

# 7733

GIRARD AVENUE  
LA JOLLA, CA 92037

# FOR SALE



**SETH PITE**

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# PROPERTY DESCRIPTION

## Mixed-Use Development Opportunity

Located in the core of La Jolla Village, this high-visibility parking lot presents a rare opportunity for development along the vibrant Girard Avenue corridor.

## Prime Location

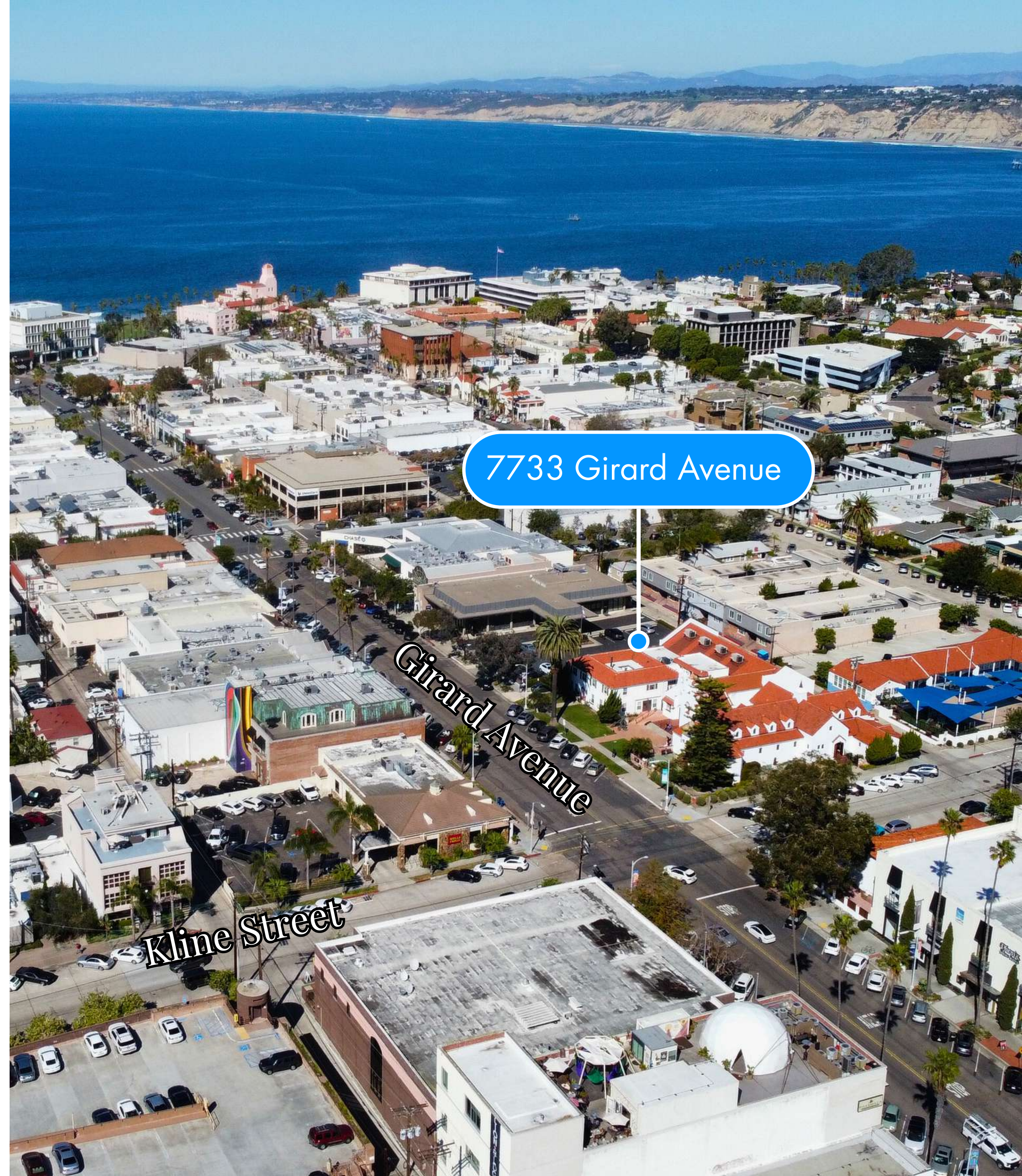
Positioned in the heart of the Village, offering exceptional visibility and consistent vehicle and pedestrian activity.

## Zoning: LPD-1

LPD-1: This zone covers La Jolla's main retail and visitor-focused commercial area, known for high pedestrian activity. The standards aim to preserve its pedestrian-friendly character and support a mix of department stores, small shops, and restaurants.

## Excellent Vehicle and Foot Traffic

4,757 cars per day (*Girard/Silverado*)  
(98) Walk Score ®





**3,493 SF**  
LOT SIZE



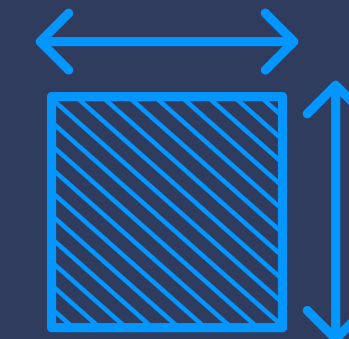
**25' X 140'**  
LOT DIMENSION



**LJPD-1**  
ZONING



**1.7**  
FAR



**5,924**  
BUILDABLE SF  
Buyer to verify

## PROPOSED PLAN:

**2,912 SF**  
GROUND FLOOR  
COMMERCIAL

**2,662 SF**  
RESIDENTIAL  
(2 UNITS)

**2,006 SF**  
ROOFTOP DECK

**312 SF**  
BALCONY

**2**  
PARKING  
SPACES

ALLEY ACCESS  
(KLINE & SILVERADO)

# NEARBY AMENITIES



m c a s d  
Museum of Contemporary Art  
San Diego

#1

LA JOLLA COMMUNITY CENTER

#2

LA JOLLA  
HISTORICAL SOCIETY

#3

THE  
COTTAGE  
EST. 1992

#4

events.com

#5

BETTER  
BUZZ  
...coffee...

#6

AV

#7

Peets Coffee & Tea

#8

LA JOLLA  
ALENCIA HOTEL

#9

Puesto

#10

VUORI

#11

UNITED STATES  
POSTAL SERVICE

#12

Ω

#13

POLO  
Ralph Lauren

#14

usbank

#15

CHASE

#16

FRONTIERAL  
Training

#17

ACE  
Hardware

#18

WELLS  
FARGO

#19

THE LOT

#20

PAVILIONS

#21

LA JOLLA  
MUSIC  
SOCIETY

#22

ups

#23

SUGAR & SCRIBE

#24

# DEMOGRAPHICS

1 MILE

POPULATION  
10,555

AVERAGE HH INCOME  
\$155,452

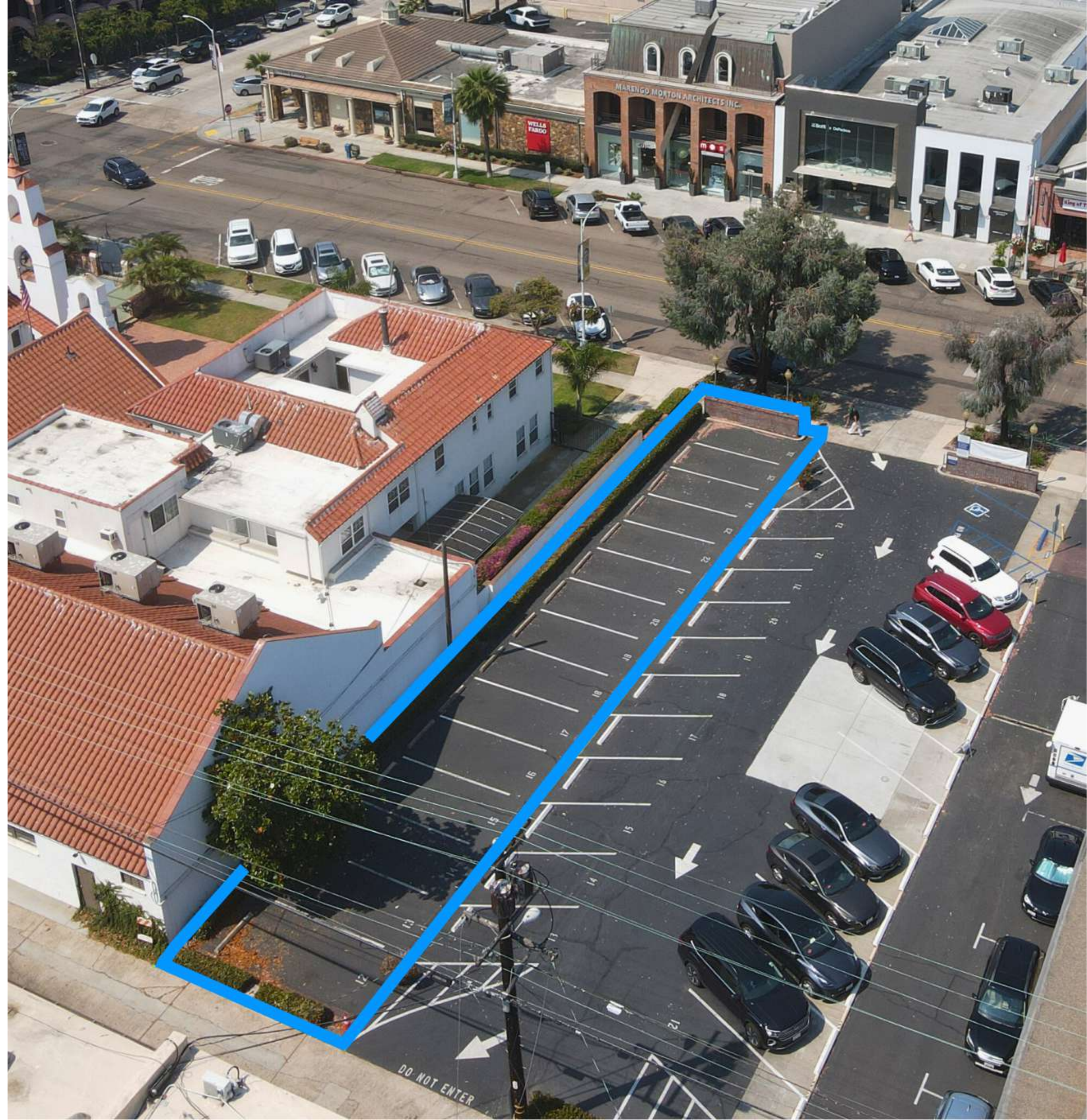
HOUSEHOLDS  
5,063

3 MILE

POPULATION  
51,942

AVREAGE HH INCOME  
\$162,668

HOUSEHOLDS  
22,949





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