

**7464 DRAPER AVENUE, LA JOLLA, CA 92037**



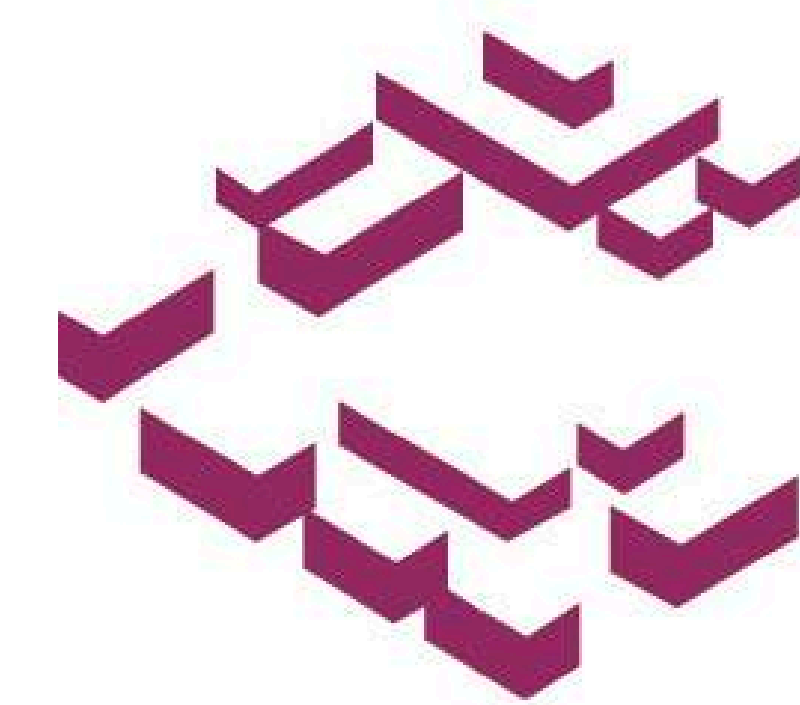
**FOR SALE:**

**INDUSTRIAL / AUTOMOTIVE BUILDING OPPORTUNITY**



**TODD LAW**  
**Senior Vice President**

858.728.9305  
tlaw@cgpinc.com  
CA DRE 01309241  
WA DOL 27587



**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



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# PROPERTY HIGHLIGHTS



## Building

±3,614 SF



## LOT

±7,483 SF



## SALE PRICE

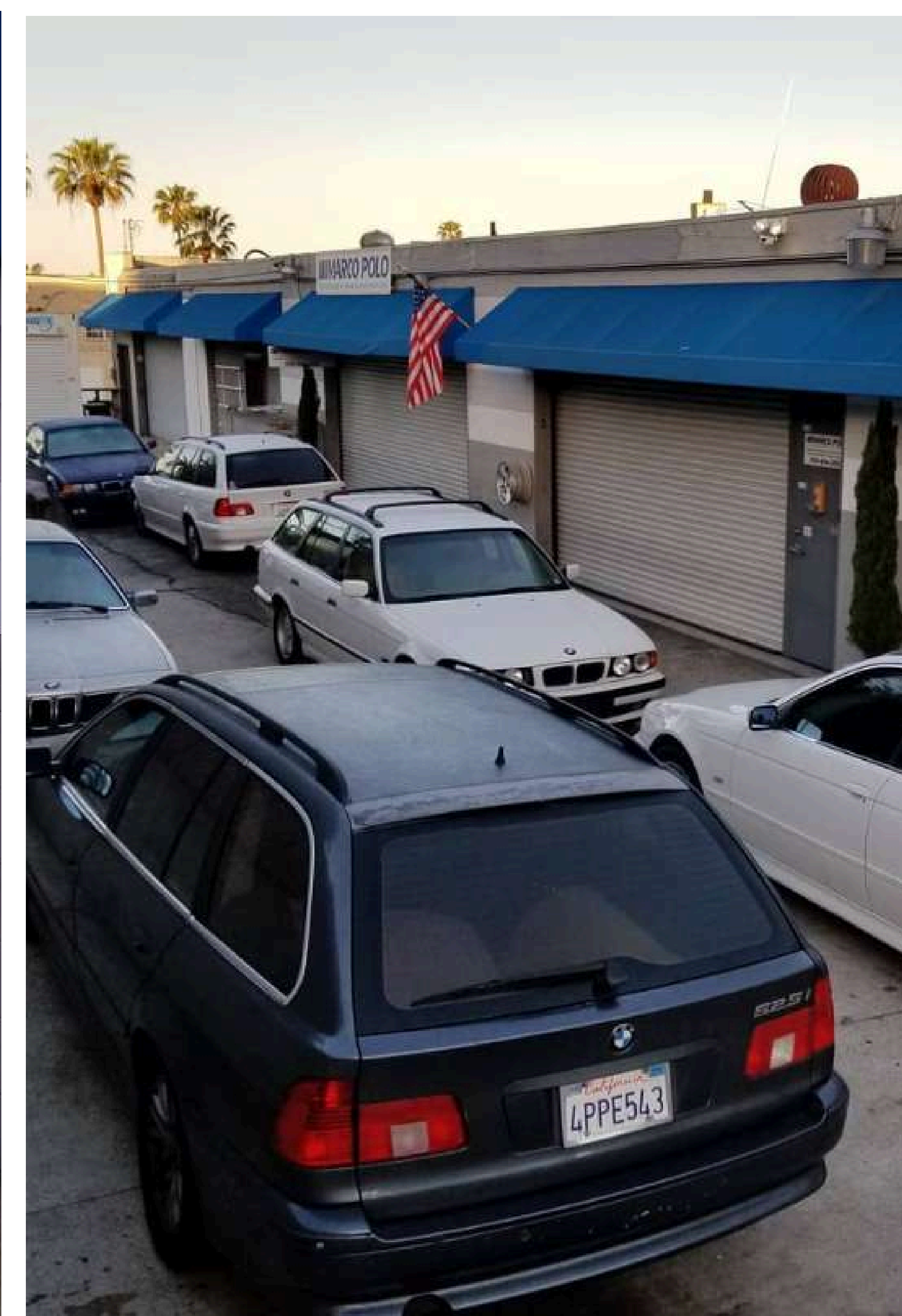
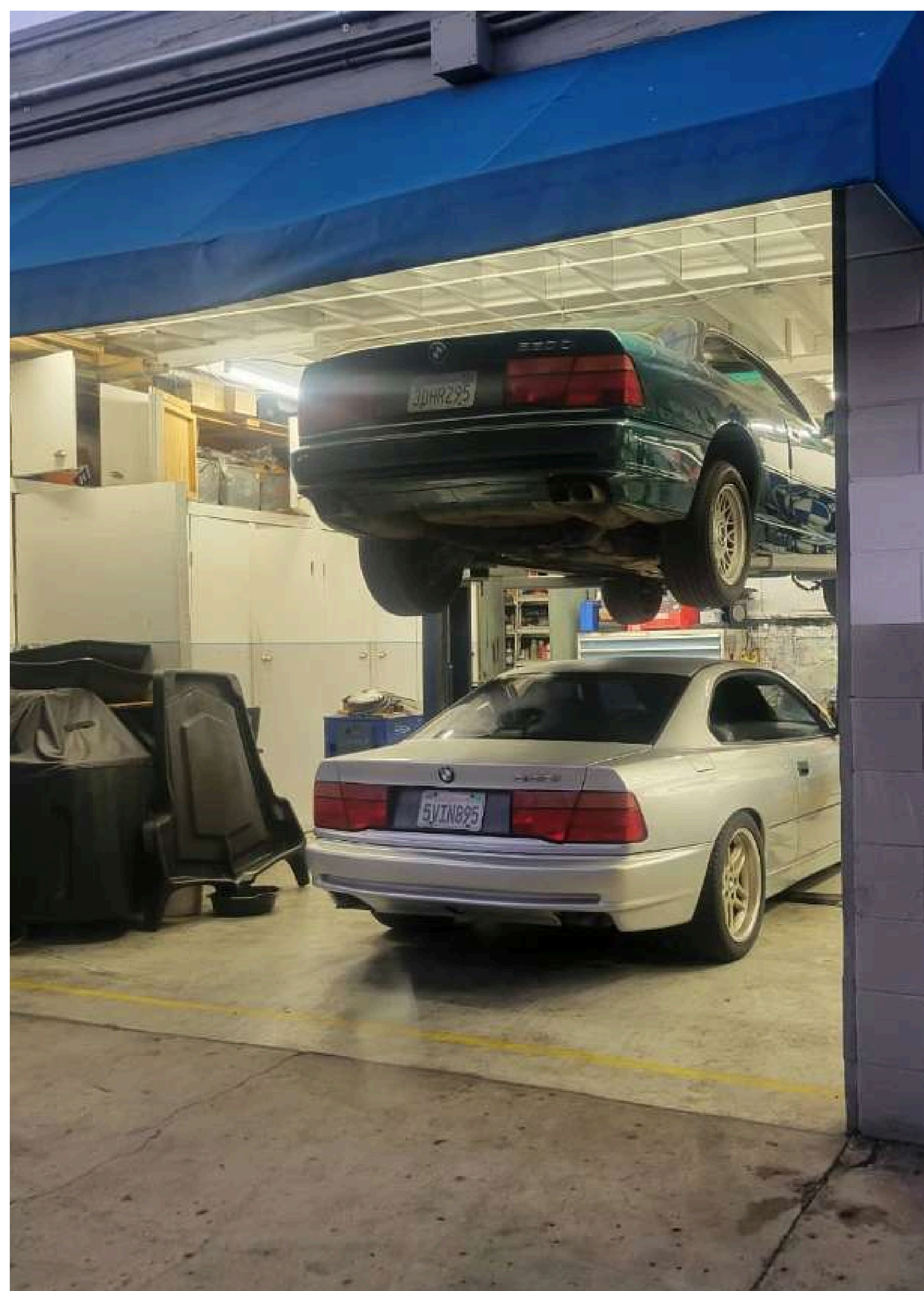
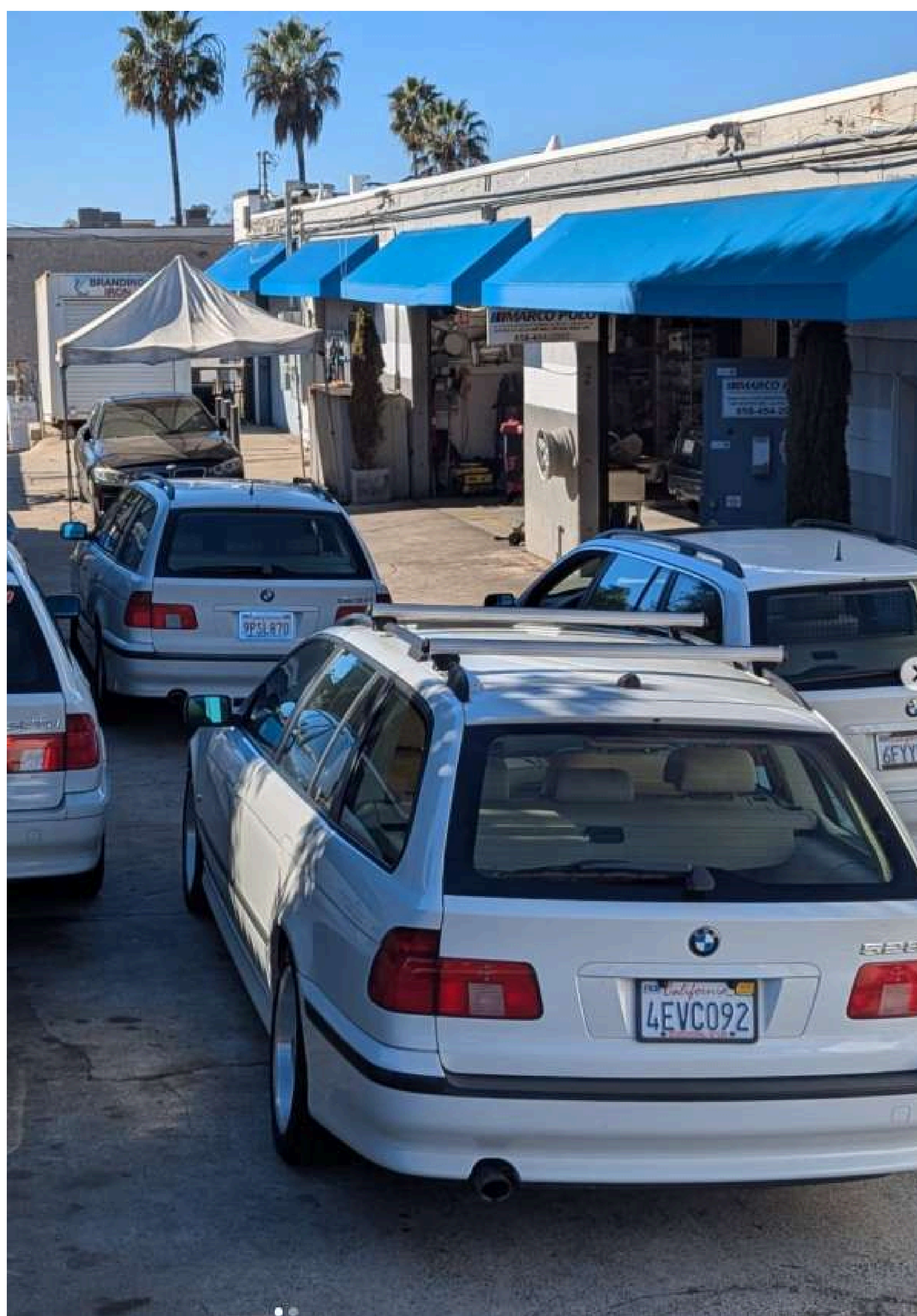
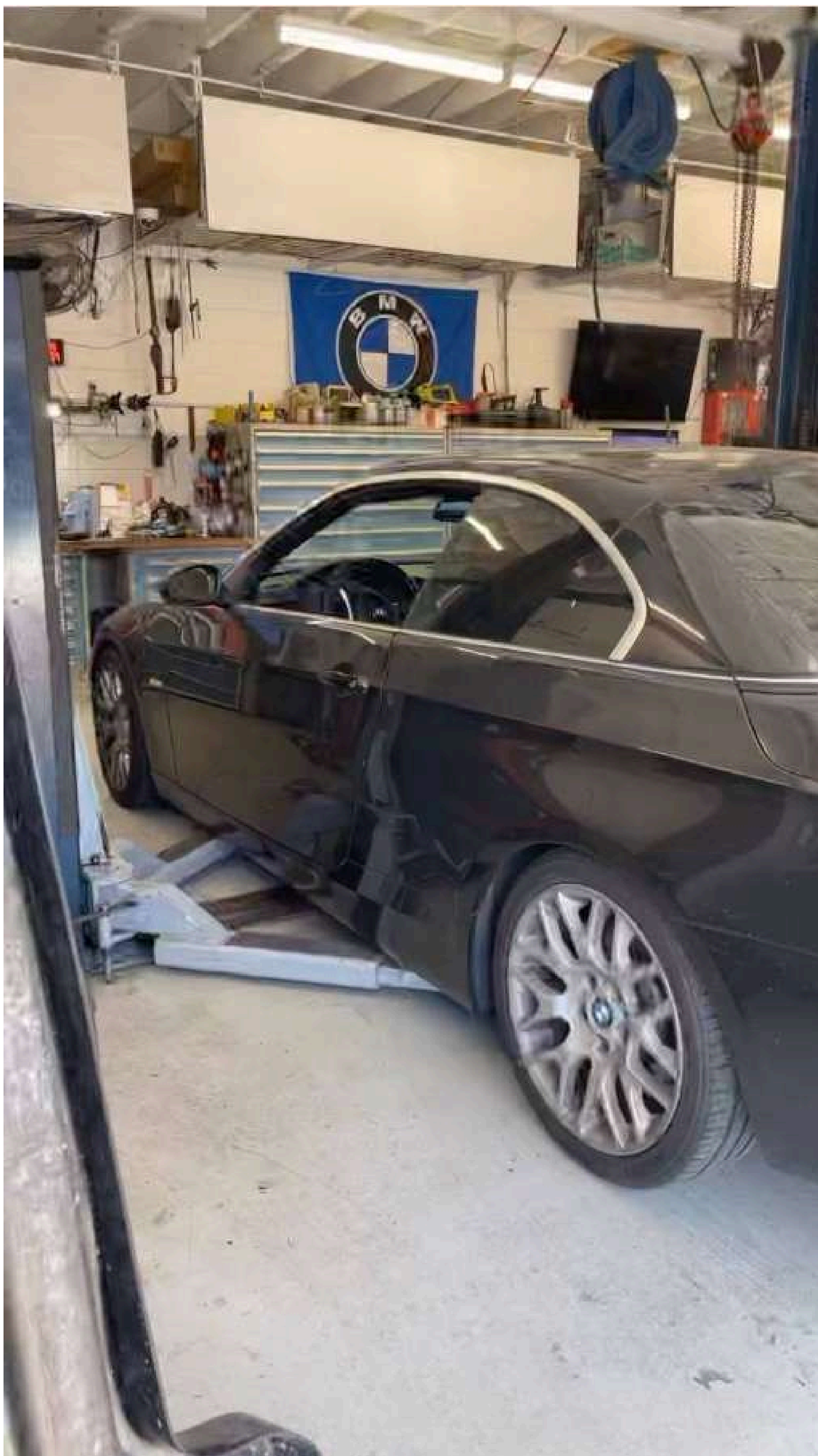
\$2,300,000

- **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

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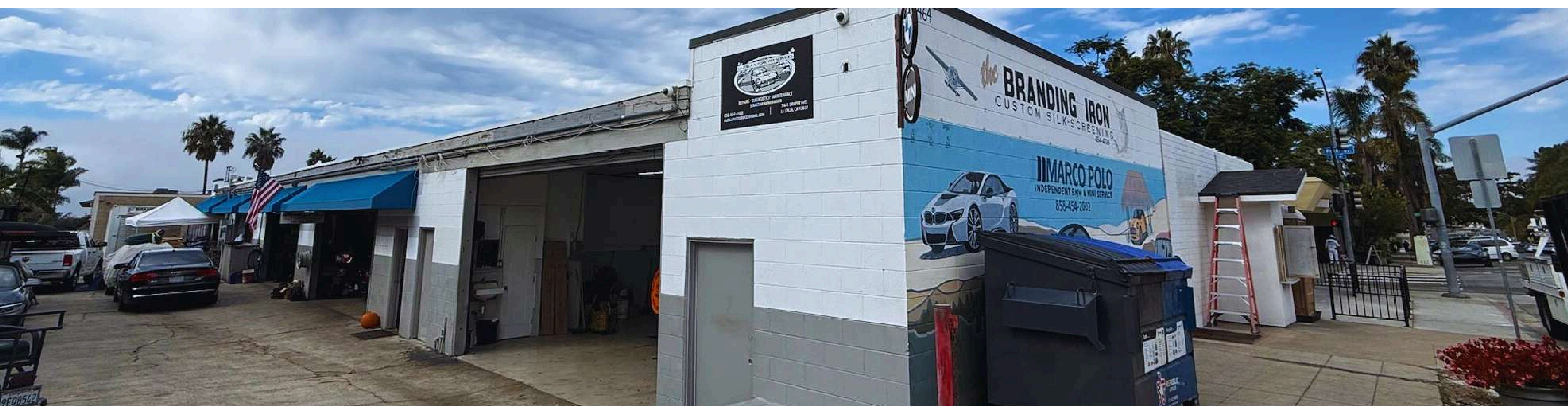
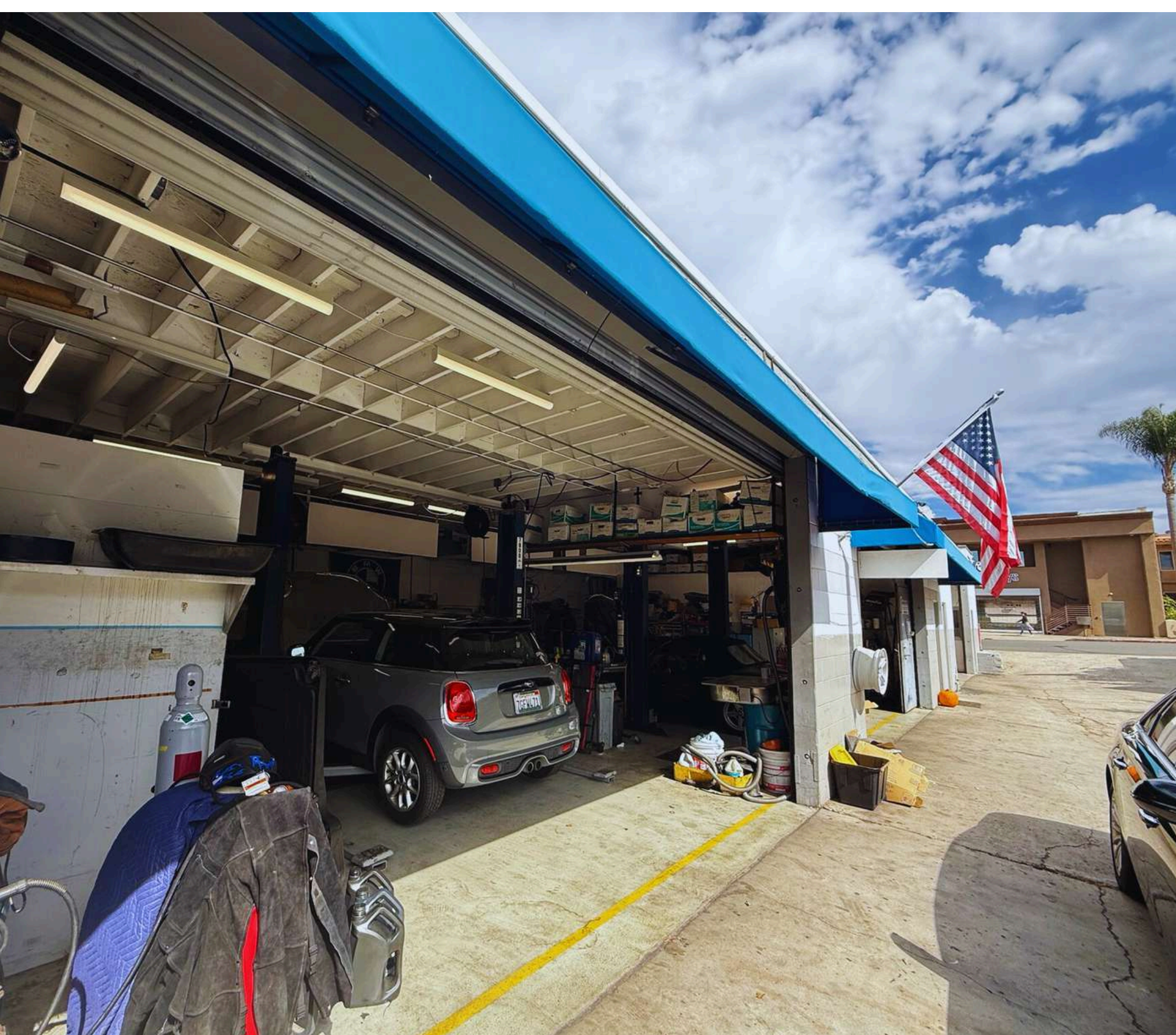


# PROPERTY HIGHLIGHTS





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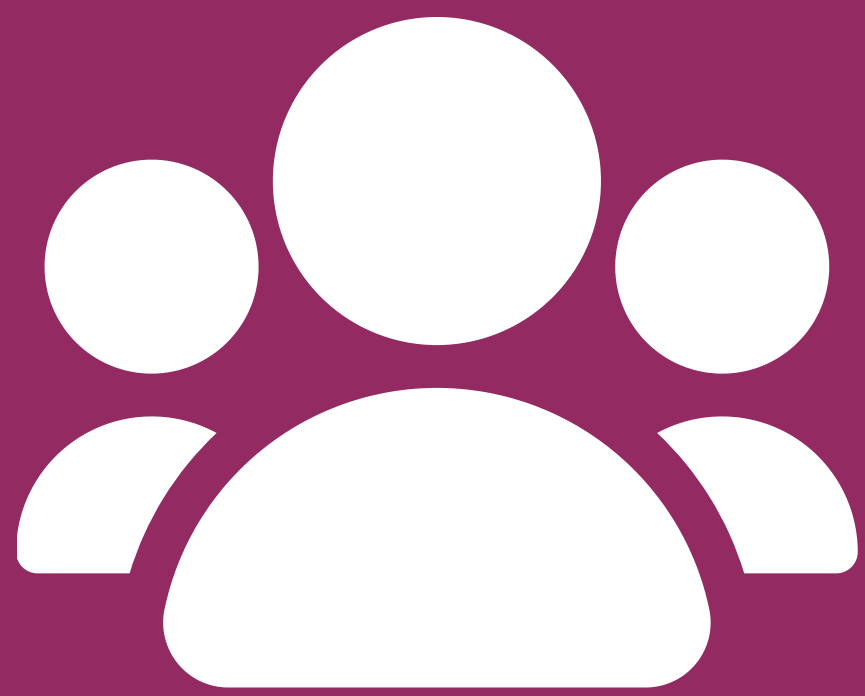


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# Four-unit retail and industrial property located in the heart of La Jolla Village

LA JOLLA, CA (2024)



Population  
Aprox. 37,665



Average household income  
\$ 204,979



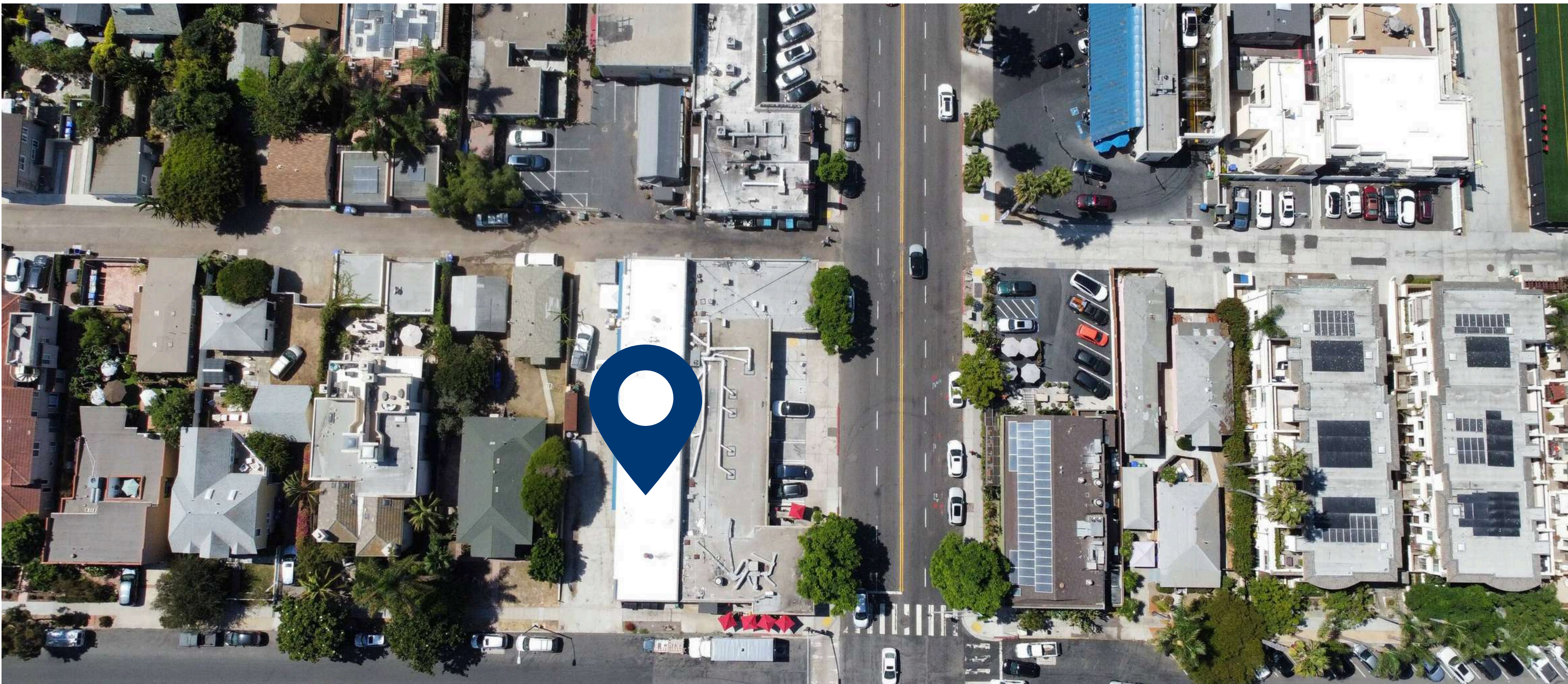
Total Entrepreneurs  
3,740 individuals  
(21.39% of the workforce)



Households  
16,275

Source: <https://www.point2homes.com/US/Neighborhood/CA/La-Jolla>

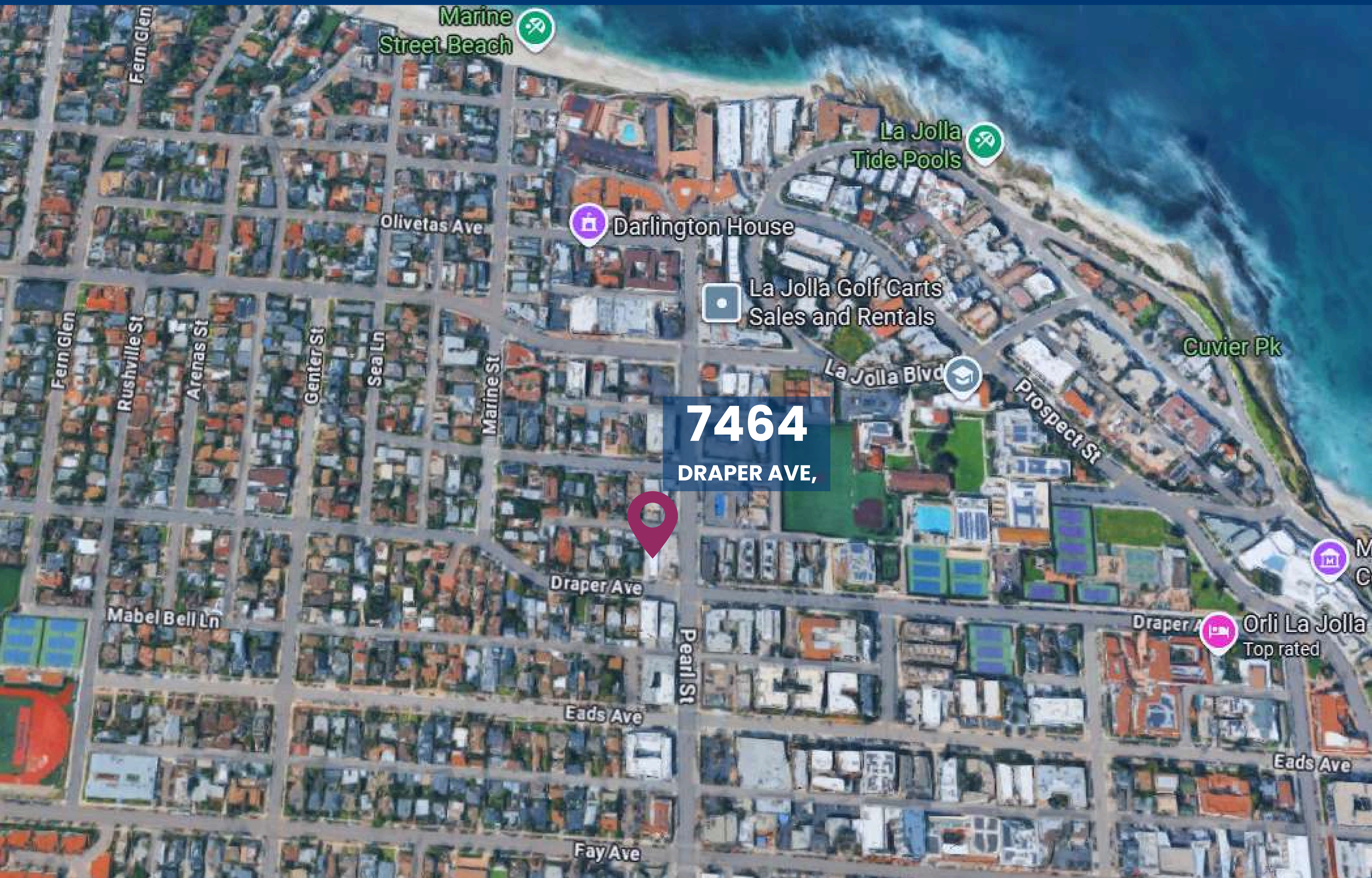
METRIC	1 MILE	3 MILES
POPULATION	12,386	50,341
HOUSEHOLDS	5,880	22,271
AVERAGE HH INCOME	\$118,275	\$135,414



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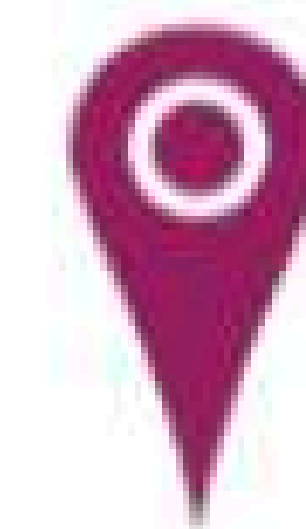
Prime Village location within walking distance of hotels, restaurants, and retail, and in close proximity to La Jolla's beaches and parks.



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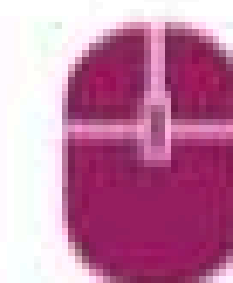
**Capital Growth Properties, Inc.**



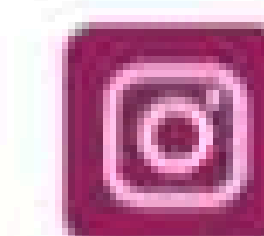
1120 Silverado Street, Suite 200  
La Jolla CA 92037



858.729.9300



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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!