

**7737**  
**HERSCHEL AVE**  
**LA JOLLA, CA 92037**

**FOR LEASE**  
**MEDICAL OFFICE**



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# PROPERTY HIGHLIGHTS

**\$3.75/SF + NNN**  
Lease Rate

**±3,219 SF**  
Building Size

**±6,988 SF**  
Lot Size

**Medical Office/Office**  
Building Type

**Now**  
Availability

**Full Dental Buildout**  
Offices

**Three (3)**  
Private Restrooms

**4-5 Reserved Spaces**  
Parking



Herschel Avenue  
**5,560 Vehicles Per Day**



## Visibility

This prime La Jolla location features 25 feet of frontage, 5,568 VPD, and strong pedestrian activity. Surrounded by restaurants, shops, parks, and the beach, it offers excellent visibility and accessibility in a highly walkable coastal setting.

## On-Site Amenities

The property features a full dental buildout with some existing equipment and includes three offices, a waiting room and reception area, seven clinical rooms, one lab space, and three restrooms. Additional amenities include a break room, storage space, loading doors and ramps, water access in every room, HVAC, a kitchenette, and a server/data room, providing a fully functional and well-equipped layout.

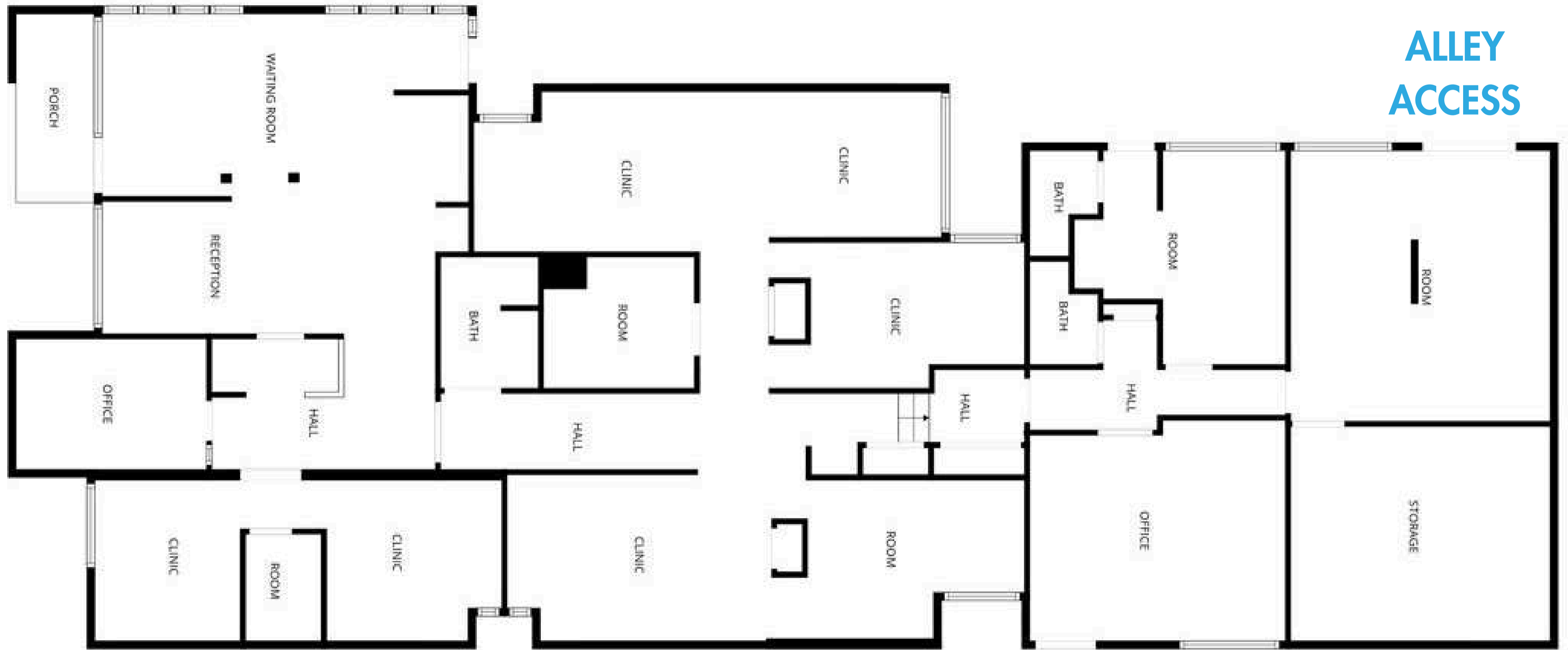
## Parking

The property offers alley access with four reserved parking spaces and additional street parking available on a first-come, first-served basis.

# FLOORPLAN

ENTRY

ALLEY ACCESS



# DEMOGRAPHICS

## 1 MILE

POPULATION  
10,241

AVERAGE HH INCOME  
\$159,375

HOUSEHOLDS  
4,875

## 3 MILE

POPULATION  
64,964

AVREAGE HH INCOME  
\$161,659

HOUSEHOLDS  
24,329



# NEARBY AMENITIES



Girard Avenue

Silverado Street

Herschel Avenue

-  #1
-  #2
-  #3
-  #4
-  #5
-  #6
-  #7
-  #8
-  #9
-  #10
-  #11
-  #12

# ∞ INFINITY

INVESTMENT PROPERTIES



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