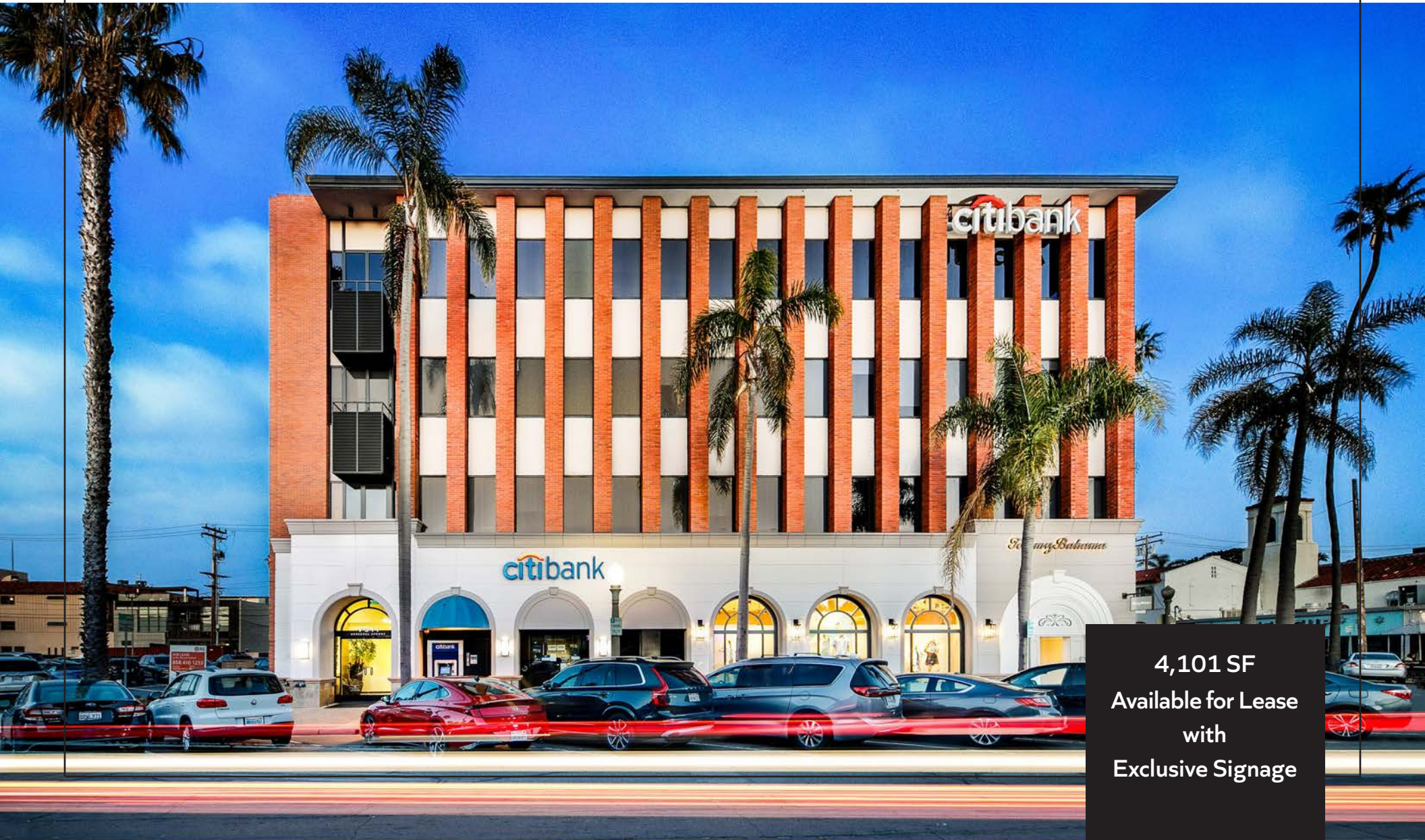


# 7911 Herschel Ave

LA JOLLA / CALIFORNIA

RI



4,101 SF  
Available for Lease  
with  
Exclusive Signage

# 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 | 14,991    | 119,065   | 251,901   |
| # of Workers       | 11,347    | 90,364    | 173,443   |
| Median Age         | 57.6      | 39.5      | 34.0      |
| Average Income     | \$208,202 | \$195,068 | \$149,680 |
| Median Income      | \$134,268 | \$129,539 | \$103,095 |



7911  
HERSCHEL AVE  
LA JOLLA, CA



# Location Aerial.

## RESTAURANTS



## ENTERTAINMENT

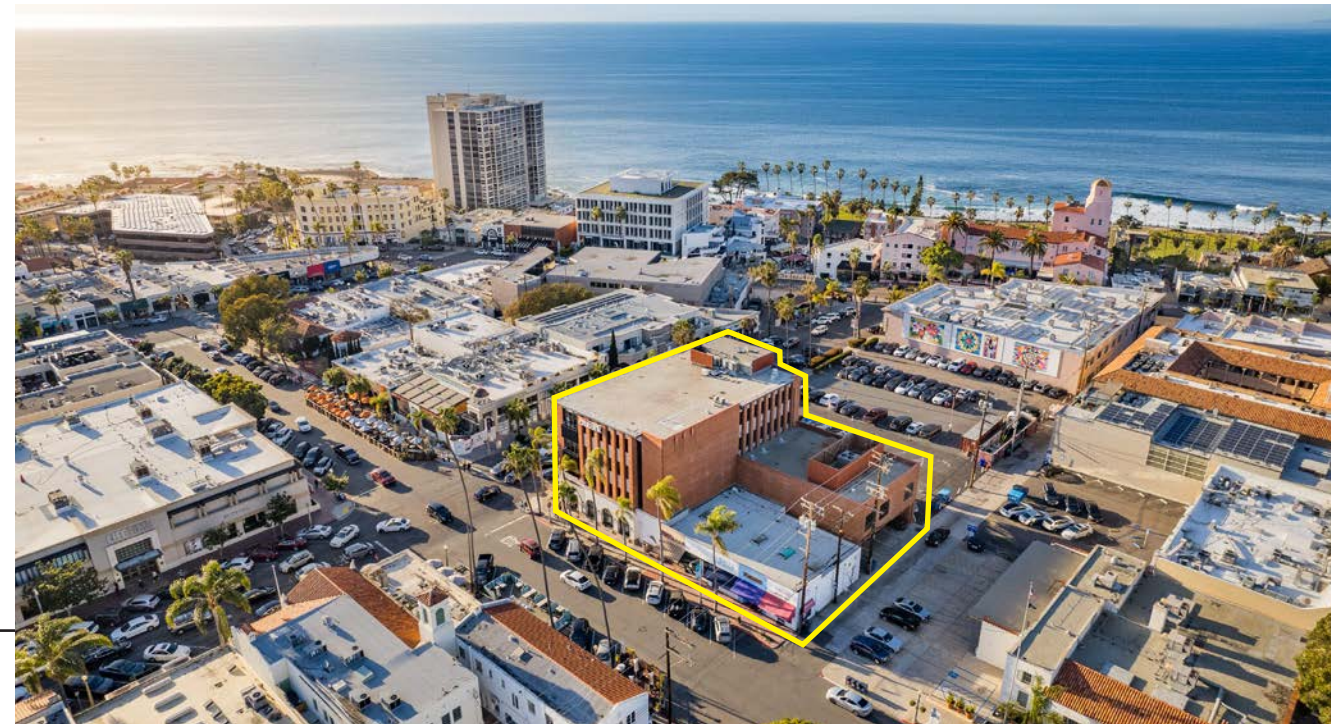


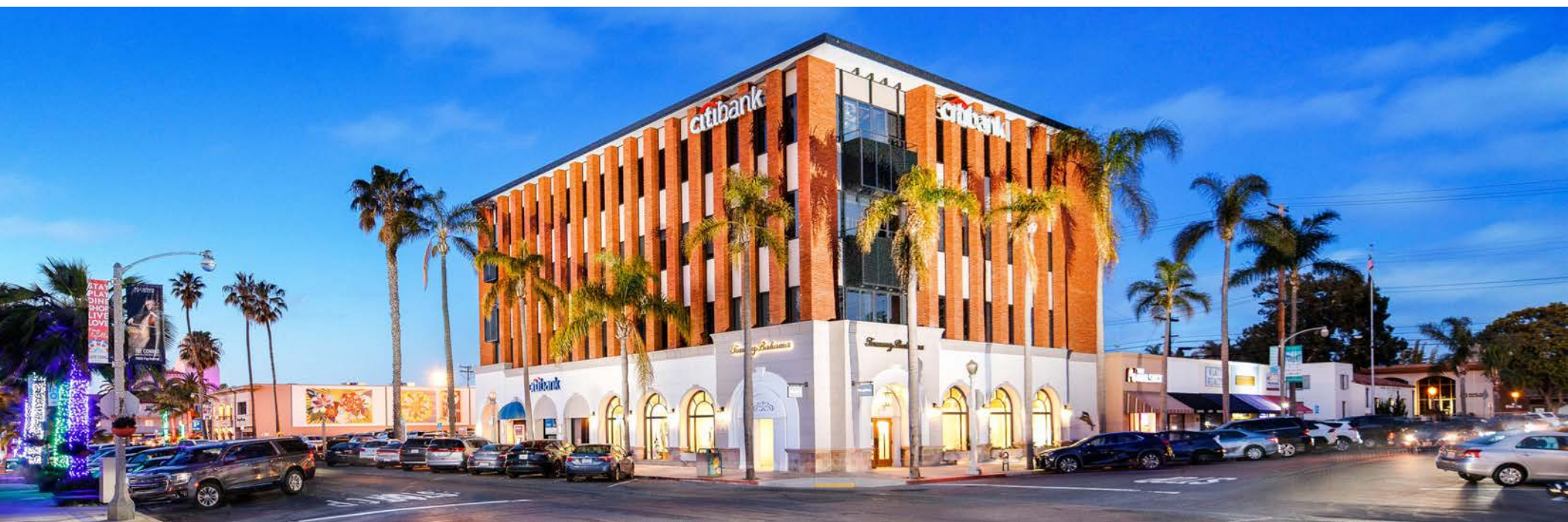
## LA JOLLA NEIGHBORHOOD



# Property Highlights.

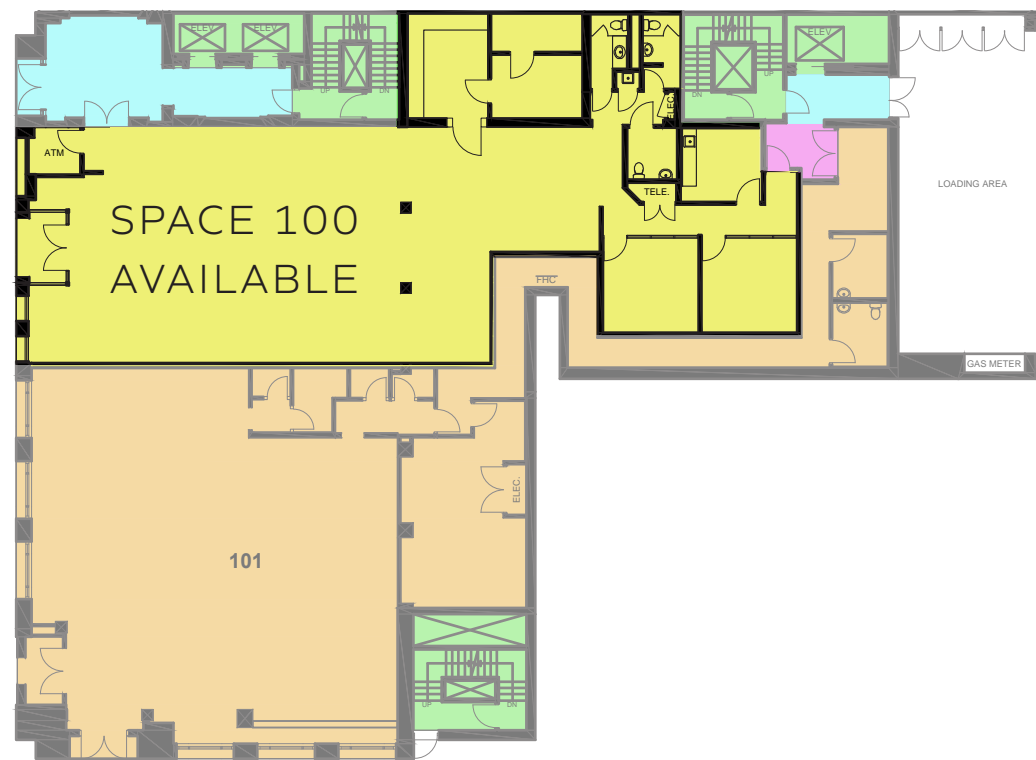
- 4,101 square foot former bank space
- Situated in The Herschel, the iconic mixed-use office and retail building
- Signage opportunity available
- Located at one of the busiest walkable intersections in La Jolla
- Multiple high performing restaurants and retailers in the area including Puesto, Vuori, Lululemon, and Aviator Nation





# Site Plan.

7 9 1 1 H E R S C H E L A V E



- SPACE 100 AVAILABLE FOR LEASE
- SPACE 101
- LOBBY FOR OFFICE TENANTS
- VERTICAL ACCESS
- SERVICE AREA

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.

# 7911 Herschel Ave

RI



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