

# Retail/Office Space For Sublease

7825 Fay Avenue  
La Jolla, CA 92037



# Property Overview

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- **Located on the ground floor**
- **Elegant floor-to-ceiling glass**
- **Three convenient access points**
- **Secure dedicated parking**

## Available Space

Suite	SF	Monthly Rate
130	2,027	\$3.25 PSF + utilities

\*Sublease thru: 03/2025

# Property Overview

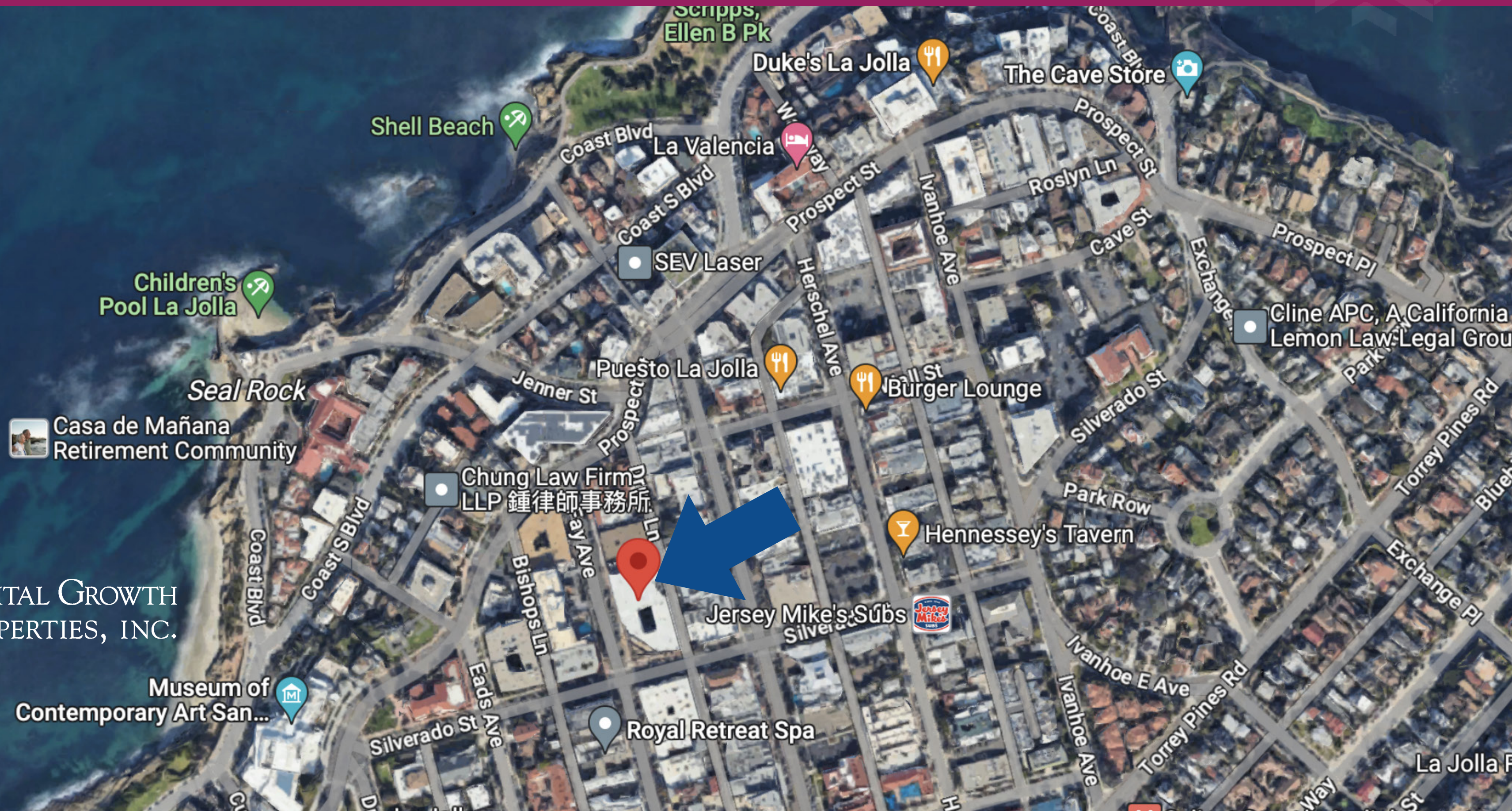
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Located at 7825 Fay Ave., La Jolla, CA, **The Merrill Lynch Building** showcases **prime retail/office space** across its impressive 53,697 SF. Built in 1984, this four-story **Class A** building features a standard floor size of 25,200 SF, offering ample space for diverse business needs. Tenants and visitors are welcomed with a plethora of amenities such as an inviting atrium, convenient on-site banking, a tranquil courtyard, a fitness center, a food court, and the assurance of an on-site property manager. Demonstrating a commitment to environmental stewardship, the property proudly holds an Energy Star Certification. Boasting a **"Walker's Paradise" score of 97**, this prime location ensures easy access to a myriad of essential services and entertainment, establishing itself as a hub of convenience and luxury.

# Location

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# Aerial

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Location

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# Neighboring Tenants

7825 Fay Avenue  
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**PROSPECT**  
HOME FINANCE



# Location

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## The Village of La Jolla





# Photos - Suite 130

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# Location Demographics

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2023 Population  
2 Miles: 20,584  
5 Miles: 160,918  
10 Miles: 548,729



Average Household Income  
2 Miles: \$167,093  
5 Miles: \$128,862  
10 Miles: \$128,937



Median Age  
2 Miles: 49.9  
5 Miles: 38.6  
10 Miles: 38.9

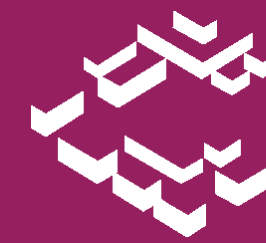


**For Lease**

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# Neighborhood



**CAPITAL GROWTH  
PROPERTIES, INC.**



## *Welcome to the Village of La Jolla...*

Situated on the pristine coastline of San Diego, the Village of La Jolla is an embodiment of sophistication and scenic beauty. This location boasts unparalleled ocean views, making it a magnet for both locals and tourists.

Landmarks such as the Museum of Contemporary Art San Diego, La Jolla Historical Society, Athenaeum Music & Arts Library, and Conrad Prebys Performing Arts Center stand testament to La Jolla's rich cultural heritage, drawing enthusiasts from a variety of backgrounds.

For those seeking culinary delights, the Village of La Jolla offers a diverse array of dining options, from fresh seafood establishments, such as Eddie V's Prime Seafood and Duke's La Jolla, to contemporary eateries like George's at the Cove and Bistro Pazzo. Additionally, La Jolla's vibrant landscape features high-end boutiques, curated art galleries, and designer stores, ensuring a refined experience for all visitors.

With iconic natural features such as La Jolla Cove and Windansea Beach, this coastal gem captivates with its breathtaking natural beauty. La Jolla Cove is famous for its rugged cliffs, crystal-clear waters, and diverse marine life, while Windansea Beach is renowned for its scenic rocky shoreline and world-class surf breaks.

Centrally located within the bustling environment of the Village of La Jolla, The Merrill Lynch Building at 7825 Fay Avenue offers prime office space that ensures optimal visibility and a steady influx of foot traffic. For businesses aiming for excellence and prominence, there is no better location than the heart of the Village of La Jolla.

# For Sublease

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*"Todd is an extremely professional Realtor that has helped clients of mine find commercial properties. Whenever I send a client his way, I know that they will be very well taken care of and I get nothing but rave reviews. I highly recommend **Todd Law!**"*

*-Alan Cox*



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 @cgpincre

*Immediate availability!*