

# FOR SALE

7542 Herschel Avenue

La Jolla, CA 92037



CAPITAL GROWTH  
PROPERTIES, INC.

\$2,950,000



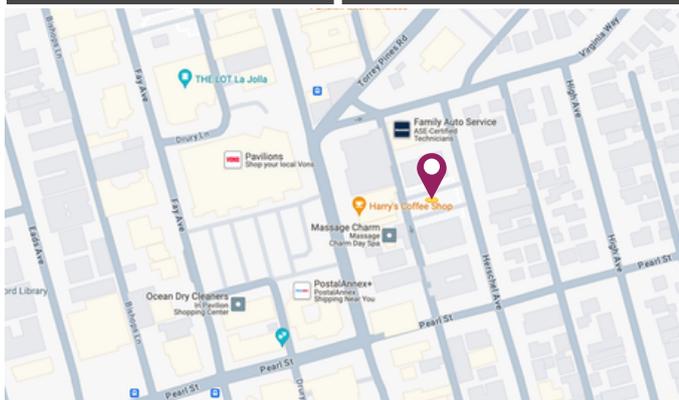
**PARKING LOT**

## 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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## DEMOGRAPHICS

### LA JOLLA, CA OVERVIEW(2025)



Source: Point2Homes – La Jolla Demographics



Population  
Approx. 34,002



Estimated household  
income (avg.)  
\$141,822



Self-Employed & Business Owners  
3,299 residents



Households  
16,989



### TODD LAW

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### Capital Growth Properties, Inc.

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