

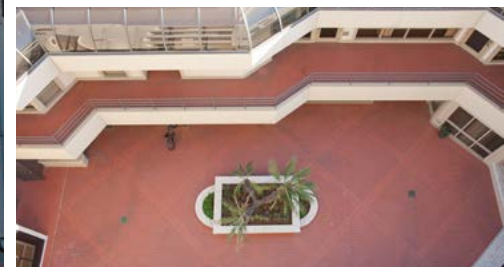
FOR LEASE | FAY VILLAGE PLAZA

7580 & 7590 Fay Avenue, La Jolla CA 92037

Voit

REAL ESTATE SERVICES

UP TO ±15,683 RSF AVAILABLE AT 7580 FAY AVENUE
ENTIRE FIRST FLOOR AVAILABLE AT 7590 FAY AVENUE ±6,195 SF



PROMOTIONAL LEASE RATE:

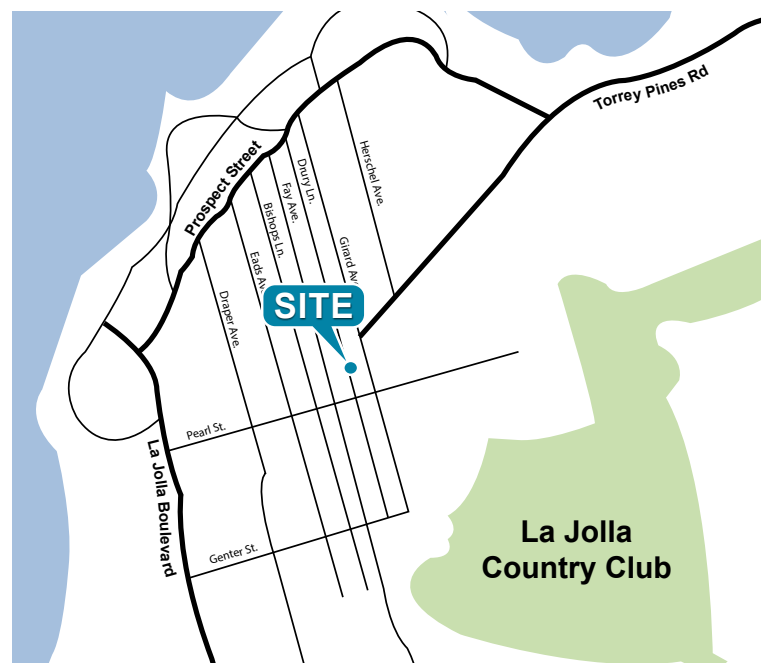
Year 1: \$1.85 - \$2.50 + Electric PSF/Month

AVAILABILITY

- ±257 RSF to ±15,683 RSF

PROPERTY FEATURES

- Office / retail building
- Ocean / La Jolla hills views (some suites)
- Balconies (some suites)
- On-site property manager
- Walking Score: 98 (Walker's Paradise)
- On-site secured covered reserved parking available in garage and ample street parking
- Retail amenities nearby including Von's supermarket and The Lot La Jolla theaters directly across the street.
- [See reverse side for floor plans and details](#)



RYAN BRACKER, Vice President

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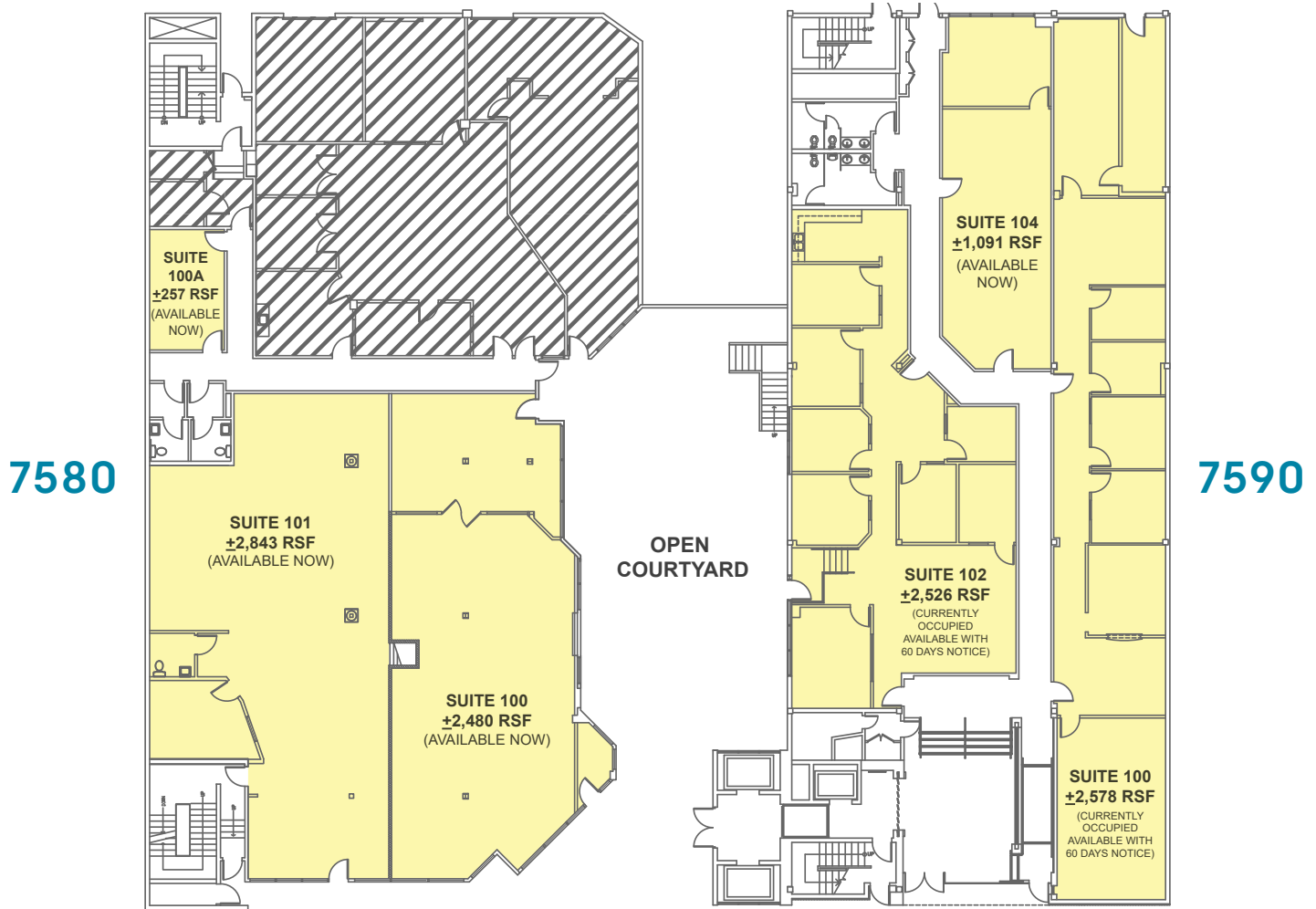
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REAL ESTATE SERVICES

FIRST FLOOR



AVAILABILITIES

SUITE	APPROX. RSF	COMMENTS
(7580) 100A	257 RSF	First Floor Office Space; Open Area; Available Now; Asking Rate: \$2.50 + Electric PSF/Month with 3% Annual Increases.
*(7580) 100	2,480 RSF	First Floor Retail Space; Mostly Open Area; Direct Access to Open Courtyard; Available Now; Asking Rate: \$2.50 + Electric PSF/Month with 3% Annual Increases.
*(7580) 101	2,843 RSF	First Floor Retail Space; (1) Office; (1) Interior Restroom, and Balance Open Area; Available Now; Asking Rate: \$2.50 + Electric PSF/Month with 3% Annual Increases.
** (7590) 100	2,578 RSF	First Floor Office Space directly off Main Lobby; Reception; Conference Room; (4) Private Offices, Storage Room; Available with 60 Days Notice. Asking Rate: \$2.05 + Electric PSF/Month with \$0.20 PSF Annual Increases.
** (7590) 102	2,526 RSF	First Floor Office Space with Courtyard Views; (8) Offices; Break Room; Available with 60 Days Notice. Asking Rate: \$2.25 + Electric PSF/Month with 3% Annual Increases.
** (7590) 104	1,091 RSF	First Floor Office Space; (1) Office; Large Open Area; Available Now; Asking Rate: \$2.05 + Electric PSF/Month with \$0.20 PSF Annual Increases.

*Most of the First Floor and the Entire Second Floor of 7580 Fay Avenue Available for ±15,683 RSF; Combined by Internal Stairwell.

**Entire First Floor of 7590 Fay Avenue Available for Approximately ±6,195 RSF

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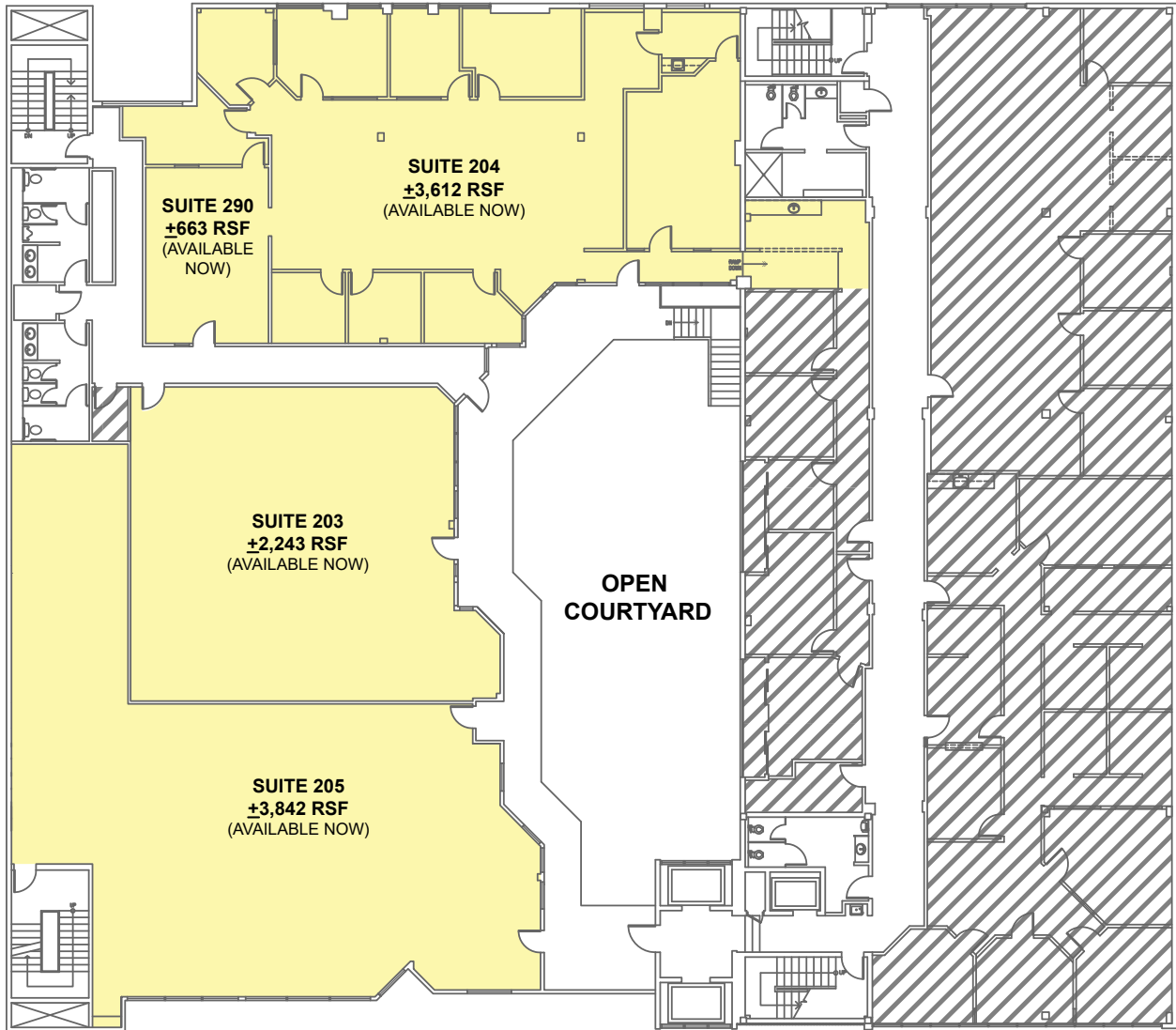
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SECOND FLOOR

7580



7590

AVAILABILITIES

SUITE	APPROX. RSF	COMMENTS
*(7580) 203	2,243 RSF	Shell Condition; Available Now; Asking Rate: \$1.85 + Electric PSF/Month with \$0.20 PSF Annual Increases
** (7580) 204	3,612 RSF	Reception, (7) Private Offices, Conference Room, Break Rooms w/ Sink, and a Large Open Area; Available Now; Asking Rate: \$1.85 + Electric PSF/Month with \$0.20 PSF Annual Increases
*(7580) 205	3,842 RSF	Shell Condition; Available Now; Asking Rate: \$1.85 + Electric PSF/Month with \$0.20 PSF Annual Increases
** (7580) 290	663 RSF	All Open Space; Available Now; Asking Rate: \$1.85 + Electric PSF/Month with \$0.20 PSF Annual Increases

*Suites 203 and 205 are contiguous for 6,085 RSF | **Suites 204 and 290 are contiguous for 4,275 RSF

Most of the First Floor and the Entire Second Floor of 7580 Fay Avenue Available for ±15,683 RSF; Combined by Internal Stairwell.

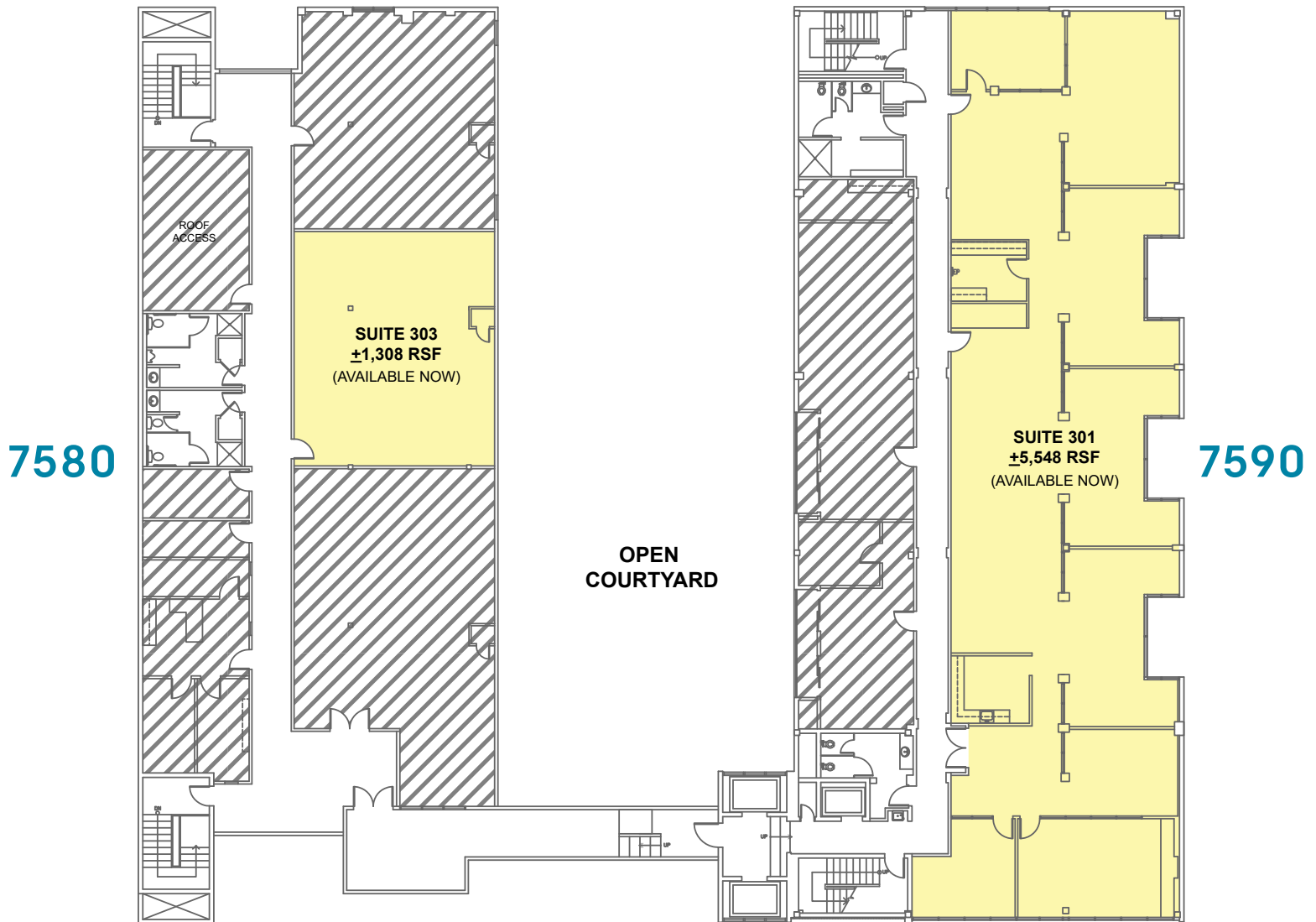
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REAL ESTATE SERVICES

THIRD FLOOR



AVAILABILITIES

SUITE	APPROX. RSF	COMMENTS
(7580) 303	1,308 RSF	All open space; Available Now; Asking Rent: \$1.85 plus Electric PSF/ Mo with \$0.20 PSF annual increases.
(7590) 301	5,548 RSF	Reception; Conference Room; (2) Private Offices; Break Room; Storage Room; Mostly Open Areas; Available Now; Asking Rate: \$2.50 plus Electric PSF/Month with 3% Annual Increases.

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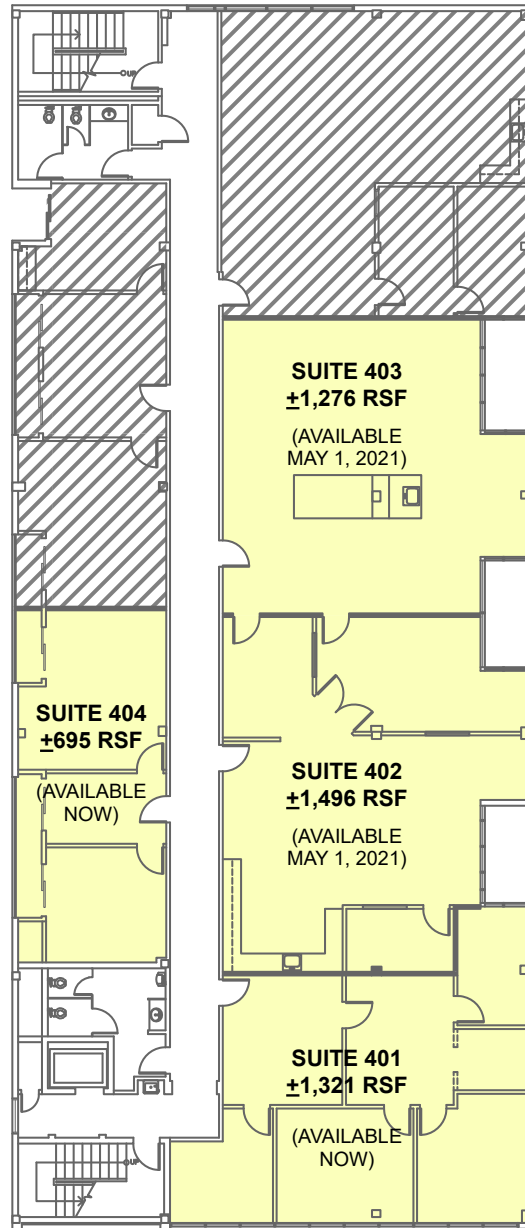
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FOURTH FLOOR

7590



AVAILABILITIES

SUITE	APPROX. RSF	COMMENTS
(7590) 401	1,321 RSF	Reception; (4) Private Offices; Small Open Area; Available Now; Asking Rate: \$2.25 plus Electric PSF/Month with 3% Annual Increases.
(7590) 402	1,496 RSF	Reception; (2) Private Offices; Large Open Area; Open Kitchenette; Available May 1, 2021; Asking Rate: \$2.25 plus Electric PSF/Month with 3% Annual Increases.
(7590) 403	1,321 RSF	Reception; Open Kitchenette; Large Open Area; Available May 1, 2021; Asking Rate: \$2.50 plus Electric PSF/Month with 3% Annual Increases.
(7590) 404	695 RSF	Reception; (2) Private Offices; Small Open Area; (1) Private and (1) Shared Balcony; Available Now; Asking Rate: \$2.50 plus Electric PSF/Month with 3% Annual Increases.

*Suites 401, 402 and 403 are contiguous up to 4,093 RSF

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PROPERTY TOURING GUIDELINES >

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