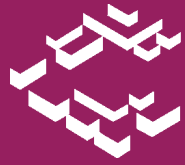


For Lease

7874 Girard Avenue
La Jolla, CA 92037



CAPITAL GROWTH
PROPERTIES, INC.

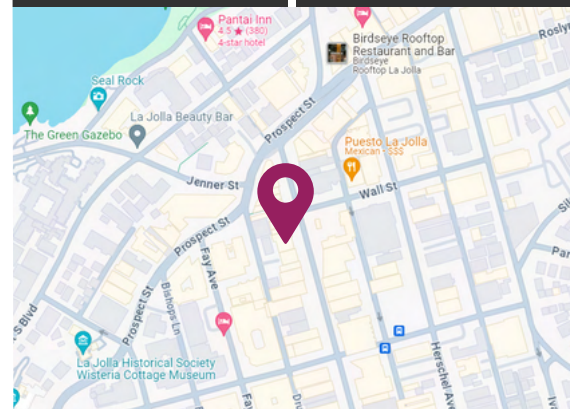


Property Highlights

- **Prime Storefront Location:** Situated in a high-foot-traffic area on Girard Avenue, perfect for maximizing customer engagement.
- **Affluent Demographics:** Positioned in an up-scale neighborhood, attracting a high-income consumer base, ideal for premium goods and services.
- **Comprehensive Amenities:** Equipped with essential utilities including multiple restrooms and floor drains to accommodate for both staff and customer needs.
- **Visibility Boost:** Offers prime signage opportunities to enhance brand exposure and attract more visitors.

Available Space

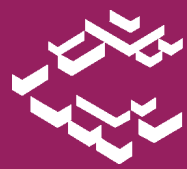
Size	Monthly Rate (PSF)
1,500 SF	\$4.30 + NNN (\$1.06)



For Lease

7874 Girard Avenue

La Jolla, CA 92037

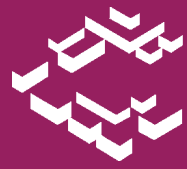


CAPITAL GROWTH
PROPERTIES, INC.

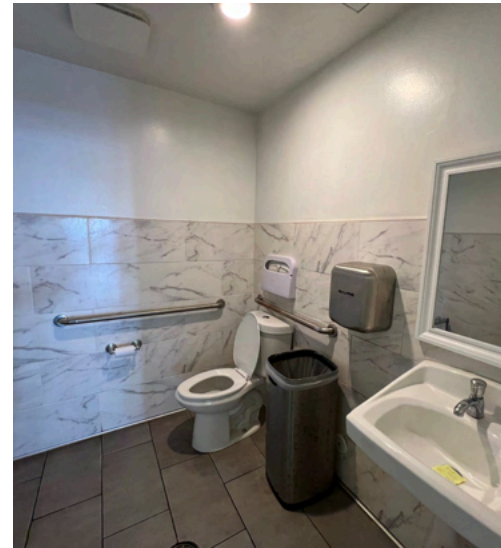


For Lease

7874 Girard Avenue
La Jolla, CA 92037

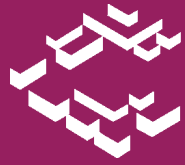


CAPITAL GROWTH
PROPERTIES, INC.



For Lease

7874 Girard Avenue
La Jolla, CA 92037



CAPITAL GROWTH
PROPERTIES, INC.



Demographics



2023 Population
1 Mile: 8,361
3 Miles: 47,491
5 Miles: 160,888



Average Annual Household Income
1 Mile: \$122,243
3 Miles: \$126,188
5 Miles: \$101,884



Median Age (Years)
1 Mile: 50
3 Miles: 44
5 Miles: 39



Walk Score®
Walker's Paradise (97)

Source: CoStar

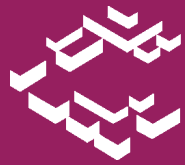
Neighboring Retailers



For Lease

7874 Girard Avenue

La Jolla, CA 92037



CAPITAL GROWTH
PROPERTIES, INC.



Contact us today for more information or to schedule a viewing!



Todd Law

Senior Vice President

tlaw@cgpinc.com

858.729.9305

CA DRE Lic: 01309241

WA DOL Lic: 27587

Capital Growth Properties, Inc.



1120 Silverado Street, Suite 200
La Jolla, CA 92037



858.729.9300



www.cgpinc.com



[@cgpinc](https://www.instagram.com/cgpinc)