

FOR SALE

TWO RETAIL /COMMERCIAL CONDOMINIUMS TOTALING ±7,273 SF

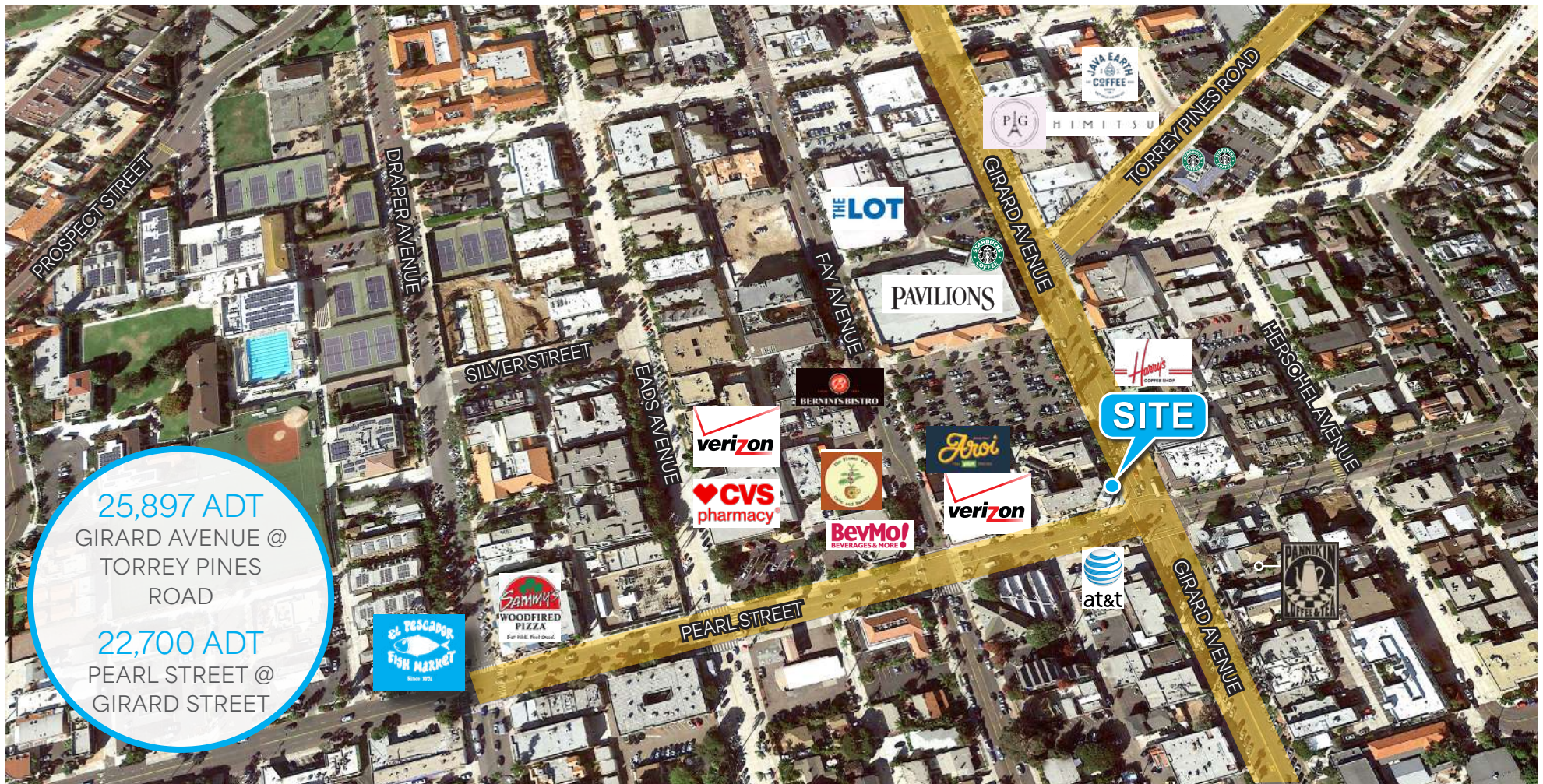
7514 GIRARD AVENUE | UNITS CU-2 & CU-10 | LA JOLLA, CA 92037



Voit

REAL ESTATE SERVICES

PROPERTY OVERVIEW



Voit Real Estate Services is pleased to present [7514 GIRARD AVENUE, LA JOLLA, CALIFORNIA](#).

This opportunity for Sale consists of two retail / commercial condominiums, ±2,837 square feet and ±4,436 square feet, for a combined total ±7,273 square feet. The Property includes eight (8) dedicated, secured, covered parking spaces. The Property is one of the most prominent, highly visible locations in La Jolla, at the signalized intersection of Pearl Street and Girard Avenue, in the Village of La Jolla.

PROPERTY FEATURES



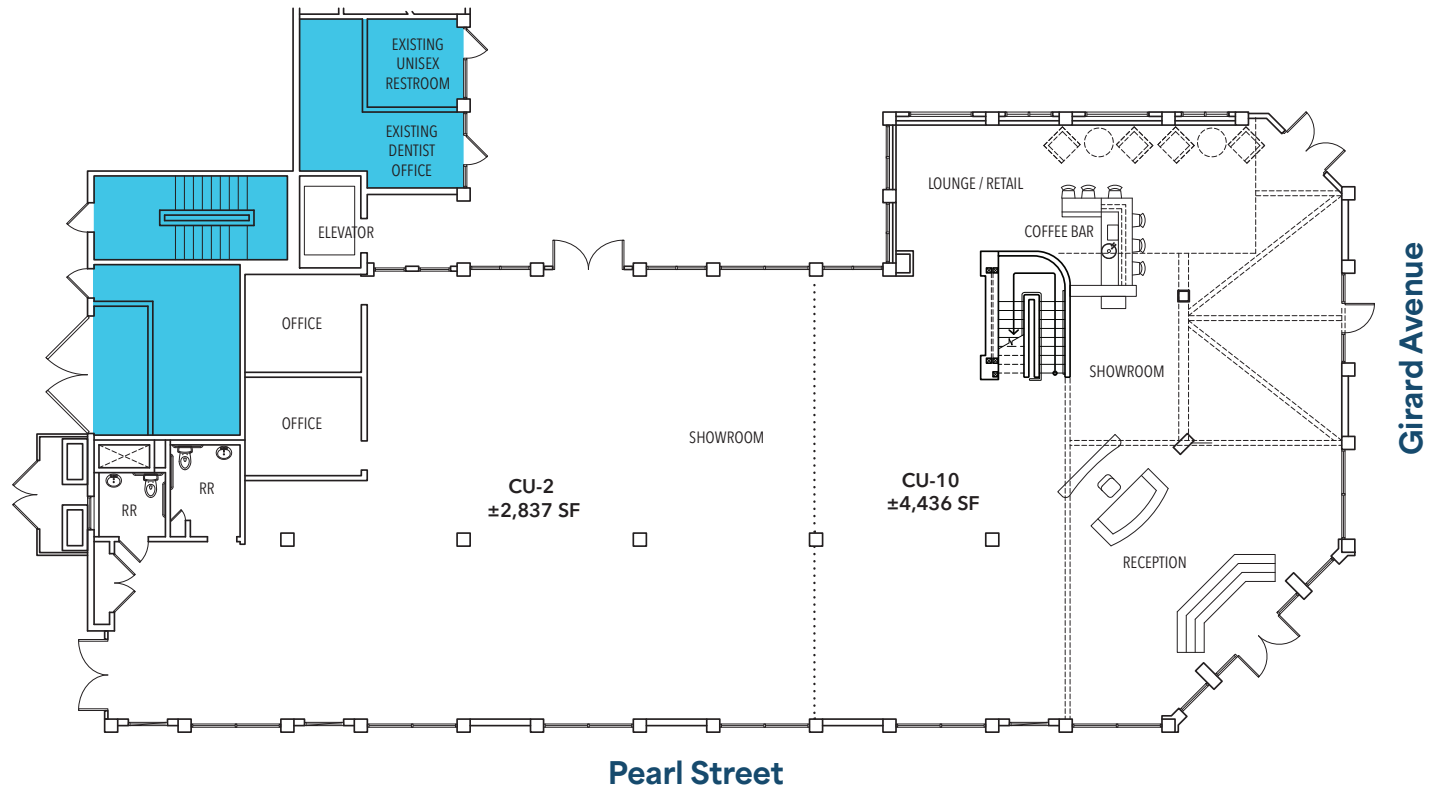
NUMBER OF FLOORS	One Floor, with partial 2nd Floor Office Area
TENANCY	Single or Multiple
PARCEL NUMBER	350-472-11-02 and 350-472-11-06
ZONING	LJ PO-1: Allows for a wide range of retail uses
PARKING	Eight (8) covered, reserved spaces dedicated to the Unit
IMPROVEMENTS	High-end showroom / retail build-out
HVAC	Package units
UTILITIES	SDG&E
BUILDING AGE	1986
SPECIAL FEATURES	Multiple double-door entry points
HOA DUES:	CU-10: \$2,060/ Month & CU-2: \$1,652/ Month

±7,273 SF
AVAILABLE FOR SALE
Unit CU-10: 4,436 SF
Unit CU-2: 2,837 SF

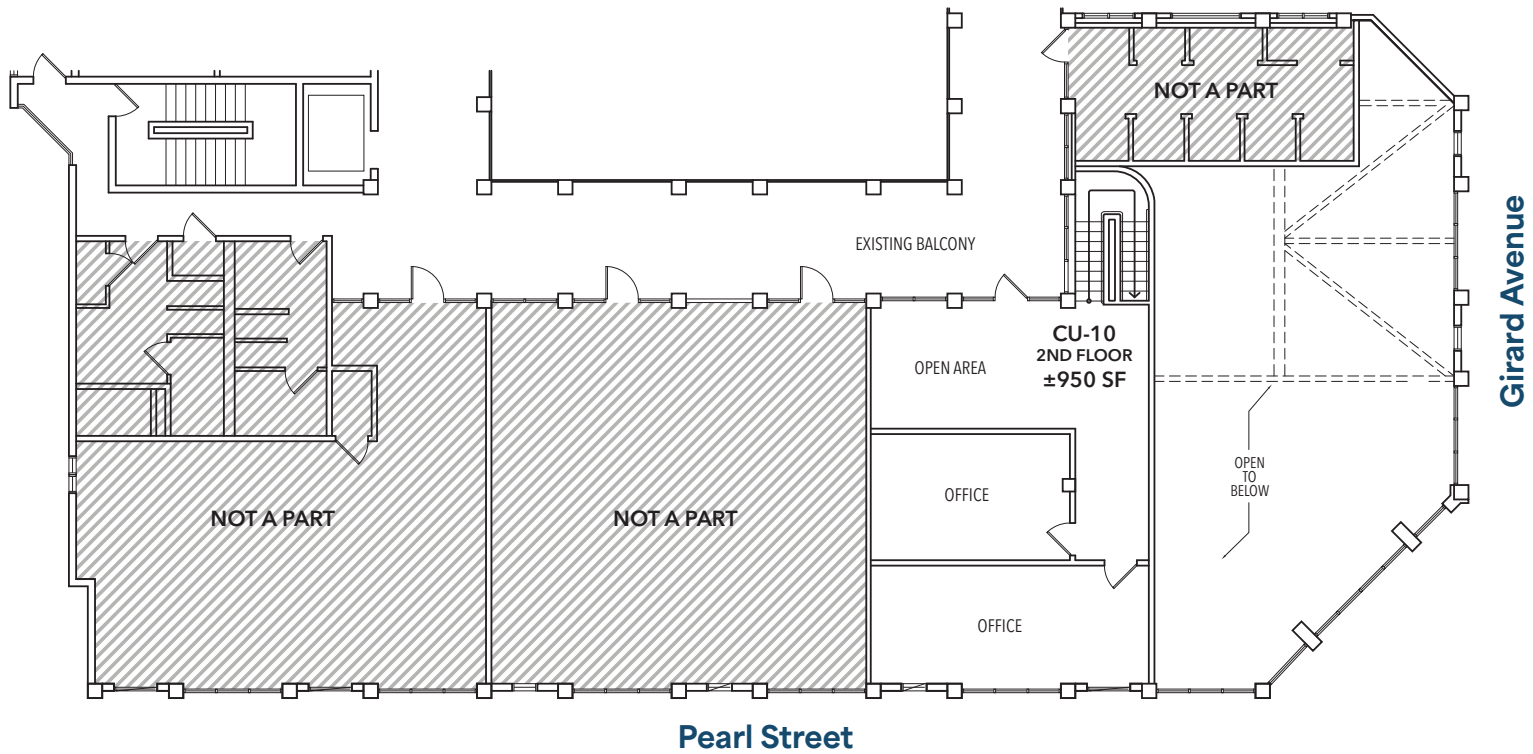
\$5,275,000
ASKING PRICE

\$725.28
PRICE PER SF

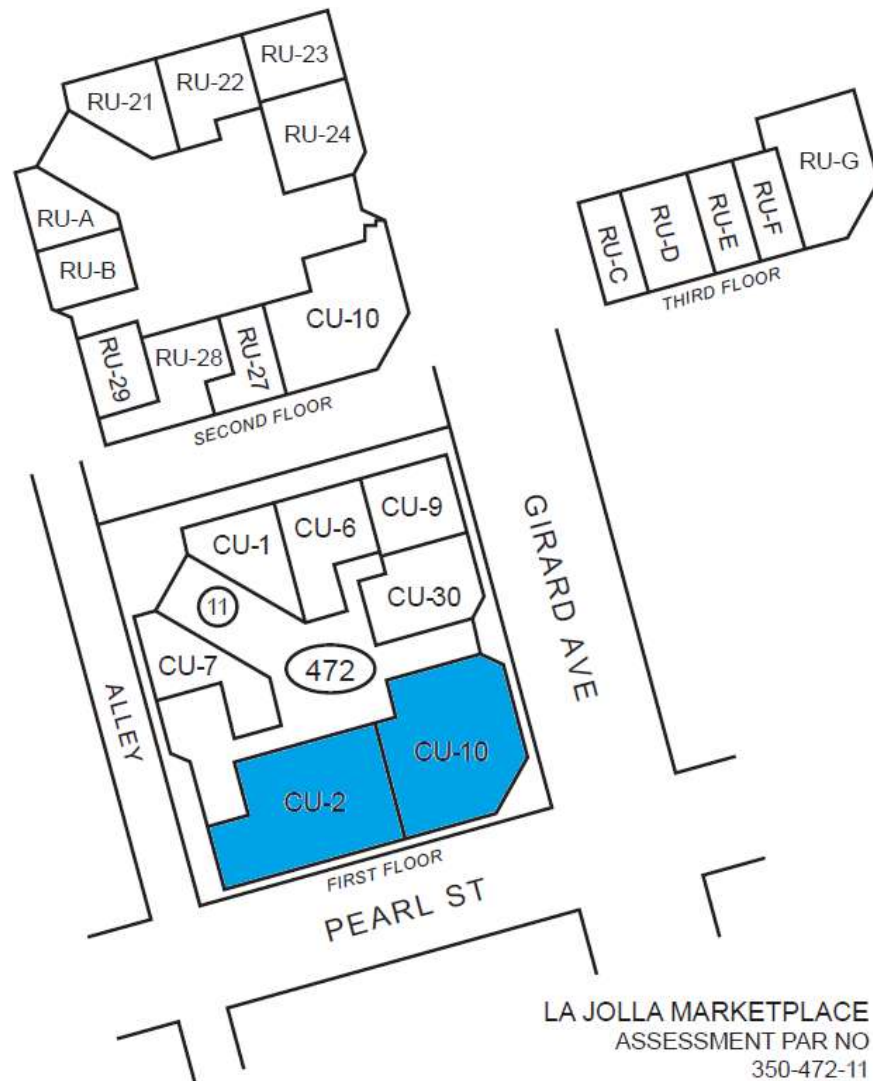
1ST FLOOR FLOOR PLAN



2ND FLOOR FLOOR PLAN



TAX MAP



Located in the corner of Girard Ave. & Pearl St.



Common Area Courtyard



Driveway to Underground Parking

JAKES MOTORCARS

7514
GIRARD AVENUE
LA JOLLA, CA 92037

Camp Pendleton
Marine Corps Base

Oceanside

Fallbrook

Puma

Palomar

Bonsall

Valley Center

Vista

San Marcos

Carlsbad

Escondido

Encinitas

Rancho Santa Fe

Solana Beach

Del Mar

Scripps Ranch

Mira Mesa

Miramar
Marine Corps
Air Station

La Jolla

Santee

Lakeside

El Cajon

La Mesa

Lemon
Grove

Spring Valley

San Diego
International
Airport

San Diego

North Island
Naval Air Station

Coronado

National City

Chula Vista

Otay Mesa

DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
12,750	56,454	182,913



TOTAL HOUSEHOLDS

1 MILE	3 MILES	5 MILES
6,046	24,997	76,989



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$167,086	\$175,017	\$147,500



MEDIAN HOME VALUE

1 MILE	3 MILES	5 MILES
\$1,132,439	\$1,113,818	\$1,070,223



DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
18,925	53,569	231,787

KNOWN AS ONE OF THE MOST AFFLUENT COMMUNITIES IN THE UNITED STATES, LA JOLLA BOASTS PREMIUM BEACHES, FINE DINING AND DISTINGUISHED ART GALLERIES.



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