

7301 GIRARD AVENUE

La Jolla, CA 92037

Mixed-Use Office Suites for Lease



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Property Highlights

- » Flexible, clinic-ready suites with modern infrastructure, abundant parking (50+ nearby and 20+ on-site), and a rare opportunity to serve unmet demand—no walkable diagnostic lab currently exists in the Village core.
- » Fully remodeled medical and diagnostics hub in the heart of La Jolla, surrounded by a dense network of physicians and specialists, creating strong referral potential and consistent patient traffic.
- » Ideal for wellness-focused professionals, including massage therapists, holistic practitioners, spa services, rehabilitation centers, or integrative health providers.
- » Modern, move-in-ready amenities feature high-speed internet, precise climate control, beautiful hardwood floors, abundant natural light, and the option for a private bathroom.
- » Exceptionally convenient location designed with clients and tenants in mind — situated near the prestigious La Jolla Country Club with easy access to Pearl Street's vibrant dining, shopping, and lifestyle amenities.



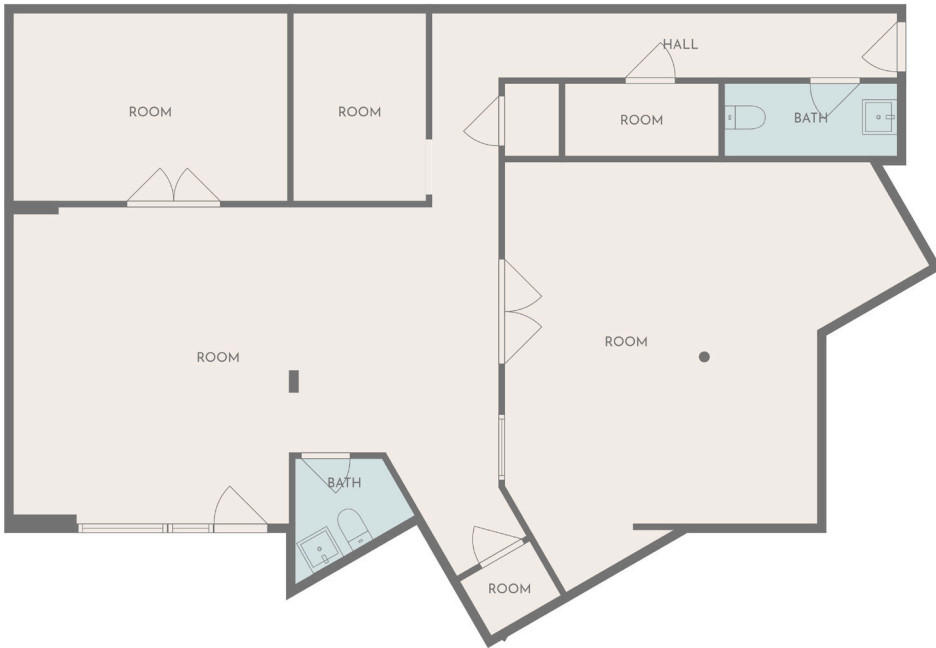
Suite 100 | 1,322 RSF

- » Street Level Medical/Retail Suite
- » Lease Rate: Negotiable
- » Available Now
- » Prime front facing location currently built out as a pharmacy
- » Ideal for diagnostic lab, concierge medicine, or medical clinic
- » High Ceilings throughout and flexible layout
- » Flagship anchor opportunity



Suite P6 | 1,640 RSF

- » 3 private offices and 2 private restrooms
- » Lease Rate: Negotiable
- » High ceilings throughout (exposed rafters for maximized clear height) and open layout
- » New flooring and paint
- » Potential for rehab, therapy, spa, wellness, as well as a gym or fitness use
- » Configurable for tenant improvements



Suite 301 | 1,090 RSF

- » 3 Private Offices
- » Lease Rate: Negotiable
- » Reception and entry off of elevator landing
- » 1 private bathroom
- » Views of the ocean from reception and private offices
- » Abundant natural light
- » Perfect layout for office, personal services, or a psychologist office

