LA PLAZA
LA JOLLA

TENANT LEASE INCENTIVES
50% Base Rent for Year 1
(Based on 5-Year Term)

CALL BROKER FOR DETAILS
LA PLAZA
LA JOLLA
7863 - 7877 GIRARD AVENUE
LA JOLLA, CA 92037

• ±27,000 SF shopping center in the affluent La Jolla community
• Situated in La Jolla’s prestigious shopping and dining hub with close proximity to some of San Diego’s top tourist destinations
• Located on the dynamic intersection of Girard Avenue and Wall Street
• Recently renovated plaza with an open-air courtyard in the center

FOR LEASING INFORMATION

BRIAN QUINN
858.875.4672
bquinn@flockeavoyer.com
License ID: 01763327

ALEX DRECKSEL
858.875.4690
adrecksel@flockeavoyer.com
License ID: 01988954

MICHAEL BURTON
858.875.4685
mburton@flockeavoyer.com
License ID: 01009041

AVAILABLE FOR LEASE

102
In-line retail space adjacent to the open-air courtyard
±1,248 SF

106
End space adjacent to the open-air courtyard
±915 SF

107
In-line retail space adjacent to the open-air courtyard
±799 SF

109
In-line retail space with direct access to the open-air courtyard
±1,301 SF

114
Retail space with direct access to Girard Ave. & the open-air courtyard
±1,472 SF

307/308
2nd gen restaurant space with patio overlooking Girard Ave.
±2,709 - 3,273 SF

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URBAN STRATEGIES GROUP
787 J STREET  •  SAN DIEGO, CA  92101
619.280.2600  •  www.flockeavoyer.com

* Disclaimers
PREMIER LA JOLLA LOCATION

Situated in the heart of the Village of La Jolla on the highly coveted Girard Avenue and surrounded by distinctive dining, luxury shopping and world-class hotels and homes. La Plaza | La Jolla offers ideal frontage and visibility in the center of “The Jewel” and is positioned to capture the strong local demographics while also drawing from La Jolla’s thriving tourism industry.
JOIN THIS LINEUP OF EXQUISITE CO-TENANTS

ELIXIR ESPRESSO & WINE-BAR

TEUSCHER CHOCOLATES

BLUSH TAN

BRILLIANT EARTH

THE HYDRATION ROOM

CATANIA COASTAL ITALIAN

ONE | 10 SALON

COMPASS

LA PLAZA TENANTS

LA PLAZA PHOTOS
LOCATED ON THE HIGH-PROFILE INTERSECTION OF WALL STREET AND GIRARD AVENUE, IN THE EPICENTER OF LA JOLLA’S HUB FOR SOPHISTICATED SHOPPING AND DINING.

AVERAGE HHI*
- 1 Mile: $201,888
- 3 Miles: $188,243
- 5 Miles: $126,781

POPULATION
- 1 Mile: 7,828
- 3 Miles: 56,530
- 5 Miles: 170,909

DAYTIME POPULATION
- 1 Mile: 16,465
- 3 Miles: 52,331
- 5 Miles: 205,290

LA JOLLA LOCATION

PROSPECT STREET
GIRARD AVENUE
WALL STREET
HERSCHEL AVENUE
FAY AVENUE
SILVERADO STREET
La Jolla is a vacation paradise. As one of San Diego's top tourist destinations, this iconic seaside community offers visitors and locals an array of activities to experience.

From upscale shopping to one-of-a-kind dining, breathtaking ocean views to timeless landmarks, beach culture to high culture, La Jolla has it all.
La Jolla is known for its wide array of shopping, with a mix of unique boutique shops, higher-end brands and daily use stores.

Amongst the shopping, this coastal community is also home to some of the most prestige luxury car dealerships in San Diego.

La Jolla Dining

La Jolla boasts an impressive selection of the highest Zagat-rated restaurants in San Diego County. These culinary gems, along with more than 100 other popular restaurants and diverse eateries in La Jolla, draw thousands of locals and tourists a day to the area.
### La Jolla Destinations

#### Beaches
- Windansea Beach
- La Jolla Shores
- La Jolla Cove
- Scripps Beach
- Black’s Beach
- La Jolla Children’s Pool
- Marine Street Beach

#### Golf Courses
- La Jolla Country Club
- Torrey Pines Golf Course
- La Jolla Beach & Tennis Club

#### Hotels
- La Jolla Cove Hotel & Suites
- La Valencia
- Grande Colonial La Jolla
- Inn by the Sea at La Jolla
- La Jolla Beach Travelodge
- Holiday Inn Express & Suites
- Sands of La Jolla
- La Jolla Shores Hotel

### La Jolla Arts, Events & Entertainment

#### Arts
- The Conrad Prebys Performing Arts Center
- La Jolla Museum of Contemporary Art
- La Jolla Music Society
- La Jolla Arts Association
- The La Jolla Gallery
- Legends Gallery
- National Geographic Fine Art Gallery

#### Events
- Farmers Insurance PGA Golf Tournament
- La Jolla Half Marathon
- La Jolla Concours d’Elegance
- La Jolla Christmas Parade & Holiday Festival
- La Jolla Art & Wine Festival
- La Jolla Rough Water Swim

#### Entertainment
- La Jolla Playhouse
- The Lot
- The Comedy Store
- AMC La Jolla 12
- Birch Aquarium

### Annual Attendance

<table>
<thead>
<tr>
<th>Event</th>
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<tbody>
<tr>
<td>Birch Aquarium</td>
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<tr>
<td>La Jolla Half Marathon</td>
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<td>Farmers Insurance Open Polo Match</td>
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<td>La Jolla Art &amp; Wine Festival</td>
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<tr>
<td>La Jolla Concours d’Elegance</td>
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<tr>
<td>La Jolla Christmas Parade &amp; Holiday Festival</td>
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<tr>
<td>La Jolla Playhouse</td>
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<tr>
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<tr>
<td>La Jolla Art &amp; Wine Festival</td>
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</tr>
<tr>
<td>La Jolla Half Marathon</td>
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7 MILLION ANNUAL VISITORS TO LA JOLLA BEACHES
All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price, rental or withdrawal without notice.