

7733

GIRARD AVENUE
LA JOLLA, CA 92037

FOR SALE

 **INFINITY**
INVESTMENT PROPERTIES

SETH PITE

Senior Associate - Partner
DRE Lic. #02108503
C: (858) 997-5472
O: (619) 314-8181 ext. 102
Seth@InfinityInvestProp.com

LEV MIZAN

Managing Broker
DRE Lic. #01998777
C: (619) 888-5343
O: (619) 314-8181 ext. 101
Lev@InfinityInvestProp.com

PROPERTY DESCRIPTION

Mixed-Use Development Opportunity

Located in the core of La Jolla Village, this high-visibility parking lot presents a rare opportunity for development along the vibrant Girard Avenue corridor.

Prime Location

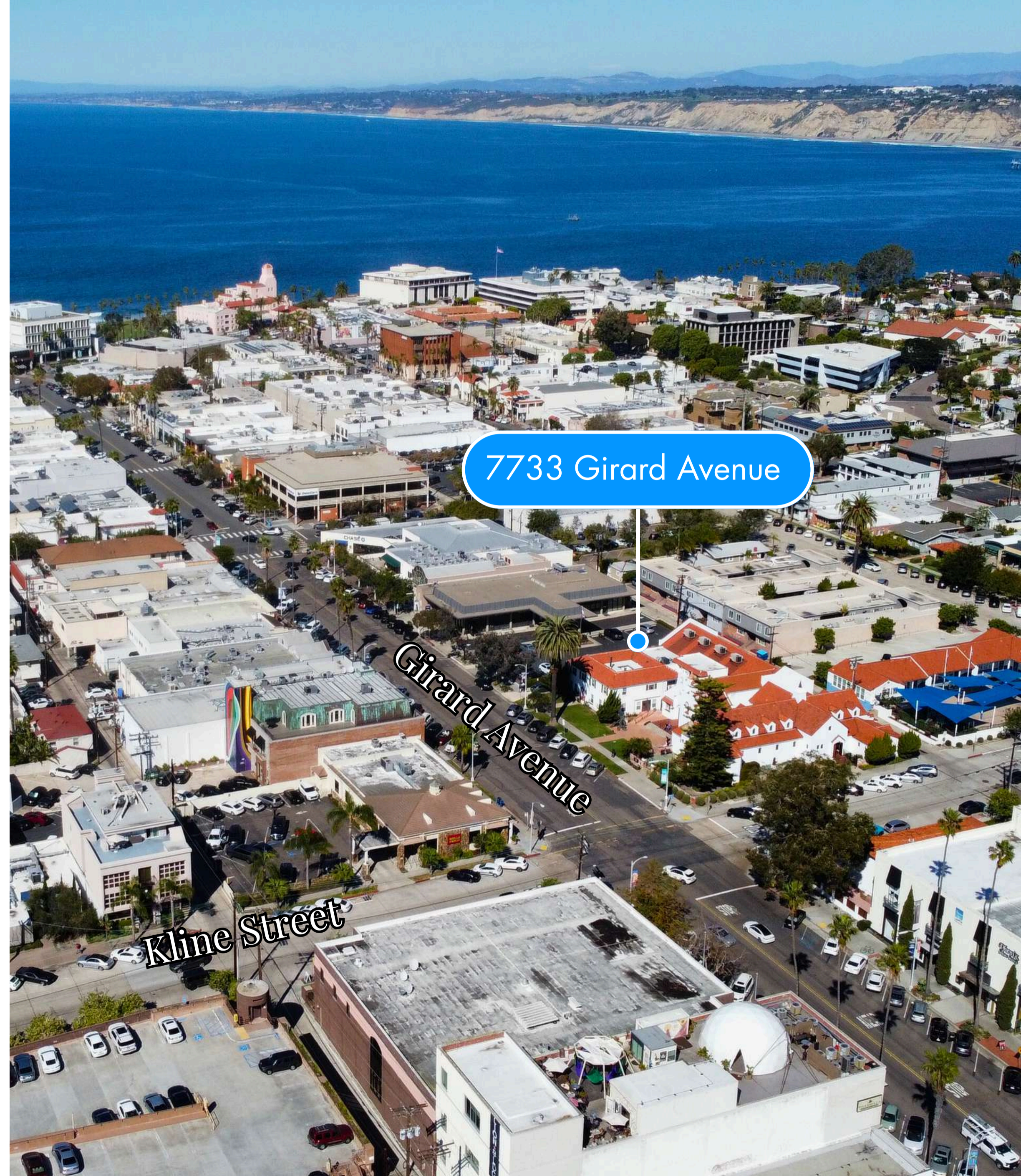
Positioned in the heart of the Village, offering exceptional visibility and consistent vehicle and pedestrian activity.

Zoning: LJPD-1

LJPD-1: This zone covers La Jolla's main retail and visitor-focused commercial area, known for high pedestrian activity. The standards aim to preserve its pedestrian-friendly character and support a mix of department stores, small shops, and restaurants.

Excellent Vehicle and Foot Traffic

4,757 cars per day (*Girard/Silverado*)
(98) Walk Score ®





3,485 SF
LOT SIZE



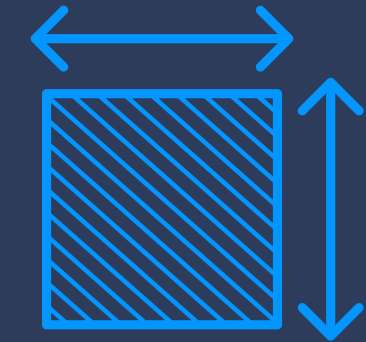
25' X 140'
LOT DIMENSION



LJPD-1
ZONING



1.7
FAR



5,924
BUILDABLE SF
Buyer to verify

PROPOSED PLAN:

2,912 SF
GROUND FLOOR
COMMERCIAL

2,662 SF
RESIDENTIAL
(2 UNITS)

2,006 SF
ROOFTOP DECK

312 SF
BALCONY

2
PARKING
SPACES

ALLEY ACCESS
(KLINE &
SILVERADO)



NEARBY AMENITIES



7733
Girard Ave

-  #1
-  #2
-  #3
-  #4
-  #5
-  #6
-  #7
-  #8
-  #9
-  #10
-  #11
-  #12
-  #13
-  #14
-  #15
-  #16
-  #17
-  #18
-  #19
-  #20
-  #21
-  #22
-  #23
-  #24

DEMOGRAPHICS

1 MILE

POPULATION
10,555

AVERAGE HH INCOME
\$155,452

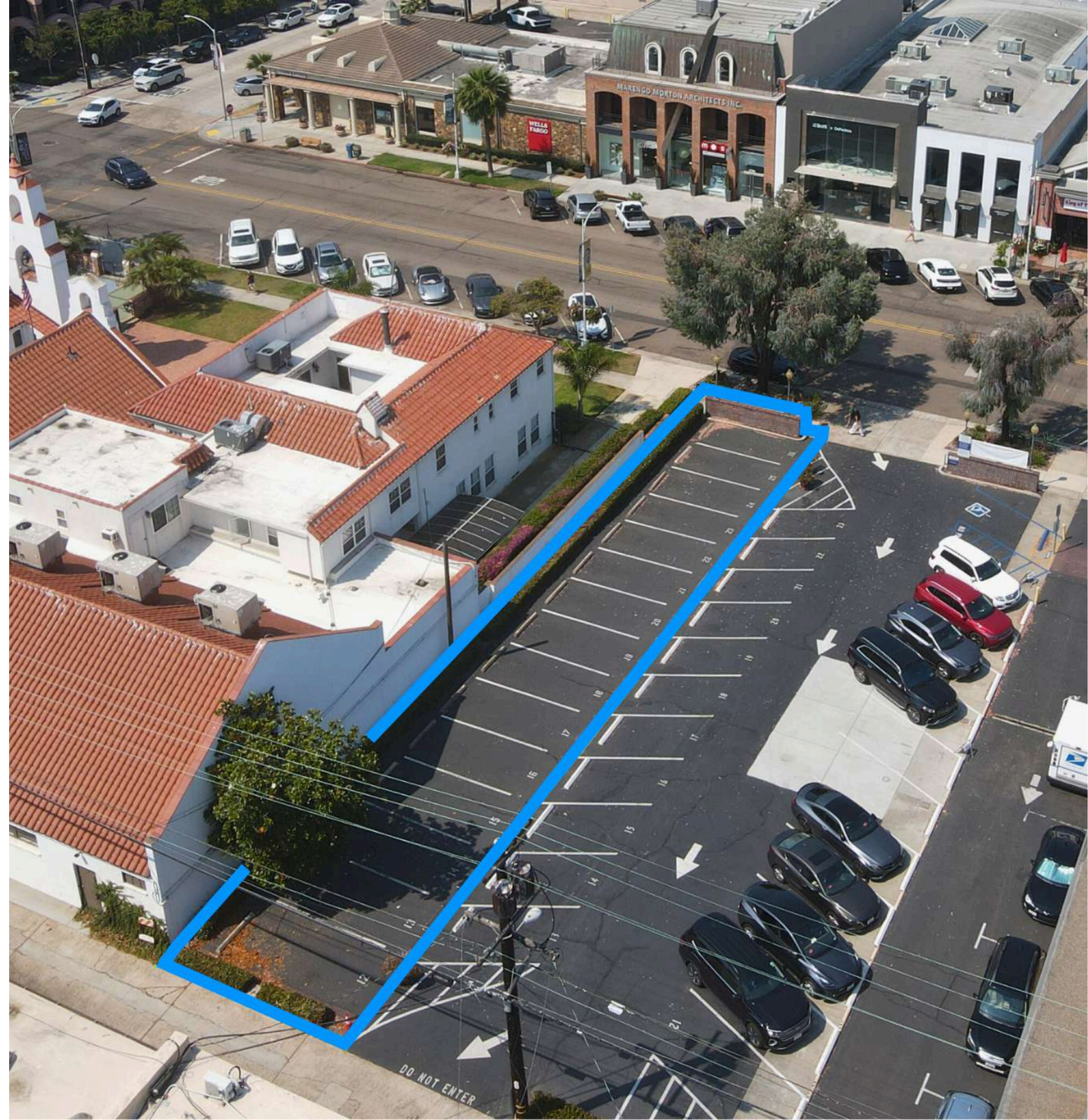
HOUSEHOLDS
5,063

3 MILE

POPULATION
51,942

AVREAGE HH INCOME
\$162,668

HOUSEHOLDS
22,949





SETH PITE

Senior Associate - Partner
DRE Lic. #02108503
C: (858) 997-5472
O: (619) 314-8181 ext. 102
Seth@InfinityInvestProp.com

LEV MIZAN

Managing Broker
DRE Lic. #01998777
C: (619) 888-5343
O: (619) 314-8181 ext. 101
Lev@InfinityInvestProp.com

Infinity Investment Properties, Inc. All rights reserved. This information has been obtained from sources deemed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Infinity Investment Properties, Inc. and the Infinity Investment Property logo are service marks for Infinity Investment Properties, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Infinity Investment Properties. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.