

7606 Girard Ave

LA JOLLA / CALIFORNIA

RI



CONCEPTUAL RENDERING

386-1,951 SF AVAILABLE FOR LEASE / PRIME VISIBILITY AT INTERSECTION TORREY PINES & GIRARD AVE

About the Area.

La Jolla is a smart, seaside area, known for its rugged coastline. Trails wind past pine trees and sandstone canyons in Torrey Pines State Natural Reserve, while the 2 courses at world-renowned Torrey Pines Golf Course sit atop sea cliffs. La Jolla Cove has sweeping ocean views, and the Shell Beach tide pools are home to anemones and crabs. Posh boutiques and waterfront restaurants dot walkable La Jolla Village.

	1 mile	3 miles	5 miles
Daytime Population	18,497	52,553	233,355
# of Workers	13,620	28,245	157,644
Median Age	54.0	46.2	34.3
Average Income	\$205,825	\$205,777	\$154,349
Median Income	\$131,041	\$138,076	\$105,814



7606
GIRARD AVE
LA JOLLA, CA



Location Aerial.

RESTAURANTS



ENTERTAINMENT



LA JOLLA NEIGHBORHOOD



Property Highlights.

- 386–1,951 square feet
- Patio area available
- Situated in Girard Lofts, an 18-unit residential, mixed-use project along Torrey Pines & Girard Ave
- Signage opportunity available
- Located at one of the busiest walkable intersections in La Jolla
- Multiple high performing restaurants and retailers in the area including Puesto, Vuori, Lululemon, and Aviator Nation

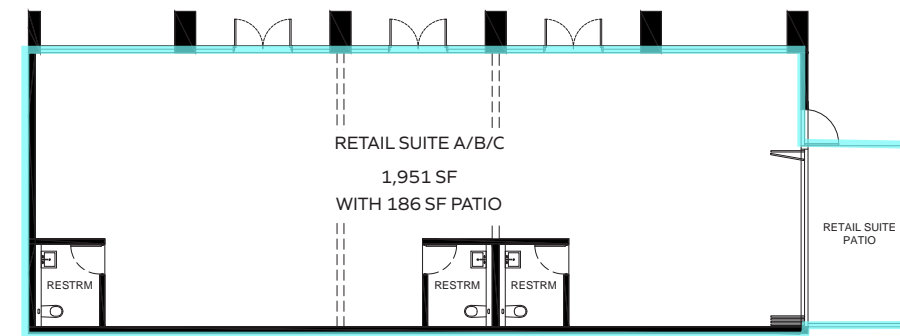




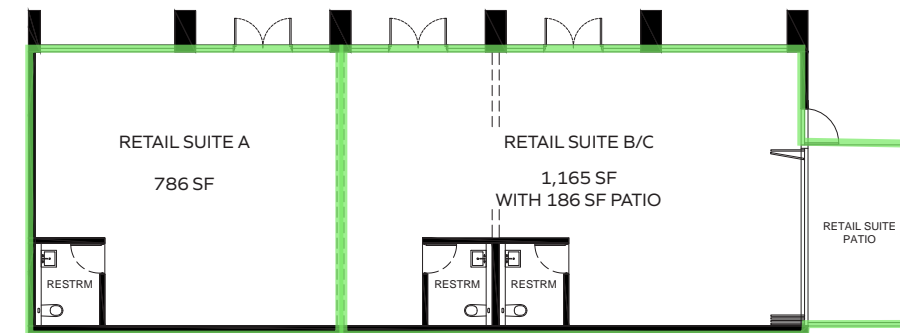
CONCEPTUAL RENDERING

Site Plan.

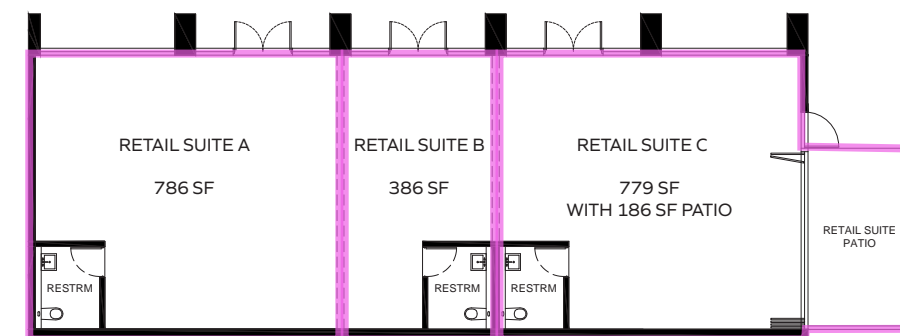
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D I V I S I N G O P T I O N S



OPTION 1: 1 TENANT
A/B/C : 1,951 SF with a 186 SF Patio



OPTION 2: 2 TENANTS
B/C: 1,165 SF with a 186 Patio
A: 786 SF



OPTION 3: 3 TENANTS
A: 786 SF, B: 386 SF, and
C: 779 SF with 186 SF patio

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

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