

INDUSTRIAL/AUTOMOTIVE BUILDING

FOR SALE

7464 DRAPER AVENUE

LA JOLLA, CA 92037



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FOR SALE

±7,483 SF

INDUSTRIAL/AUTOMOTIVE BUILDING

7464 Draper Avenue is a four-unit retail and industrial building situated in the heart of La Jolla Village, notable as **one of only two industrial buildings in the area**. The property consists of approximately 3,614 SF on a 7,483 SF lot, and is currently leased to two automotive service tenants and two retail tenant, making it a diverse and stable investment. Located within easy walking distance to a wide array of hotels, restaurants, and retail amenities, this property also offers proximity to some of San Diego's finest beaches and parks.

KEY FEATURES

Industrial/Automotive Facility with Four Roll-Up Doors

Exclusive Opportunity to Acquire a Rare Automotive Property in La Jolla Village

Recently Updated 400 AMP Single Phase Electrical System

Roof Replaced in 2023, Includes a 5-Year Warranty Expiring on November 3, 2028

Prime location in the Heart of La Jolla Village at the Intersection of Pearl St and Draper Ave

Property Hosts Three Automotive Service Tenants and Mitch's Surf Shop

INVESTMENT HIGHLIGHTS

Sale Price: Contact Agent

Building Size: ±3,614 SF

Lot Size: ±7,483 SF

of Buildings: 1

of Units: 4

Utilities: 4 electric meters
1 gas meter and 1 water meter

Occupancy: 100%

Rent Roll: Contact Agent

APN: 350-601-18-00

Zoning: LJPD-4 Intended to accommodate community and visitor[1]serving commercial services, retail uses, auto uses, and residential development (maximum of 4 units).



DEMOGRAPHICS



1 MILE

POPULATION
12,386

HOUSEHOLDS
5,880

AVERAGE HH INCOME
\$118,275

3 MILES

POPULATION
50,341

HOUSEHOLDS
22,271

AVERAGE HH INCOME
\$135,414



AMENITIES MAP



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