

ICONIC RETAIL SPACE OPPORTUNITY

7824 GIRARD AVENUE LA JOLLA, CA

4,400 SF AVAILABLE





LA JOLLA LANDMARK

FLAGSHIP RETAIL SITE NEXT TO RALPH LAUREN

- + **Redevelopment** will provide essentially a **brand new** space
- + **12 Foot** Ceiling Heights
- + Tremendous traffic from both **tourists & locals** alike
- + **Iconic** California beach community
- + Street-level retail with surrounding **successful co-tenants**

PROPERTY RENDERING





NEIGHBORING TENANTS



lululemon  athletica

benefit
SAN FRANCISCO

WHITE | BLACK
HOUSE MARKET



7824 GIRARD AVENUE

DEMOGRAPHICS



Estimated Population:
3,000,000
San Diego



40,000
La Jolla Proper
Average Household Income:
\$122,641



Estimated Annual Visitors:
2,000,000



Median Price of Available Homes:
\$3,172,000



Average Age:
44



WHY LA JOLLA?

OPPORTUNITY FOR YOUR BRAND TO
STAND OUT ON SAN DIEGO'S **BEST
RETAIL STREET**

+

NON-MALL PRESENCE PLACES YOU IN
THE CENTER OF **YOUR CUSTOMERS
LIFESTYLE**

+

CHARMING SETTING DRAWS TRAFFIC FROM
SURROUNDING **AFFLUENT RESIDENTS**

+

THIS PROPERTY HAS NOT BEEN AVAILABLE
FOR **OVER 60 YEARS**

+

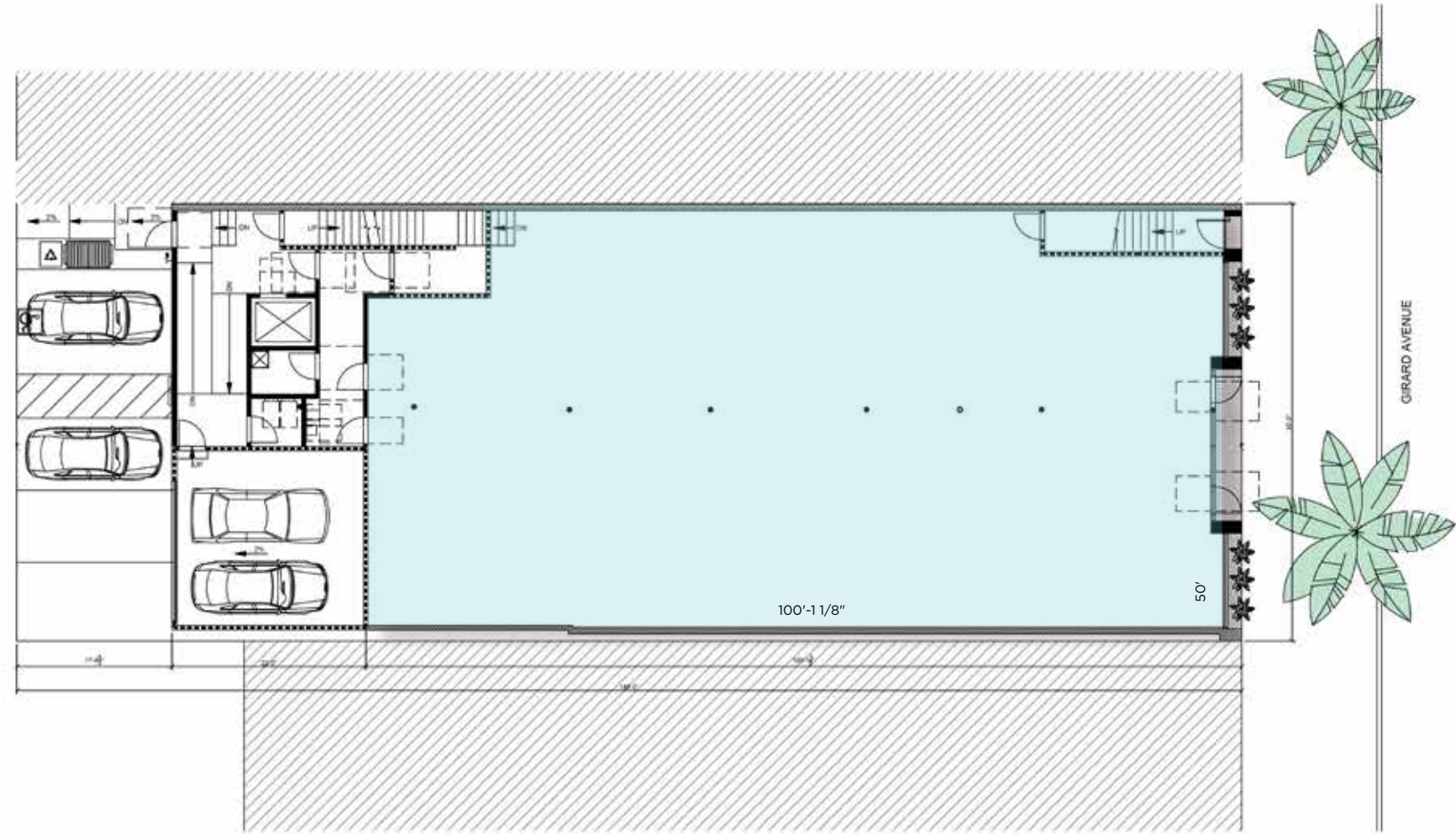
SAN DIEGO RESIDENTS **FREQUENT** LA JOLLA AS
A WEEKEND **DESTINATION**





FLOOR PLANS

FIRST FLOOR





**RETAIL
INSITE**
COMMERCIAL REAL ESTATE

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