

FOR LEASE

7470-92 LA JOLLA BLVD • LA JOLLA, CA 92037

±16,000 SF Multi-Tenant Building in the heart of La Jolla



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Voit

REAL ESTATE SERVICES



16,000 SF
building size



14,856 SF
land area



TWO (2)
floors



ICONIC
La Jolla Property

7470-92 LA JOLLA BLVD is a two-story, 16,000 SF retail property prominently located in the heart of La Jolla. The property is a well-known in San Diego community and within close walking distance to numerous hotels, restaurants and retail amenities as well as some of San Diego's finest beaches and parks.

- Excellent Corner Retail/Office Building Located on one of the most Iconic Corners in one of the premier retail submarkets in Southern California
- Redevelopment Coming Soon
- ±800 SF - ±4,000 SF of Space Available
- Located on Signalized Intersection
- Corner of Pearl Street and La Jolla Blvd
- High Traffic Count and Affluent Demographics

REDEVELOPMENT COMING SOON!

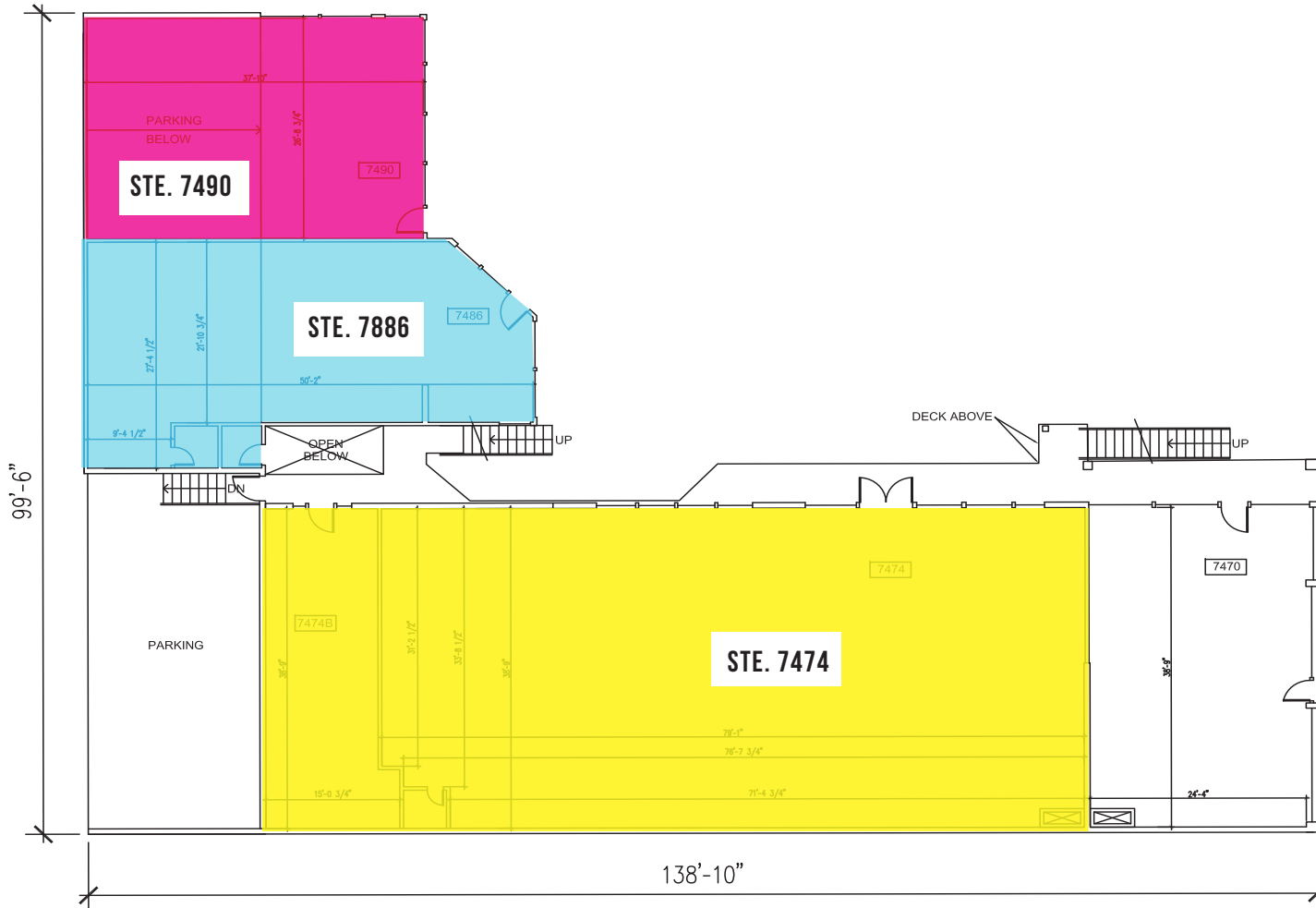


7470-92 LA JOLLA BLVD
LA JOLLA, CALIFORNIA



FLOOR PLANS

level one



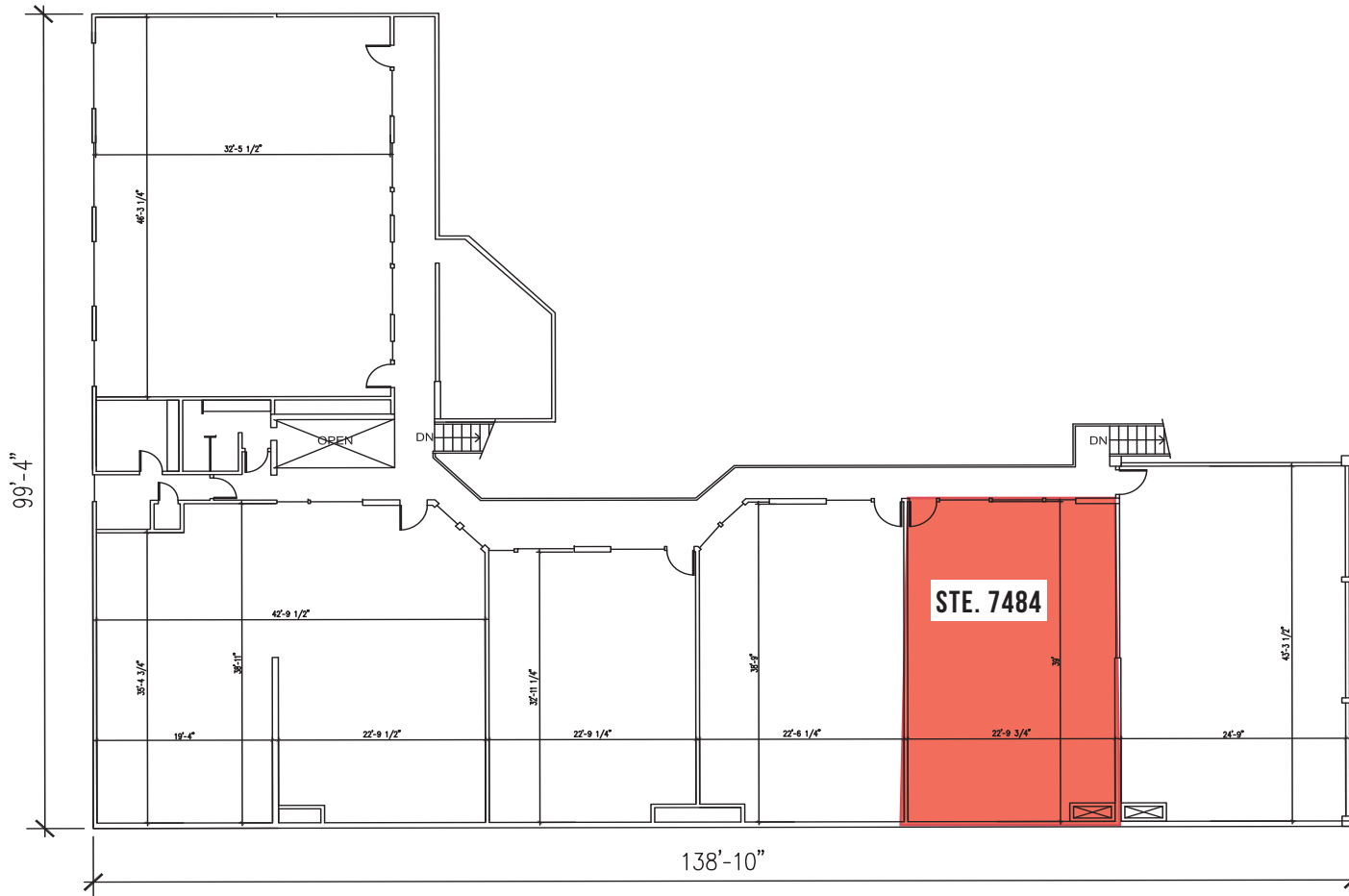
AVAILABILITY

- 7490 LA JOLLA BLVD - 1,011 SF
- 7886 LA JOLLA BLVD - 1,129 SF
- 7474 LA JOLLA BLVD - 1,000 - 4,000 SF



FLOOR PLANS

level two

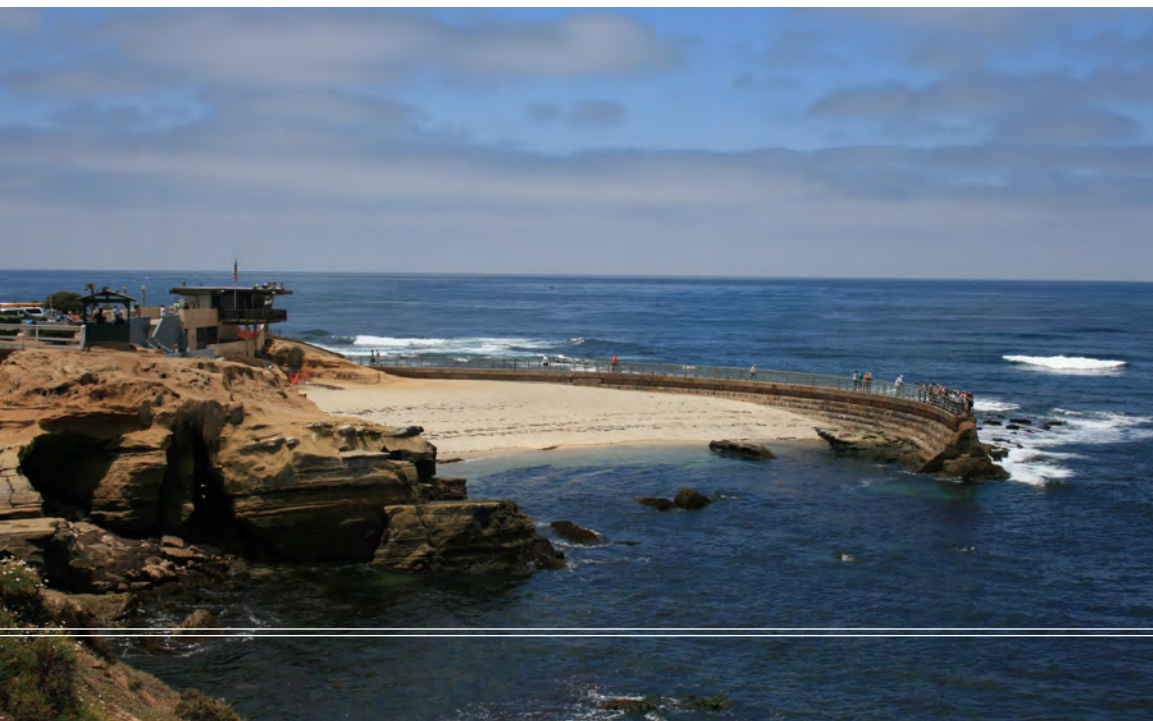


AVAILABILITY

7484 LA JOLLA BLVD - 800 SF

- | | | | | |
|---------------------------|----------------------------|--------------------|-----------------------|--------------------------------|
| ① Crab Catcher | ⑥ Starbucks | ⑪ 24 Hour Fitness | ⑬ Vons | ⑳ Grand Colonial La Jolla |
| ② Eddie V's Prime Seafood | ⑦ Whisknadle Bistro & Bar | ⑫ USPS | ⑭ The Lot Theaters | ㉑ La Valencia Hotel |
| ③ Brockton Villa | ⑧ Karls Strauss Brewing Co | ⑬ Union Bank | ⑮ The Bishop's School | ㉒ La Jolla Cove Hotel & Suites |
| ④ George's at the Cove | ⑨ Burger Lounge | ⑭ Bank of America | ⑯ MCASD | ㉓ Empress Hotel La Jolla |
| ⑤ Duke's La Jolla | ⑩ La Jolla Sports Club | ⑮ Wells Fargo Bank | ⑰ La Jolla Inn | ㉔ Inn By The Sea |





SAN DIEGO COUNTY, CALIFORNIA

San Diego hosts more than 34.9 million visitors each year, and is a top U.S. travel destination. Tourism is San Diego's second largest traded industry (behind Research/Technology), employing over 184,000 San Diegans - 13% of the jobs in the county. Travelers to our county spend \$10.4 billion annually at local businesses and produce \$267 million in transient occupancy tax revenues. The impact of travel is felt by a large cross-section of industry sectors including accommodations, transportation, attractions, museums, restaurants, and retail.

LA JOLLA, CALIFORNIA

La Jolla is a true jewel of San Diego County. From pristine, sandy beaches to exquisite fine dining and a variety of activities for the entire family, there is no better place to visit while in San Diego. The weather forecast for La Jolla is much like the rest of San Diego – sun, sun, and more sun, with the occasional chance of clouds! La Jolla benefits from a mild Mediterranean climate that is temperate and generally quite warm throughout the year.

Located just 15 minutes north of downtown San Diego, La Jolla's seven-mile stretch of coastline property is technically within the San Diego city limits. Yet, La Jolla has undoubtedly earned a reputation as a city in its own right. Known as one of the most affluent communities in the United States, La Jolla boasts premium beaches, fine dining and distinguished art galleries. In addition, this seaside town is home to a variety of businesses in the areas of lodging, dining, shopping, software, finance, real estate, bioengineering, medical practice and world-renown scientific research institutions such as the Salk Institute, Scripps Research Institute, and University of California San Diego.



La Jolla Boulevard

Pearl Street



La Jolla ranked **NO. 6 CITY** in **CALIFORNIA**
with a livability score of **85** in 2018.

LA JOLLA FOUNDED
1887

COUNTY OF
SAN DIEGO

COASTAL
REGION

#1 EMPLOYER
SCRIPPS
HEALTHCARE

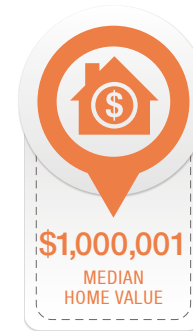
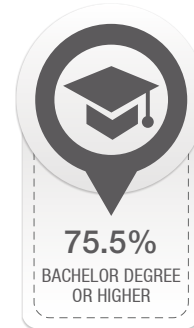
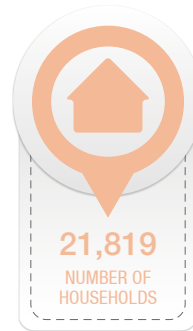
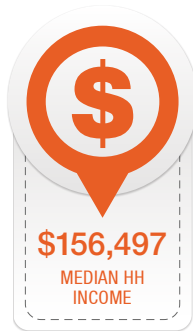


warm-summer
MEDITERRANEAN
CLIMATE



THE **LARGEST INSTITUTION**
IN LA JOLLA IS **UC SAN DIEGO**,
WITH **7,689 GRADUATES**

Nicknamed **THE JEWEL**
of San Diego



LA JOLLA'S daily
average traffic count for a
3 MILE RADIUS





SITE

La Jolla Boulevard

Pearl Street

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REAL ESTATE SERVICES

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