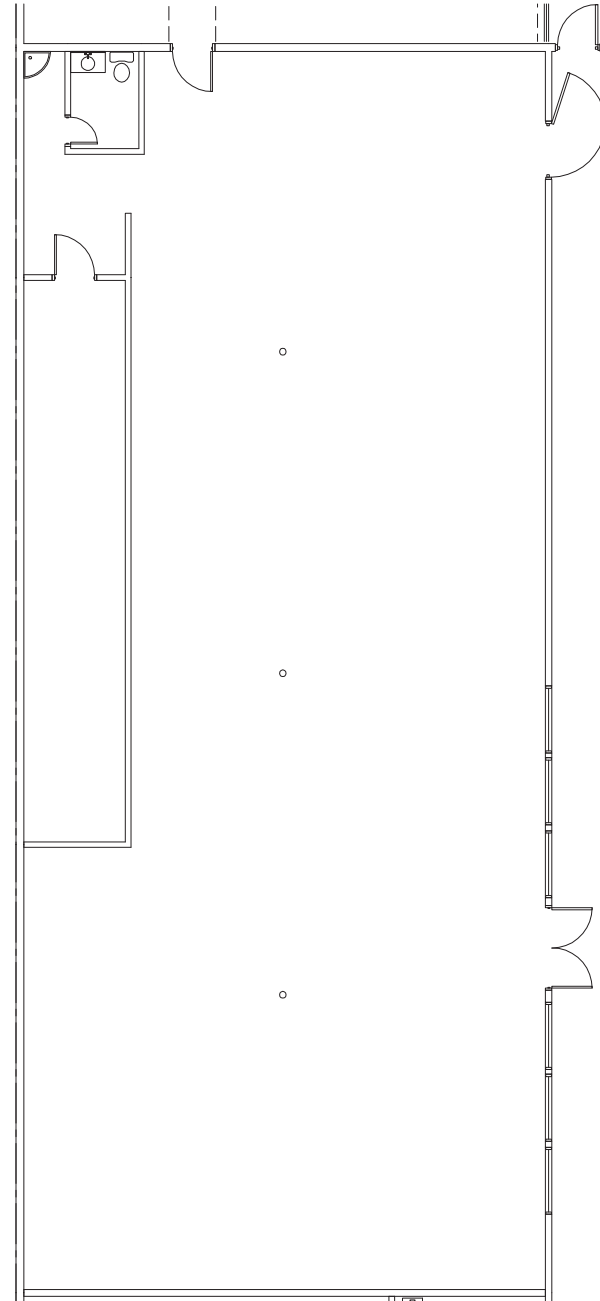


# 7470-7500 LA JOLLA BLVD.

LA JOLLA, CA 92037

## 7474 La Jolla Blvd.

- 3,718 SF
- 1st Floor Retail Space
- Large open space
- One Restroom
- Three entrances
- Prominent visibility and signage at the signalized intersection of La Jolla Boulevard and Pearl Street
- Current improvements:
  - Floor drains
  - Existing refrigeration
  - 3 compartment sink
  - Private storage/office





2 Miles

**24,406**  
POPULATION

**\$170,398**  
AVG. HH INCOME

**11,089**  
# OF HOUSEHOLDS

5 Miles

**166,891**  
POPULATION

**\$128,644**  
AVG. HH INCOME

**75,784**  
# OF HOUSEHOLDS



**INFINITY**  
INVESTMENT PROPERTIES  
Brokerage · Management · Investments

# LA JOLLA DEMOGRAPHICS



7470-7500  
LA JOLLA BLVD.

LA JOLLA BOULEVARD

PEARL STREET

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