

# 1250 PROSPECT STREET

LA JOLLA CA 92037, USA

La Jolla Cove

**UNPARALLELED  
COASTAL LOCATION**

**JOSH SIMMS**

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MOUNTAIN WEST DEVELOPMENT

**KIPP GSTETTENBAUER, CCIM**

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**CAST**  
CAPITAL PARTNERS



**Exceptional restaurant, retail, and office opportunities in an unrivaled coastal location. Join George's, Blue Ocean, and more.**



# SITE PLAN RENDERING



# FORMER RESTAURANT SPACE

INTERIOR SPACE: 6,747 USF

PATIO SPACE: 2,178 USF

TOTAL AVAILABLE: 8,925 USF

Excellent retail location in Downtown La Jolla

Former restaurant space - 8,925 USF

Panoramic ocean views and in close proximity to La Jolla's scenic and cultural attractions, restaurants, boutiques, hotels, and more

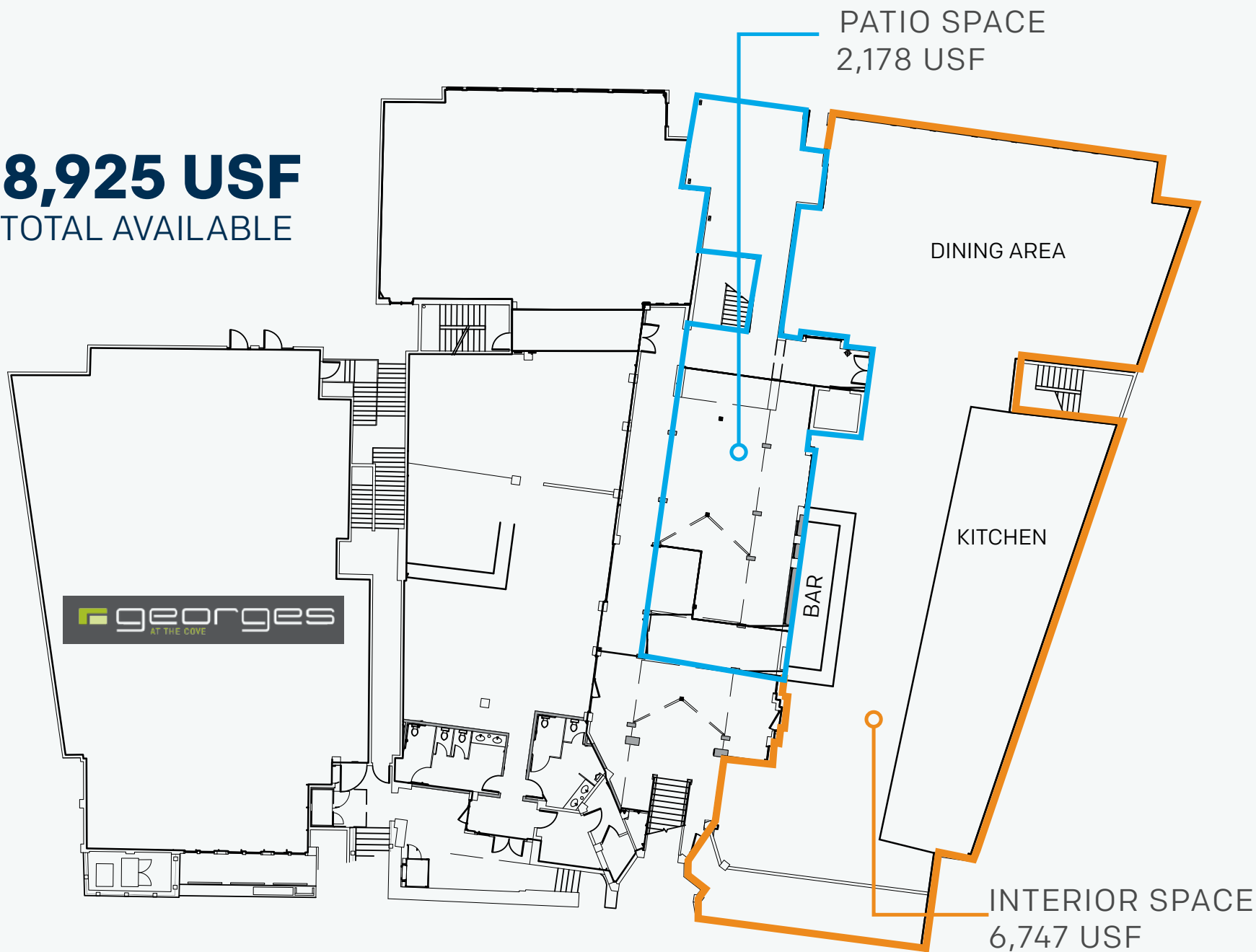
Located in the premier retail submarket in Southern California

High traffic count & pedestrian traffic

**Lease Rate: Negotiable**



**8,925 USF**  
TOTAL AVAILABLE



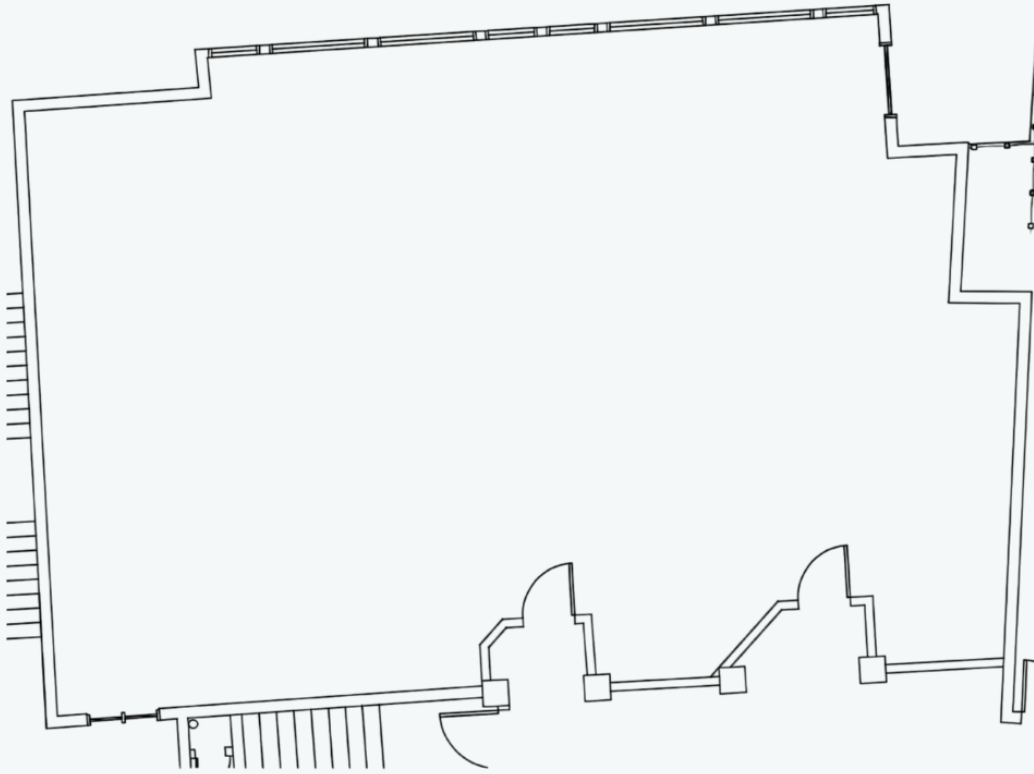




discover

an abundance of retail amenities





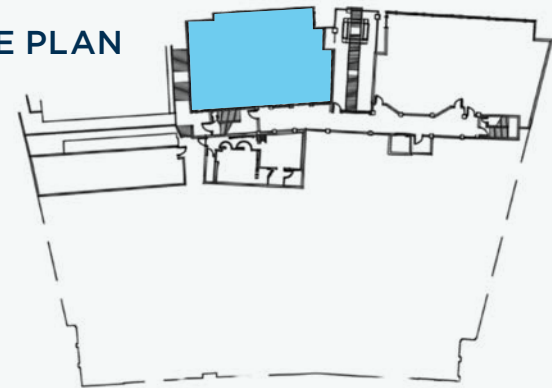
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OCEAN LEVEL  
OCEAN 1 & 2

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**±2,592 RSF**

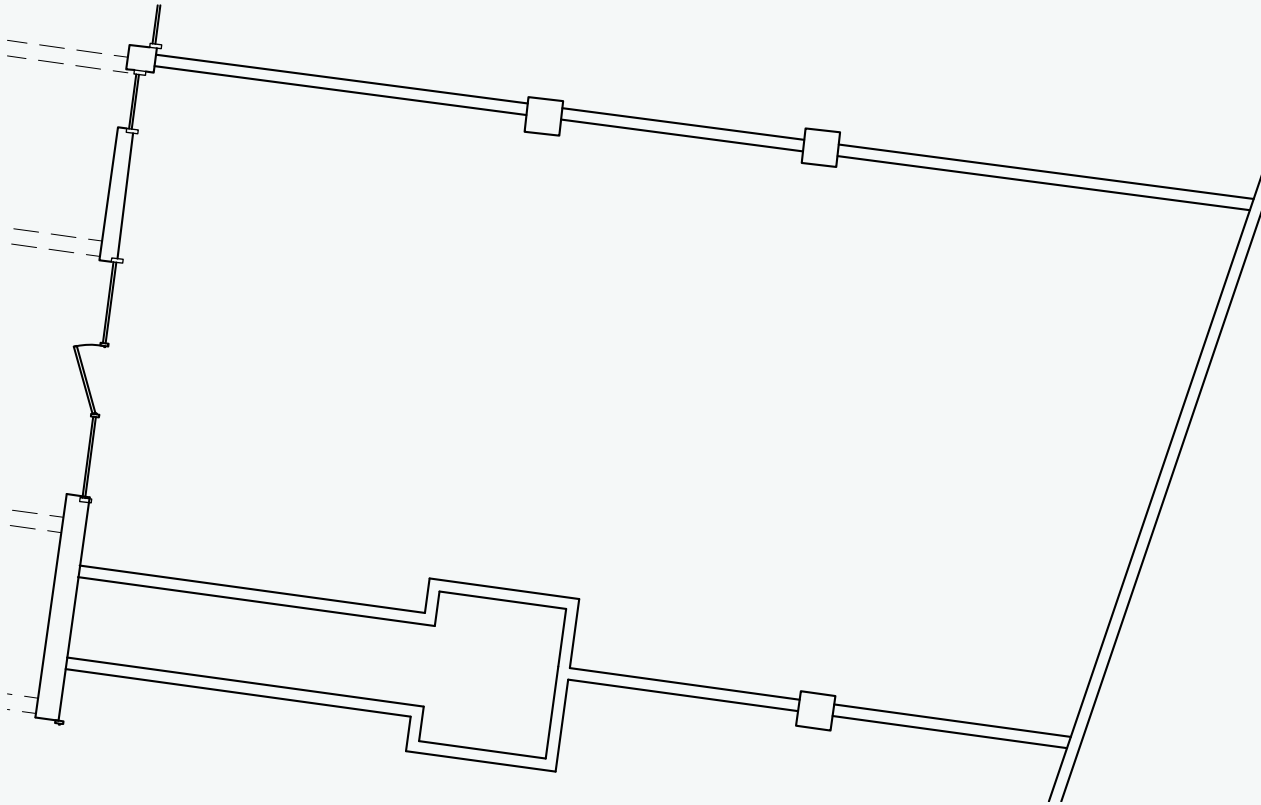
SITE PLAN





## LA JOLLA COVE OCEAN VIEW OFFICE SPACE





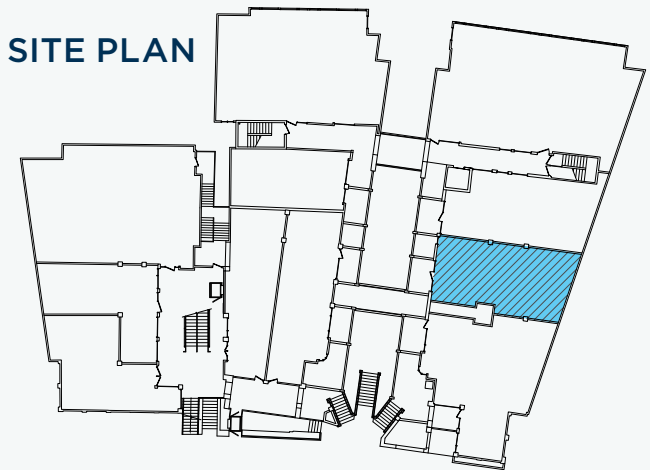
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SECOND FLOOR:  
C-21 RETAIL SPACE

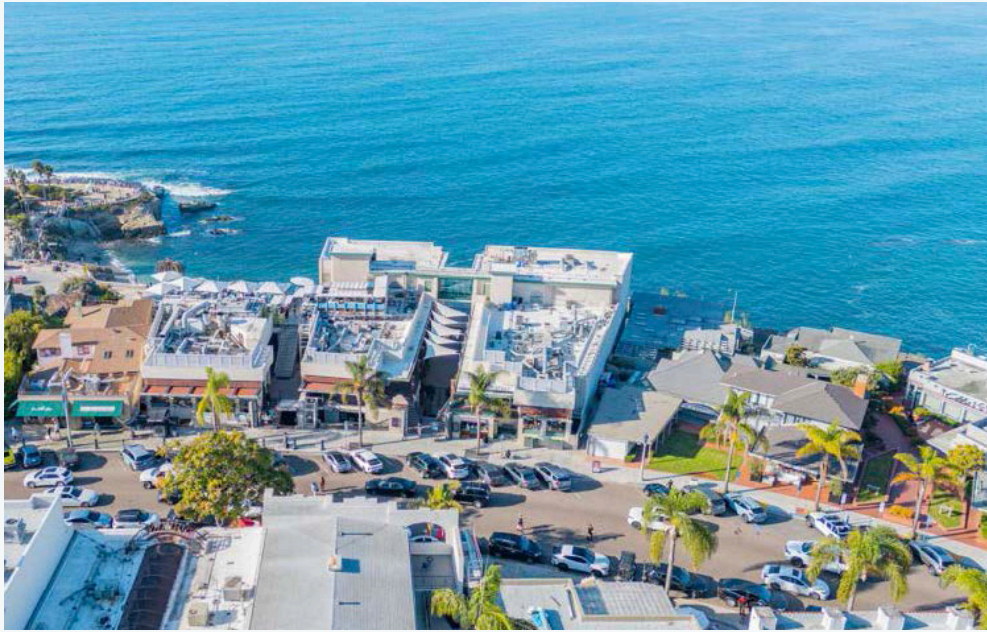
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**±1,363 RSF**

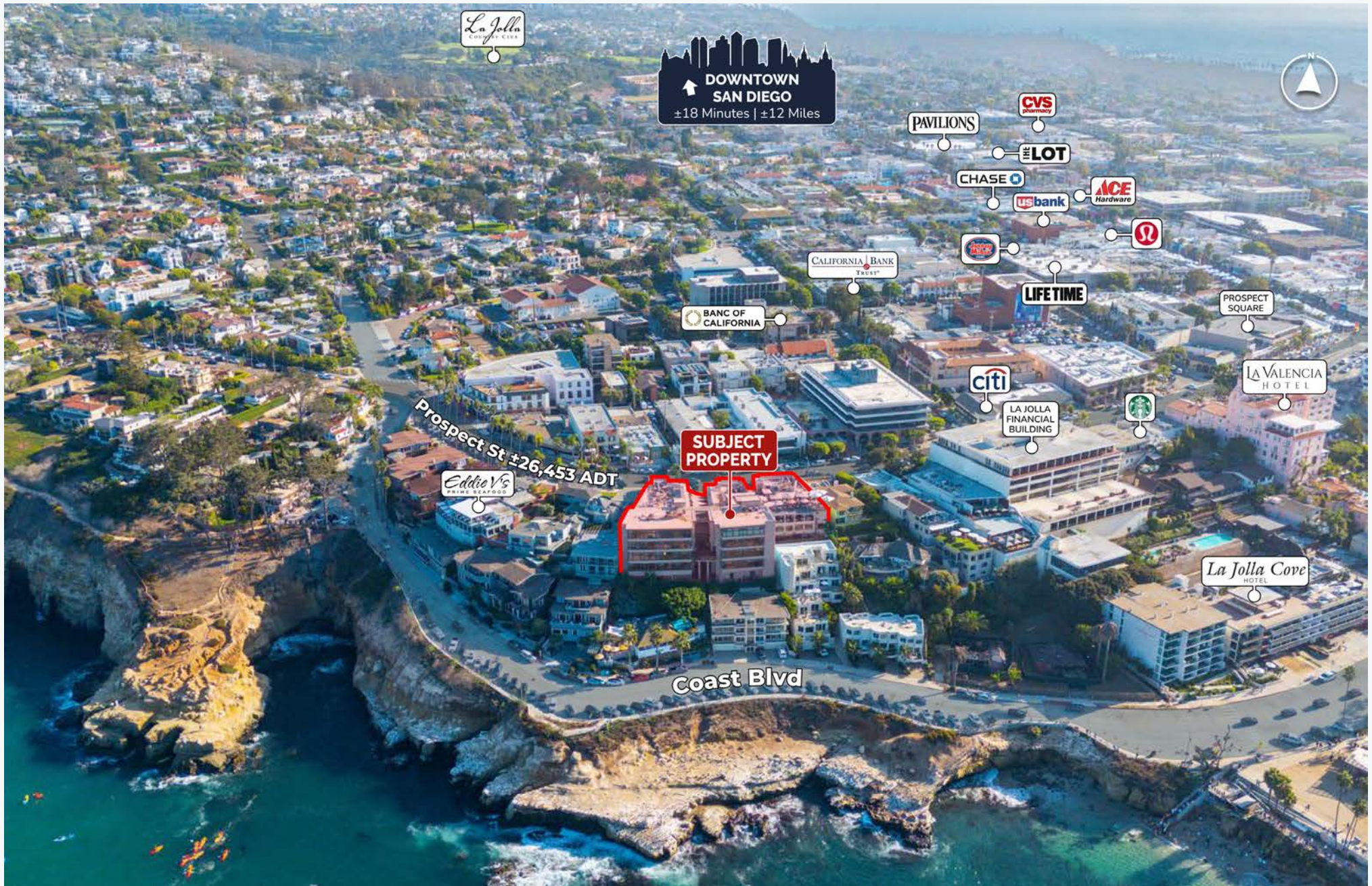
SITE PLAN



# PROPERTY PHOTOS



# AERIAL PHOTO



# AERIAL PHOTO





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