

For Lease

875 Prospect Street
La Jolla, California 92037



CAPITAL GROWTH
PROPERTIES, INC.

La Jolla Office Space



Property Highlights

- Class A Building with Signage Opportunities
- Flexible Space Options: 800 to 2,230 Square-Foot Offices Available
- Convenient Subterranean Parking
- Elevator Access to All Floors
- Upscale Improvements
- Prime Location in the Heart of La Jolla

Available Space

Suite	Area Square Feet	Rate PSF + Electric
204	800	\$2.90
220	2,230	\$2.90
300	1,749	\$2.90



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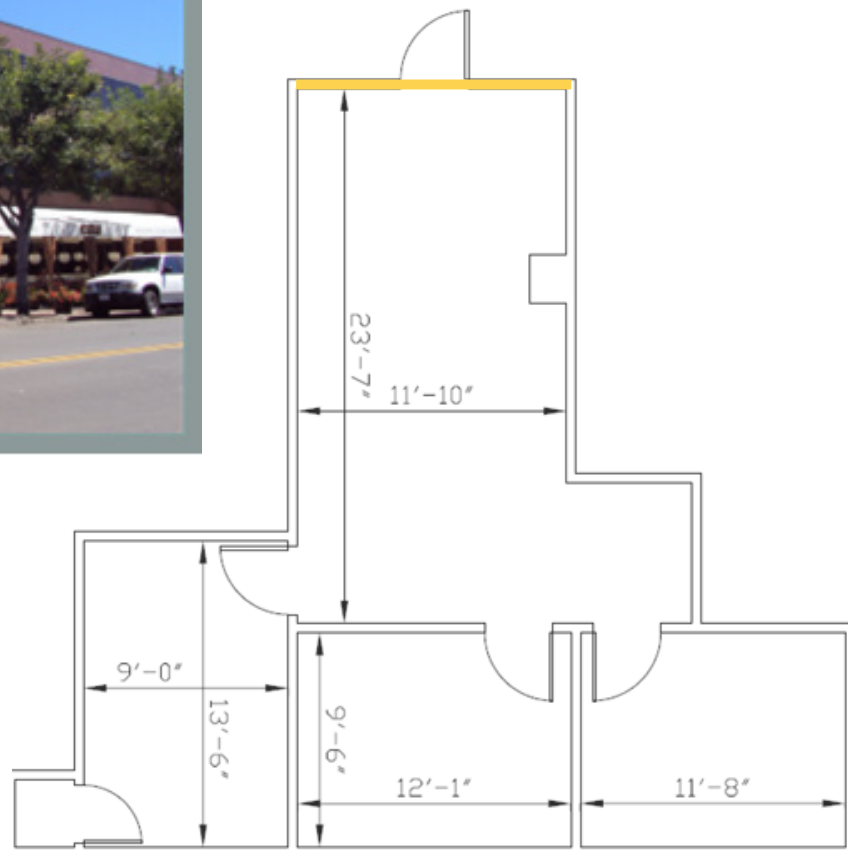
**CAPITAL GROWTH
PROPERTIES, INC.**

Suite 204



Suite Highlights

- Second-Floor Office Suite
- 800 Square Feet
- Configured with Three Private Offices and a Reception Area
- Ideal for Businesses Seeking a Professional and Functional Workspace



— Indicates Glass



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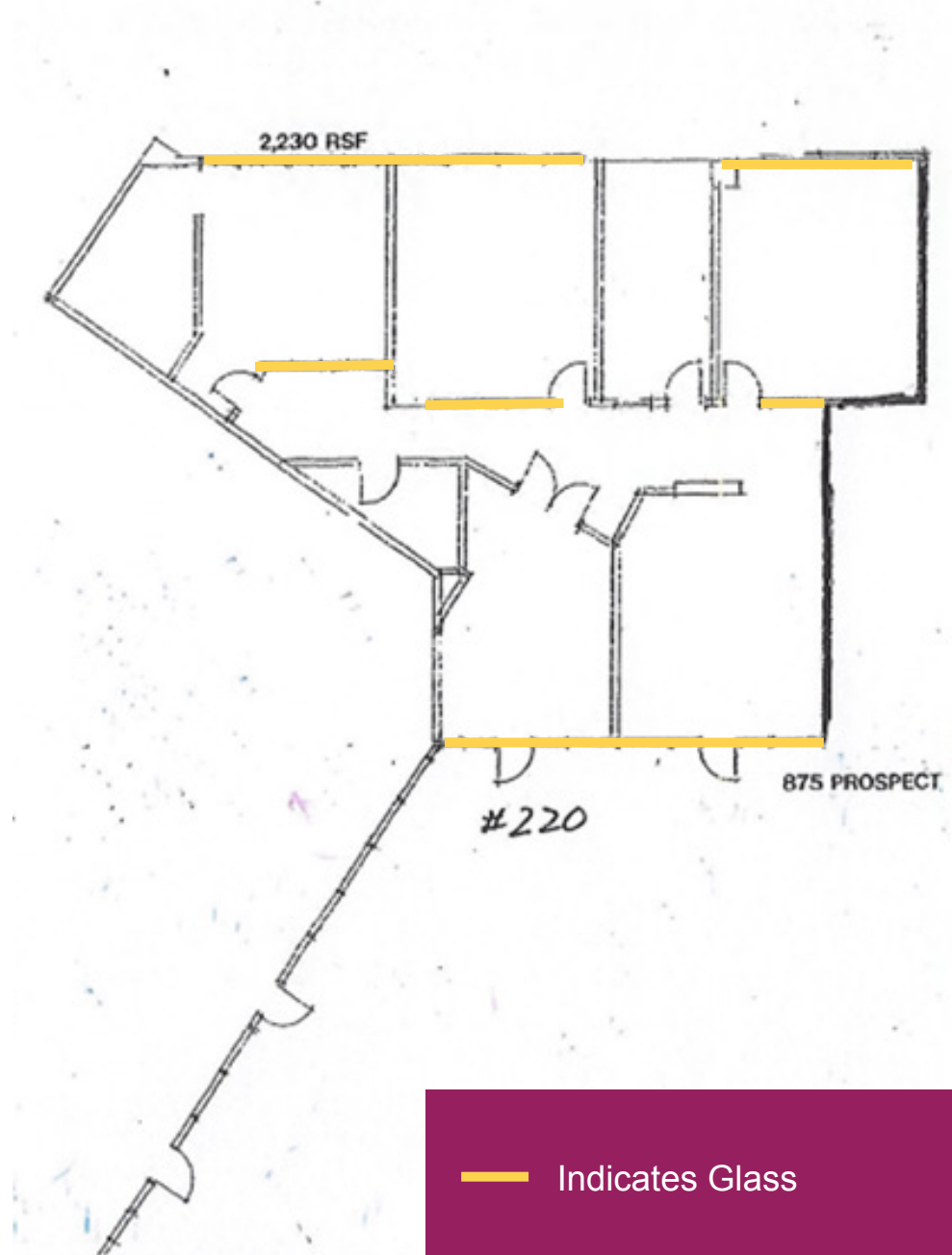


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Suite 220

Suite Highlights

- Second-Floor Office Space with a Prime Location
- Generous 2,230 Square Feet of Space
- Features Three Large Private Offices with Stunning Ocean Views
- Includes a Spacious Reception Area for Welcoming Clients



— Indicates Glass



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Discover La Jolla - The Jewel of San Diego

Located in San Diego County, La Jolla is a prestigious coastal community known for its stunning ocean views, upscale amenities, and vibrant cultural scene. With its unique blend of natural beauty, high-end shopping, and renowned dining establishments, La Jolla offers a coveted lifestyle and attracts visitors from around the world.



Area Highlights

- **Scenic Beauty:** La Jolla is renowned for its breathtaking coastline, sandy beaches and picturesque cliffs, providing residents and visitors with stunning views and endless opportunities for outdoor recreation. Nearby locations such as La Jolla Cove, Windansea Beach, La Jolla Shores, and Torrey Pines State Natural Reserve are popular destinations for hiking, surfing, and enjoying natural beauty.
- **Upscale Dining and Shopping:** The area is known for its charming shopping destinations, including luxury boutiques, designer stores, and specialty shops. Renowned dining establishments such as George's at the Cove, Eddie V's Prime Seafood, Duke's La Jolla, and the Marine Room offer a diverse culinary experience for residents and visitors alike.
- **Cultural Attractions:** La Jolla is home to several world-class cultural institutions, including the Museum of Contemporary Art San Diego, The Conrad Prebys Performing Arts Center, the Athenaeum Music & Arts Library, and the La Jolla Playhouse. These museums host exhibitions, performances, and events, providing residents with enriching cultural experiences.
- **Convenient Shipping Services:** La Jolla is situated in close proximity to a variety of shipping services, including major shipping carriers, postal services, packaging, and the Historic La Jolla Post Office...all within a few blocks of 875 Prospect Street.



Demographic Highlights

- **Population:** La Jolla has a population of approximately 40,000 residents consisting of a diverse mix of families professionals, and retirees.
- **Age Distribution:** The community is known for its diverse age groups with a significant presence of young professionals, as well as established families and active retirees.
- **Household Income:** La Jolla boasts a higher average household income compared to the national average, with many residents enjoying a comfortable and affluent lifestyle.
- **Education Level:** La Jolla is home to a well-educated population, with many residents holding college degrees or higher.
- **Lifestyle:** The community prides itself on its active and health-conscious lifestyle, with residents often engaging in outdoor activities, water sports, and enjoying the scenic coastal environments.



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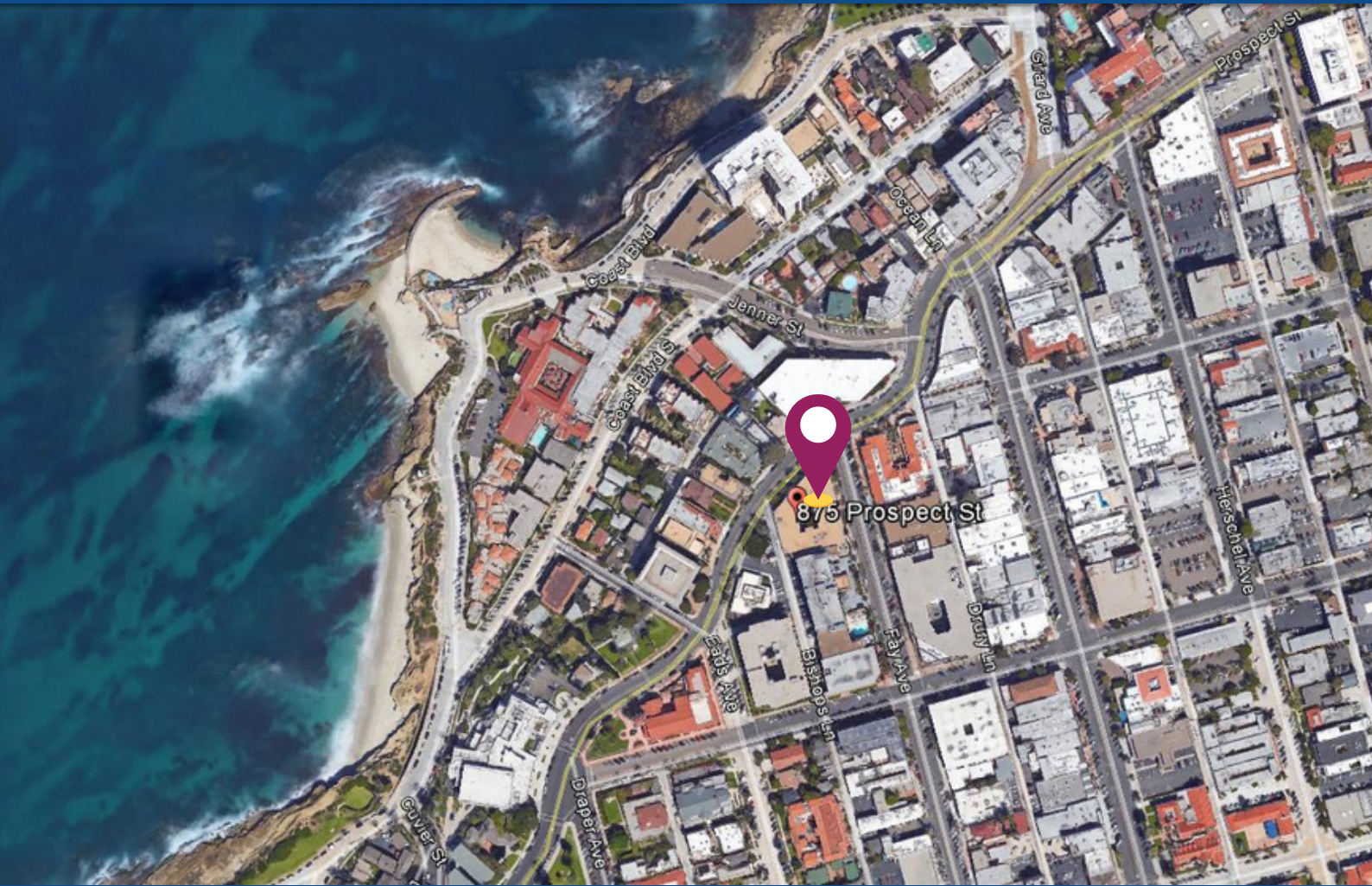
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Contact us to view this exceptional modern
La Jolla office building today!

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Capital Growth Properties, Inc.



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