

LA JOLLA PROFESSIONAL CENTER

7334 Girard Avenue, La Jolla, CA 92037

INVESTMENT FOR SALE ± 1,266 SF Medical Office Suite

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a transaction.

PROPERTY DETAILS

- PROPERTY NAME** La Jolla Professional Center
- AVAILABILITY** Suite 101: ± 1,266 RSF 1st floor medical space
- SUITE FEATURES** Currently built out as dental office with over 15 years in operation
- BUILDING SIZE** 8,748 square foot building
- LOCATION FEATURES** Located in the prestigious La Jolla community directly across from La Jolla elementary school and one block north of Pearl Street
- APN #** 351-080-20-00
- ZONING** LJPD-1, La Jolla
- PARKING** 20 covered parking spaces
- ASKING PRICE** \$750,000 / 5.7% CAP Rate
Call listing broker for details
- BUILDING AMENITIES** Elevator served and courtyard



Located in the prestigious La Jolla community



Ample Parking: 20 Total Spaces



Built in 1975



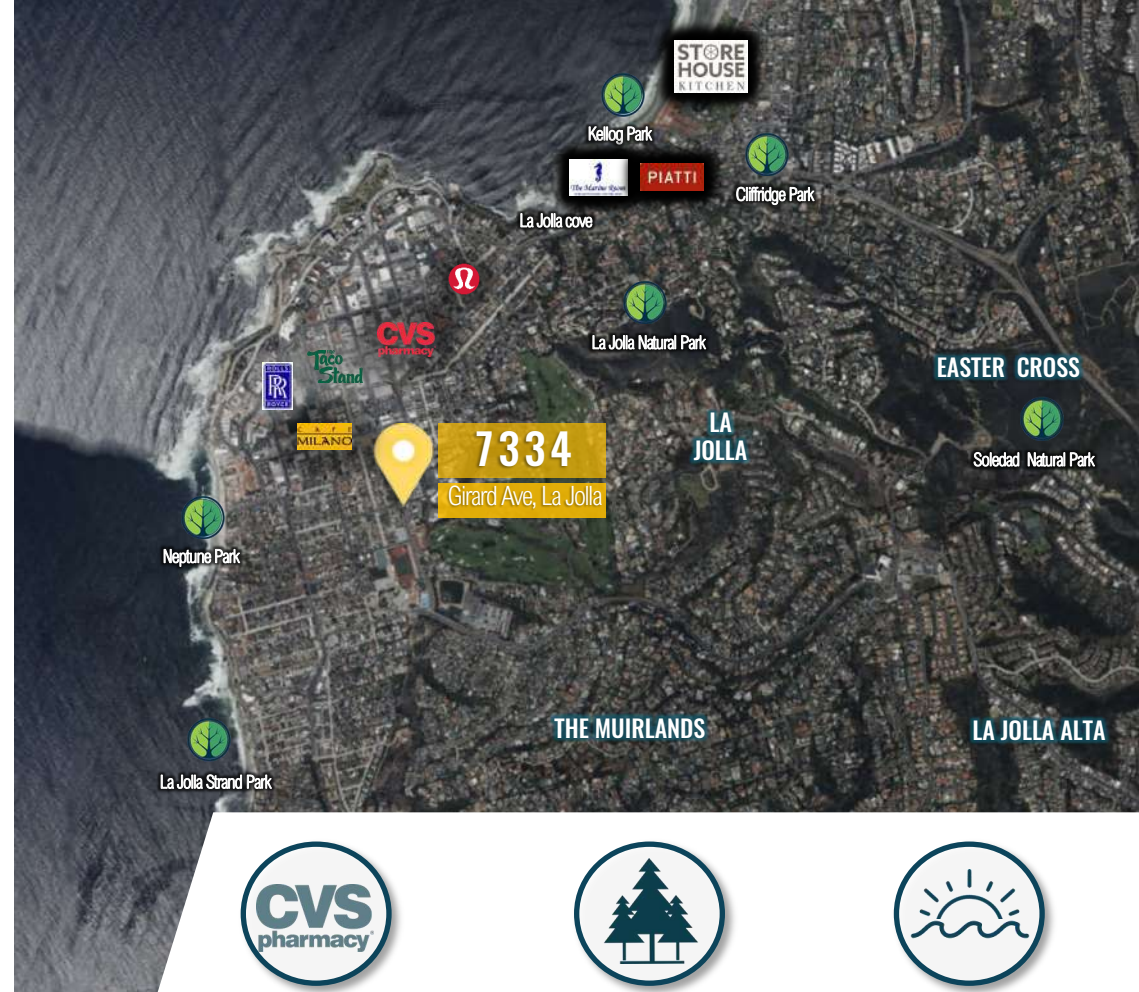
Close Proximity to an Abundance of Restaurants on Girard Avenue

INTERIOR PHOTOS



DEMOGRAPHICS

	2 mile	3 mile	5 mile
POPULATION			
Total Population (2024)	28,757	59,381	185,281
Total Population (2029)	29,333	59,992	186,505
Average Age	51.8	44.1	35.6
INCOME			
Average Household Income	\$171,203	\$161,938	\$132,502
Total Businesses	3,231	4,461	15,620
Total Employees	19,793	29,016	173,053
HOUSEHOLDS			
Owner Occupied	8,288	15,156	32,454
Renter Occupied	4,416	11,481	46,145
Total Households	12,431	26,359	77,952



5
MINUTES
CSV Pharmacy



10
MINUTES
La Jolla Natural Park



12
MINUTES
Beaches



25
MINUTES
Easter Cross



30
MINUTES
San Diego Int Airport



35
MINUTES
San Diego Museum of Art