

7464 DRAPER AVENUE, LA JOLLA, CA 92037

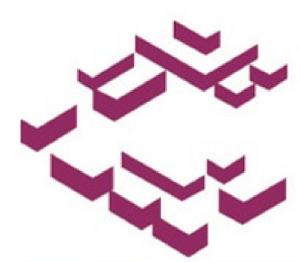


FOR SALE:
INDUSTRIAL / AUTOMOTIVE BUILDING OPPORTUNITY



TODD LAW
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**CAPITAL GROWTH
PROPERTIES, INC.**

Please do not disturb the tenants, owner, employees and patrons. Please contact the broker only.

PROPERTY HIGHLIGHTS

- ±7,483 SF lot featuring a ±3,614 SF four-unit retail/industrial building
- One of only two industrial buildings located in the Village of La Jolla
- Includes four roll-up doors ideal for automotive use
- Fully leased to a mix of automotive service and retail tenants, including Mitch's Surf Shop
- Upgraded 400 AMP single-phase electrical system
- New roof (2023) with 5-year warranty in place through November 2028
- Excellent corner visibility at Pearl Street and Draper Avenue
- Walkable location surrounded by hotels, restaurants, shops, and beaches
- Rare opportunity to own an automotive/industrial asset in the heart of La Jolla Village



7464 Draper Avenue, La Jolla, CA 92037

PROPERTY HIGHLIGHTS



Building

±3,614 SF



LOT

±7,483 SF

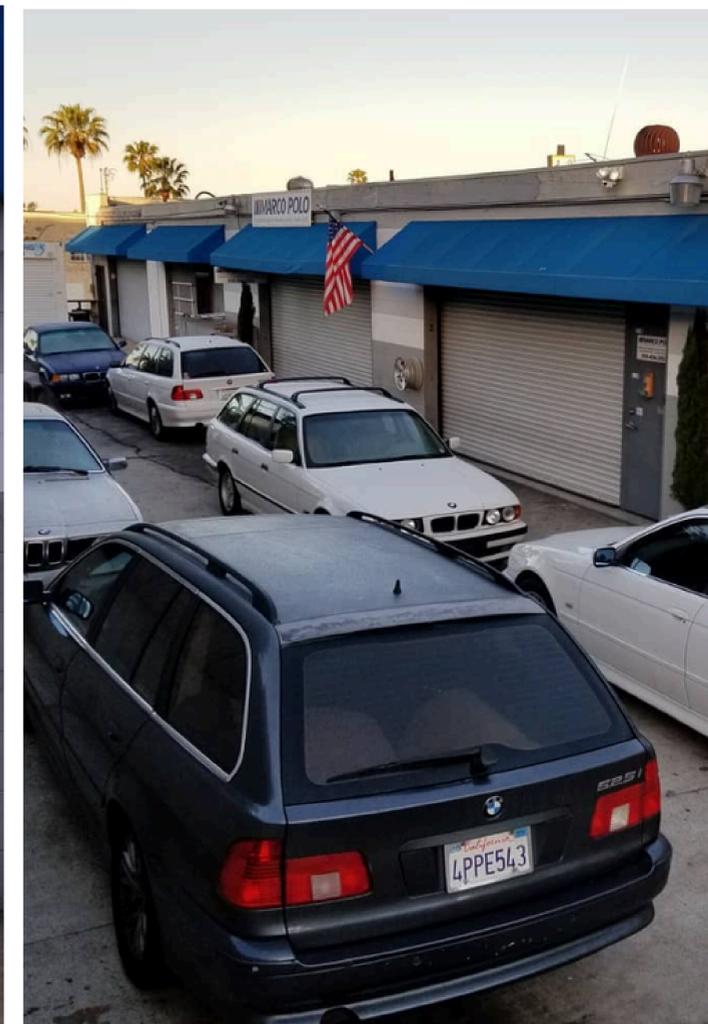
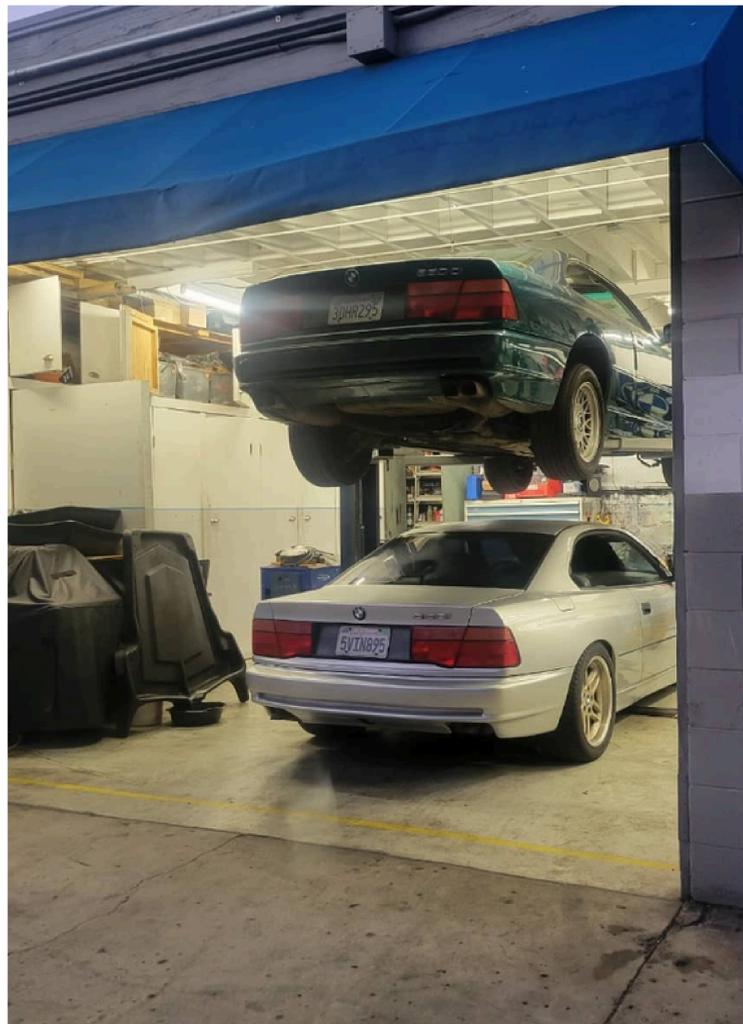


SALE PRICE

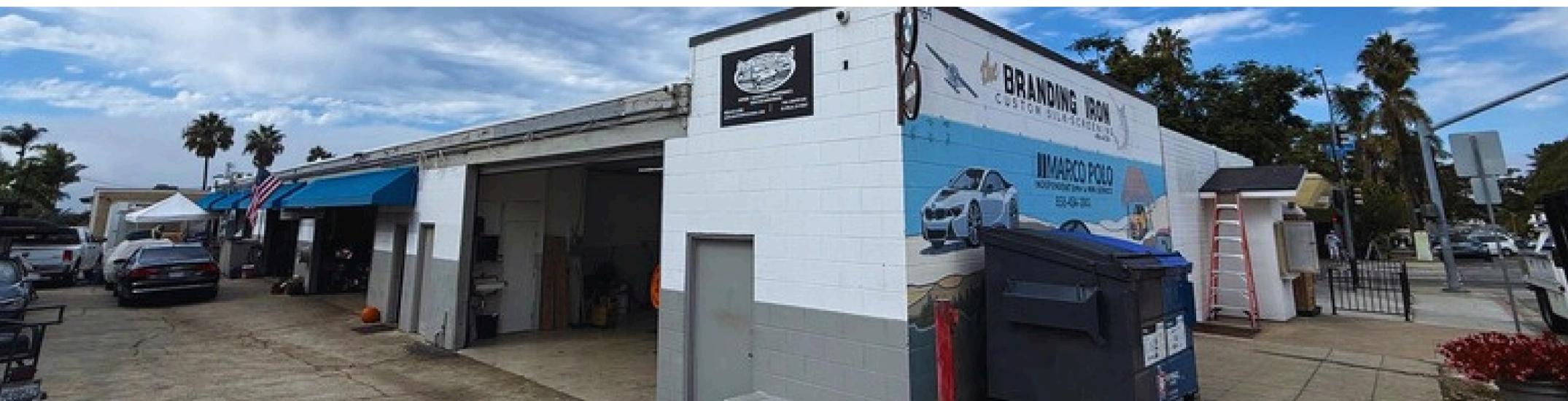
\$2,300,000

- **Total Units:** 4
- **Building Count:** 1
- **Occupancy:** 100%
- **Utilities:** 4 electric meters, 1 gas meter, 1 water meter
- **Zoning:** LJPD-4 – allows for commercial, retail, auto, and residential uses
- **APN:** 350-601-18-00

PROPERTY HIGHLIGHTS



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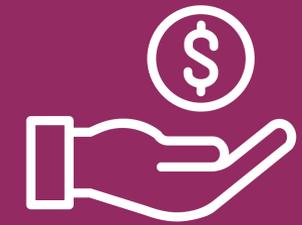


Four-unit retail and industrial property located in the heart of Village of La Jolla

LA JOLLA, CA (2025)



Population
Aprox. 41,306



Estimated household
income (avg.)

\$218,083



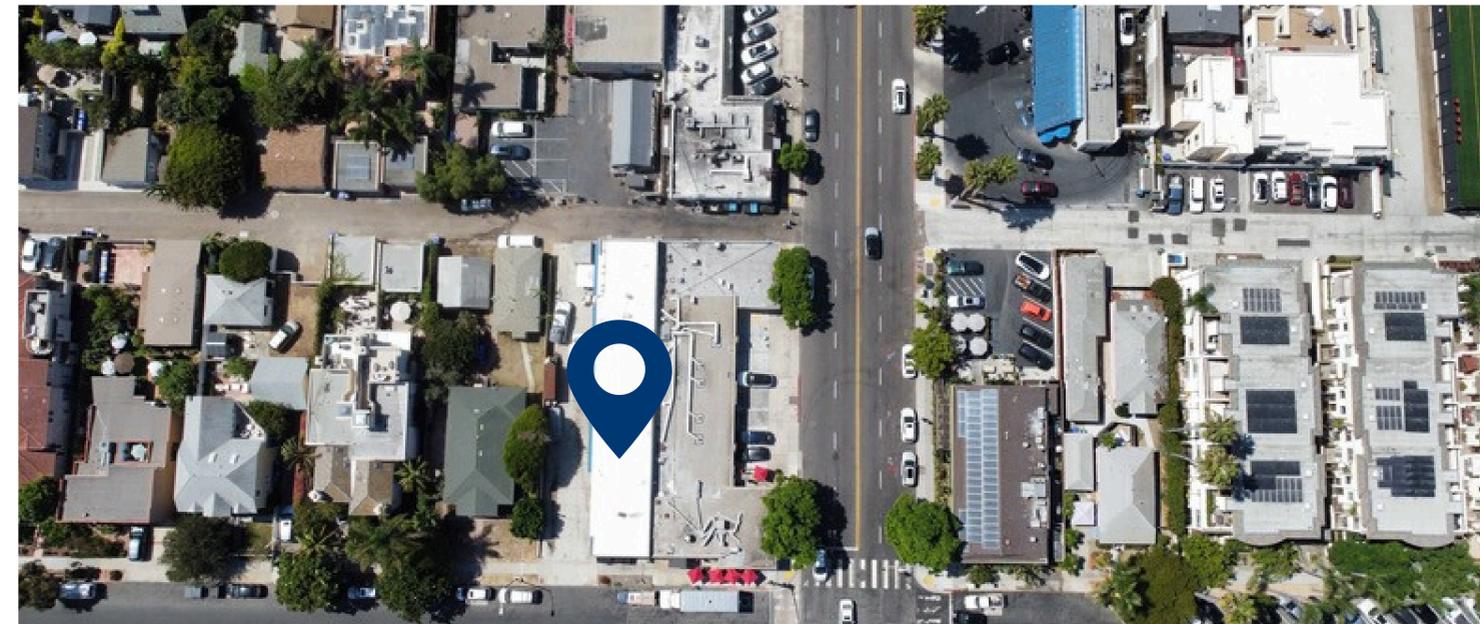
Self-Employed & Business Owners
2,752 individuals



Households
18,432

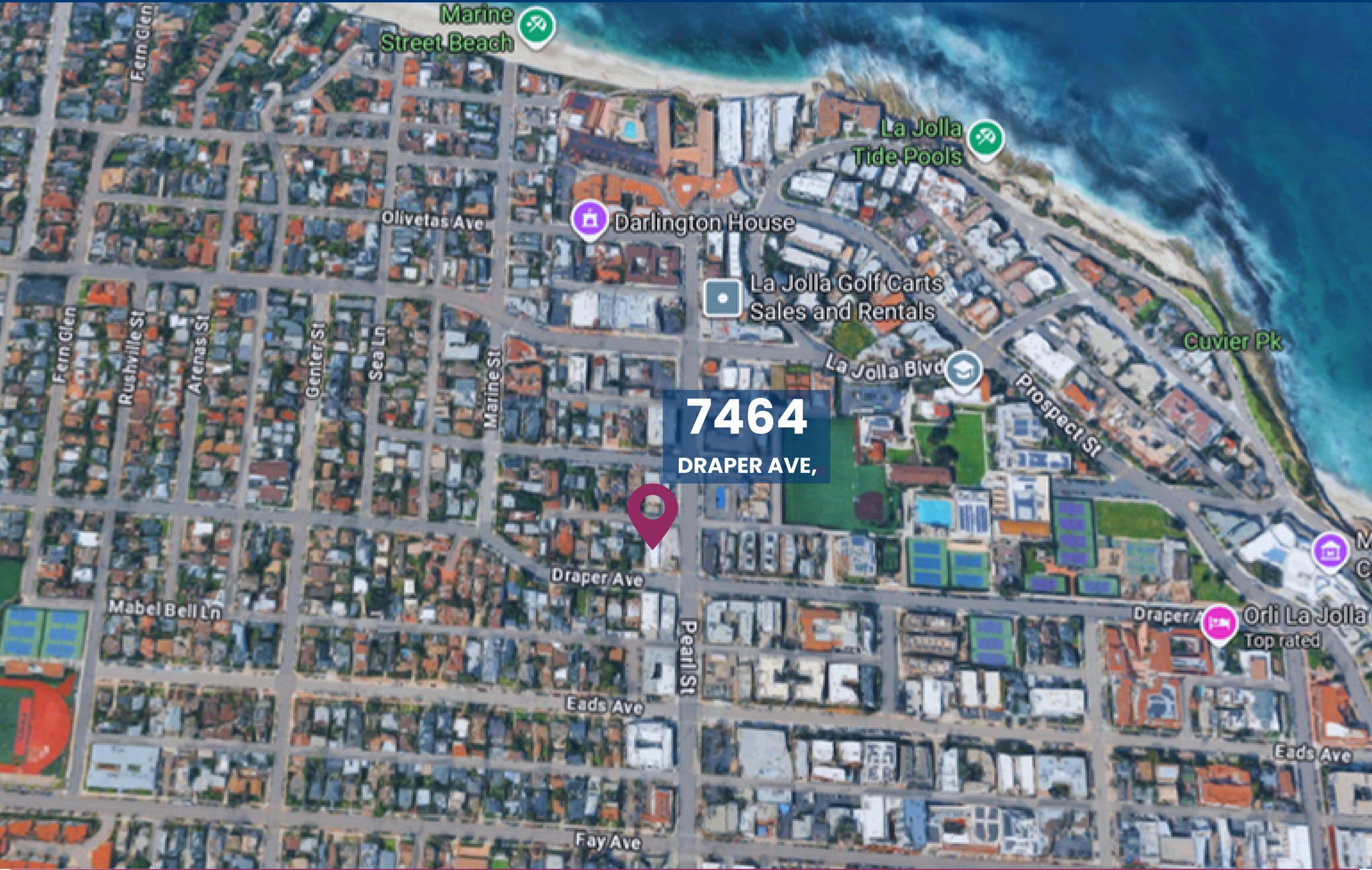
Source: Point2Homes – La Jolla Demographics

METRIC	1 MILE	3 MILES
POPULATION	12,386	50,341
HOUSEHOLDS	5,880	22,271
AVERAGE HH INCOME	\$118,275	\$135,414



7464 Draper Avenue, La Jolla, CA 92037

Prime Village location within walking distance of hotels, restaurants, and retail, and in close proximity to La Jolla's beaches and parks.



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"Todd is an extremely professional Realtor that has helped clients of mine find commercial properties. Whenever I send a client his way, I know that they will be very well taken care of and I get nothing but rave reviews. I highly recommend Todd!" - Alan Cox

Don't miss out—request the full property details now!