For Lease

875 Prospect Street
La Jolla, California 92037

CAPITAL GROWTH PROPERTIES, INC.

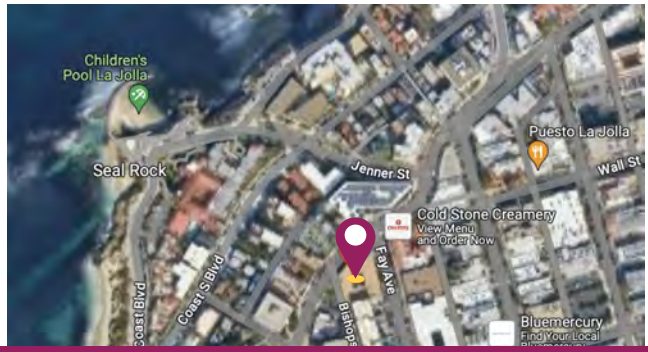


Property Highlights

- **Prime Location:** Class A Building in the Heart of La Jolla
- **Secure Subterranean Parking:** Convenience for staff and customers
- **Easy Accessibility:** Elevator access to all floors
- **Elegant Interiors:** Featuring upscale improvements
- **Surrounded by Vibrancy:** Nestled amidst La Jolla's bustling amenities, shops, and eateries.

Available Space

Suite	Size SF	Type	Monthly Rate PSF
Suite 220	2,230	Office	$3.25 + Elec.
Suite 300	1,749	Office	$3.50 + Elec.
Suite 304	3,200	Office	$3.25 + Elec.



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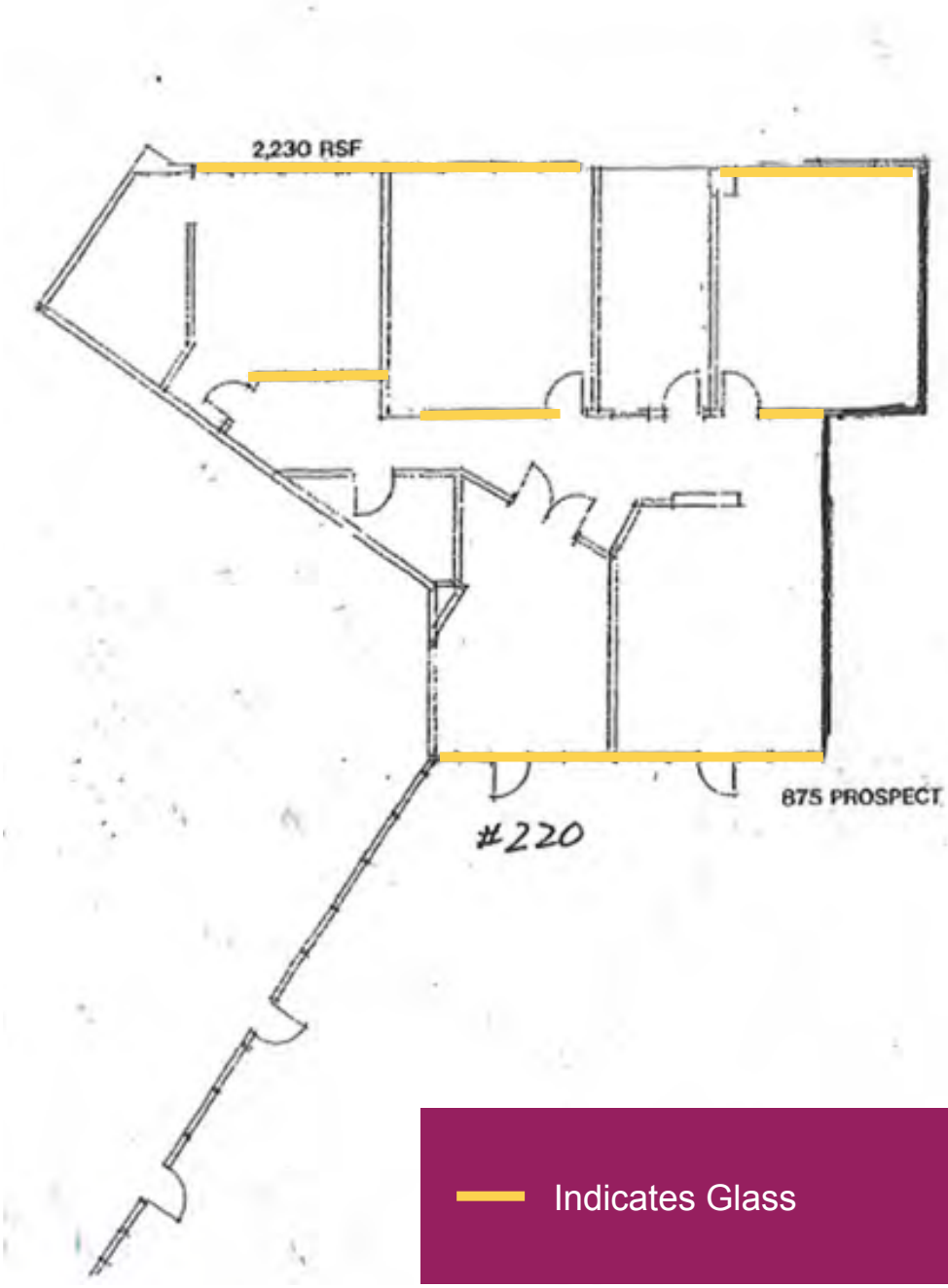
CAPITAL GROWTH PROPERTIES, INC.

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



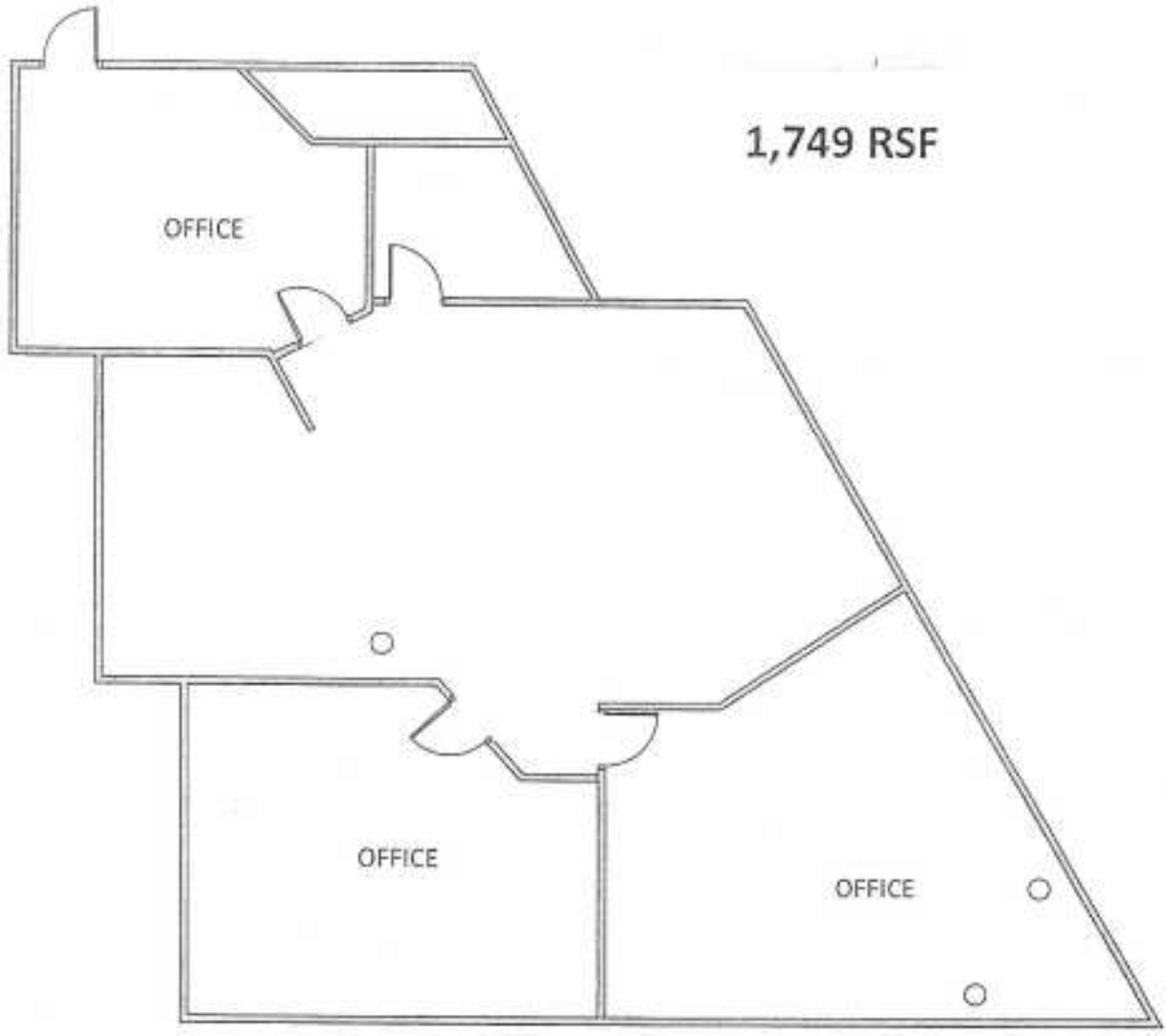


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Suite 300



Suite Highlights

- Third-floor office suite with ocean views.

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Suite 304



Suite Highlights

- Configured as 8 private offices (three feature ocean views).
- Includes a conference room, work room, and break room.

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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.







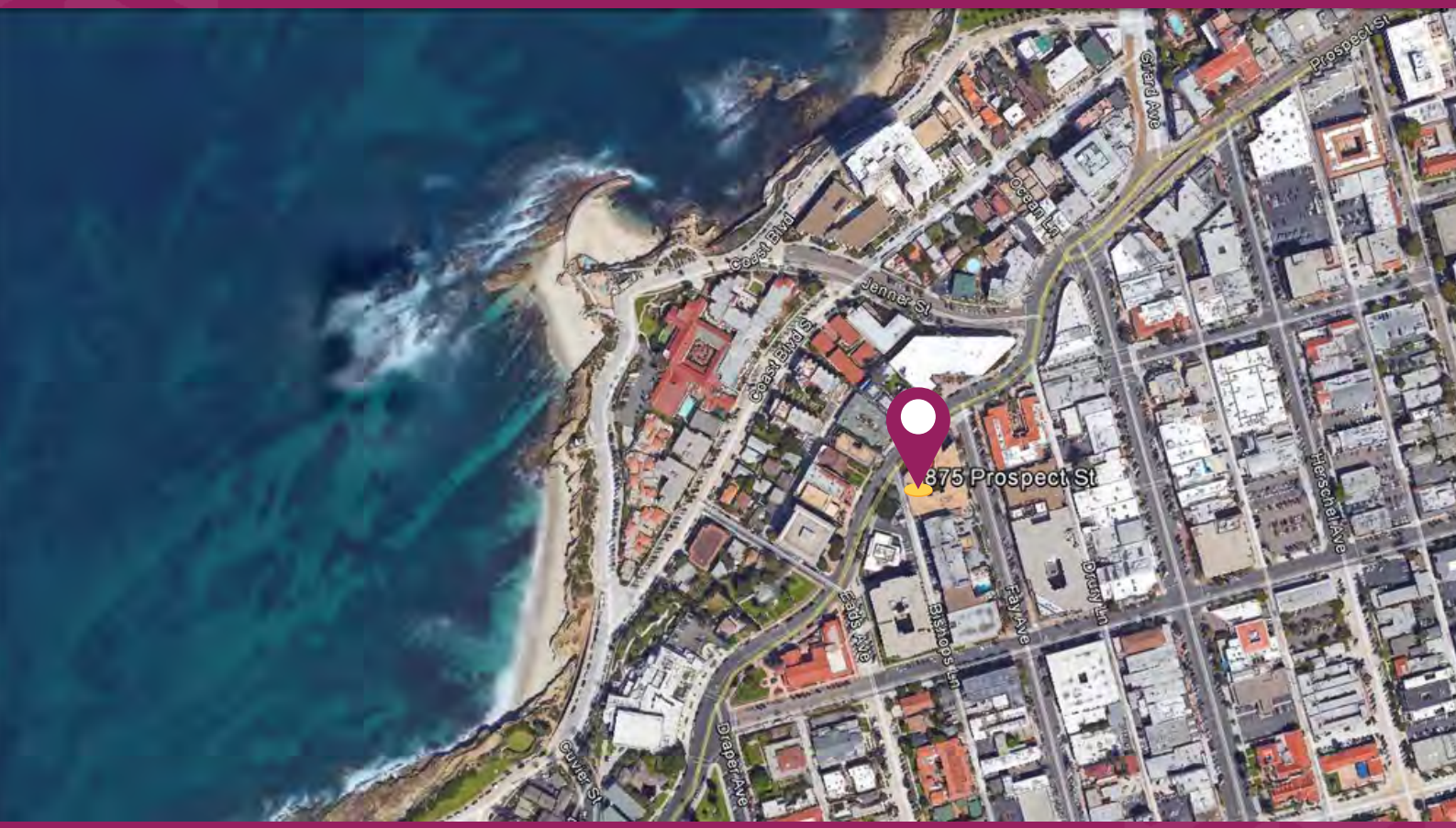
Demographic Highlights

- **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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These exceptional office spaces are available for lease today!

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