

For Lease

9,920 Sq. Ft. Professional / Retail / Restaurant Property

7509 Girard Avenue, La Jolla, California



*HIGHLY VISIBLE
PRESTIGIOUS
GIRARD AVENUE
LOCATION*



*ATTRACTIVE
INTERIOR
IMPROVEMENTS*

PROPERTY HIGHLIGHTS

- Located in affluent La Jolla, California near high end boutiques, upscale hotels, investment, legal & accounting firms, exotic automobile dealers, restaurants and Von's Market
- Private parking
- Hardwood floors & Italian tile
- Abundant ambient light
- Usable balcony with ocean view
- Daily traffic count: 22,800
- Walking score: 97
- Equipment & furniture lift in rear
- Open floor plan



Girard Avenue Entry



Second Floor Street-side



Balcony with Ocean View

Horizon Resources, Inc.
2260 Rutherford Road, Suite 111
Carlsbad, California 92008
Office: (760) 692-5205
Fax: (760) 692-5210
www.HorizonResourcesInc.com

Ken Rogers
(858) 334-8550
BRE #01244817

Cathryn Flynn
(503) 910-8153
BRE #01982085

Dave Morris
(619) 962-2200
BRE #01969962


HORIZON
RESOURCES, INC.
COMMERCIAL REAL ESTATE

For Lease

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In the heart of La Jolla, bounded by the dramatic Pacific coastline, Torrey Pines Golf Course to the north and only a short distance to San Diego and 40 miles to Orange County, this location is a perfect place for any successful business to thrive.



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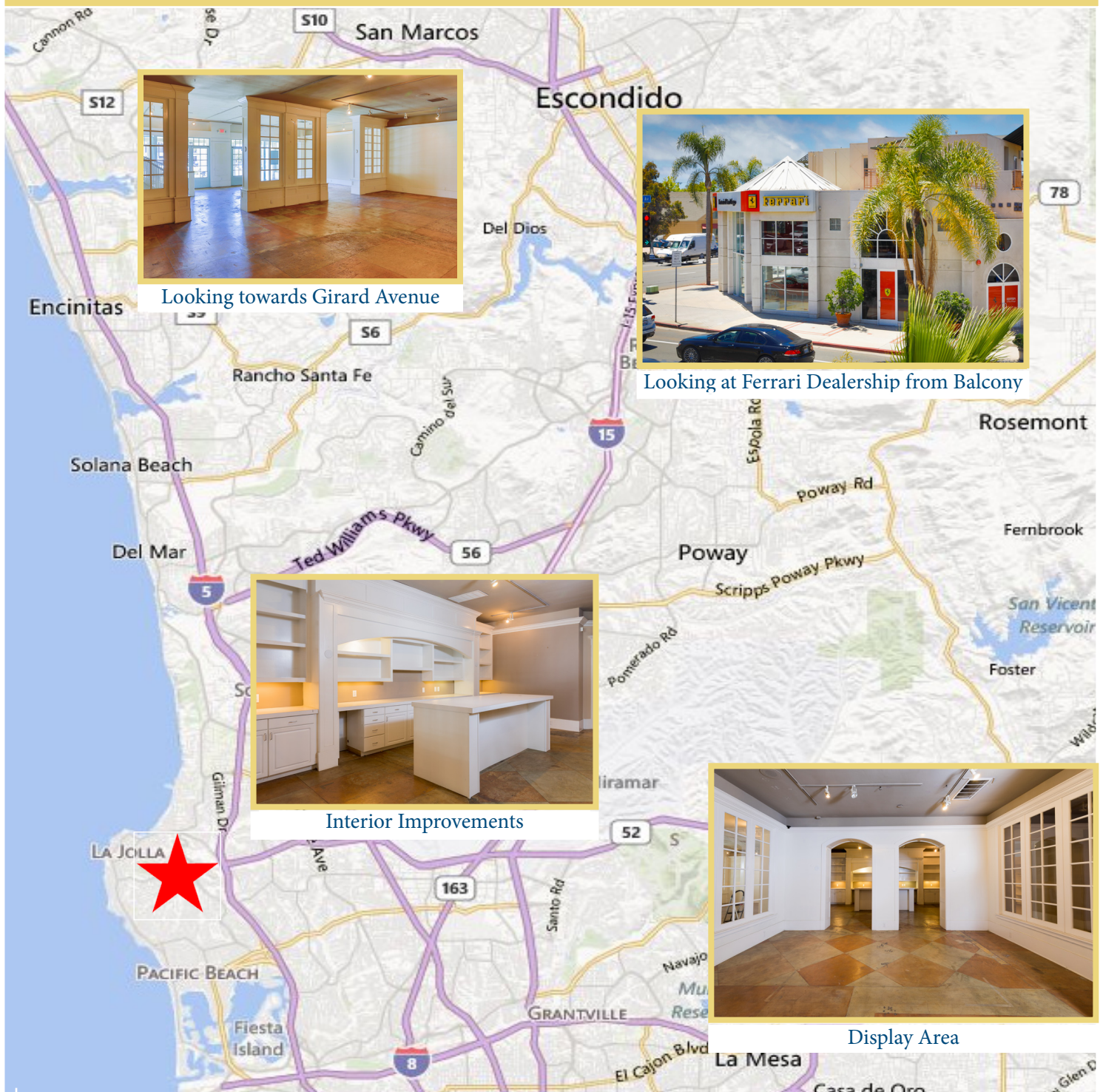
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Looking towards Girard Avenue



Looking at Ferrari Dealership from Balcony



Interior Improvements



Display Area

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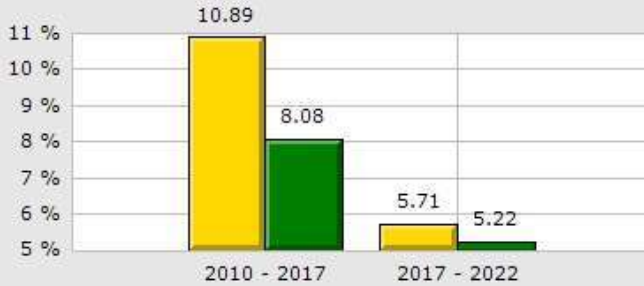
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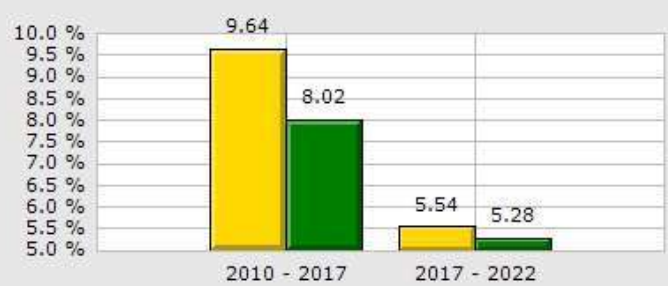
Type: **Retail/Freestanding**
County: **San Diego**

3 Mile
County

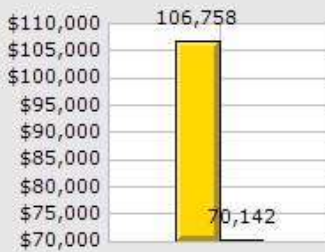
Population Growth



Household Growth



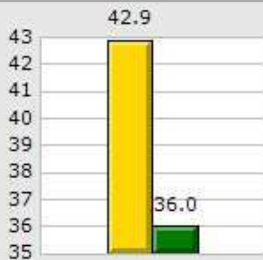
2017 Med Household Inc



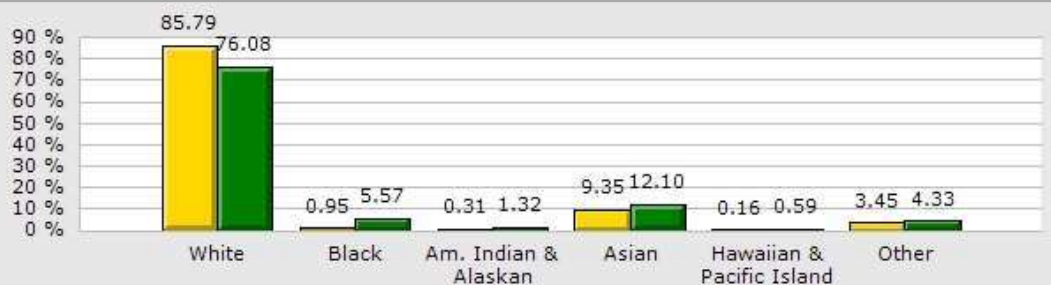
2017 Households by Household Income



2017 Median Age



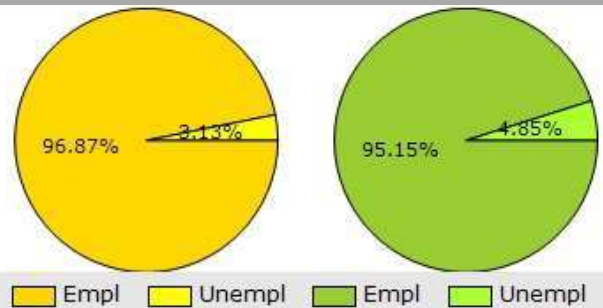
2017 Population by Race



2017 Renter vs. Owner



2017 Employed vs. Unemployed



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