

For Lease

1025 Prospect Street
La Jolla, California 92037

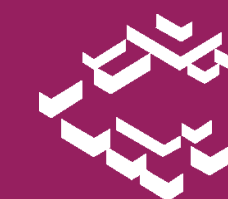
**La Jolla
Retail/Office Space**



For Lease

**1025 Prospect Street
La Jolla, California 92037**

Property Overview



**CAPITAL GROWTH
PROPERTIES, INC.**

Property Highlights

- **Captivating Ocean Views:** Breathtaking ocean views from nearly all suites, providing a unique and attractive setting for your business.
- **Convenient Escalator and Elevator Access:** Benefit from hassle-free access to the second floor via escalators and elevators, ensuring a seamless flow of traffic between levels.
- **Excellent Visibility:** With over 170' of Prospect Street frontage, your business will have prime visibility on one of La Jolla's busiest streets.
- **Proximity to Shipping Services:** FedEx, UPS, the Historic La Jolla Post Office, and more!

Available Space

Suite	Size SF	Type
140	1,225	Negotiable
220	2,150	Office
320	698	Office
340	1,067	Office

La Jolla Office/Retail Space

cgpincre.com

Location Highlights

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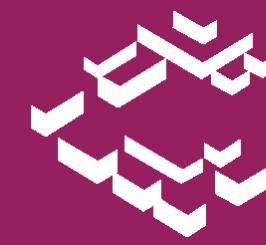


- Surrounded by high-end retailers, renowned restaurants, hotels, and world-class beaches.
- Generous tenant improvement packages available for well-qualified tenants
- Highly visible 33,055 SF two-story commercial building with available spaces ideal for retail, office, and professional services
- Affluent community (average household income of \$171,000) and high-end tourist destination

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Key Tenants



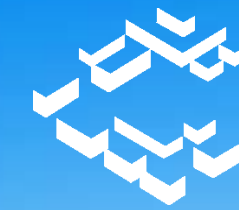
CAPITAL GROWTH
PROPERTIES, INC.

cody's
la jolla

BEE SIDE
BALCONY

le macaron
french pastries

PatientPartner[™]



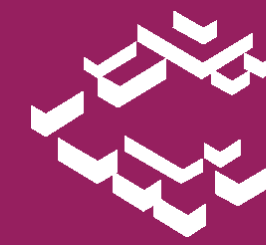
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Location



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THE LODGE TORREY PINES


The Marine Room
ELEGANT DINING ON THE SURF

Eddie V's
PRIME SEAFOOD

LA JOLLA SHORES

georges

LA JOLLA COVE

SCRIPPS PARK

La V
ALENCIA HOTEL

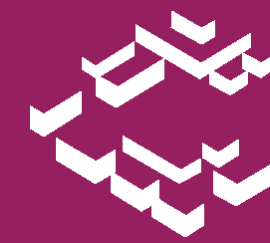
**PROSPECT
SQUARE**

PROSPECT ST

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Location



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SCRIPPS PIER

PROSPECT
SQUARE

SCRIPPS PARK

LA JOLLA

LA JOLLA
BEACH & TENNIS CLUB

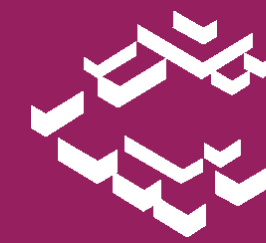
La Jolla Pa



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Floor Plans

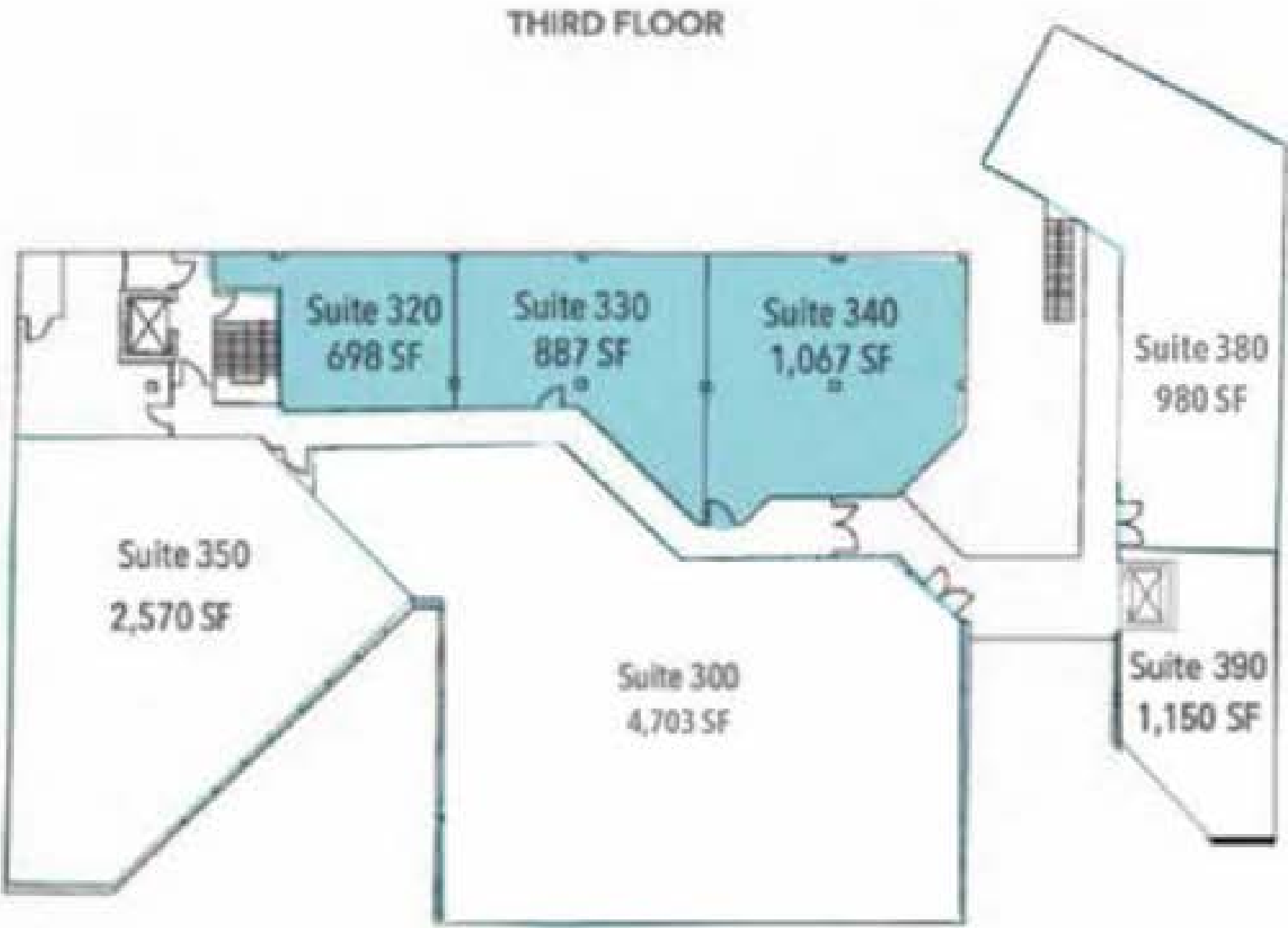


Suite	Size	Features
140	1,225 SF	Stunning ground-floor retail space with floor-to-ceiling glass and prime signage visibility along Prospect Street.
220	2,150 SF	Beautiful office space with floor-to-ceiling glass, offering captivating ocean views. Discover the flexibility of multiple office configurations to suit your business needs. Embrace a workspace that combines modern aesthetics with a touch of natural splendor, all in one exceptional location.

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Floor Plans

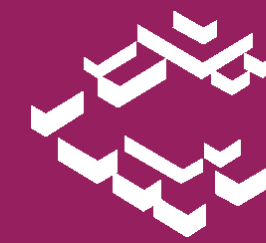


Suite	Area	Features
320	698	Elevate your workspace with a private office boasting magnificent mountain views. Explore the possibilities of combining this space with Suite 330 for even greater opportunities.
340	1,067	Experience the allure of a corner office with abundant natural light, creating a bright and inviting workspace.

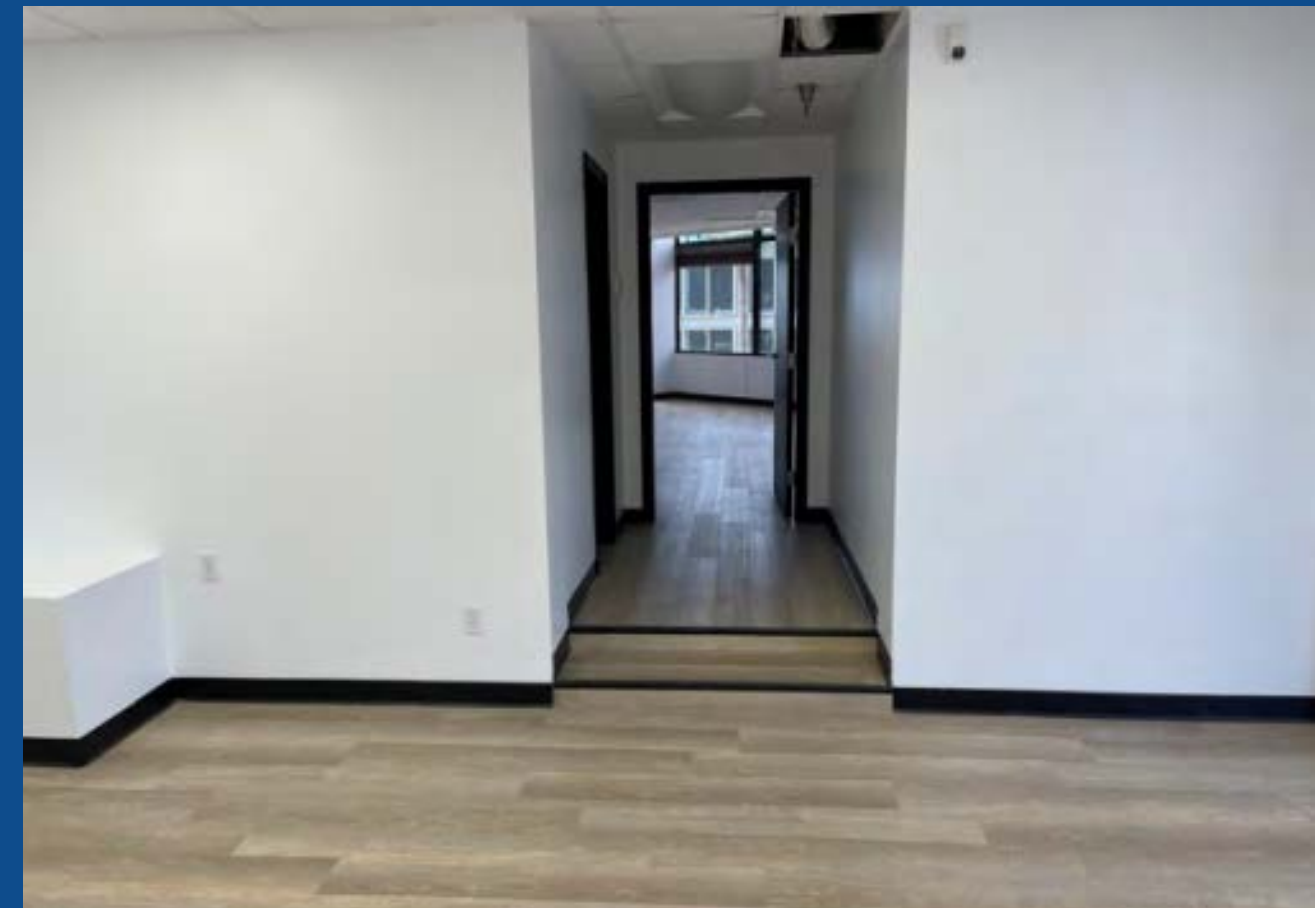
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Photos



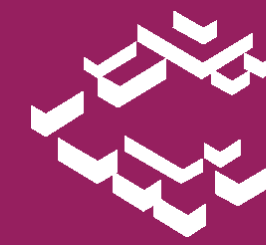
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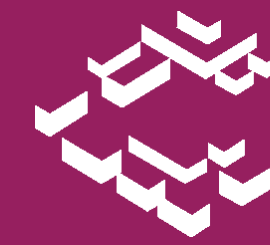
Suite 220



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Photos



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Suite 320



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Suite 320



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Demographics



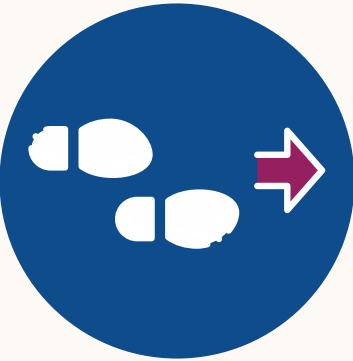
2023 Population
2 Miles: 20,584
5 Miles: 160,918
10 Miles: 548,729



Average Household Income
2 Miles: \$167,093
5 Miles: \$128,862
10 Miles: \$128,937



Median Age
2 Miles: 49.9
5 Miles: 38.6
10 Miles: 38.9



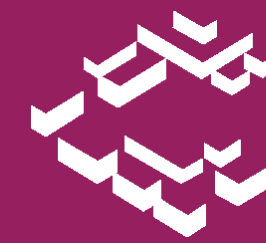
Traffic Volume
26,480



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Neighborhood



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Welcome to the Village of La Jolla...

Situated on the pristine coastline of San Diego, the Village of La Jolla is an embodiment of sophistication and scenic beauty. This location boasts unparalleled ocean views, making it a magnet for both locals and tourists.

Landmarks such as the Museum of Contemporary Art San Diego, La Jolla Historical Society, Athenaeum Music & Arts Library, and Conrad Prebys Performing Arts Center stand testament to La Jolla's rich cultural heritage, drawing enthusiasts from a variety of backgrounds.

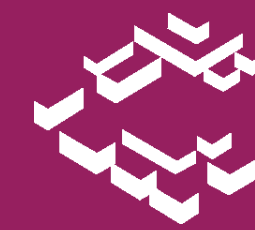
For those seeking culinary delights, the Village of La Jolla offers a diverse array of dining options, from fresh seafood establishments, such as Eddie V's Prime Seafood and Duke's La Jolla, to contemporary eateries like George's at the Cove and Bistro Pazzo. Additionally, La Jolla's vibrant landscape features high-end boutiques, curated art galleries, and designer stores, ensuring a refined experience for all visitors.

With iconic natural features such as La Jolla Cove and Windansea Beach, this coastal gem captivates with its breathtaking natural beauty. La Jolla Cove is famous for its rugged cliffs, crystal-clear waters, and diverse marine life, while Windansea Beach is renowned for its scenic rocky shoreline and world-class surf breaks.

Centrally located within the bustling environment of the Village of La Jolla, 1025 Prospect Street is prime retail/office space that ensures optimal visibility and a steady influx of foot traffic. For businesses aiming for excellence and prominence, there is no better location than the heart of the Village of La Jolla.

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*"Todd is an extremely professional Realtor that has helped clients of mine find commercial properties. Whenever I send a client his way, I know that they will be very well taken care of and I get nothing but rave reviews. I highly recommend **Todd Law!**"*

-Alan Cox



Todd Law

Senior Vice President

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www.cgpinc.com



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***This beautiful building has
immediate availability!***