



FOR LEASE

SYCAMORE COURT

7556 FAY AVENUE • LA JOLLA, CA 92037

CBRE

PROPERTY HIGHLIGHTS

AVAILABLE

SUITE C - 609 SF

SUITE E - 1,194 SF

SUITE F-G - 1,363 SF

- Property has ample, shared outdoor seating with custom furniture design
- Heavy Foot traffic with over \$200,000 HH income in surrounding area
- Traffic Counts:

Fay Avenue - 7,107 cars per day

Torrey Pines Road - 35,211 cars per day

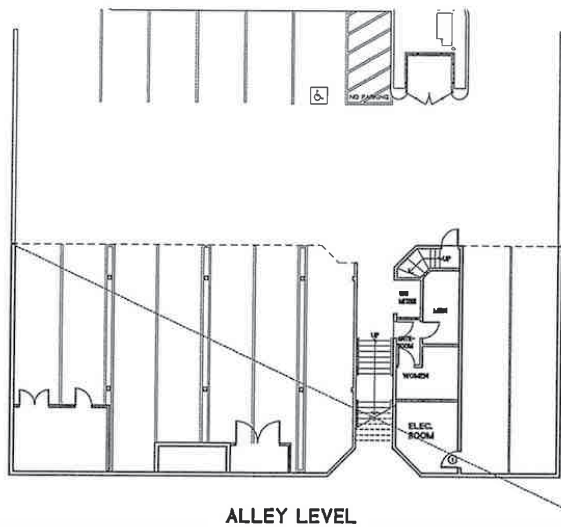
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 POPULATION - CURRENT YEAR ESTIMATE	9,385	50,350	170,040
2028 POPULATION - FIVE YEAR PROJECTION	9,296	49,965	169,470
2020-2023 ANNUAL POPULATION GROWTH RATE	0.45%	0.08%	0.13%
2023-2028 ANNUAL POPULATION GROWTH RATE	-0.19%	-0.15%	-0.07%
2023 DAYTIME POPULATION	18,604	52,128	230,729
DAYTIME WORKERS	13,664	28,111	155,466
DAYTIME RESIDENTS	4,940	24,017	75,263
2023 HOUSEHOLDS - CURRENT YEAR ESTIMATE	4,374	21,979	70,827
2028 HOUSEHOLDS - FIVE YEAR PROJECTION	4,353	21,861	70,807
2020-2023 ANNUAL HOUSEHOLD GROWTH RATE	-0.13%	-0.08%	0.10%
2023-2028 ANNUAL HOUSEHOLD GROWTH RATE	-0.10%	-0.11%	-0.01%
2023 AVERAGE HOUSEHOLD INCOME	\$203,130	\$204,566	\$154,426
2028 AVERAGE HOUSEHOLD INCOME	\$228,864	\$229,197	\$174,569
2023 OWNER OCCUPIED HOUSING UNITS	2,252	13,425	31,013
2023 HOUSING UNITS	5,703	25,493	80,030

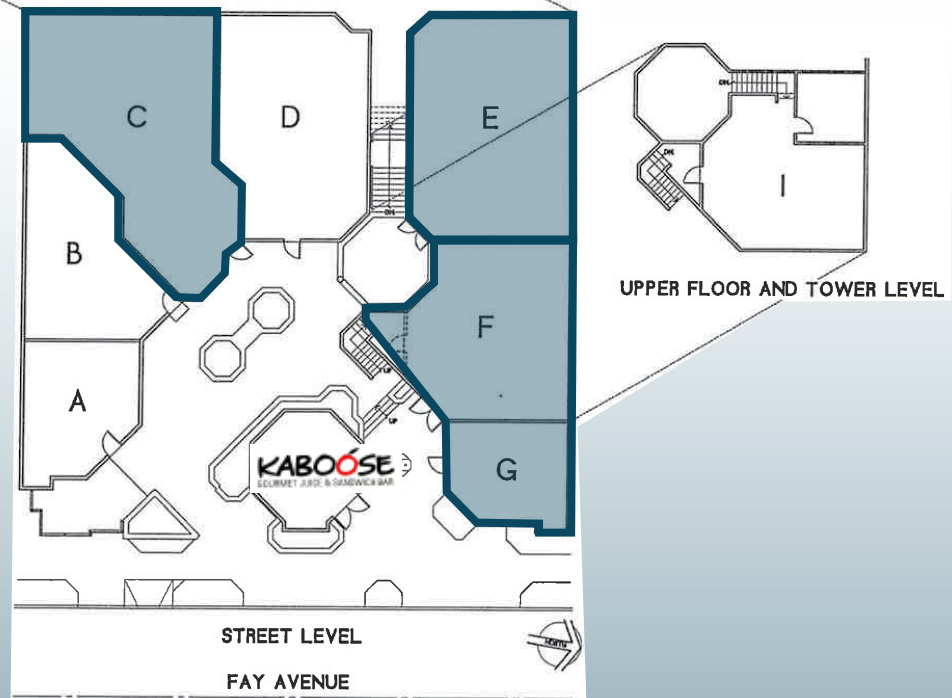
AERIAL MAP



SITE PLAN



TENANT LIST	SUITE
SEMOLA - THE AMBROGIO 15 PASTA BAR	A-B
AVAILABLE	C
MICHELLE COULON DESSERTIER	D
AVAILABLE	E
AVAILABLE	F-G
JUICE KABOOSE	H
WINDANSEA PILATES	I



This site plan is not a representation, warranty or guarantee as to size, location or identity of any tenant, and the building, improvements, parking, ingress and egress are subject to such changes, additions and deletions as the architect, Landlord or any governmental agency may direct. Any specified tenant referenced herein is subject to change, deletion, change of location, etc. at any time without prior notice.

PHOTO GALLERY



FOR LEASE

SYCAMORE COURT

7556 FAY AVENUE • LA JOLLA, CA 92037

CONTACT US

MICHAEL PETERSON

First Vice President
+1 858 646 4749
michael.peterson@cbre.com
Lic. 01969314

REG KOBZI

Senior Vice President
+1 858 546 4604
reg.kobzi@cbre.com
Lic. 00917639

JOEL WILSON

First Vice President
+1 858 546 4651
joel.wilson@cbre.com
Lic. 01237516

LANE ROBERTSON

Sales Assistant
+1 858 646 4733
lane.robeterson@cbre.com
Lic. 02206700

CBRE

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.