

FOR SUBLEASE

7825 Fay Avenue
La Jolla, CA 92037

LA JOLLA
OFFICE SPACE



 CAPITAL GROWTH
PROPERTIES, INC.
www.cgpincre.com

PROPERTY OVERVIEW

FOR SUBLEASE

- ✓ Ground floor
- ✓ Highly improved
- ✓ Floor-to-ceiling glass
- ✓ Three access points
- ✓ Secure parking

AVAILABLE SPACE

SUITE	SF	RATE
130	2,027	\$3.60 PSF +utilities

***Sublease thru: 03/2025**

PROPERTY OVERVIEW

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The Merrill Lynch Building, located at 7825 Fay Ave in La Jolla, CA, is a **prime office space** boasting a total of 53,697 SF.

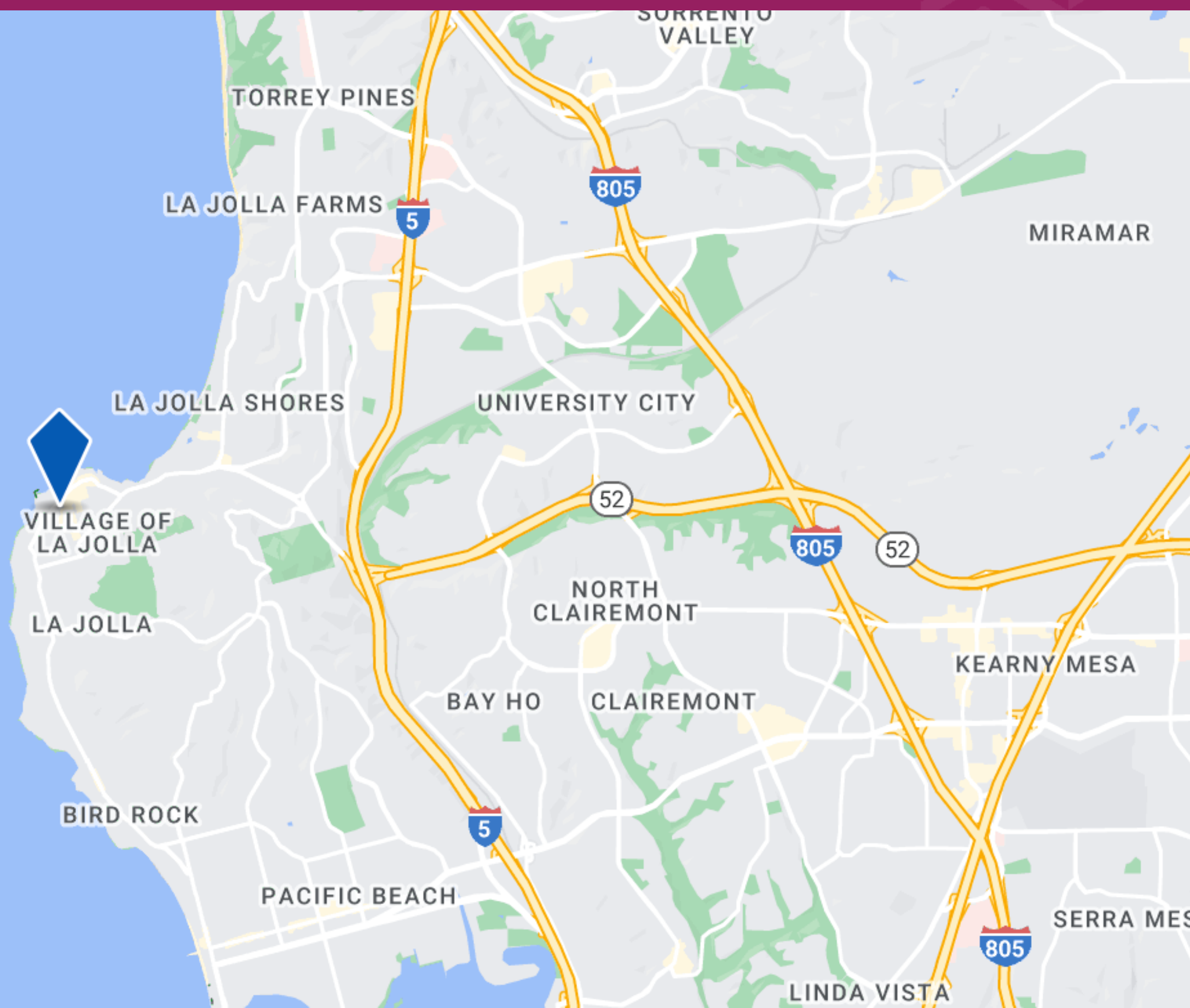
Constructed in 1984, this **Class A** building stands tall with four stories and offers a typical floor size of 25,200 SF.

Tenants and visitors can enjoy a **range of amenities**, including an atrium, on-site banking, a courtyard, fitness center, food court, and the assurance of an on-site property manager. The property is also ENERGY STAR certified, emphasizing its commitment to energy efficiency and environmental sustainability.

With a **"Walker's Paradise" score of 97**, the location is highly accessible and is surrounded by various essential services and entertainment options.

LOCATION

7825 Fay Avenue
La Jolla, CA 92037



AERIAL

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Location

AERIAL

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KEY TENANTS

7825 Fay Avenue
La Jolla, CA 92037



PROSPECT
HOME FINANCE



LOCATION

7825 Fay Avenue
La Jolla, CA 92037

SCRIPPS INSTITUTION OF
OCEANOGRAPHY
UC San Diego

DOWNTOWN LA JOLLA



7825
Fay Ave

LA JOLLA
BEACH & TENNIS CLUB

SCRIPPS INSTITUTION OF
OCEANOGRAPHY
UC San Diego



San Diego
California Temple
Temporarily closed

Ellen Browning
Scripps Memorial Pier

La Jolla Cove

Children's
Pool La Jolla

La Jolla
Tide Pools

VILLAGE OF
LA JOLLA

HIDDEN VALLEY

LA JOLLA
HEIGHTS

LA JOLLA SHORES

La Jolla Beach
& Tennis

Atlatluayl
State Marine
Reserve

LA JOLLA
VILLAGE

Rose Ca
Open
Space F

Do
Comr
Pa

Ocean

La Jolla Village

Nobel Dr

Gilman Dr

Torrey Pines Rd

La Jolla Pkwy

Torrey Pines Rd

Prosp

PHOTOS - SUITE 130

7825 Fay Avenue
La Jolla, CA 92037



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VIDEO

7825 Fay Avenue
La Jolla, CA 92037

Dive into a virtual walkthrough of this potentially game-changing business space. Don't just imagine, experience it. **Press play** and feel the opportunity.



DEMOGRAPHICS

7825 Fay Avenue
La Jolla, CA 92037



2023 POPULATION

2 Miles: 21,131

5 Miles: 160,779

10 Miles: 541,494



AVERAGE HOUSEHOLD INCOME

2 Miles: \$167,925

5 Miles: \$128,815

10 Miles: \$128,520



MEDIAN AGE

2 Miles: 49.9

5 Miles: 38.6

10 Miles: 39



NEIGHBORHOOD

7825 Fay Avenue
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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 and the La Jolla Historical Society stand as a testament to the village's rich cultural heritage, drawing enthusiasts from various fields.

For those seeking culinary delights, the village of La Jolla offers a diverse array of dining options, from fresh seafood establishments to contemporary eateries. Additionally, its vibrant shopping landscape features high-end boutiques and curated art galleries, ensuring a refined shopping experience for all visitors.



"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!"

-Alan Cox



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Immediate Availability