

FOR LEASE

7458 LA JOLLA BOULEVARD
LA JOLLA, CA 92037



Lev Mizan

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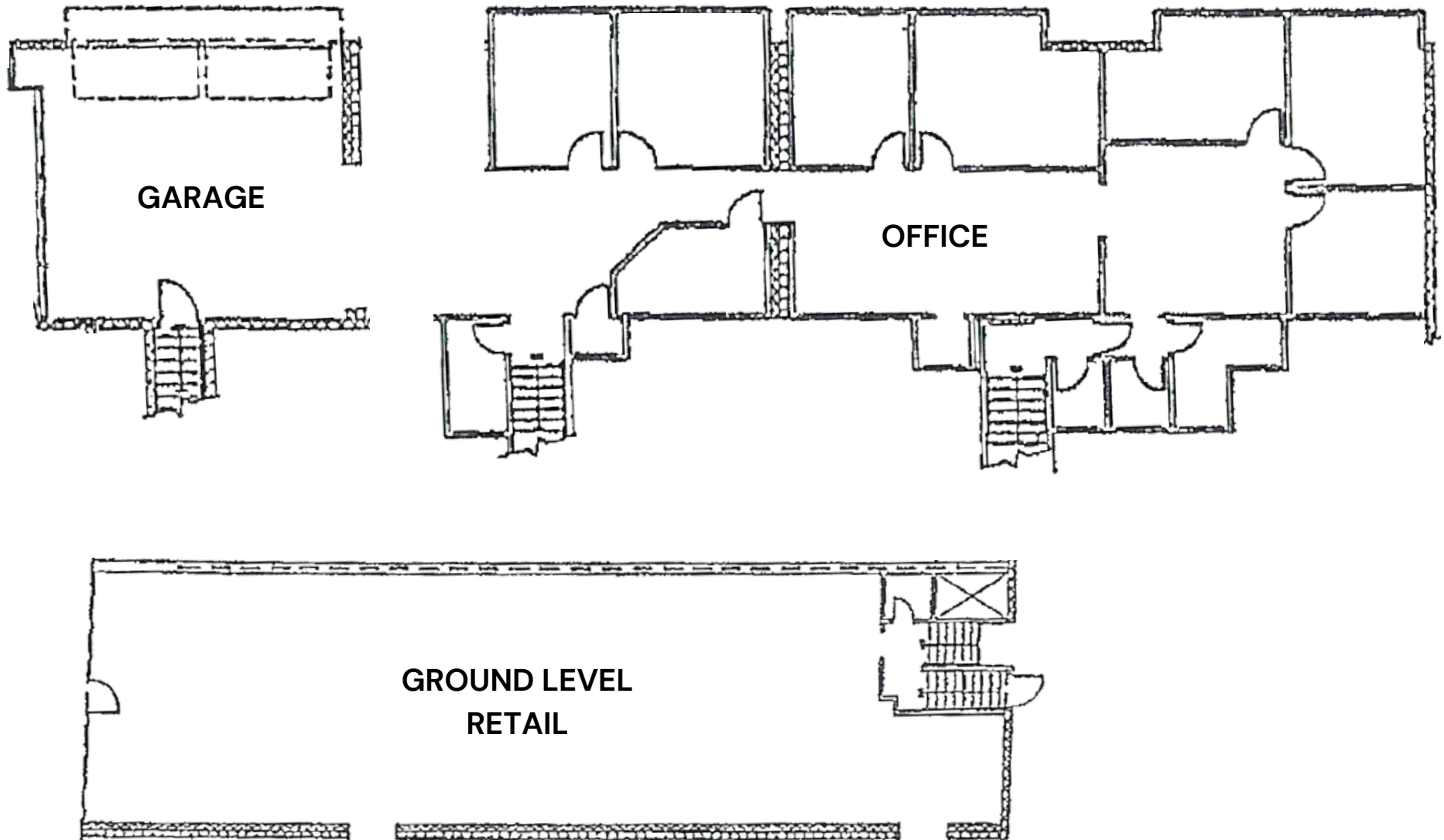


FOR LEASE

±5,200 SF
RETAIL SPACE AVAILABLE

- Located near the prominent intersection of **La Jolla Boulevard** and **Pearl Street**.
- **Walking distance** to world renowned beaches, bars, restaurants, and more!
- **Zoning:** LJPD-4
- **Parking:**
 - 9 customer parking spaces – first come first serve
 - 2 garage spaces
- **Lease Rate:** Contact Agent
- **Available Date:** 30 day notice to current tenant or August 1, 2025
- **Size:** +/- 5,200 SF
 - +/- 3,400 SF – Retail
 - +/- 1,800 SF – Office
- **Ceiling Height:** 10' – 12'
- **Restrooms:** 2

FLOOR PLAN









DEMOGRAPHICS

1 MILE

POPULATION

12,037

AVERAGE HH INCOME

\$116,252

HOUSEHOLDS

5,736

3 MILES

POPULATION

79,424

AVERAGE HH INCOME

\$138,398

HOUSEHOLDS

19,947





Marine Street
Beach

PAVILIONS

CVS pharmacy

THE
COMEDY
STORE

BevMo!

FIRST
CITIZENS
BANK

La Corriente
COCINA DEL PACIFICO

BR BASKIN-ROBBINS

Chevron

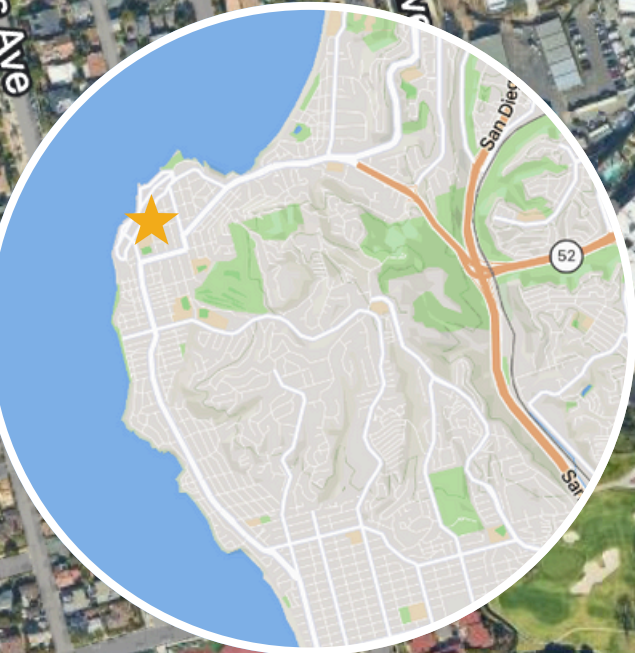
THE TACO STAND
TACOS & MORE

BREAKFAST
REPUBLIC
CALIFORNIA

BUGATTI

LAMBORGHINI

McLaren





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