

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

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
±813 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

FOR LEASING INFORMATION

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*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.



LA JOLLA COVE

Ellen Browning
Scripps Park

PROSPECT STREET

WALL STREET

GIRARD AVENUE

LA PLAZA TENANTS

JOIN THIS LINEUP OF
EXQUISITE CO-TENANTS



CATANIA
COASTAL ITALIAN



ONE | 10 SALON



COMPASS



ELIXIR ESPRESSO
& WINE-BAR



BLUSH TAN



BRILLIANT
EARTH



TEUSCHER
CHOCOLATES

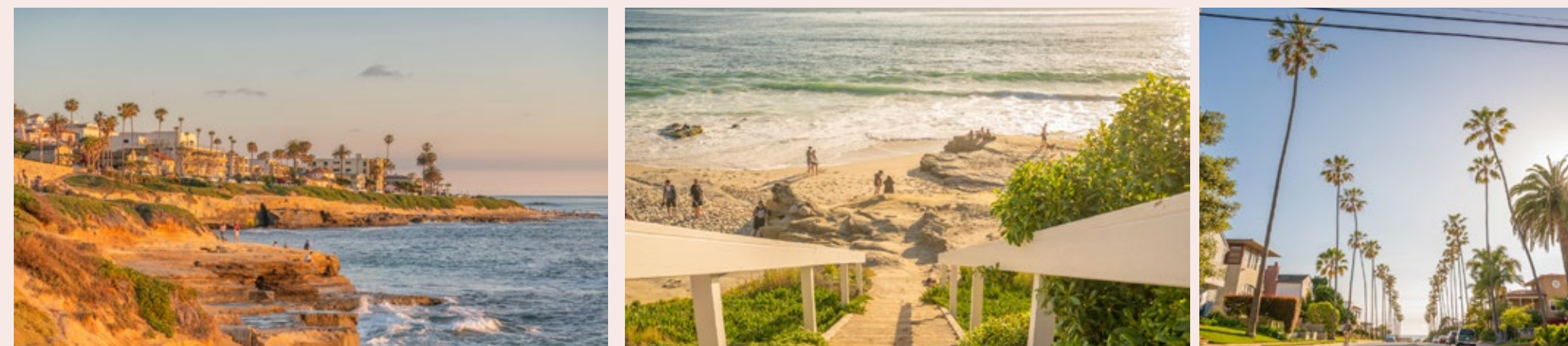


THE HYDRATION
ROOM



LA PLAZA | PHOTOS

LA JOLLA LOCATION



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

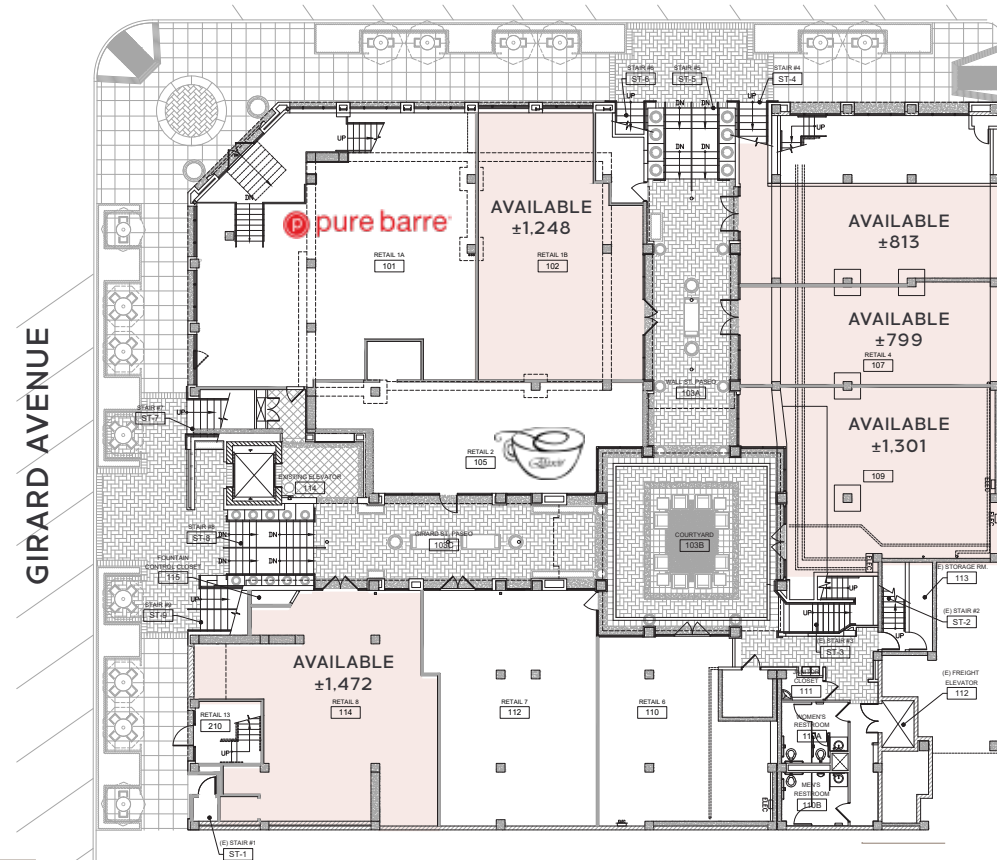
LOCATED ON THE HIGH-PROFILE INTERSECTION OF WALL STREET AND GIRARD AVENUE,
 IN THE EPICENTER OF LA JOLLA'S HUB FOR SOPHISTICATED SHOPPING AND DINING.

LA PLAZA SITE PLAN



LEVEL 01

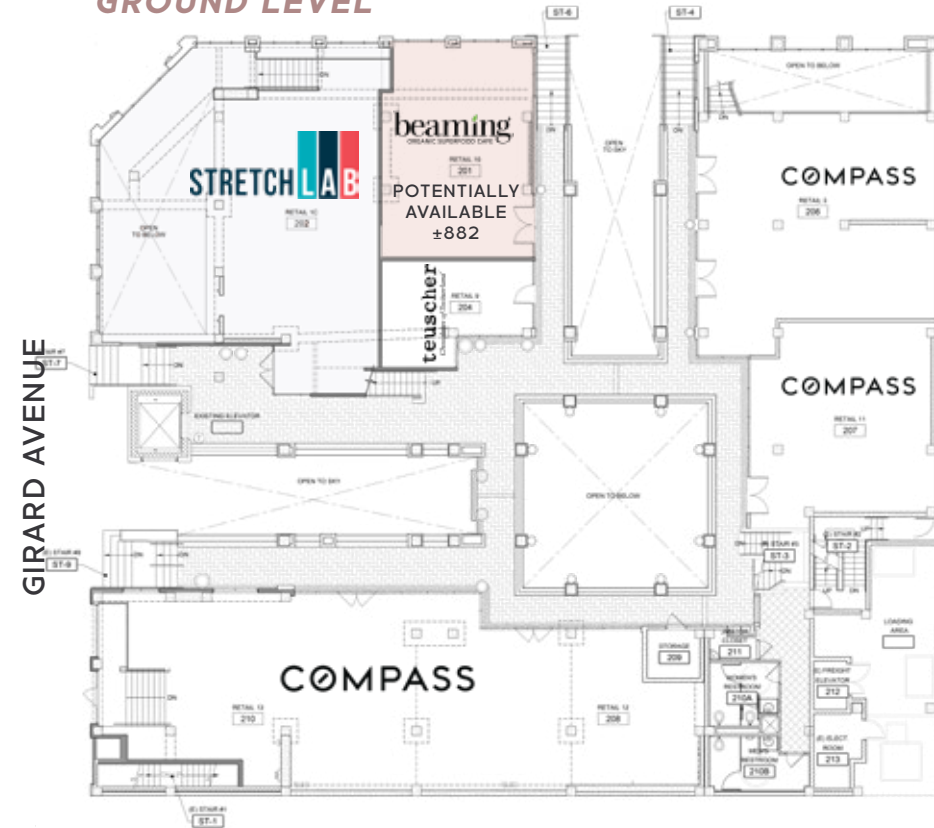
WALL STREET



LEVEL 02

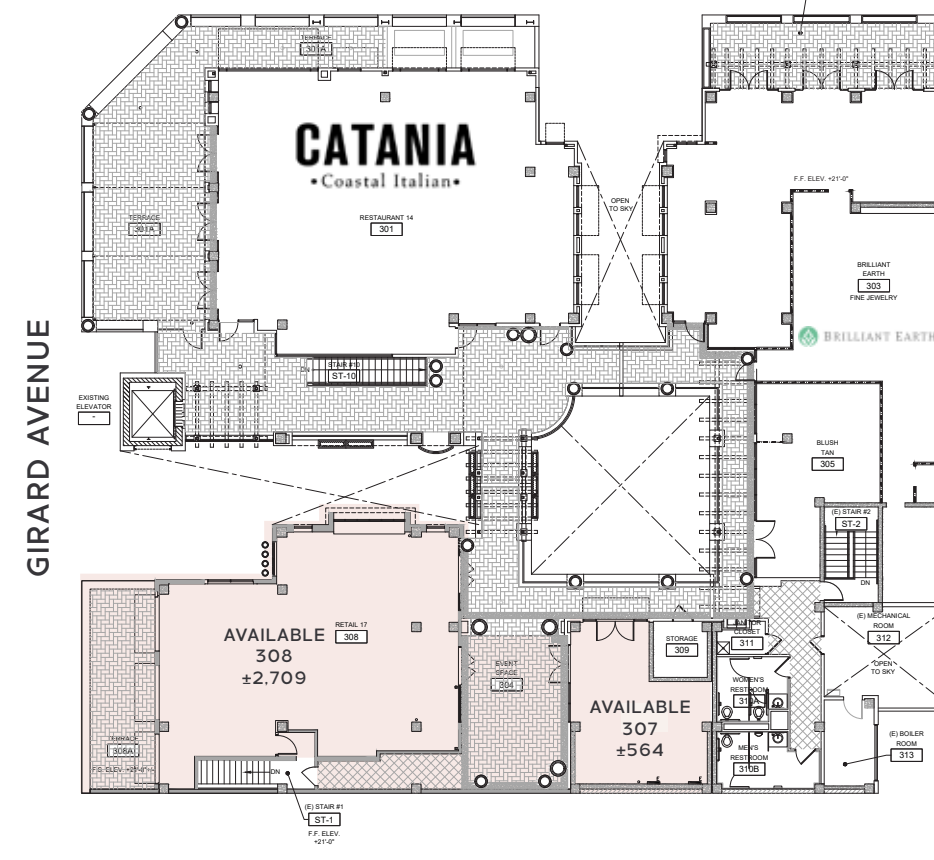
GROUND LEVEL

WALL STREET



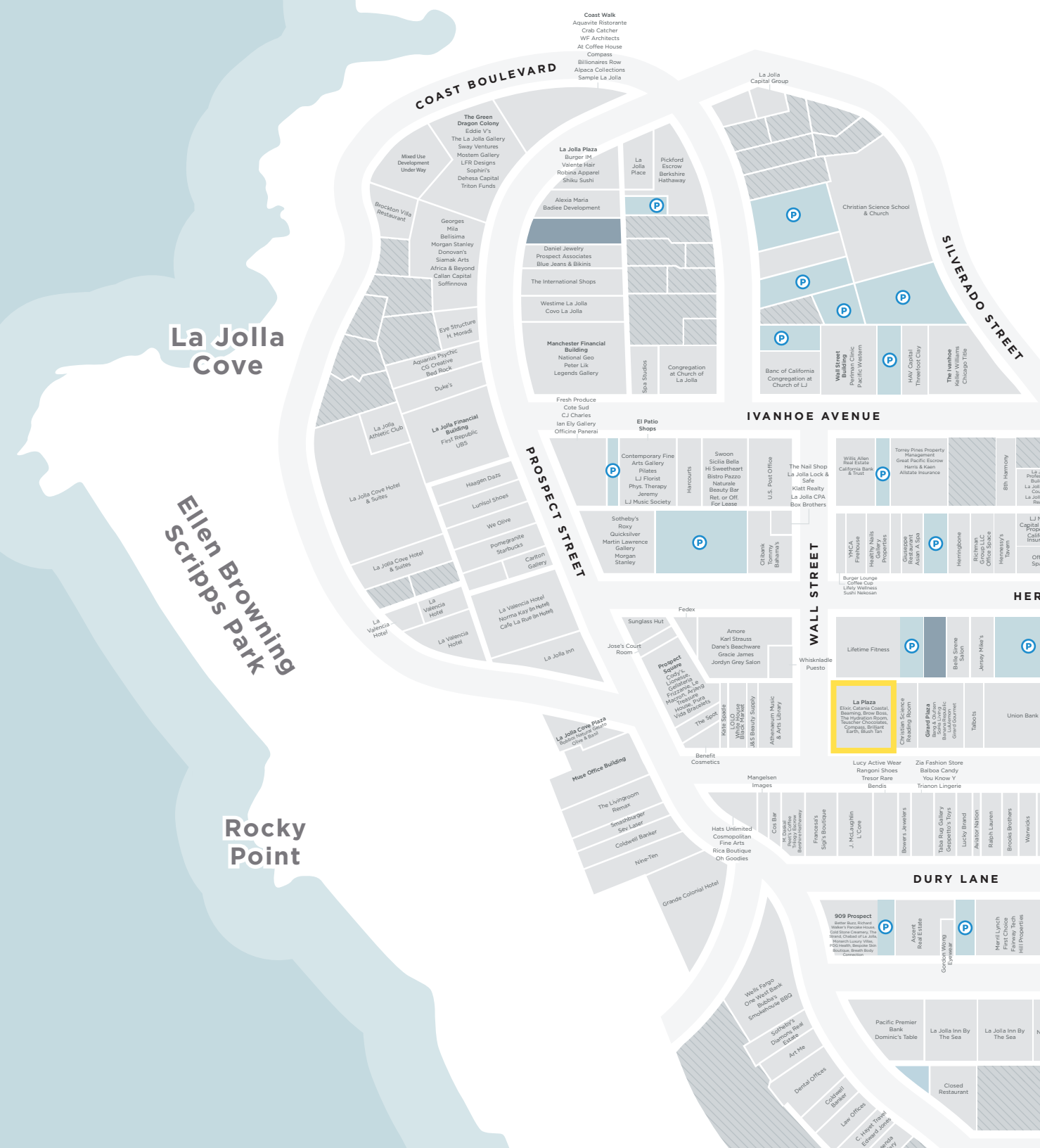
LEVEL 03

WALL STREET



SUITE	TENANT	SF
101/202	Lvl 1: Pure Barre	3,632
101/202	Lvl 2: Stretch Lab	3,632
102	AVAILABLE	1,248
105	Elixir Espresso & Wine Bar	1,078
106	AVAILABLE	813
107	AVAILABLE	799
109	AVAILABLE	1,301
110	One 10 Salon	937
112	The Hydration Room	1,185
114	AVAILABLE	1,472
201	Beaming Superfood Cafe - Potentially Available	882
204	Teuscher Chocolates	391
206/207	Compass California	3,034
208/210	Compass California	2,889
301	Catania La Jolla	3,905
303	Brilliant Earth	2,953
305	Blush Tan	541
307	AVAILABLE	564
308	AVAILABLE	2,709

*This site plan, artistic rendering and/or other graphics is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



La Jolla Cove

Ellen Browning Scripps Park

Rocky Point

COAST BOULEVARD

PROSPECT STREET

IVANHOE AVENUE

WALL STREET

HERSCHEL AVENUE

GIRARD AVENUE

DURY LANE

FAY AVENUE

- RESIDENTIAL
- CONSTRUCTION
- PARKING

THE "JEWEL" OF SAN DIEGO

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 up-scale 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 DEMOGRAPHICS

48,826 Total Population

\$168,491 Average Household Income

1.6 M Out-of-town visitors annually

1,800 Hotel Rooms

70,348 Total Employees

100+ Restaurants

1,293 Merchants

\$848 M Annual resident retail expenditure

40.5 Median Age



**Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.*

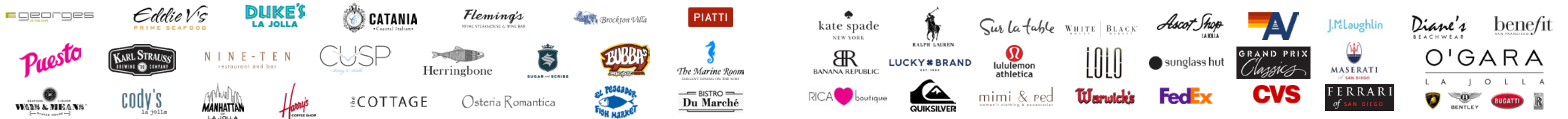




LA JOLLA DINING

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 RETAIL

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 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

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 Inn
- Pantai Inn
- Empress Hotel
- Scripps Inn
- Estancia La Jolla Hotel & Spa

ANNUAL ATTENDANCE

500,000 Birch Aquarium
Part of the world-renowned Scripps Institute of Oceanography

8,000 La Jolla Half Marathon
Voted a "Must-Do-Half Marathon in the U.S."

40,000 La Jolla Art & Wine Festival

20,000 La Jolla Christmas Parade & Holiday Festival

400,000 Fourth of July fireworks at La Jolla Shores

100,000 Farmers Insurance Open PGA Golf Tournament

20,000 La Jolla Concours d'Elegance
Luxury & Classic Car Show

100,000 La Jolla Playhouse
Tony Award-winning professional non-profit theatre

7 MILLION
ANNUAL VISITORS TO
LA JOLLA BEACHES



LA PLAZA
LA JOLLA

CATANIA
Coastal Italian

teuscher
Chocolates of Switzerland

beaming

SHOPS

TASTY CHANGES?

TWO NEIGHBORS

PURE

SUSHI ON THE ROCK
DAILY HAPPY HOUR
SERVING BIRCHMOUTH CIDER


real people.
real ingredients.
face tans.
beaming

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