

FOR SALE

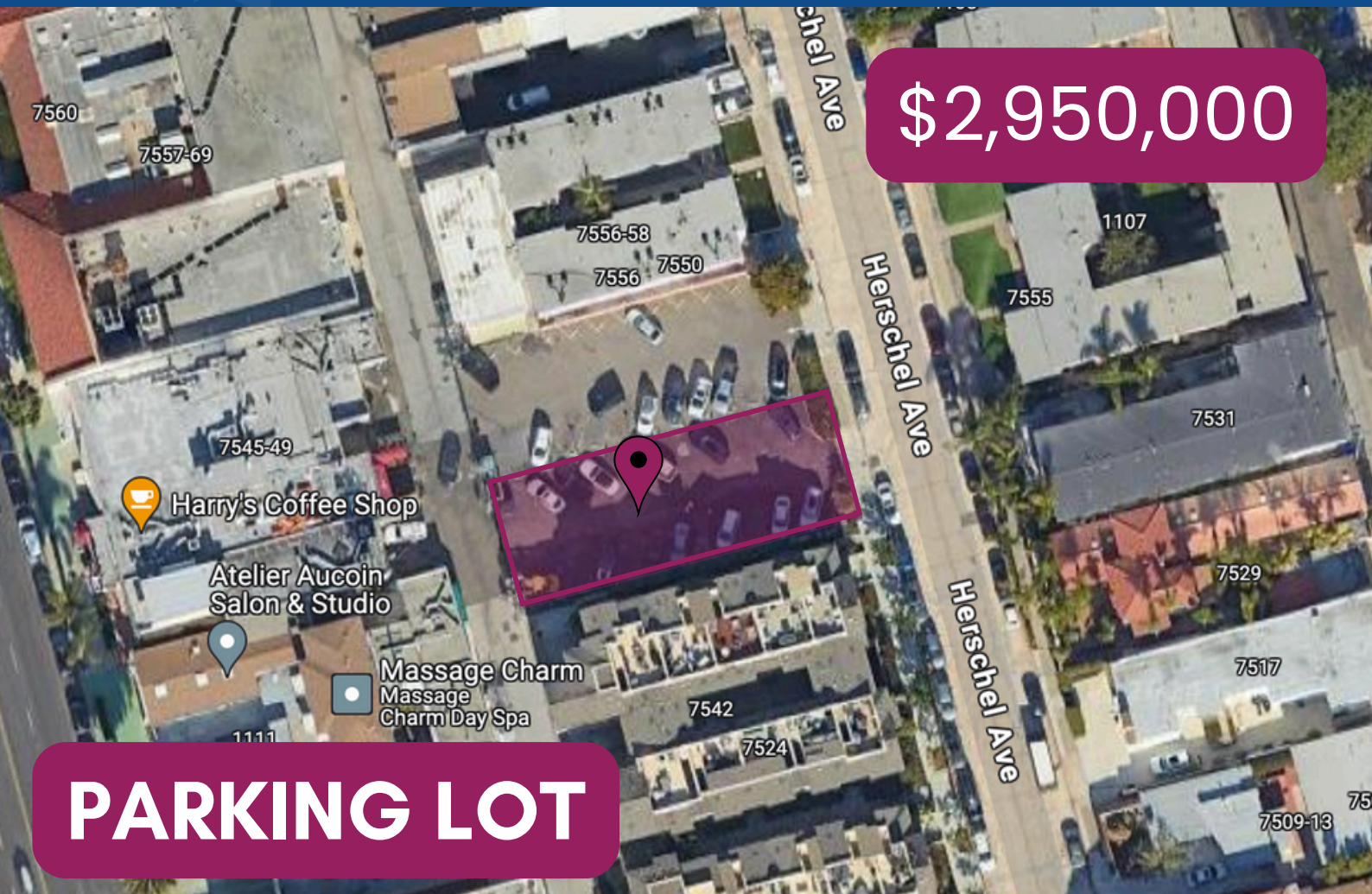
7542 Herschel Avenue

La Jolla, CA 92037



CAPITAL GROWTH
PROPERTIES, INC.

\$2,950,000



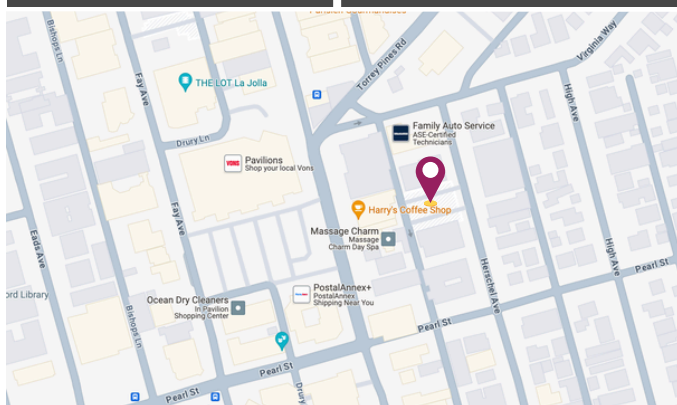
PARKING LOT

PROPERTY HIGHLIGHTS

- ✓ **Prime La Jolla Location:** Steps away from fine dining, art galleries, essential supermarkets, and the iconic La Jolla Cove.
- ✓ **Large Lot:** 6,761 sq.ft. offering vast development potential.
- ✓ **Income Opportunity:** Currently utilized as a parking lot.
- ✓ **Development Flexibility:** Perfect for a range of projects, from commercial to mixed-use.

AVAILABLE SPACE

SF	ASKING PRICE
Approx. 6,761	\$2,950,000



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APN 350-621-11-00



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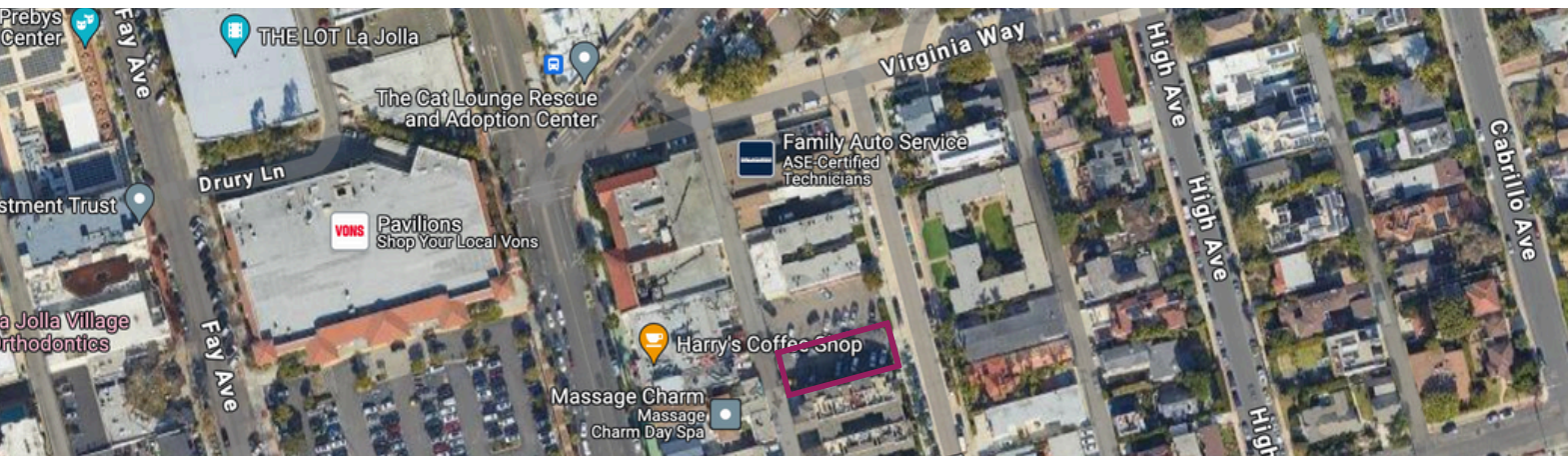
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE
2023 Total Population	11,346	53,620	167,274
2028 Population	11,374	52,905	165,222
Pop Growth 2023-2028	+ 0.25%	(1.33%)	(1.23%)
Average Age	48	44	40
2023 Total Households	5,693	24,572	75,934
HH Growth 2023-2028	+ 0.30%	(1.53%)	(1.36%)



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