



GIRARD AVE

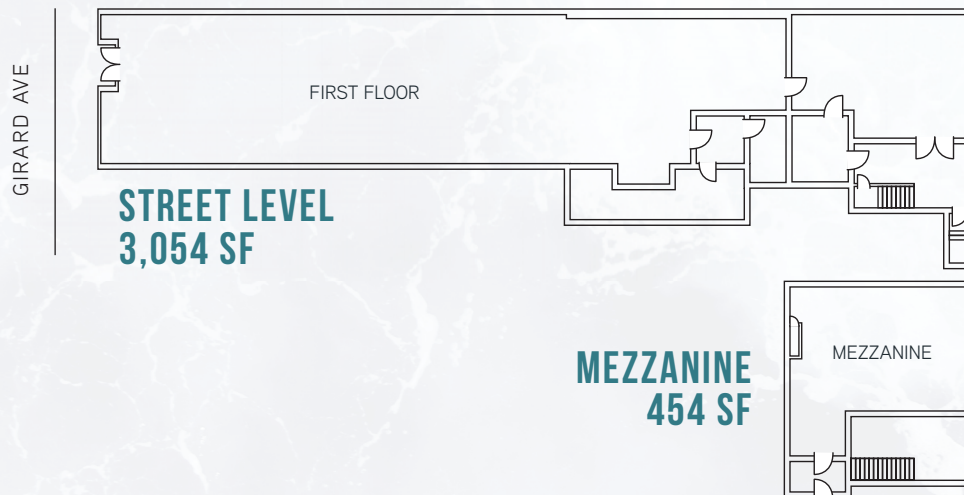
PREMIER RETAIL FOR LEASE
7844 GIRARD AVE, LA JOLLA

THE PROPERTY

HIGHLIGHTS

- Signature storefront opportunity with tremendous signage along busy Girard Ave
- Retail ready with prominent storefront display, tall ceilings and beautiful built-ins
- Co-tenancy with Ralph Lauren, Brooks Brothers, Gepettos's and across the street from Bang & Olufsen, Banana Republic, and lululemon
- Premier site that offers strong daytime demographics, an affluent residential base, premier restaurant & retail destination and year-round tourists alike
- Situated in the heart of downtown La Jolla, one of San Diego's most affluent communities

FLOOR PLAN



THE LOCATION



LA JOLLA

Although technically part of San Diego, the community of La Jolla feels like a destination unto itself: You could easily spend a few days in this enclave and get a full Southern California experience—along with a walkable village of hotels, shops, and cafés that possess a sophisticated vibe.

La Jolla has a prime perch on San Diego County's coastline. Located about 20 minutes north of downtown, La Jolla is home to the wide, white-sand beaches of La Jolla Shores, with surfing, snorkeling, and made-for-sunset firepits, as well as an adjacent playground for kids. Head out onto the waters and paddle or snorkel among La Jolla's marine denizens.

The seals live right next to the heart of La Jolla, the hilly village areas known as The Cove and Bird Rock. The ocean is still in plain view amid the shops, eateries, and places to stay. Shop in the upscale boutiques along Girard Avenue and Prospect Street, or dine at Whisknadle, Puesto, Warwick's and Prepkitchen.

Don't miss the cultural stops, too, like the La Jolla branch of the Museum of Contemporary Art San Diego, Warwick's (the nation's oldest family-owned bookstore), or the local art galleries such as Legends Gallery, where you can see out-of-the box paintings by the late Theodore Geisel, the longtime La Jolla resident better known as Dr. Seuss.

DEMOGRAPHICS

\$161,412

AVERAGE HH INCOME

75,880

DAYTIME POPULATION

776

HOTEL ROOMS

70+

RESTAURANTS

6

BEACHES



GIRARD AVE

PREMIER RETAIL FOR LEASE

LUCKY BRAND JEANS

RUGS
Taba

RUGS
Taba

UPG

URBAN
PROPERTY
GROUP

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