



7527

DRAPER AVENUE
LA JOLLA, CA 92037

FOR LEASE

YOUR NAME HERE

LEV MIZAN

Managing Broker

DRE Lic. #01998777

C: (619) 888-5343

O: (619) 314-8181 ext. 101

Lev@InfinityInvestProp.com



INFINITY

INVESTMENT PROPERTIES

PROPERTY HIGHLIGHTS

± 1,935 SF

Size

\$3.70/SF + NNN (\$1.40/SF)

Lease Rate

8/31/2025

Available On

Facing Draper Avenue

Signage

2

Private Restrooms

ADA Compliant Access & Build Out

Plenty of Skylight & Natural Light

5 + Street Parking

Parking Spaces

10'2

Ceiling Height

Built Out: Vet Hospital

La Jolla Boulevard

Pearl Street

Draper Avenue

Torrey Pines Road
(25,897 VPD)

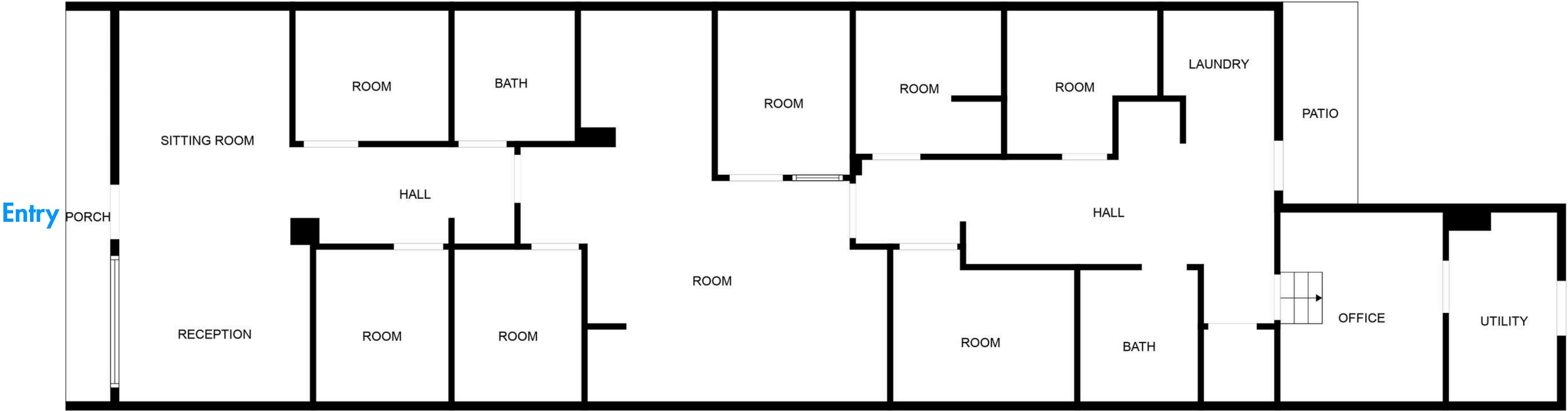
Draper Avenue

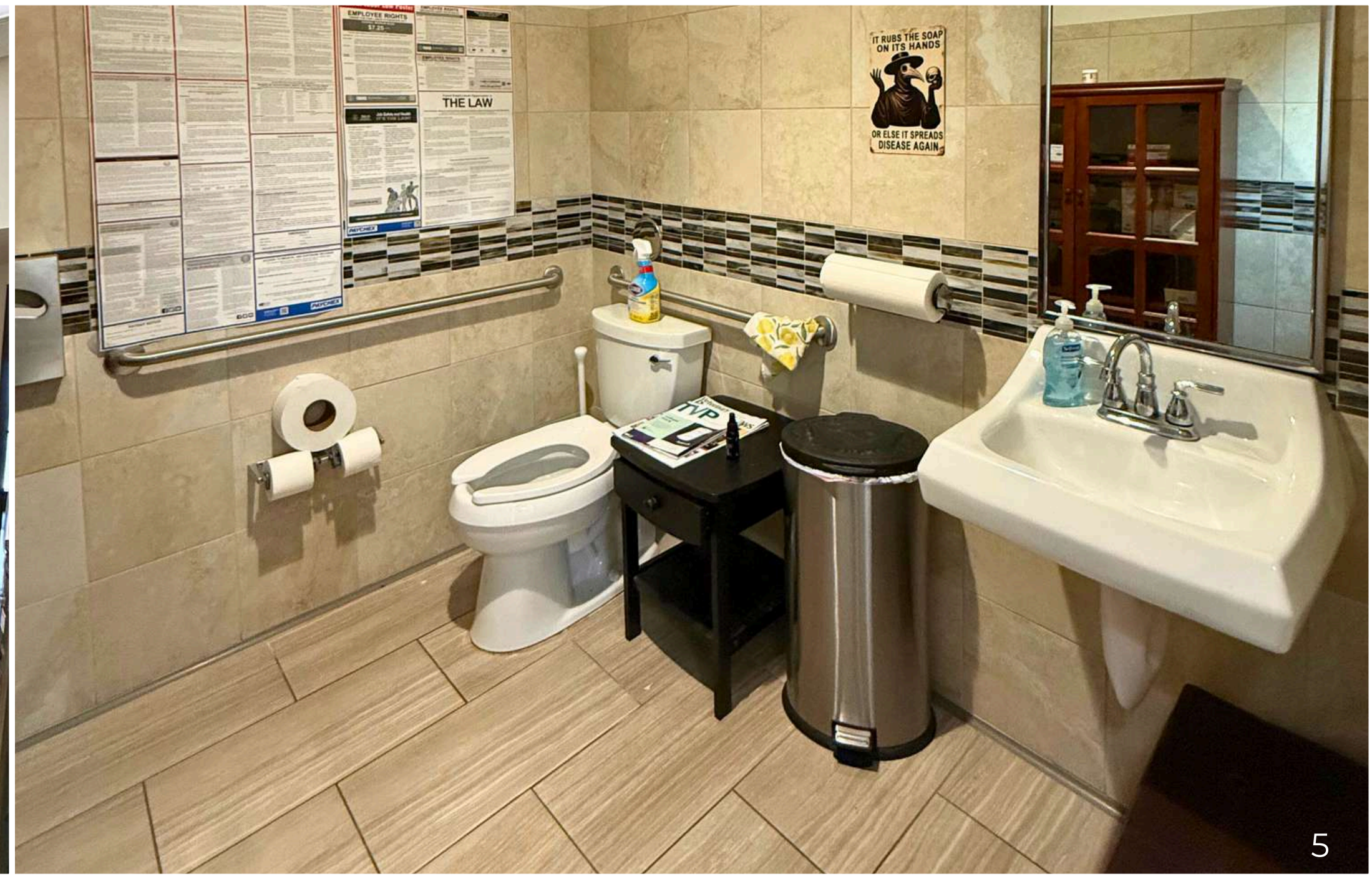
Eads Avenue

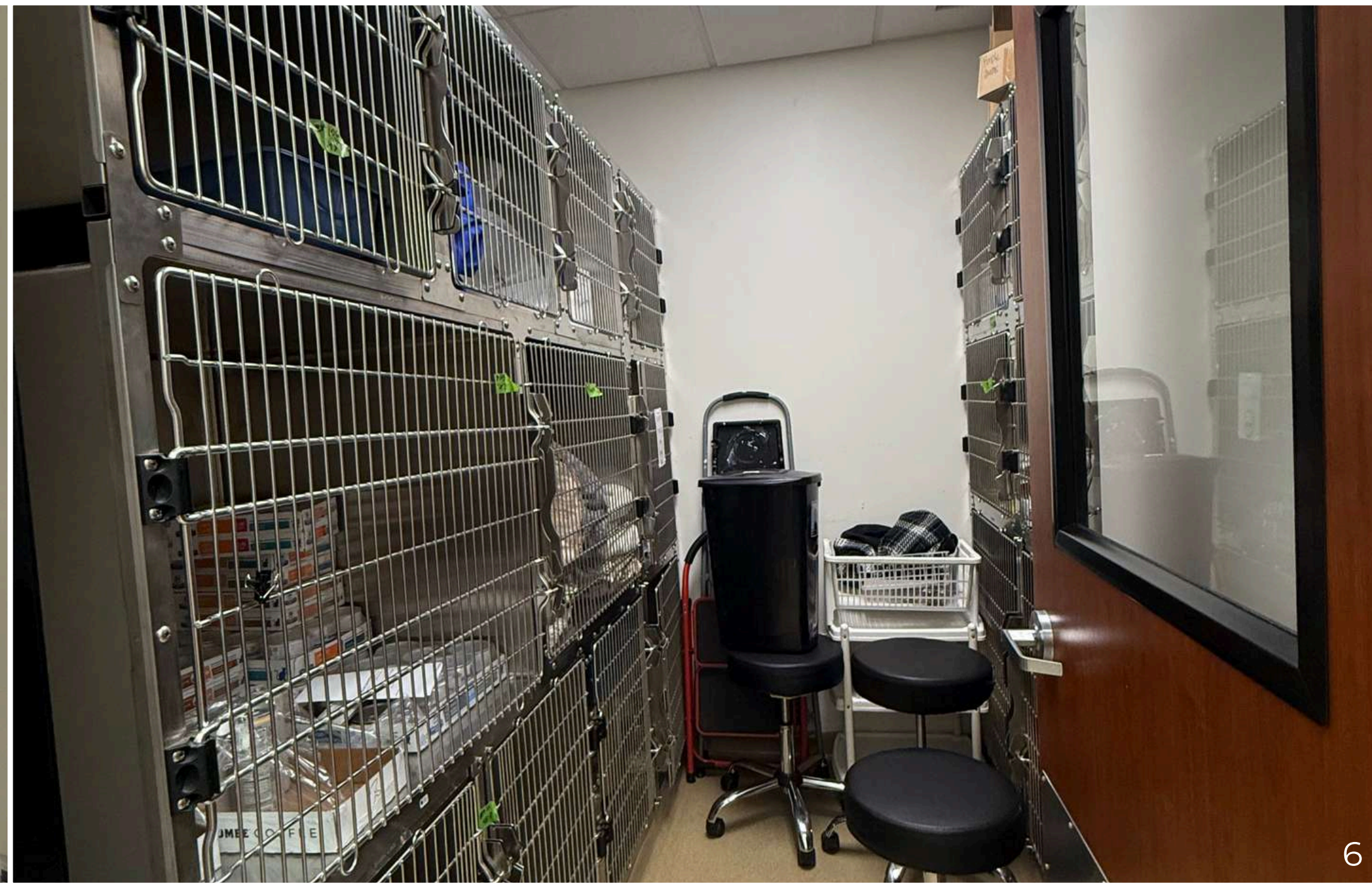
Pearl Street (21,998 VPD)



FLOORPLAN







DEMOGRAPHICS

1 MILE

POPULATION
12,235

AVERAGE HH INCOME
\$152,443

HOUSEHOLDS
5,826

3 MILE

POPULATION
50,594

AVREAGE HH INCOME
\$165,726

HOUSEHOLDS
22,380



NEARBY AMENITIES



7527
Draper Ave

1

4

2

12

10

11

8

13

14

3

5

7

6

9

Pearl Street

Girard Avenue



#1



#2



#3



#4



#5



#6



#7



#8



#9



#10



#11



#12



#13



#14



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