

FOR LEASE – OFFICE/RETAIL SPACES

1025 Prospect Street
La Jolla, CA 92037



PROPERTY OVERVIEW

FOR LEASE

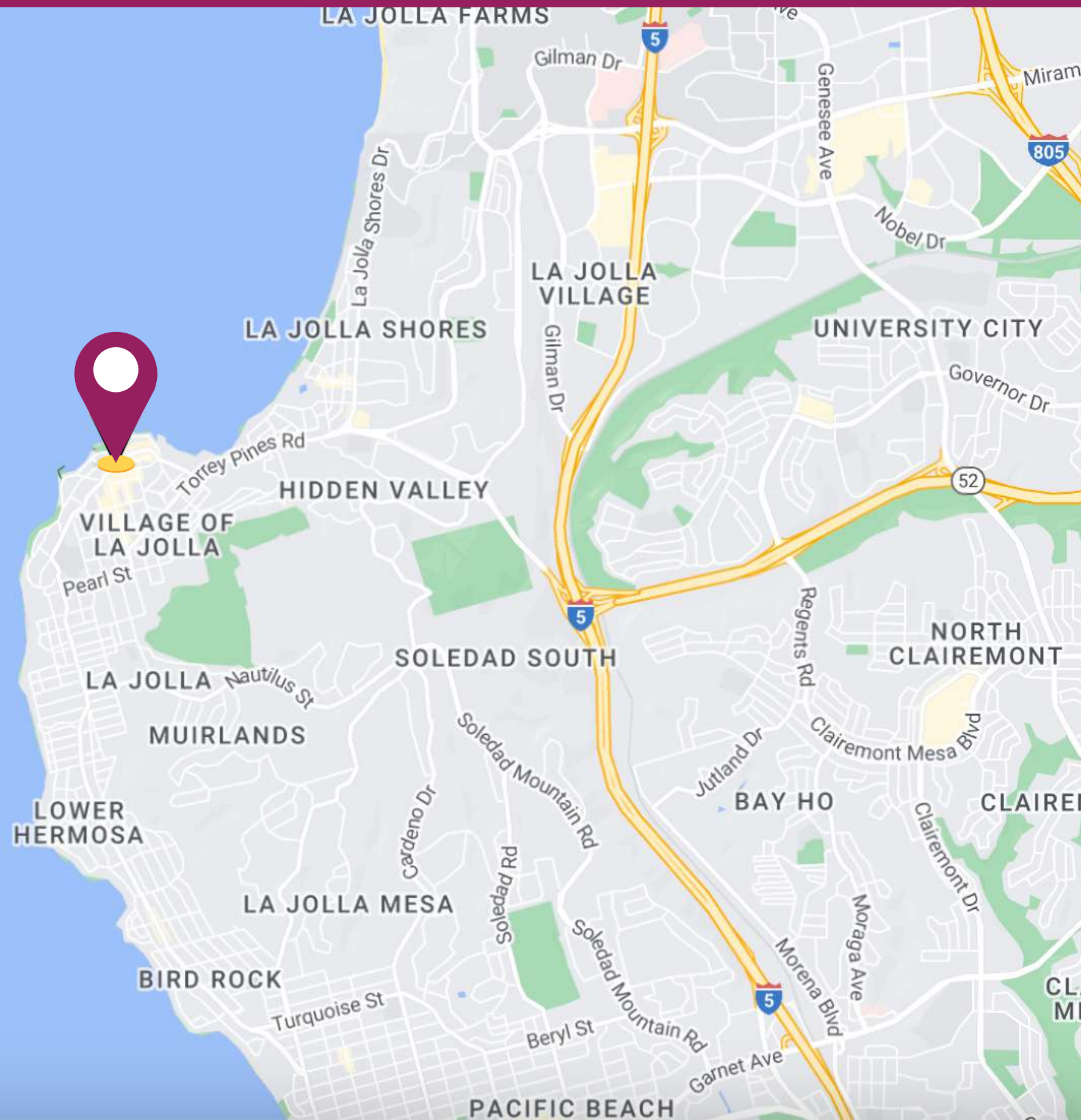
- ✓ Private office/retail spcaces with **views of Mount Soledad or the ocean.**
- ✓ **Convenient** escalator and elevاتور access to 2nd floor.
- ✓ **Excellent location.**
- ✓ **On-site parking** available.

AVAILABLE SPACES

OFFICE/RETAIL		
SUITE	SF	RATE (PSF)
220	2,150	\$3.25 + NNN (\$1.61)
320	698	\$3.00 + UTILITIES
340	1,067	\$3.25 + UTILITIES
380	980	\$3.25 + UTILITIES

LOCATION HIGHLIGHTS

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



Generous tenant improvement packages for highly qualified tenants.

High image 33,055 SF multi-tenant retail & service-office building.

High-end tourist destination.

Surrounded by world-class retailers, restaurants and hotels.

KEY TENANTS

1025 Prospect Street
La Jolla, CA 92037

cody's
la jolla

BEE SIDE
BALCONY

le macaron
french pastries



PatientPartner

CAPITAL GROWTH
PROPERTIES, INC.



LOCATION

1025 Prospect Street
La Jolla, CA 92037



THE LODGE TORREY PINES


The Marine Room
ELEGANT DINING ON THE SHORE

Eddie V's
PRIME SEAFOOD

LA JOLLA SHORES

georges

LA JOLLA COVE

SCRIPPS PARK


La Valencia
ALENCIA HOTEL

PROSPECT
SQUARE

PROSPECT ST

LOCATION

1025 Prospect Street
La Jolla, CA 92037

		
		
		
DOWNTOWN LA JOLLA		



SCRIPPS PIER

UC San Diego

La Jolla Village Drive



WESTFIELD UTC CENTER

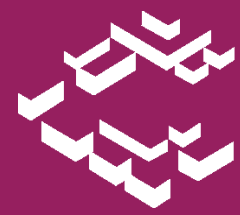
NORDSTROM		
TESLA		TIFFANY & Co.
		

PROSPECT SQUARE

SCRIPPS PARK

LA JOLLA
BEACH & TENNIS CLUB

LOCATION



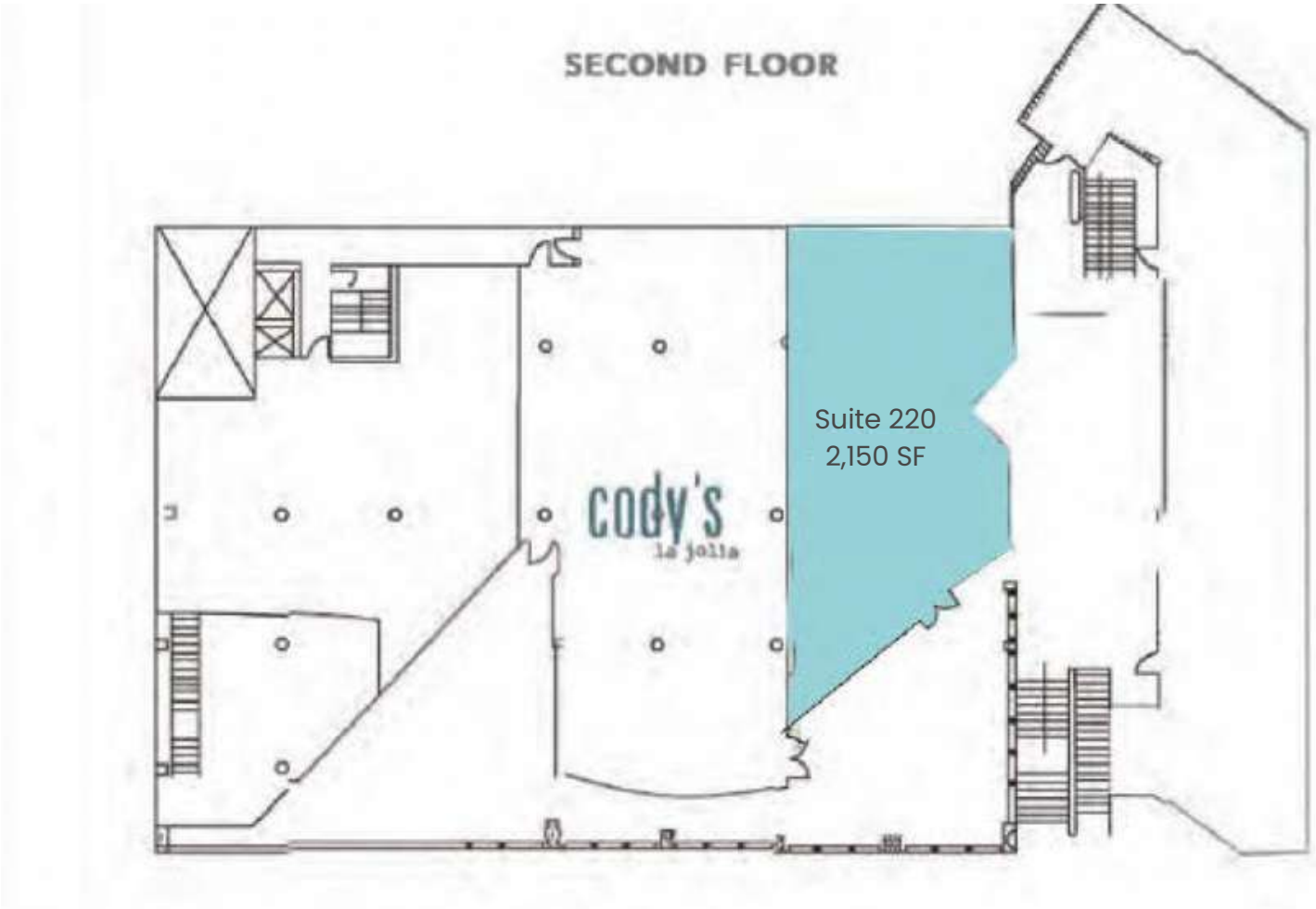
CAPITAL GROWTH
PROPERTIES, INC.

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



FLOOR PLAN

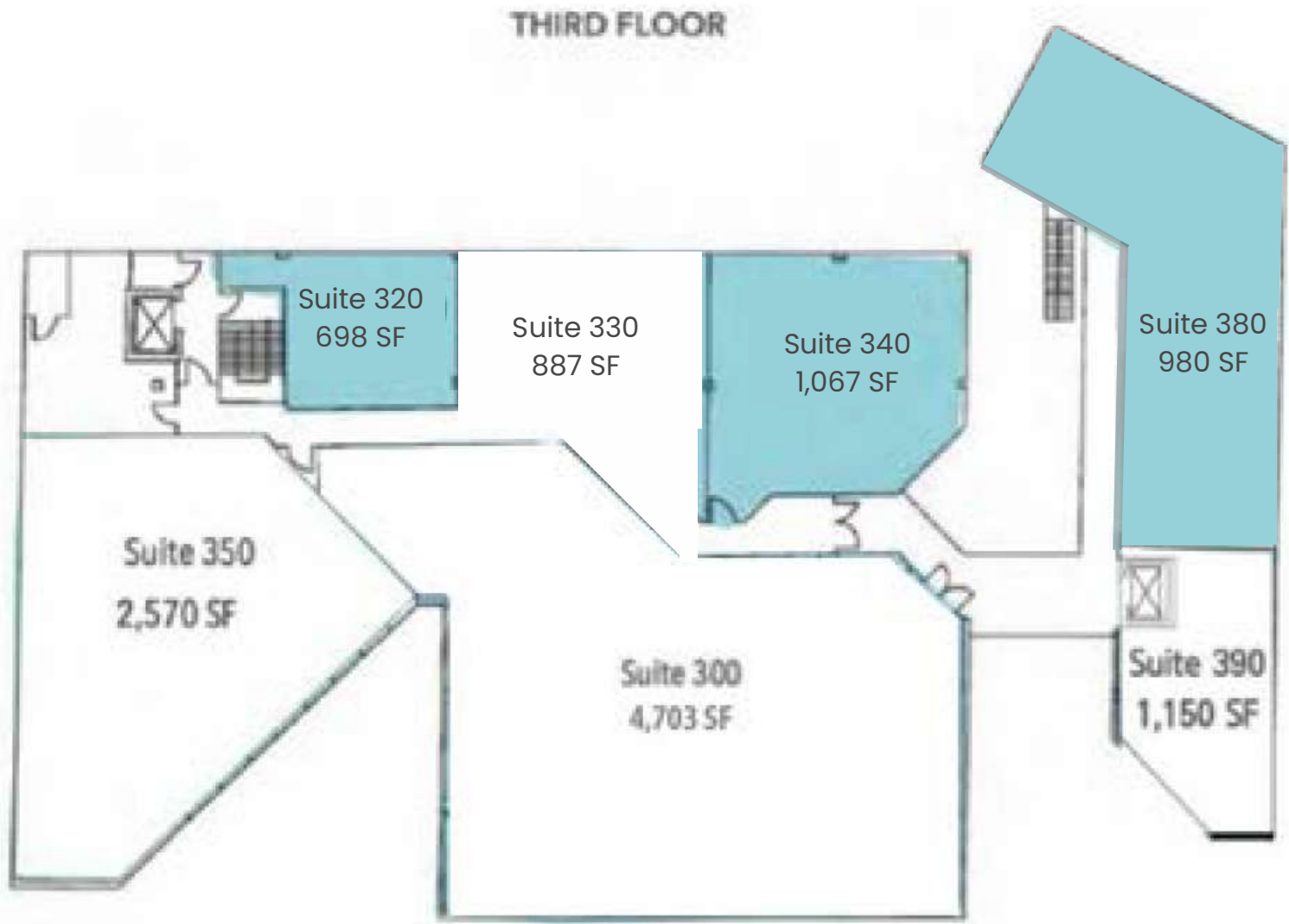
1025 Prospect Street
La Jolla, CA 92037



Suite	SF	Features
220	2,150	Beautiful office/retail build-out, floor-to-ceiling glass, ocean views, and multiple office/retail configurations.

FLOOR PLAN

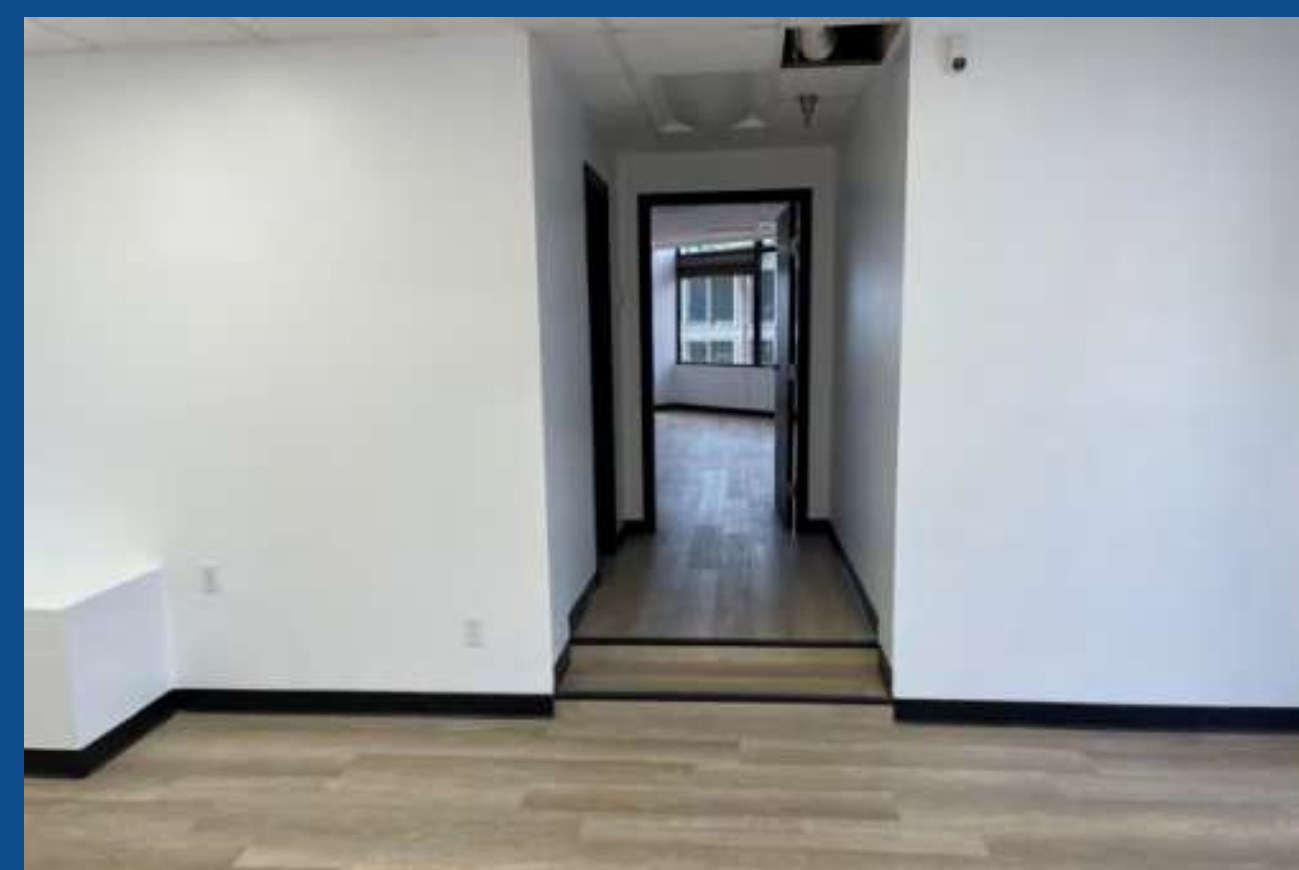
1025 Prospect Street
La Jolla, CA 92037



Suite	SF	Features
320	698	Private office with views of Mount Soledad.
340	1,067	Corner office with abundant natural light.
380	980	Improved office space with updated flooring, lighting, and glass windows.

PHOTOS

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



PHOTOS

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SUITE 220

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



SUITE 220

1025 Prospect Street
La Jolla, CA 92037

Dive into a virtual walkthrough of this potentially game-changing business space. Don't just imagine; experience it. **Press play** and feel the opportunity.



SUITES 320

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



SUITES 320

1025 Prospect Street
La Jolla, CA 92037

Dive into a virtual walkthrough of this potentially game-changing business space. Don't just imagine; experience it. **Press play** and feel the opportunity.



SUITE 340

1025 Prospect Street
La Jolla, CA 92037



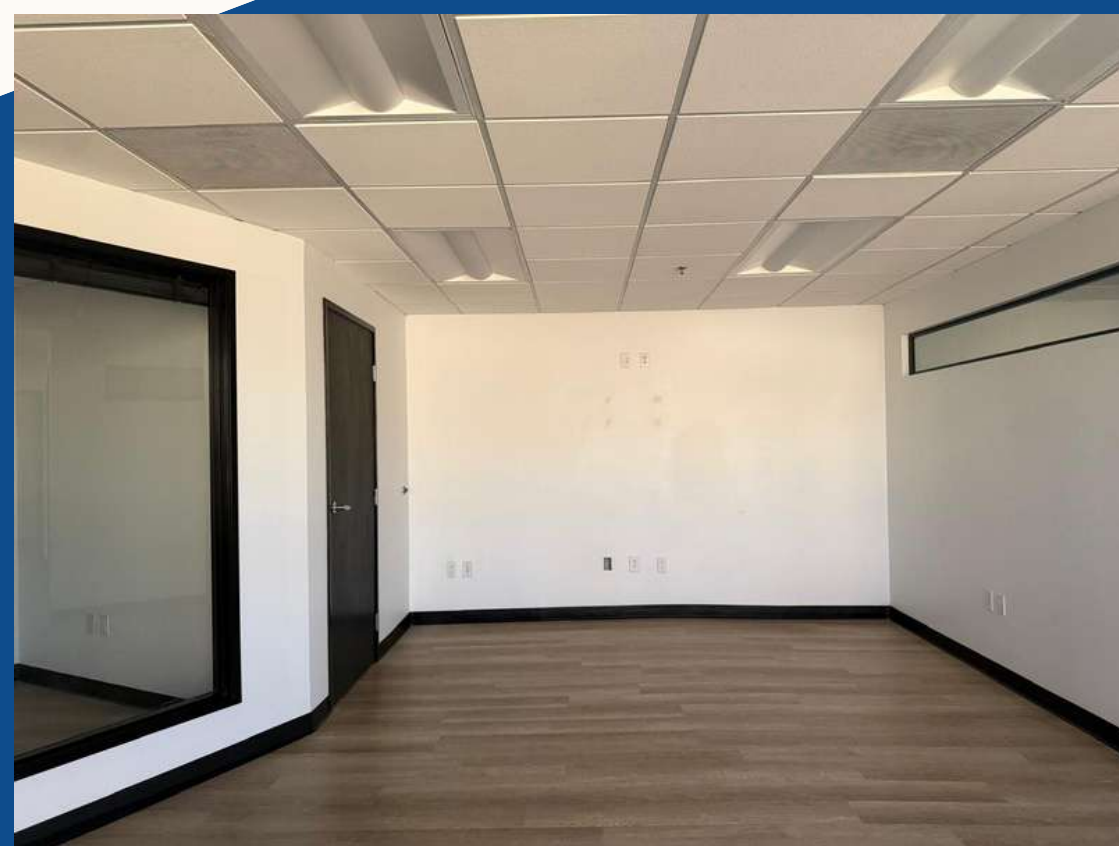
SUITE 340

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



SUITE 380

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DEMOGRAPHICS

1025 Prospect Street
La Jolla, CA 92037



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

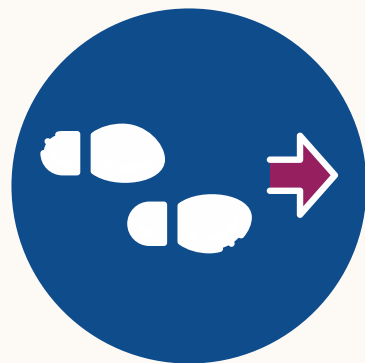


MEDIAN AGE

2 Miles: 49.9

5 Miles: 38.6

10 Miles: 38.9



TRAFFIC VOLUME

Prospect Street:
26,480



NEIGHBORHOOD

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



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 and the La Jolla Historical Society stands as a testament to the village's rich cultural heritage, drawing enthusiasts from various fields.

For those seeking culinary delights, the village of La Jolla offers a diverse array of dining options, from fresh seafood establishments to contemporary eateries. Additionally, its vibrant shopping landscape features high-end boutiques and curated art galleries, ensuring a refined shopping experience for all visitors.

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



"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!"

-Alan Cox



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President

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Immediate Availability