

RETAIL INVESTMENT / DEVELOPMENT OPPORTUNITY FOR SALE

7420-7426 GIRARD AVE | LA JOLLA, CA 92037

This Building Has Not Been For Sale In Over 50 Years!!!



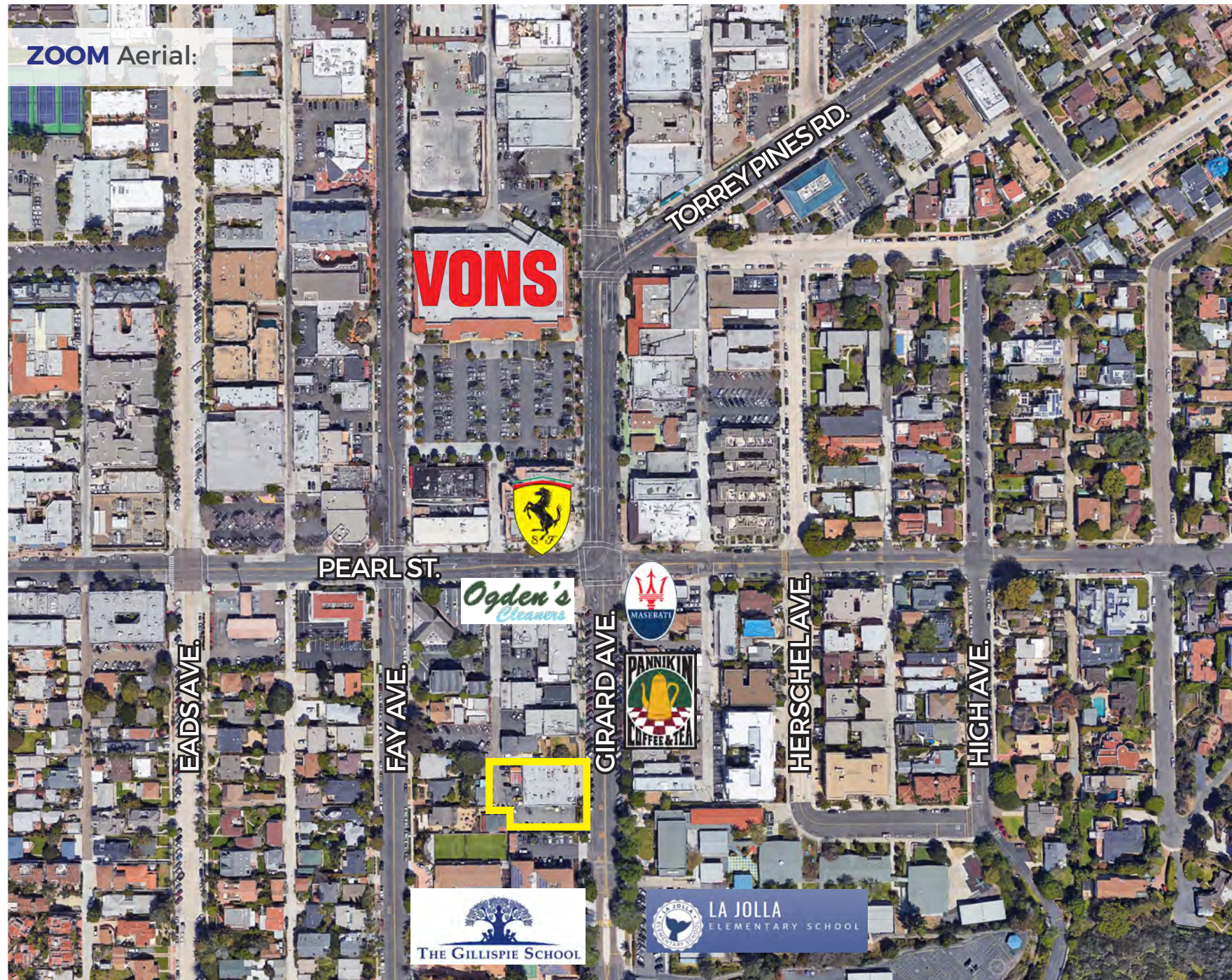
OFFERING Summary:

PRICE:	Best Offer
YEAR BUILT:	1965
BUILDING SIZE:	7,017 SF
LAND SIZE:	16,517 SF
APN:	350-612-09, 350-080-01
ZONING:	La Jolla Planned Distrcit-1



**INVESTMENT HIGHLIGHTS:
FOR STREET LEVEL COMMERCIAL BUILDING**

- This Property has not been for sale since the building was built
- Owned by One Family
- Rare Retail Property with dedicated parking lot (25 spaces)
- Former Restaurant use with beer & Wine license
- Alley Access and rear loading and parking area
- Mixed Use Development Potential
- Seller will consider carry-back financing
- Targeted Closing Q1 2018



INCOME Projections:

EXISTING TENANT	LEASE EXPIRATION	SF	BASE RENT PER SF PER MONTH	MONTHLY GROSS RENT	GROSS ANNUAL INCOME	POTENTIAL BASE RENTAL RATE ACHIEVABLE	POTENTIAL MONTHLY BASE RENT	POTENTIAL NOI
VACANT	MTM	1,682	****	****	****	\$3.50-\$4.00	\$5,887-\$6,728	\$70,644-\$80,736
DESIGN STUDIO WEST	MTM	3,635	\$2.53	\$9,200	\$110,400	\$3.00-\$3.50	\$10,905-\$12,722	\$130,860-\$152,670
VACANT	08/01/2017	1,700	****	****	****	\$3.00-\$3.25	\$5,100-\$5,525	\$61,200-\$66,330
TOTAL		5,335		\$11,956	\$110,400		\$21,892-\$24,975	\$262,704-\$299,736

*** Former Tenant moved out August 2017









AREA SUMMARY:

AREA DETAIL

- Iconic California Beach Community
- San Diego Residents Frequent La Jolla As A Weekend Destination
- Home to the World Famous La Jolla Cove, La Valencia Hotel & Grand Colonial Hotel
- Only 12 Miles from Downtown San Diego, & 40 Miles south of Orange County
- Charming Setting Draws Traffic from Surrounding Affluent Residents

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

PROPERTY PHOTOS:



SALE Comparables:



MANGELSEN

7916 GIRARD AVENUE, LA JOLLA, CA 92037

SALE DATE: September 2, 2016

SALE PRICE: \$2,200,000

SF: 2,075 SF

Price Per SF: \$1,060

Notes: No on-site parking



GIRARD PLAZA

7833-7843 GIRARD, LA JOLLA, CA 92037

SALE DATE: January 15, 2015

SALE PRICE: \$16,882,510

SF: 22,606 SF

PRICE PER SF: \$746

Notes: Two- Story, multi-tenant building, parking ratio: 0.66/1,000 SF



INTERNATIONAL SHOPS

1237 PROSPECT STREET, LA JOLLA, CA 92037

SALE DATE: April 4, 2016

SALE PRICE: \$6,200,000

SF: 7,030 SF

PRICE PER SF: \$881



PHARMACA

7650 GIRARD AVENUE, LA JOLLA, CA 92037

SALE DATE: October 1, 2015

SALE PRICE: \$13,690,000

SF: 17,500 SF

Price Per SF: \$782

LEASE Comparables:



L'CORE DE PARIS

7884 GIRARD AVENUE, LA JOLLA CA 92037

LEASE COMMENCEMENT May 1, 2017

BASE RENT PSF PER MONTH: \$5.50

SF: 1,332 SF



J MCLAUGHLIN

7880 GIRARD AVENUE, LA JOLLA, CA 92037

LEASE COMMENCEMENT May 1, 2017

BASE RENT PSF PER MONTH: \$6.00

SF: 1,400 SF



SUDDENLY SLIMMER

7442 GIRARD AVENUE, LA JOLLA, CA 92037

LEASE COMMENCEMENT July 1, 2016

BASE RENT PSF PER MONTH: \$3.27

SF: 1,936 SF



CABOCHON TILE & STONE

7636 GIRARD AVENUE, LA JOLLA, CA 92037

LEASE COMMENCEMENT March 18, 2016

BASE RENT PSF PER MONTH: \$2.90

SF: 3,545 SF



TEMPURPEDIC

7616 GIRARD AVENUE, LA JOLLA, CA 92037

LEASE COMMENCEMENT November 15, 2017

BASE RENT PSF PER MONTH: \$3.47

SF: 4,282 SF



ISOLA

7334 GIRARD AVENUE, LA JOLLA, CA 92037

LEASE COMMENCEMENT November 11, 2014

BASE RENT PSF PER MONTH: \$3.00

SF: 2,500 SF

FOR MORE INFORMATION, PLEASE CONTACT:

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