

**7536 Fay Ave, La Jolla, CA 92037**



**FOR LEASE:**

**SECOND-GENERATION RESTAURANT/BREWERY OPPORTUNITY**



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

858.728.9305  
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CA DRE 01309241 – WA DOL 27587



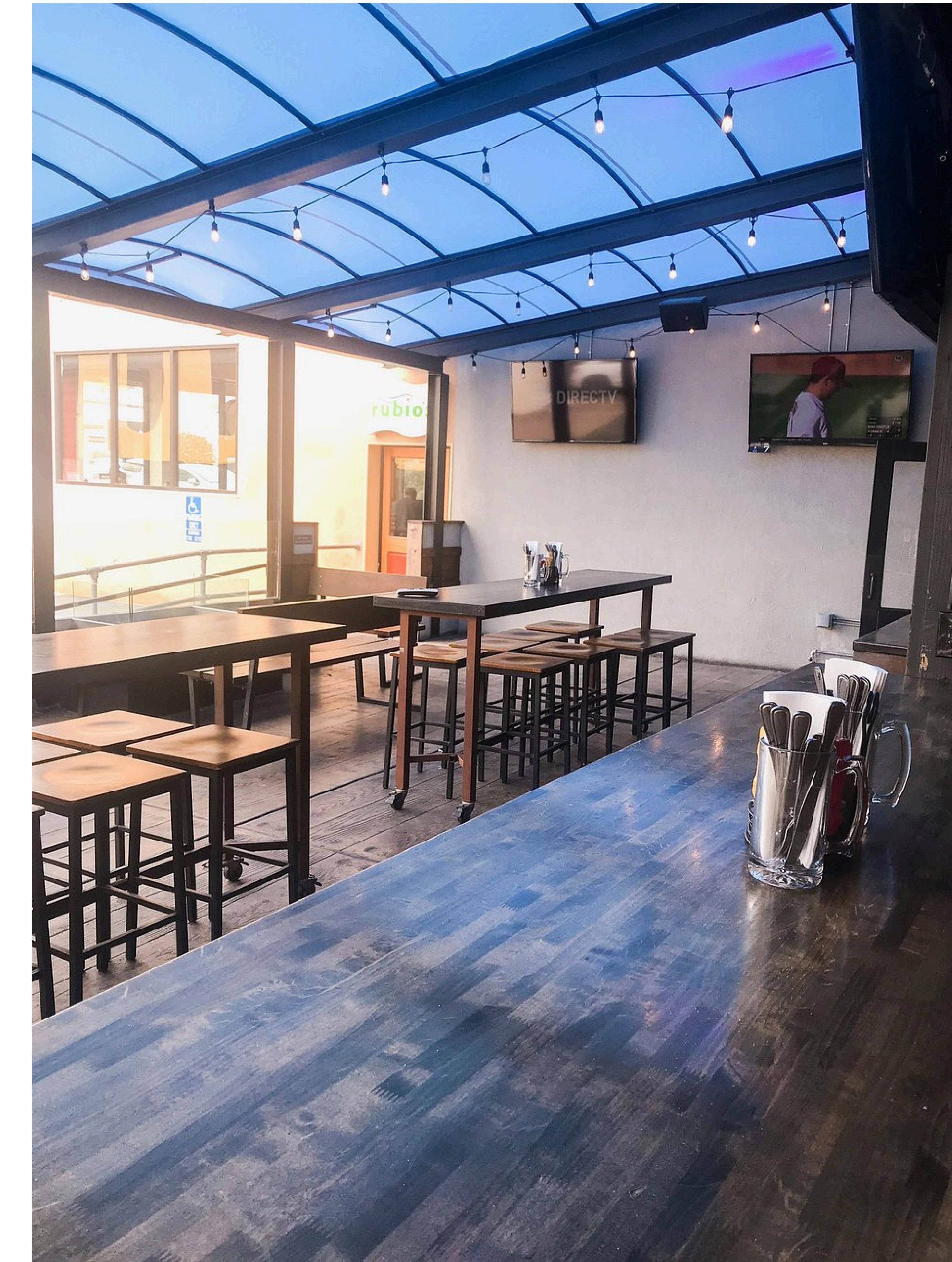
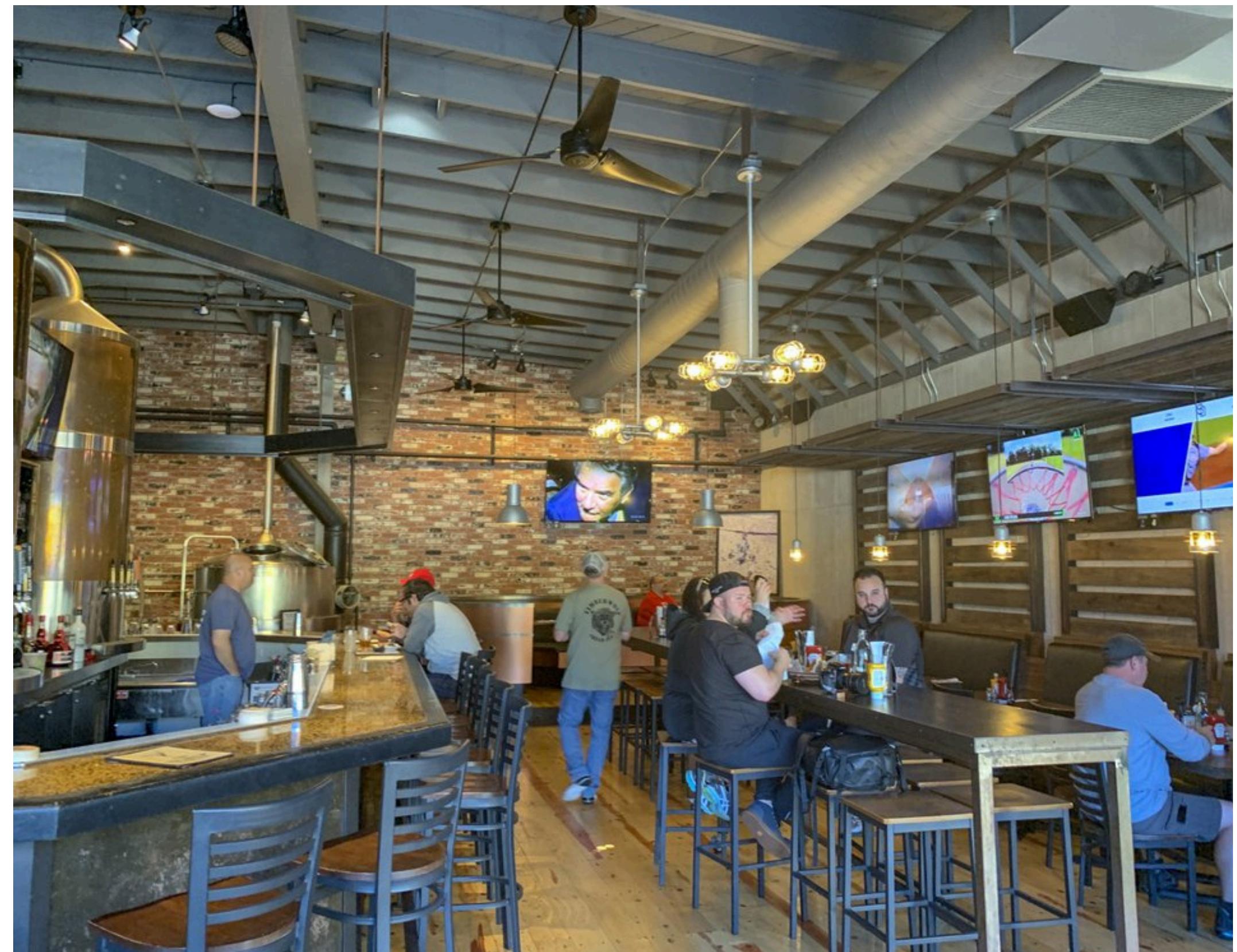
**CAPITAL GROWTH  
PROPERTIES, INC.**

Please do not disturb the tenants, owner, employees and patrons. Please contact the broker only.

# La Jolla, CA

## Restaurant/Bar For Lease

- Size: Approx. 4,300 SF, including an approx. 600 SF patio.
- Location: First floor
- Lease Rate: \$3.60/SF/month + NNN (\$1.30/SF)
- Parking lot with 20 spaces and adjacent street parking
- Availability: Now



# PROPERTY HIGHLIGHTS

**Restaurant Space** – Equipped with essential infrastructure, ready for customization and improvements to suit your concept.

**Enhanced Indoor-Outdoor Experience** – Garage-style roll-up doors and a built-in fire pit create an inviting and flexible dining atmosphere.

**Covered Awning** – Provides shade and weather protection, optimizing outdoor seating for year-round use.

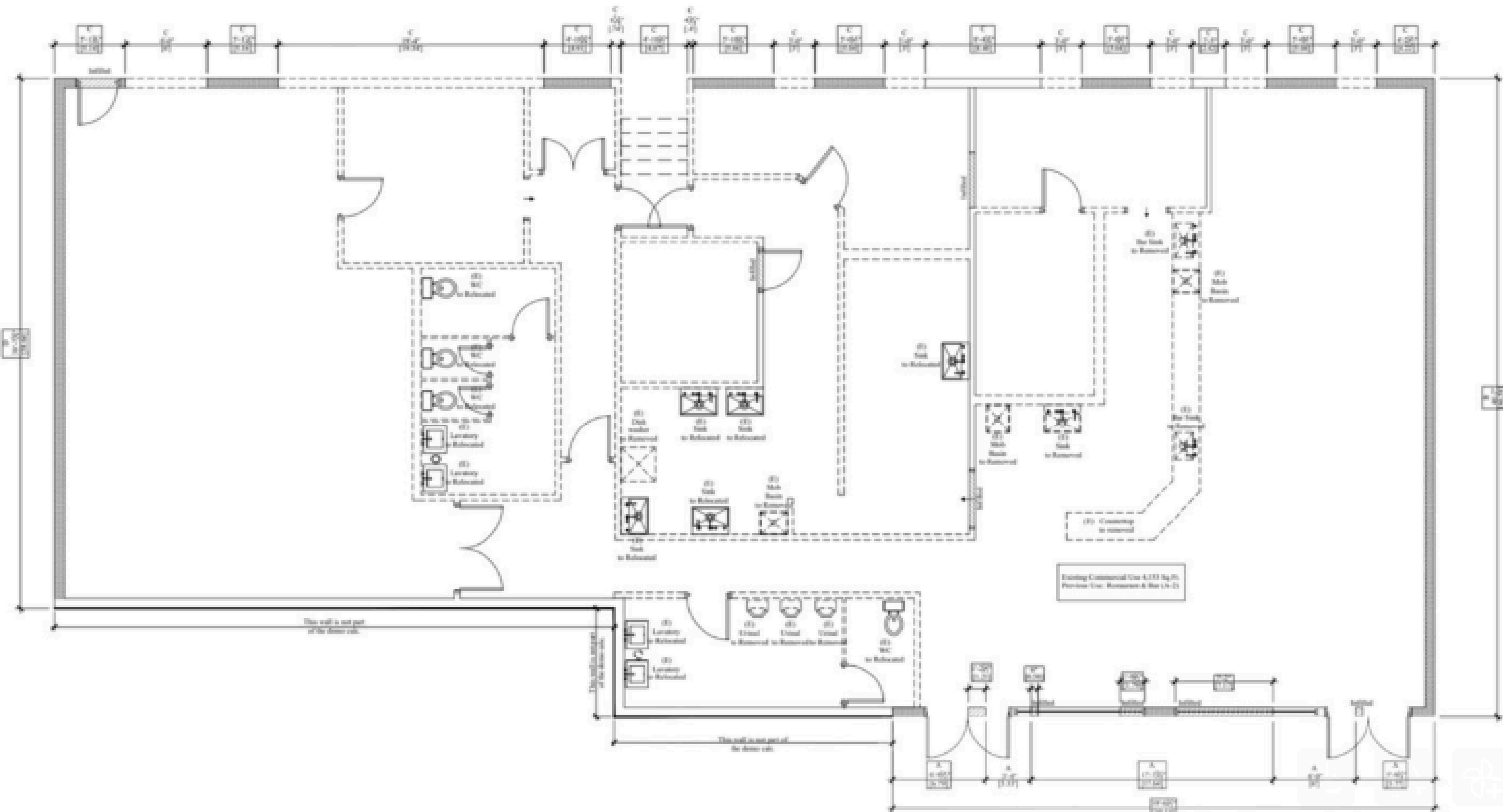
**Prime High-Traffic Location** – Positioned in a bustling commercial area, ensuring strong visibility and consistent customer flow.

**Prestigious Coastal Setting** – Located in one of San Diego's most affluent and walkable neighborhoods, just minutes from the beach and key attractions.

**Established Dining & Retail Corridor** – Surrounded by renowned tenants such as Pavilions, The LOT, The Taco Stand, and Breakfast Republic, enhancing market synergy and foot traffic.



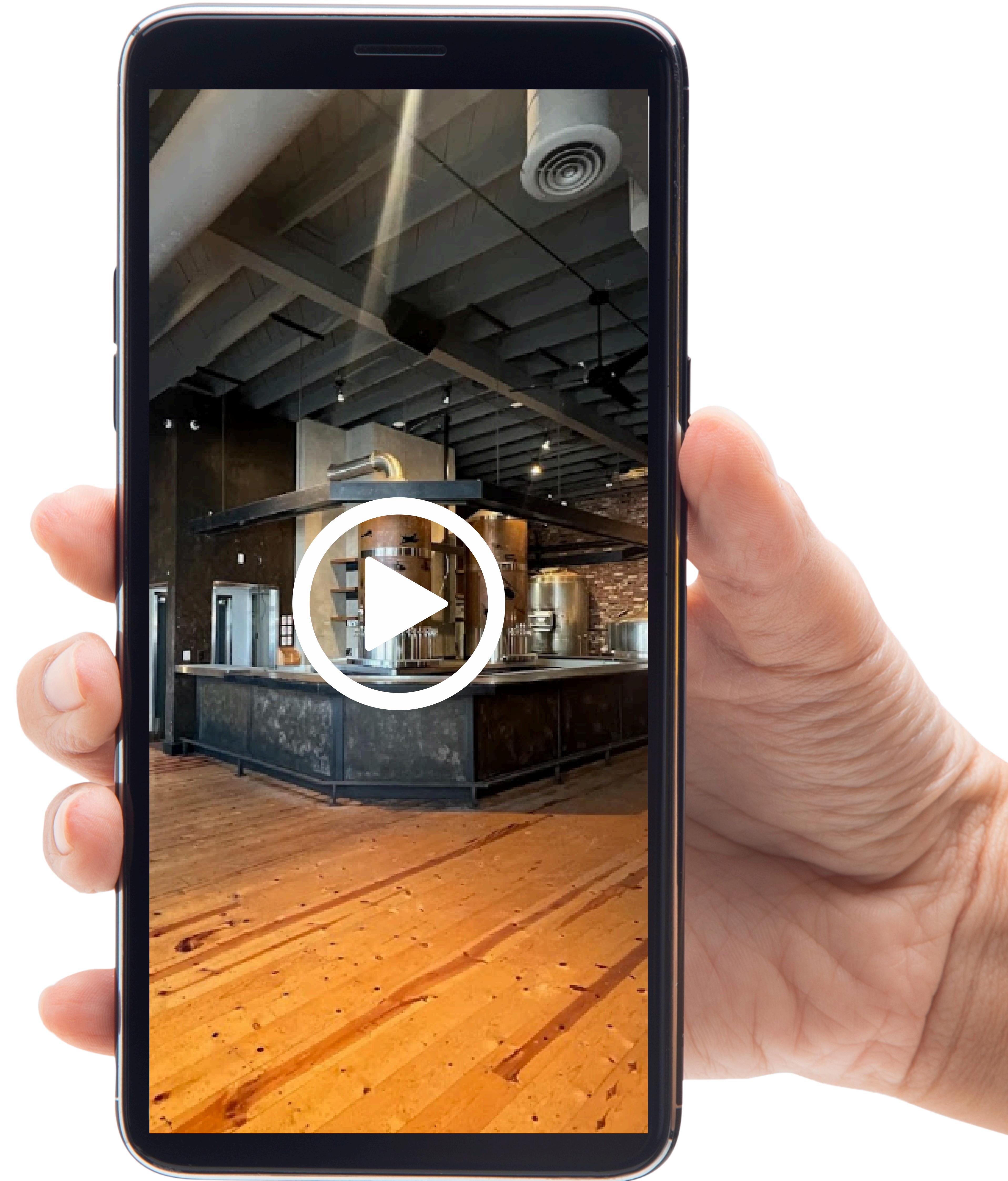
# FLOORPLAN



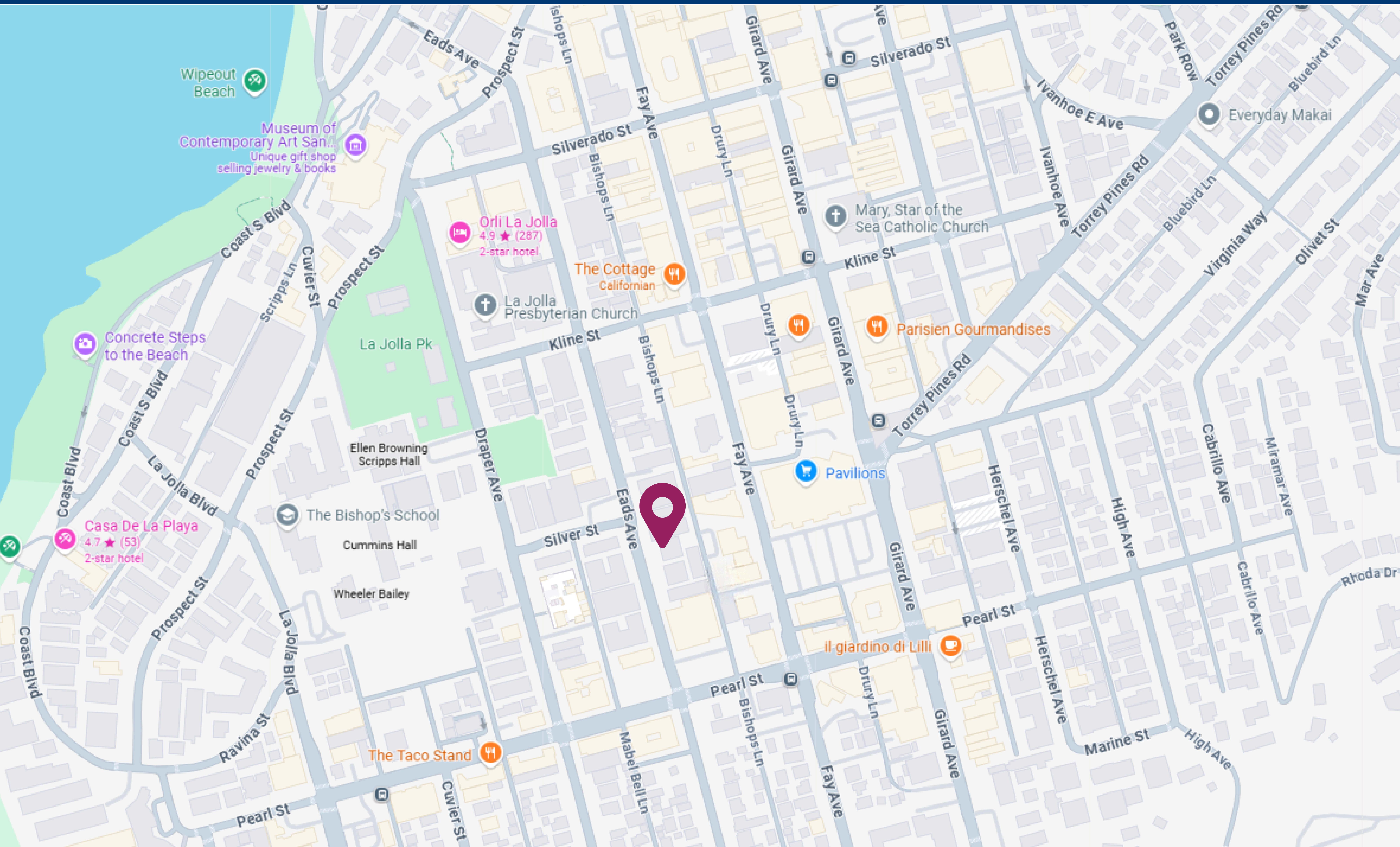
## WHAT ABOUT A VIRTUAL TOUR?

Dive into a virtual walkthrough of this potential game-changing space. Don't just imagine, experience it.

**Press play** and feel the opportunity.



Prime location in the heart of La Jolla, offering excellent visibility and accessibility.

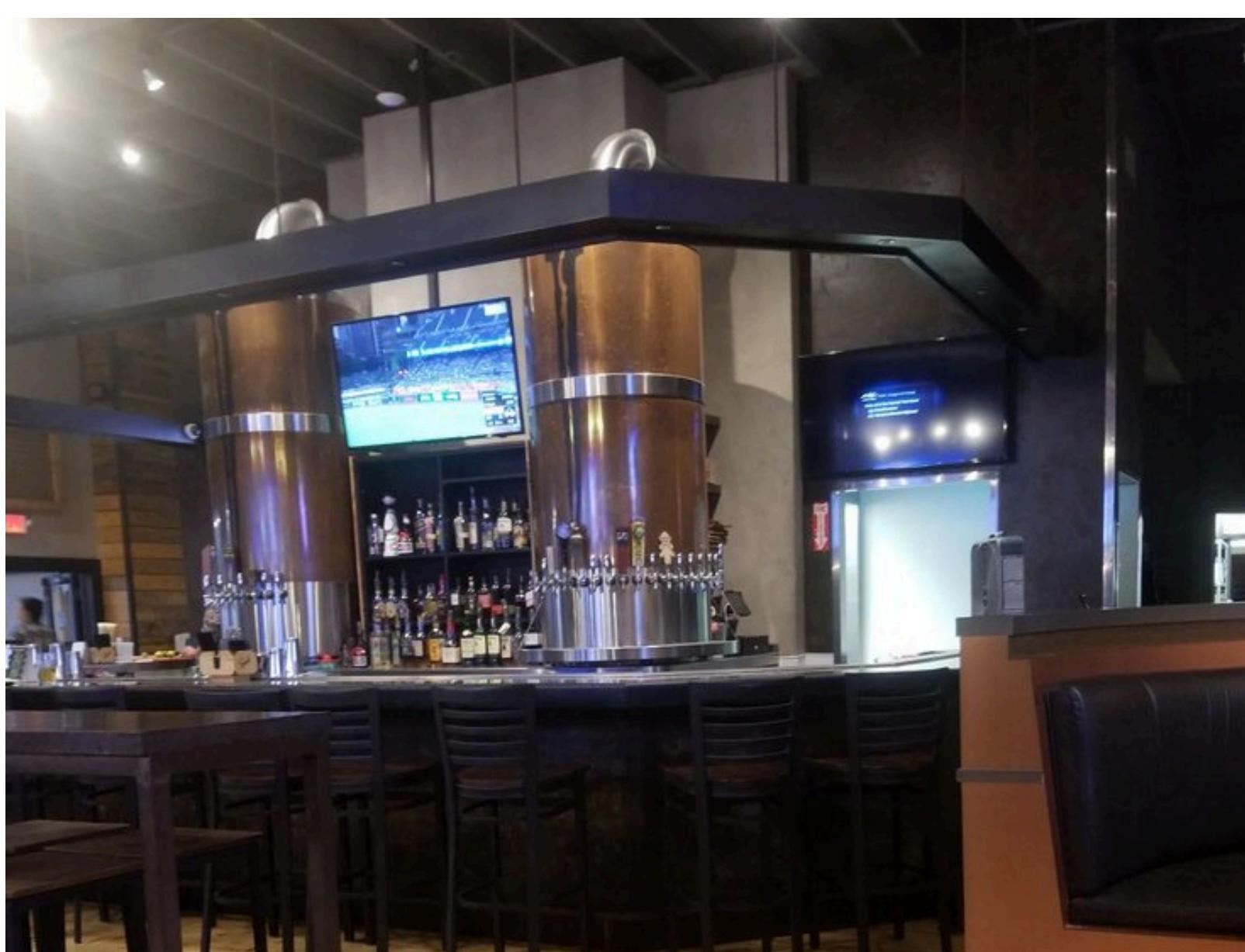


# Opportunity to lease a second-generation restaurant and brewery space

LA JOLLA, CA (2024)



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



Population  
Aprox. 37,665



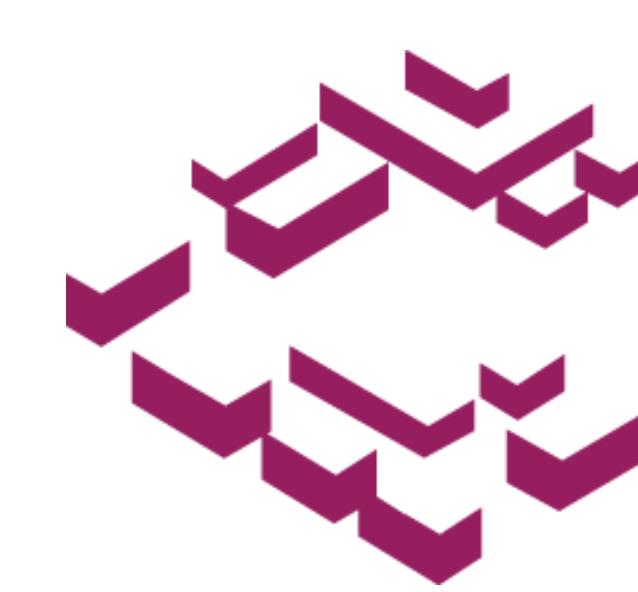
Average household income  
\$ 204,979



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



Households  
16,275



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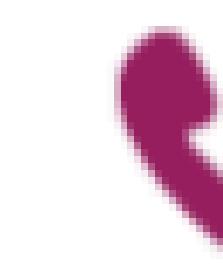
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## Capital Growth Properties, Inc.

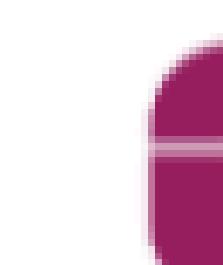


1120 Silverado Street, Suite 200

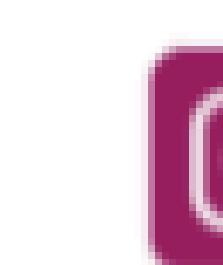
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*"Todd is an extremely professional Realtor that has helped clients of mine find commercial properties. Whenever I send a client his way, I know that they will be very well taken care of and I get nothing but rave reviews. I highly recommend Todd!" - Alan Cox*

Don't miss out—request the full property details now!

