

RARE ONE-OF-A-KIND FREE-STANDING OFFICE BUILDING IN THE HEART OF THE VILLAGE OF LA JOLLA



FOR LEASE

7880 Exchange Pl., La Jolla, CA 92037



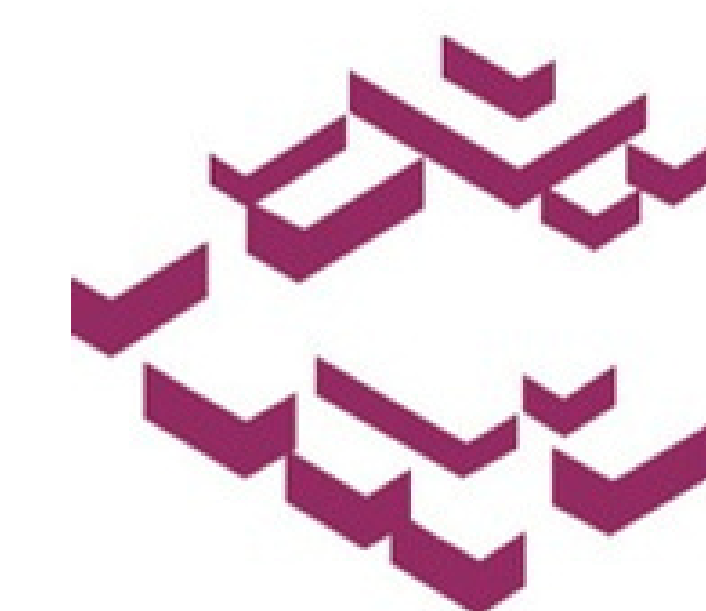
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**CAPITAL GROWTH
PROPERTIES, INC.**

Please do not disturb the tenants, owner, employees and patrons. Please contact the broker only.



PROPERTY OVERVIEW

AVAILABLE SPACE FOR LEASE

OFFICE USE	
SF	RATE
APPROX. 1,500	NEGOTIABLE

- Abundant natural light throughout
- Panoramic ocean views
- Gateway location to the Village of La Jolla
- Free-standing building with prominent signage opportunity
- Steps from La Jolla Cove
- Walking distance to all restaurants, shops, and amenities
- On-site parking for 5–6 cars



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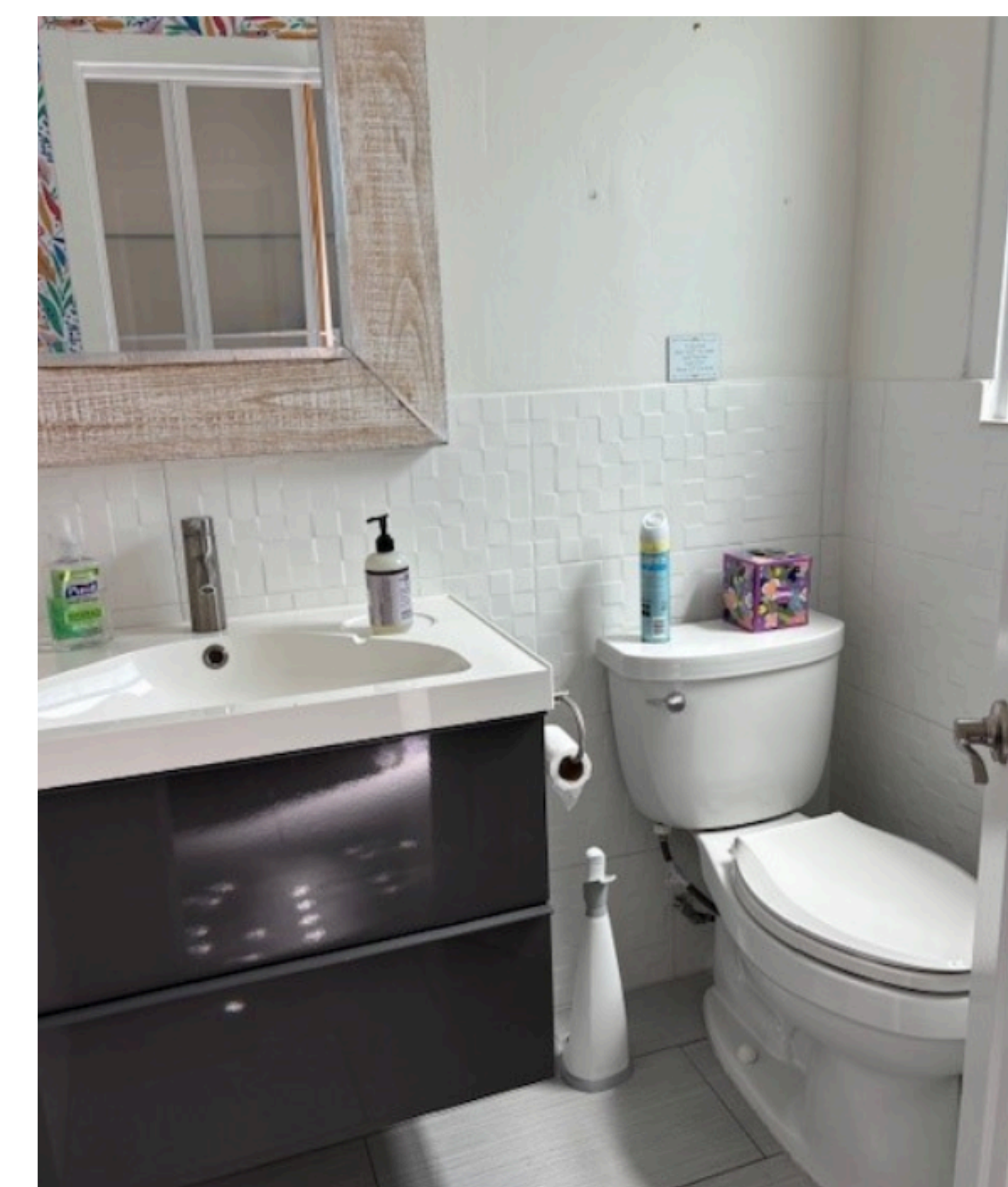
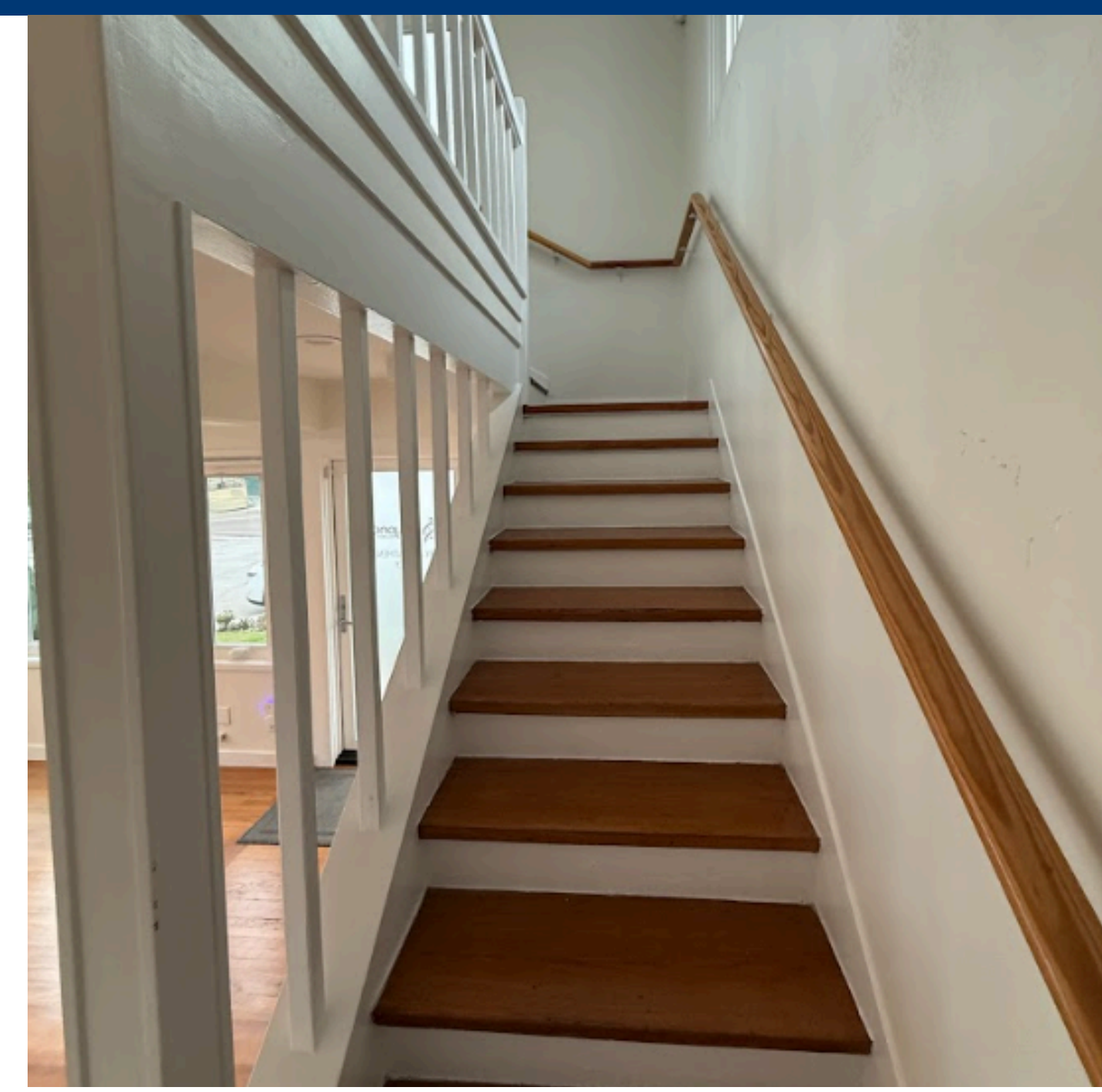
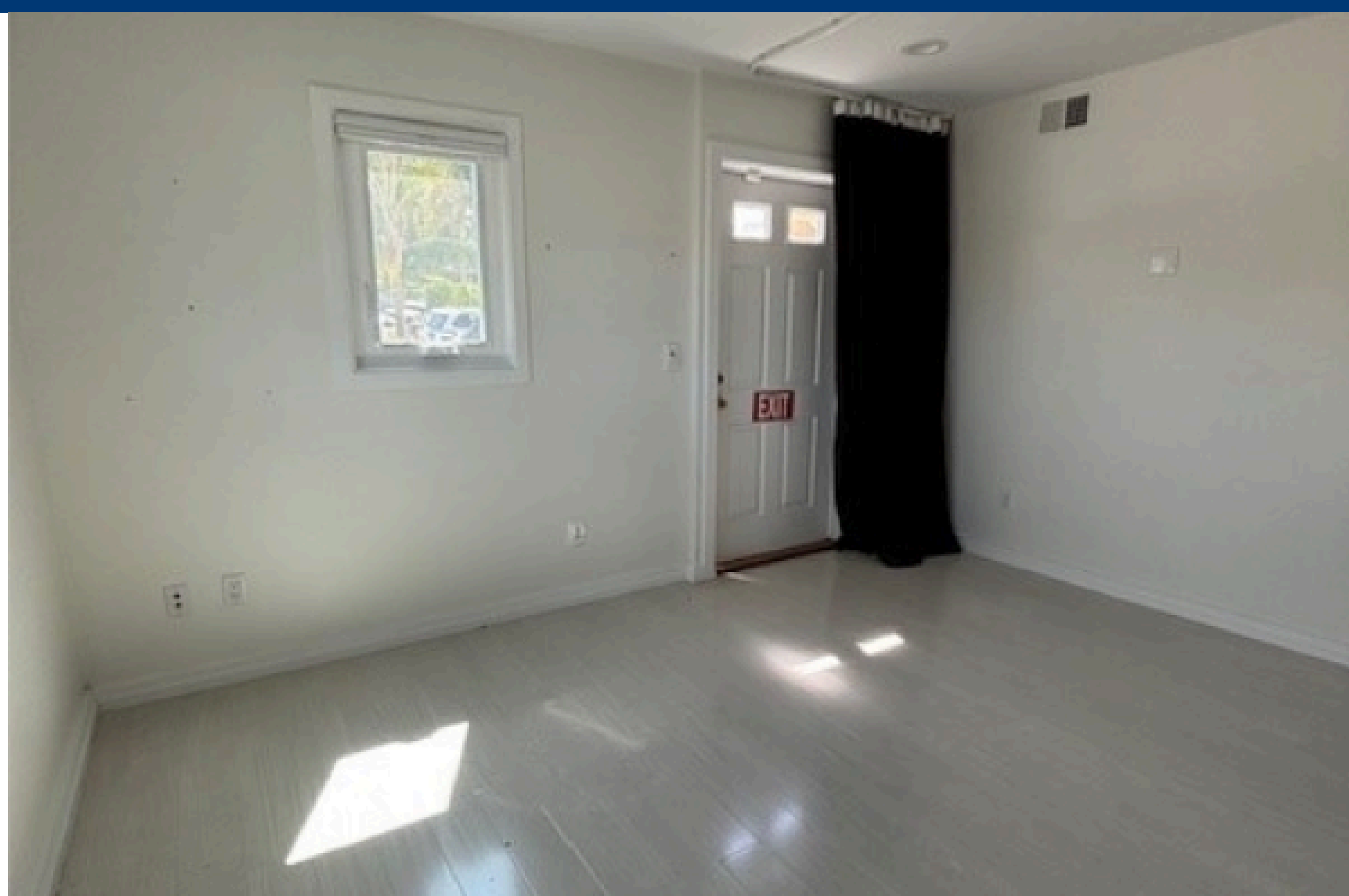
INTERIOR FEATURES



- New paint
- New dual-pane windows
- Recessed lighting
- Original hardwood floors
- 4 private offices
- 2 bathrooms, including shower
- New kitchen with sink
- Nest thermostat
- HVAC (heating & A/C)
- Integrated alarm system
- Security cameras



PHOTOS



WHAT ABOUT A VIRTUAL TOUR?

Dive into a virtual walkthrough of this potential game-changing space. Don't just imagine, experience it.

Press play and feel the opportunity.



A truly unique coastal office offering unmatched visibility, walkability, and ocean views in the heart of the Village of La Jolla



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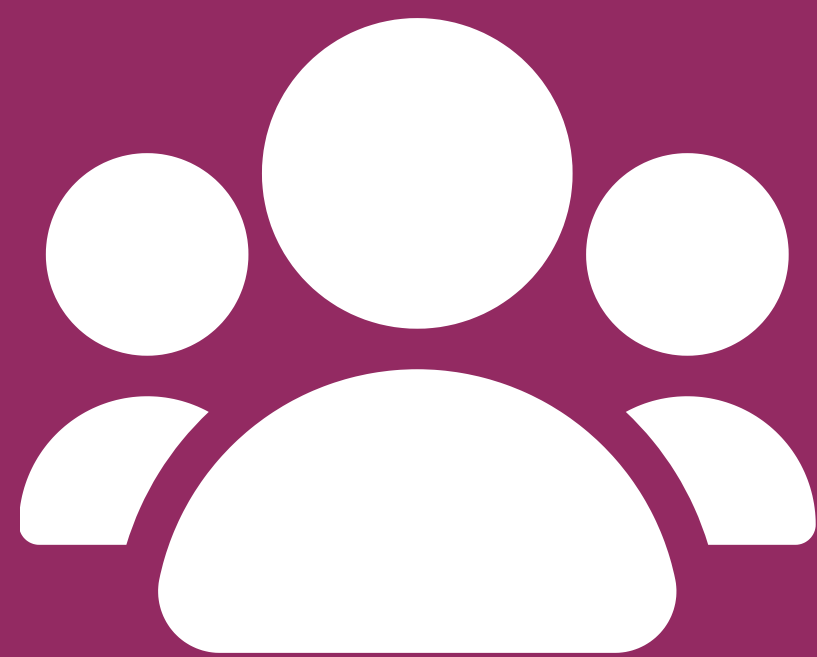
DEMOGRAPHICS



LA JOLLA, CA (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

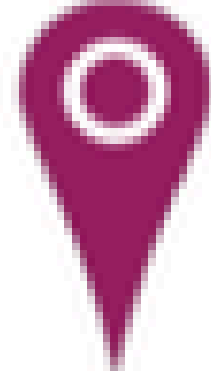
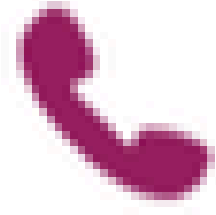
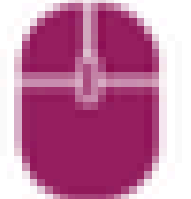
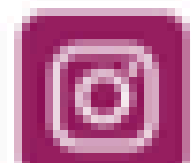


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