For Lease

7880 Exchange Place
La Jolla, California 92037

CAPITAL GROWTH PROPERTIES, INC.



La Jolla Office Space

Property Highlights

- **Prime La Jolla Location:** Gateway to the Village of La Jolla, just steps from La Jolla Cove, and walkable to restaurants, shops, and coastal amenities
- **Ocean Views & Natural Light:** Panoramic views complemented by abundant natural light throughout
- **Freestanding Building:** Prominent signage opportunity with strong street presence.
- **Updated Interior Finishes:** New paint, dual-pane windows, recessed lighting, and original hardwood floors
- **Modern Systems & Features:** HVAC, Nest thermostat, integrated alarm system, and security cameras
- **On-Site Parking:** 5–6 dedicated spaces

Available Space

Size	Monthly Rate
± 1,500 SF	Negotiable



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Demographics

La Jolla, California



Source: https://www.point2homes.com/US/Neighborhood/CA/La-Jolla

Population
Aprox. 35,242

Total Entrepreneurs
3,170 individuals
(19.1% of the workforce)

Average Household Annual Income
$220,353

Households
16,275



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★★★★★

"**Todd** is an extremely professional Realtor that has helped clients of mine find commercial properties. Whenever I send a client his way, I know that they will be very well taken care of and I get nothing but rave reviews. I highly recommend **Todd Law**!"
- Alan Cox



Todd Law

Senior Vice President
tlaw@cgpincre.com
858.729.9305
Cal BRE Lic. 01309241
WA BRE Lic. 27587

Capital Growth Properties, Inc.

1120 Silverado Street, Suite 200
La Jolla, CA 92037

858.729.9300

cgpincre.com

@cgpincre.com