

7701 HERSCHEL AVE

LA JOLLA, CA 92037

**COASTAL
FREESTANDING
RETAIL, MEDICAL,
OR OFFICE
FOR LEASE**



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CAST
CAPITAL PARTNERS

OPPORTUNITY

CAST Capital Partners is pleased to offer 7701 Herschel Ave. in La Jolla for lease — a distinctive 10,236 SF freestanding office building located in the heart of La Jolla Village. The property includes an adjacent private surface parking lot with 28 reserved spaces, providing exceptional convenience for both customers and employees.

This building offers outstanding street presence in one of San Diego's most prestigious submarkets. 7701 Herschel is a rare single-story brick structure that pairs timeless architectural character with modern finishes. Its flexible layout and dedicated parking make it well-suited for a wide range of uses, including office, retail, or medical.

Tenants will enjoy immediate access to La Jolla's premier dining, shopping, and wellness amenities, including Puesto, Marisi, Le Coq, Burger Lounge, George's at the Cove, Himitsu, Eddie V's, Duke's, Parakeet Café, Lifetime Gym, F45, Bodyrok, Vuori, Lululemon, Warwicks, and more. La Jolla's most desirable boutiques and the iconic La Jolla Cove are only steps away.





SUMMARY

ADDRESS	7701 Herschel Ave., La Jolla, CA 92037
RENTABLE SF	+/- 10,236 SF (divisible to 4,000 / 6,000 SF)
PARKING	RARE adjacent surface lot with 28 spaces available
CURRENT BUILD-OUT	Office space. 21 perimeter private offices, 3 conference rooms, open work stations, 4 interior offices, 2 restrooms and kitchenette.
ASKING RENT	Contact Broker

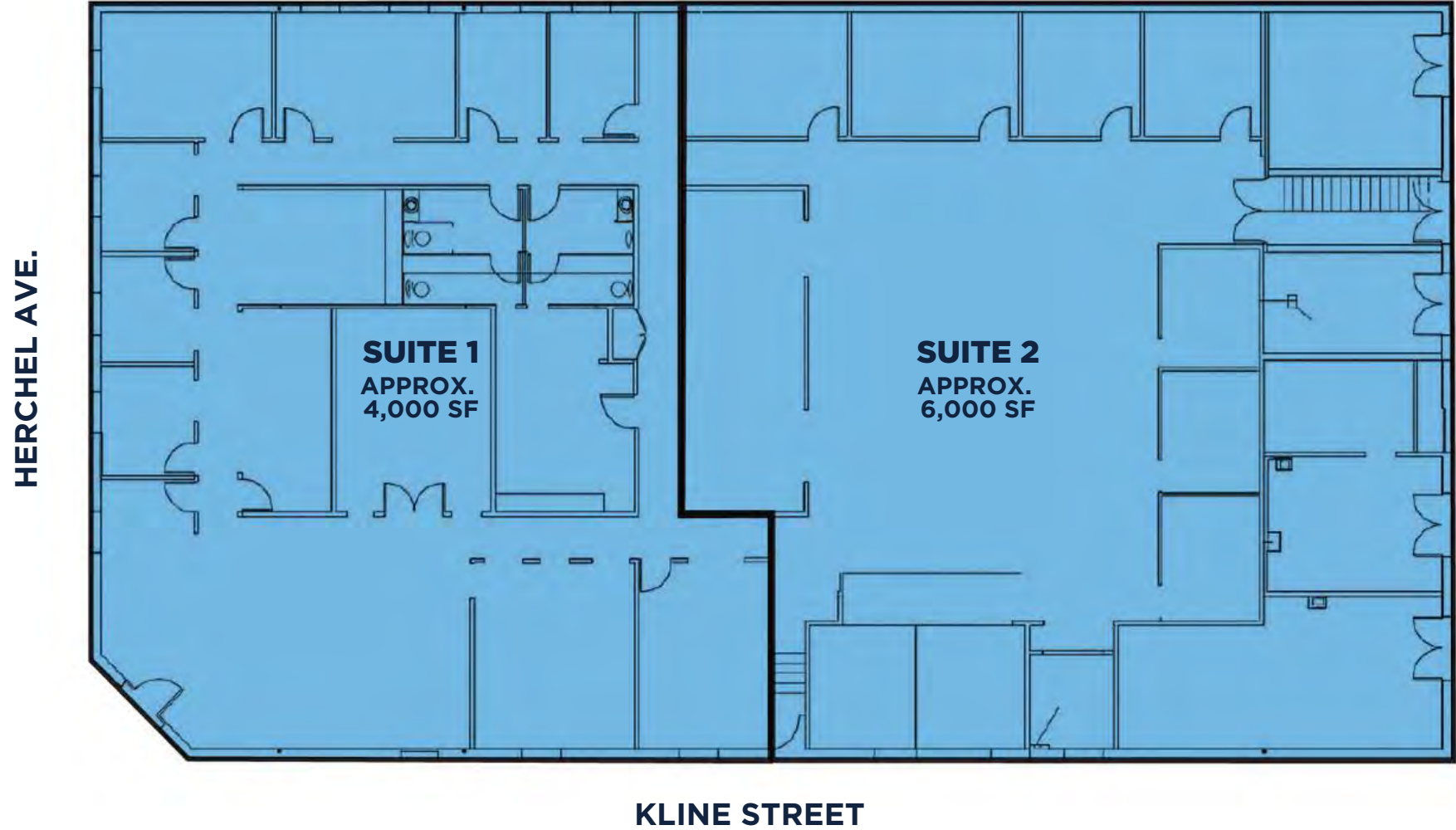
FLOOR PLAN

CURRENT BUILDOUT



FLOOR PLAN

POTENTIAL DEMISING PLAN (2 USERS)







AERIAL VIEW



TORREY PINES RD

IVANHOE E ST

HERSCHEL AVE.

KLINE ST.

LOCATION

La Jolla Village

7701 Herschel enjoys all the walkability and convenience of La Jolla Village while avoiding the congestion of its main corridors, allowing for smooth and efficient access. The property sits just off Torrey Pines Road, the primary entry route into La Jolla, which can save employees and visitors 5-10 minutes of travel time compared to many other Village locations. The area's top restaurants and neighborhood amenities are only 1-2 blocks away, making the location both practical and highly desirable.



ICONIC UNPARALLELED COASTAL LOCATION

La Jolla

This affluent coastal community is renowned for its natural beauty, world-class shopping, dining, and tourism. Bordered on three sides by the Pacific Ocean, La Jolla is a truly exceptional destination that attracts families, students, young professionals, and visitors from around the world.

Pacific
Ocean

La Jolla
Cove

Rocky
Point

La Plaza La Jolla

LUCKY*BRAND WHITE|BLACK
RALPH LAUREN kate spade BANANA REPUBLIC

The Bishop's School

La Jolla
Park

La Jolla
Riford Library

PROPERTY

AMERICAN PIZZA MAN
VERDES EL RANCHERO

LA JOLLA
Gillispie

DEMOGRAPHICS



POPULATION & HOUSEHOLDS

2 MILES 3 MILES 5 MILES



2024 POPULATION 19,442 65,445 182,342



DAYTIME EMPLOYMENT 24,455 78,339 176,640



ANNUAL GROWTH 2020-2024 19,442 1.70% 1.60%



INCOME & SPENDING

2 MILES 3 MILES 5 MILES



AVERAGE HOUSEHOLD INCOME \$166,910 \$161,981 \$131,878



MEDIAN HOUSEHOLD INCOME \$136,265 \$131,027 \$103,678



TOTAL SPECIFIED CONSUMER SPENDING (\$) \$563M \$1B \$2.7B





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