FOR SALE

7542 Herschel Avenue

La Jolla, CA 92037

CAPITAL GROWTH PROPERTIES, INC.

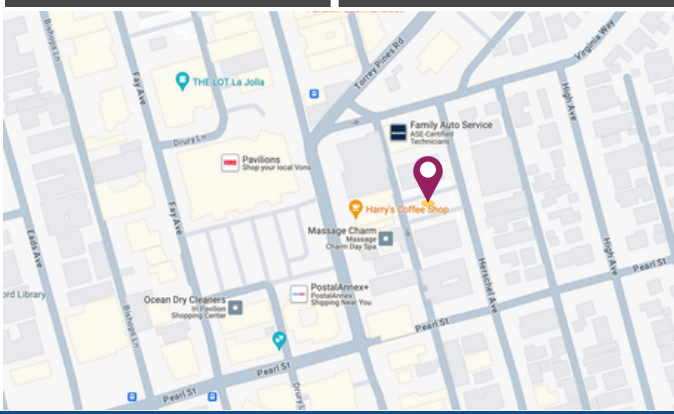


PROPERTY HIGHLIGHTS

- **Prime La Jolla Location:** Steps away from fine dining, art galleries, essential supermarkets, and the iconic La Jolla Cove.
- **Large Lot:** 6,761 sq.ft. offering vast development potential.
- **Income Opportunity:** Currently utilized as a parking lot.
- **Development Flexibility:** Perfect for a range of projects, from commercial to mixed-use.

AVAILABLE SPACE

SF	ASKING PRICE
Approx. 6,761	$2,950,000



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APN 350-621-11-00



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DEMOGRAPHICS

LA JOLLA, CA OVERVIEW(2025)



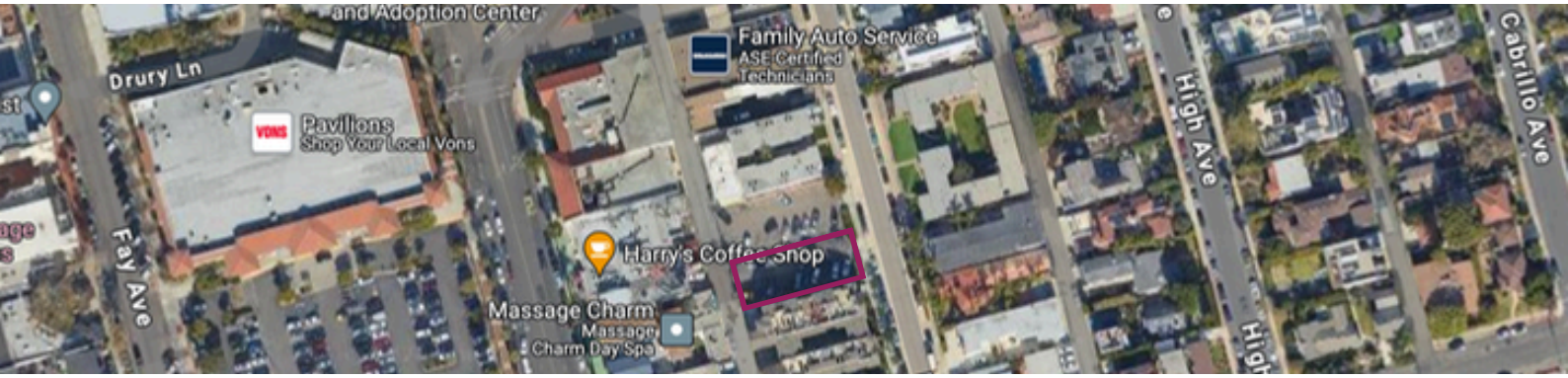
Source: Point2Homes – La Jolla Demographics

Population
Aprox. 34,002

Estimated household income (avg.)
$141,822

Self-Employed & Business Owners
3,299 residents

Households
16,989





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