

Professional/Medical Office

Entire Second Floor

Space For Lease

6919 La Jolla Boulevard
La Jolla California 92037

3,319 Square Feet

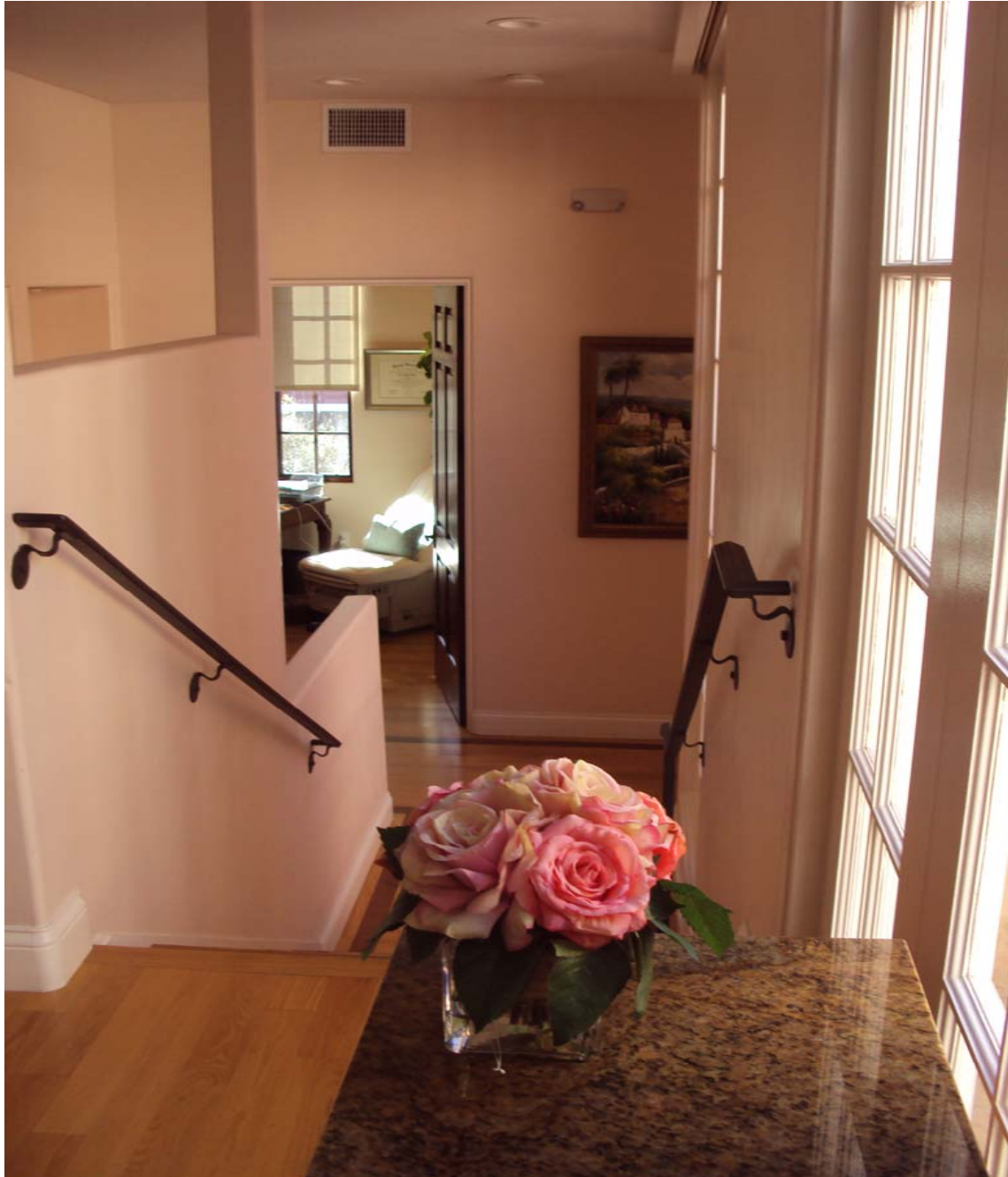
\$11,000/mo + utilities



TODD LAW | 1120 Silverado St | La Jolla, CA 92037 | 858.729.9305
tlaw@cgpinc.com | Lic. No. 01309241

Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

 **CAPITAL GROWTH
PROPERTIES, INC.**

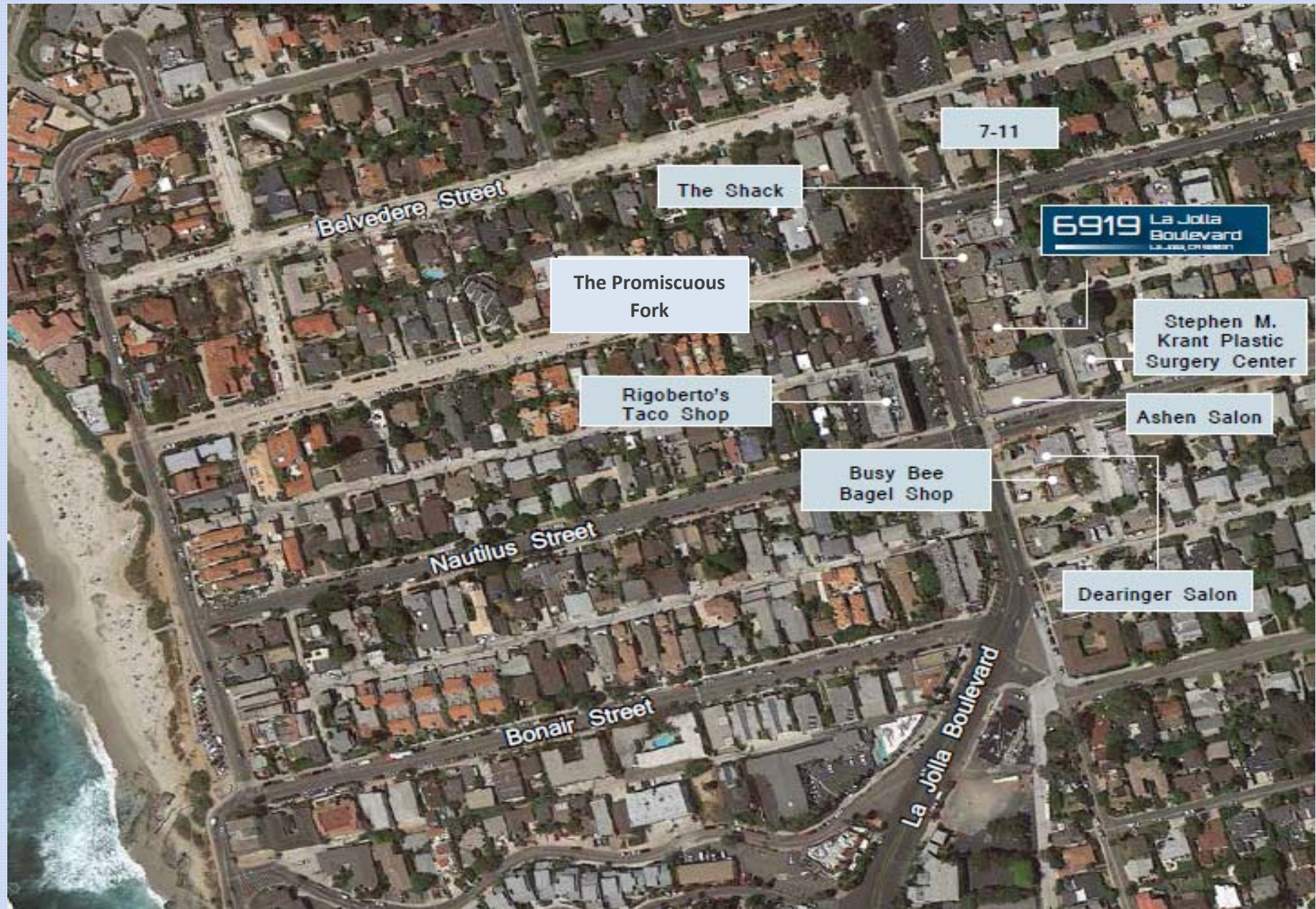


PROPERTY HIGHLIGHTS

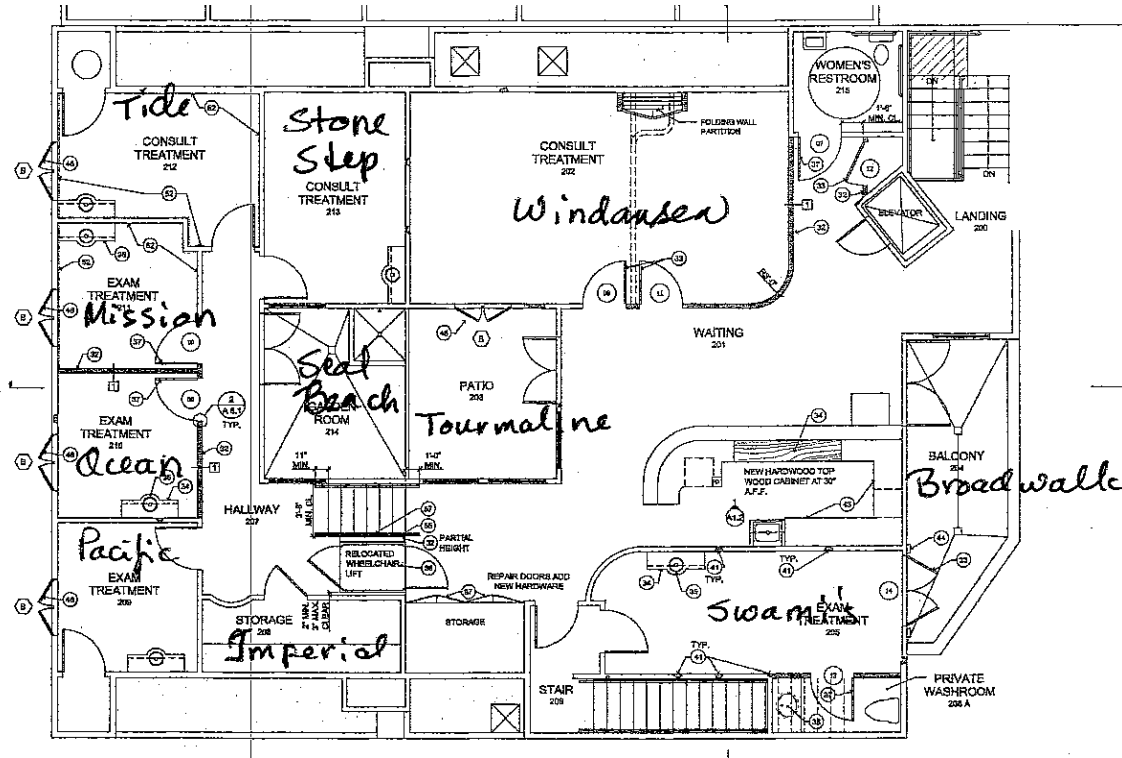
- > Beautiful interior and exterior!
- > \$1 million upgrades to the property
- > Professional/Medical office
- > Ocean views
- > Located in the affluent Windnsea coastal community
- > Located 1 block from the Pacific Ocean








FLOOR PLAN





DEMOGRAPHICS

Demographic Summary Report

6919 La Jolla Blvd, La Jolla, CA 92037			
Building Type: General Retail	Total Available: 0 SF		
Secondary: Freestanding	% Leased: 100%		
GLA: 6,604 SF	Rent/SF/Yr: -		
Year Built: 1983			
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2020 Projection	11,883	55,174	177,715
2015 Estimate	11,217	51,971	168,198
2010 Census	10,414	47,766	156,959
Growth 2015 - 2020	5.94%	6.16%	5.66%
Growth 2010 - 2015	7.71%	8.80%	7.16%
2015 Population by Hispanic Origin			
	984	4,895	21,390
2015 Population By Race			
	11,217	51,971	168,198
White	10,284 91.68%	46,720 89.90%	131,972 78.46%
Black	90 0.80%	460 0.89%	2,670 1.59%
Am. Indian & Alaskan	25 0.22%	165 0.32%	872 0.52%
Asian	497 4.43%	2,922 5.62%	25,971 15.44%
Hawaiian & Pacific Island	17 0.15%	91 0.18%	395 0.23%
Other	304 2.71%	1,614 3.11%	6,318 3.76%
Households			
2020 Projection	5,774	25,480	77,620
2015 Estimate	5,452	24,027	73,303
2010 Census	5,090	22,255	68,376
Growth 2015 - 2020	5.91%	6.05%	5.89%
Growth 2010 - 2015	7.11%	7.96%	7.21%
Owner Occupied	2,908 53.34%	13,530 56.31%	32,228 43.97%
Renter Occupied	2,545 46.68%	10,496 43.68%	41,075 56.03%
2015 Households by HH Income			
	5,454	24,028	73,301
Income: <\$25,000	837 15.35%	3,058 12.73%	13,945 19.02%
Income: \$25,000 - \$50,000	755 13.84%	3,211 13.36%	12,198 16.64%
Income: \$50,000 - \$75,000	663 12.16%	2,961 12.32%	10,654 14.53%
Income: \$75,000 - \$100,000	496 9.09%	2,738 11.40%	9,888 13.49%
Income: \$100,000 - \$125,000	358 6.56%	2,566 10.68%	6,809 9.02%
Income: \$125,000 - \$150,000	545 9.99%	1,721 7.16%	4,568 6.23%
Income: \$150,000 - \$200,000	599 10.98%	2,408 10.02%	6,143 8.38%
Income: \$200,000+	1,201 22.02%	5,365 22.33%	9,296 12.68%
2015 Avg Household Income	\$131,289	\$132,909	\$102,191
2015 Med Household Income	\$98,789	\$100,448	\$74,628