



# Art + Design Building For Lease

7661 Girard Ave. La Jolla, CA 92037



7661 Girard Ave. La Jolla, CA 92037

## Girard Ave

Known as one of the best walking and shopping streets in San Diego County. Girard Ave is filled with national and local fashion and food and beverage offerings. Noteworthy neighbors include: Puesto, Marisi, Aviator Nation, Vuori, Brooks Brothers, Whiskey X Leather, Bang & Olufsen, Benefit Cosmetics, Blue Mercury, Better Buzz and many others.

Just steps away from famous La Jolla Cove and abundant green space and beaches that the coast of La Jolla offers.

Come experience 7661 Girard Ave.





**7661 Girard**



**Residential Population: 19,012**



**Business Population: 16,449**



**Average Disposable Income: \$125,401**

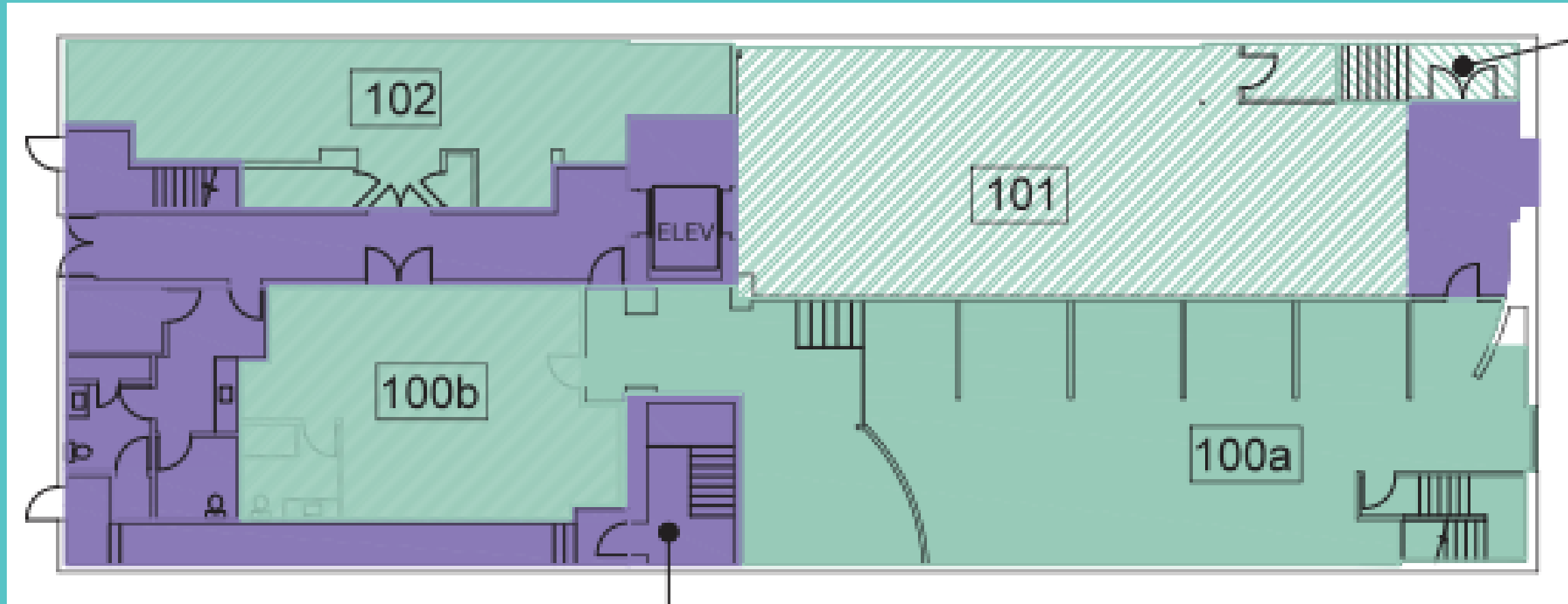


**Average Home Price: \$1,832,759**

**\*\* Information obtained within  
2-mile radius to subject site**

**demographics**

## 7661 Girard – 1<sup>st</sup> Floor



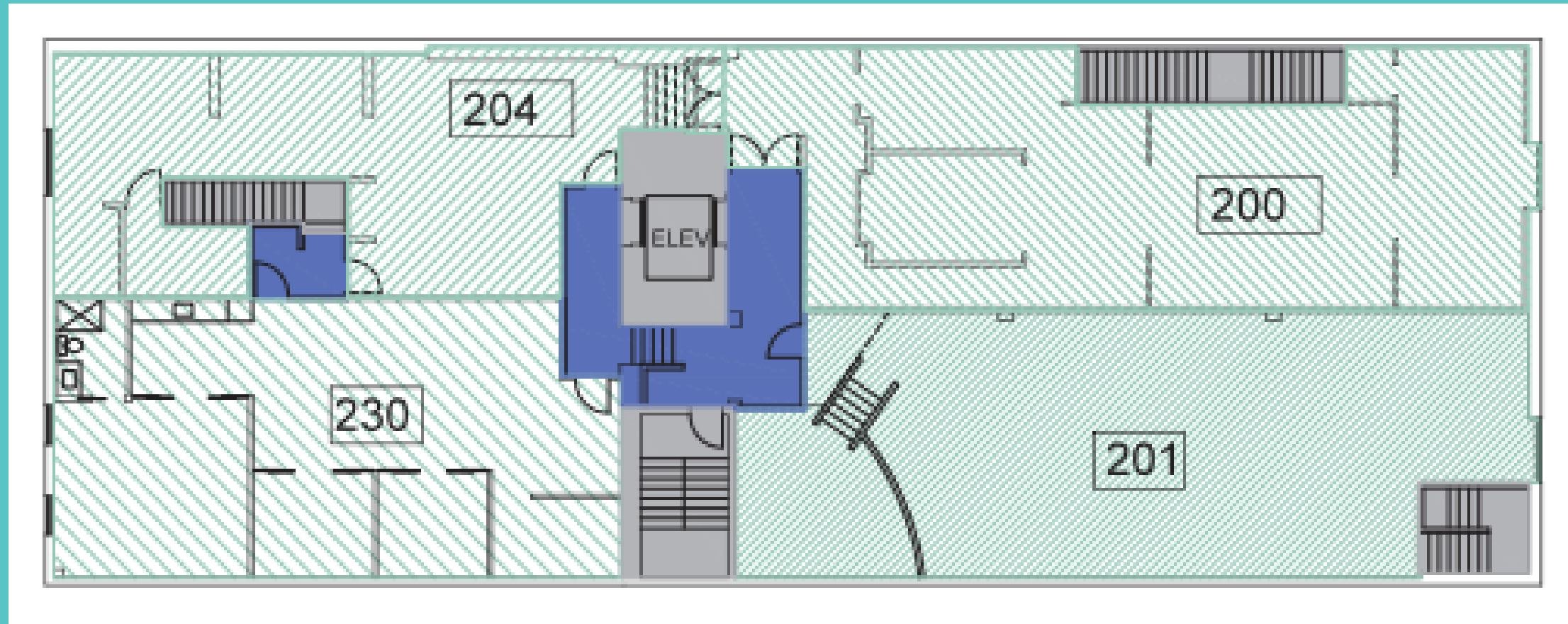
### Available:

- 102 (888 SF)

**Rent: \$3.50 + NNN**

**Term: negotiable**

## 7661 Girard – 2nd Floor



### Available:

- 230 (1,613 SF)

**Rent: \$3.50 + NNN**

**Term:** negotiable



**7661 Girard - Executive Office**



**BALANCED**  
FITNESS & HEALTH

**BANK OF AMERICA**

**AVOCADO**  
GREEN MATTRESS

**TRILOGY**  
SANCTUARY

**TEMPUR-PEDIC**

Girard Ave.

**Phenix**  
SALON SUITES

**M MIACUCINA**

*Floral*  
PALETTE

THE SHADE STORE

**RevivaMed**  
PLASTIC SURGERY

**rochebobois**  
PARIS

**Harcourts**

**CALIFORNIA**  
CLOSETS

HIMITSU

**JAVA EARTH**  
COFFEE  
EST. 2010

**Candor**

**KEG**  
**BOTTLE**

Herschel Ave.

Torrey Pines Rd.

Bluebird Ln.

Kline St.

Fay Ave.

Drury Ln.

Virginia Way



Disclaimer - This document has been prepared by Next Wave Commercial Real Estate, Inc. for advertising and general information only. The information included has been obtained from sources believed to be reliable, and while we do not doubt its accuracy, we have not verified it and make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Any interested party with their advisor(s) should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for their needs.

**Cam Lacey**

cam@nextwavecommercial.com

CA Lic. #01955796

nextwavecommercial.com

**contact**

Next Wave Commercial  
1167 Morena Blvd.  
San Diego, CA 92110  
CA Lic. #02010077

619.326.4400

