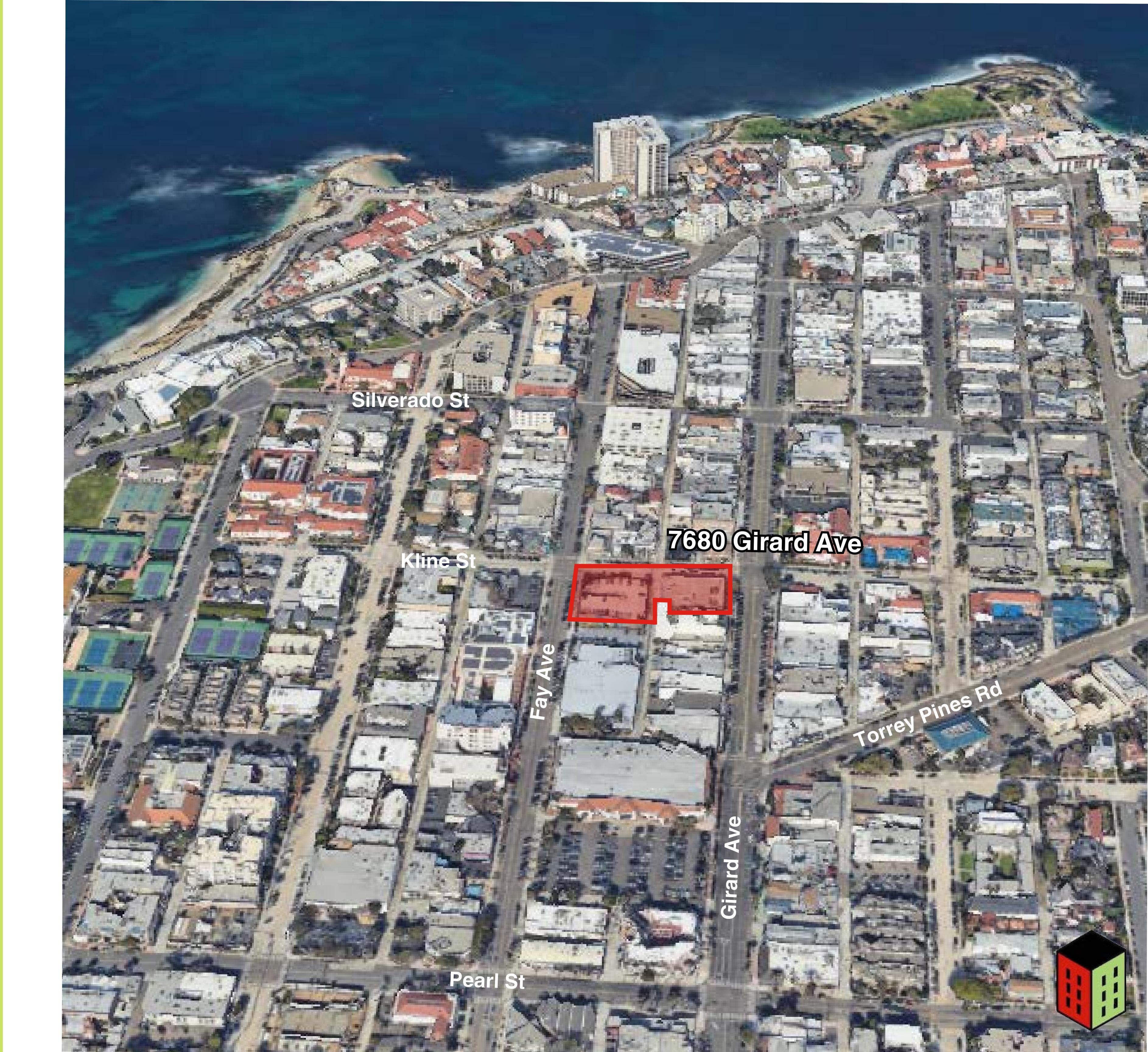


SALE PRICE: \$16,000,000

THE OFFERING

Investment opportunity to own a La Jolla Village legacy investment property with significant future upside potential. The property consists of a 2 story landmark B of A bank branch building and adjacent parking structure for 185 cars. Fee simple ownership of the bank building with under market lease expiring in 2053. Fee simple ownership of the parking garage. One parcel beneath to the garage is under a long-term ground lease which is currently \$2,024 per month and expires in 2053.



PROPERTY DETAILS

ADDRESS 7680 Girard Avenue, La Jolla, CA 92037

RBA ± 30,984 SF

TYPICAL FLOOR PLATE 12,337 SF

STORIES

LOT SIZE 23,522 SF

PARCEL NUMBER 350-462-23

ZONING LJPD-3

YEAR BUILT 1957

SPRINKLERED Yes

ELEVATOR SERVED Yes

RESTROOMS Multiple per floor

ADDRESS 909 Kline Street / 7641 Fay Avenue

RBA ± 64,000 F

TYPICAL FLOOR PLATE 20,000 SF

STORIES

LOT SIZE 21,000 SF

PARCEL NUMBER 350-462-25; 350-462-05; 350-462-03

ZONING LJPD-3

YEAR BUILT 1957

SPRINKLERED No

ELEVATOR SERVED Yes

RESTROOMS 2 [in retail space]











SITE PLAN

	Parcel Numbers	Size (SF)
Building	350-462-23	0.54 AC (23,522)
Parking Garage	350-462-03 350-462-25	0.138 AC (6,000) 0.161 AC (7,000)
Under Ground Lease	350-462-05	0.181 AC (8,000)
		1.02 AC

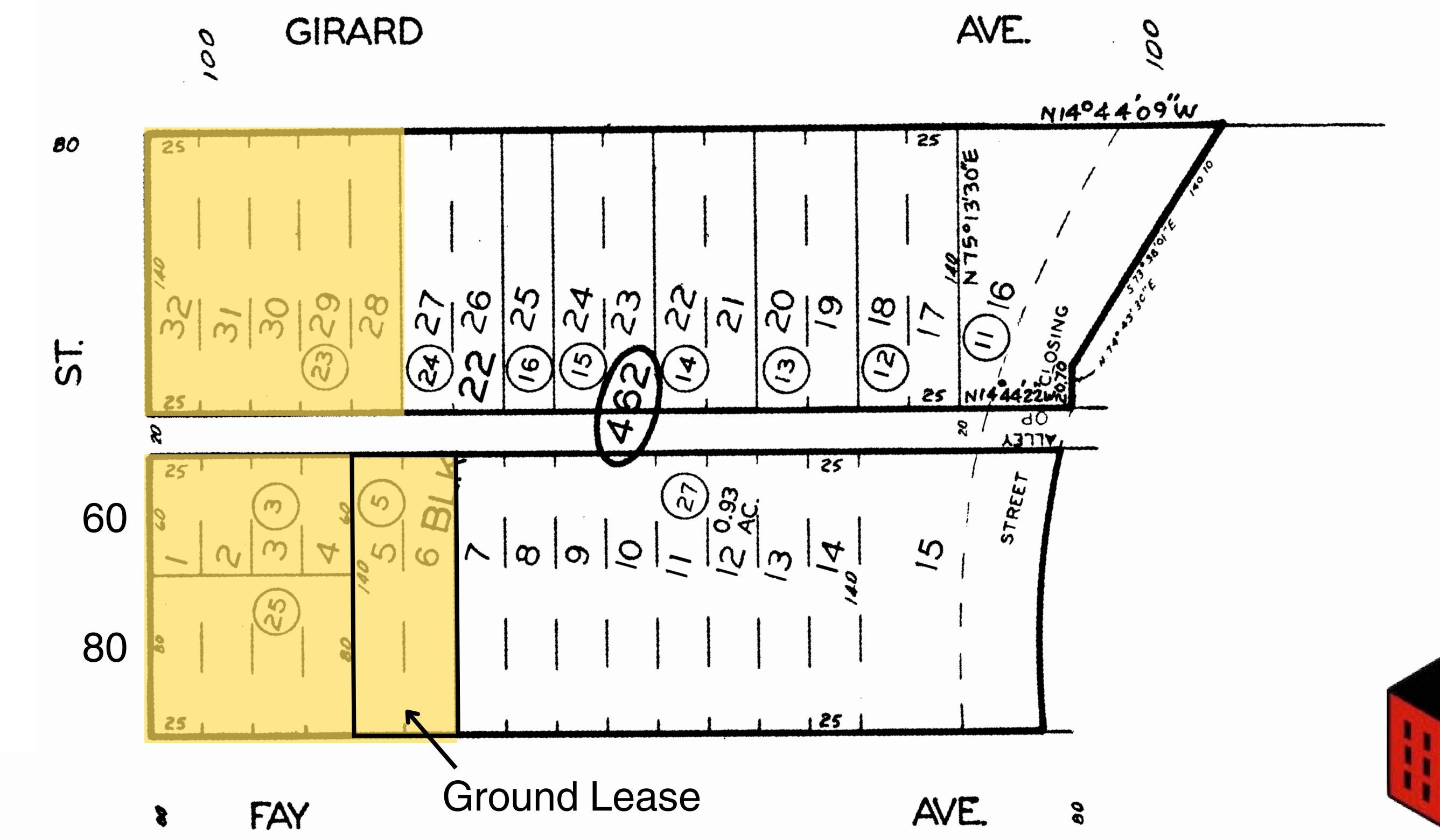
Bank of America Building ±30,984 SF

193 Stall Parking Structure ±64,000 SF

Construction Foundations are concrete/masonry walls with poured concrete slabs and concrete ceilings

Bank structure has poured in place concrete floors, decks, ceiling with exterior brick veneer

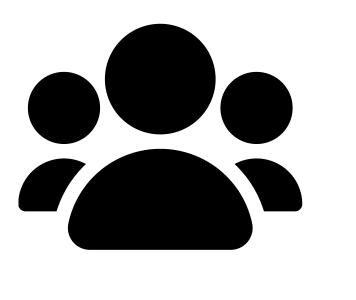




Children's Pool La Jolla GTRARD Silverado **ACE**Hardware Ea MUSEUM OF CONTEMPORARY ART The Kline St SAN DIEGO COTTAGE THE CONRAD Home of La Jolla Music Society **ELOT**

1 Mile

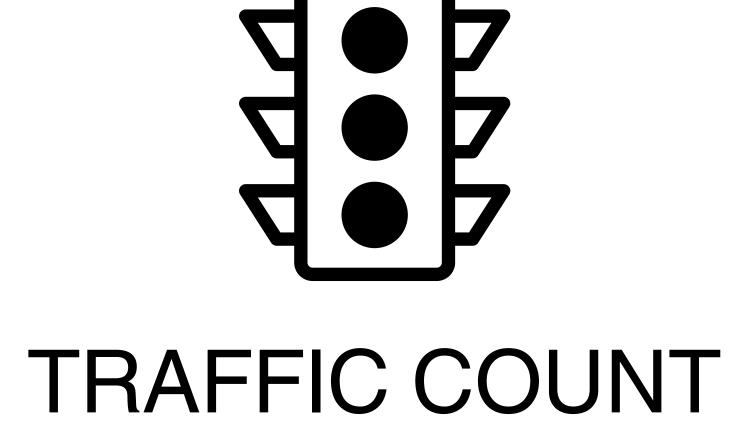
5 Mile



10,047

162,034

*2028 Projection



POPULATION

Mile

5 Mile

AVERAGE HOUSEHOLD INCOME

Girard Ave/Torrey

Pines Rd

Girard Ave/Pearl St

25,559

3 Mile 3 Mile \$160,048 49,108

\$128,721

\$158,031

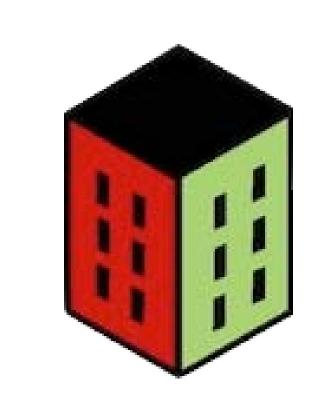
24,315

*2023 Average

*2022 Measurement

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