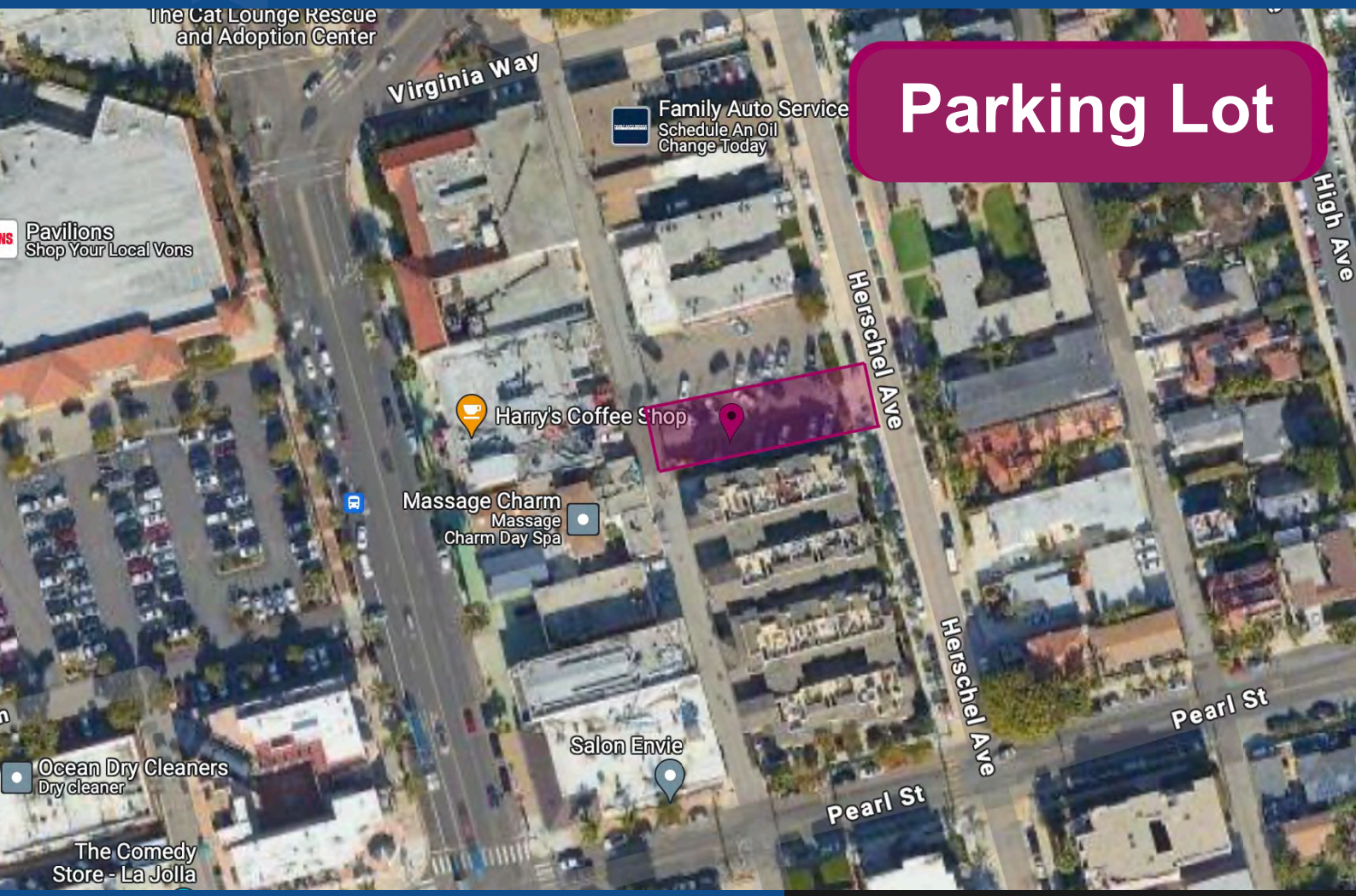
For Sale

7542 Herschel Avenue
La Jolla, California 92037

CAPITAL GROWTH PROPERTIES, INC.

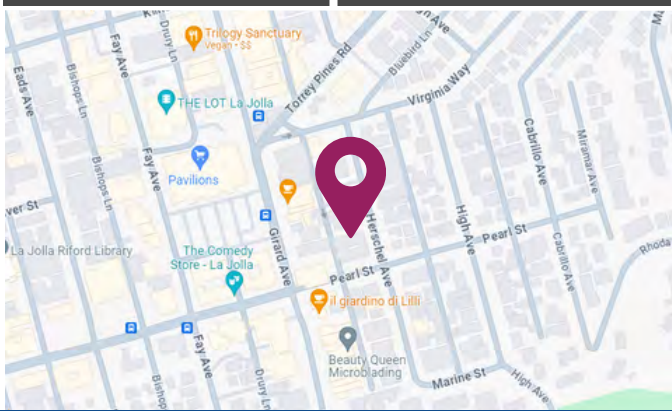


Property Highlights

- **Strategically Located in La Jolla:** Steps away from upscale dining, prestigious art galleries, essential shopping, and the famed La Jolla Cove.
- **Expansive 6,761 SF Lot:** Offers significant potential for development in a prime area.
- **Immediate Income Generated:** Currently serves as a profitable parking lot.
- **Versatile Development Potential:** Ideal for a variety of projects, including commercial or mixed-use developments.

Available Space

Size	Price
Approximately 6,761 SF	$2,950,000



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Demographics



Population	1 Mile	3 Mile	5 Mile
2023 Population	11,346	53,620	167,274
Est. 2028 Population	11,374	52,905	165,222
Population Growth 2023-2028	+ 0.25%	(1.33%)	(1.23%)
Average Age	48	44	40
2023 Total Households	5,693	24,572	75,934
Est. HH Growth 2023-2028	+ 0.30%	(1.53%)	(1.36%)



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