

# \$9,450,000 - 7601 Eads Ave, La Jolla

MLS® #250026179SD

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## \$9,450,000

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 0 Acres

N/A, La Jolla,

Back on the Market. Buyer did not perform. Units show very well (Above Average Condition!!!). Welcome to La Jolla and The La Jolla Westwinds Apartments. Included are 12 Very Well Maintained 2BR/2Bath Units averaging 1,025 Sq Ft each. Select units have been upgraded with newer cabinets and countertops. All units include 2 huge walk in closets, in unit stacked washer/dryer, fireplaces, & ceiling fans. The property has a secured front and rear entrance with an intercom system as well as gated tuck under parking. There are a total of 24 parking spaces. Although the units are in above average condition the rents are approximately 10-15% below market. In addition there is immediate upside by initiating a RUBS (Utility Reimbursement) program and also charging for parking and 12 storage lockers. The property is located in the heart of The Village of La Jolla. With a walk score of 98 ("Walker's Paradise) tenants enjoy the convenience of tons of shops, restaurants, schools, theatres, etc. And let's not forget you are within a few blocks to the Pacific Ocean!!!



## Essential Information

MLS® #	250026179SD
Price	\$9,450,000
Bathrooms	0.00
Acres	0.28

Type	Commercial Sale
Sub-Type	Mixed Use
Status	Closed
Listing Agent	Thomas McCartin
Listing Office	Marcus & Millichap

## Community Information

Address	7601 Eads Ave
Area	92037 - La Jolla
Subdivision	N/A
City	La Jolla
County	San Diego
Zip Code	92037

## Amenities

Parking Spaces	26
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## Exterior

Exterior	Block, Drywall
Roof	Composition
Construction	Block, Drywall

## Interior

Heating	Radiant
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## Additional Information

Date Listed	May 1st, 2025
Days on Market	87
Zoning	LJPD-5
Short Sale	N
RE / Bank Owned	N

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