

**PRIME RETAIL/OFFICE SPACE AT THE GATEWAY TO LA JOLLA, ONE OF SAN DIEGO'S MOST AFFLUENT MARKETS**



**FOR LEASE**

**1006-1010 Torrey Pines Rd., La Jolla, CA 92037**



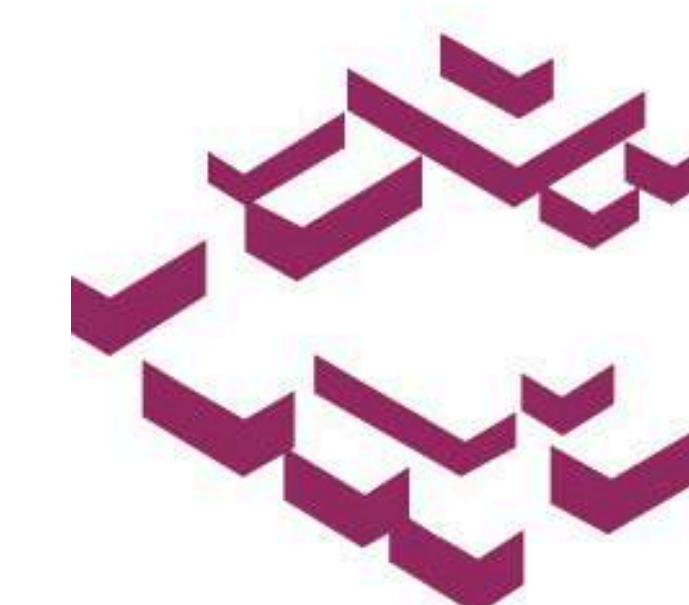
**TODD LAW**

**Senior Vice President**

858.728.9305

[tlaw@cgpinc.com](mailto:tlaw@cgpinc.com)

CA DRE 01309241 - WA DOL 27587



**CAPITAL GROWTH  
PROPERTIES, INC.**

Please do not disturb the tenants, owner, employees and patrons. Please contact the broker only.

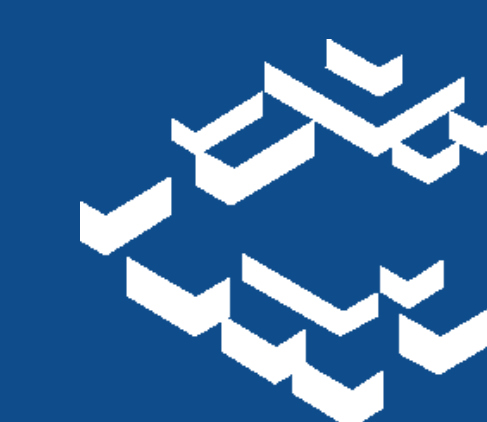


# PROPERTY OVERVIEW

## AVAILABLE SPACES FOR LEASE

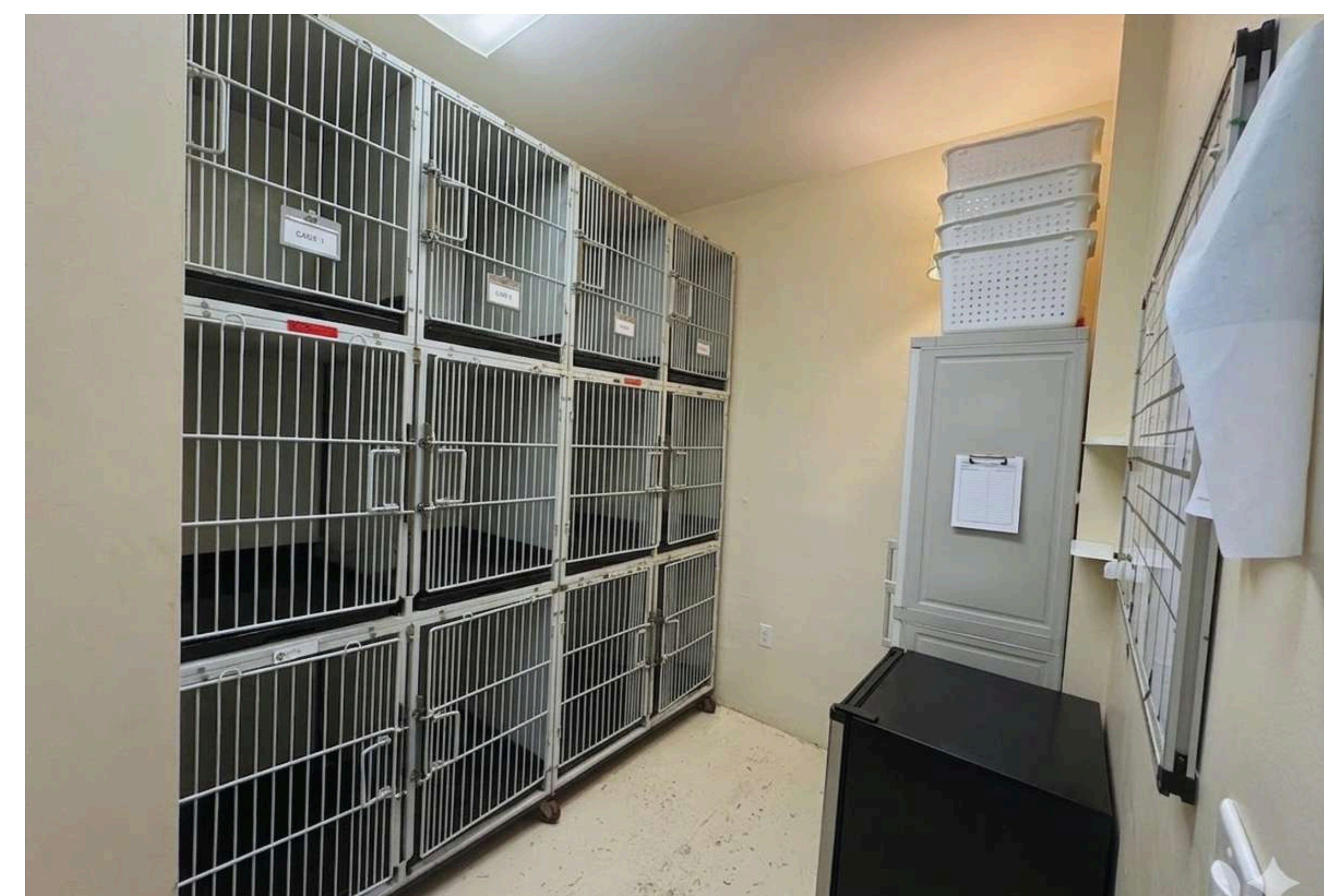
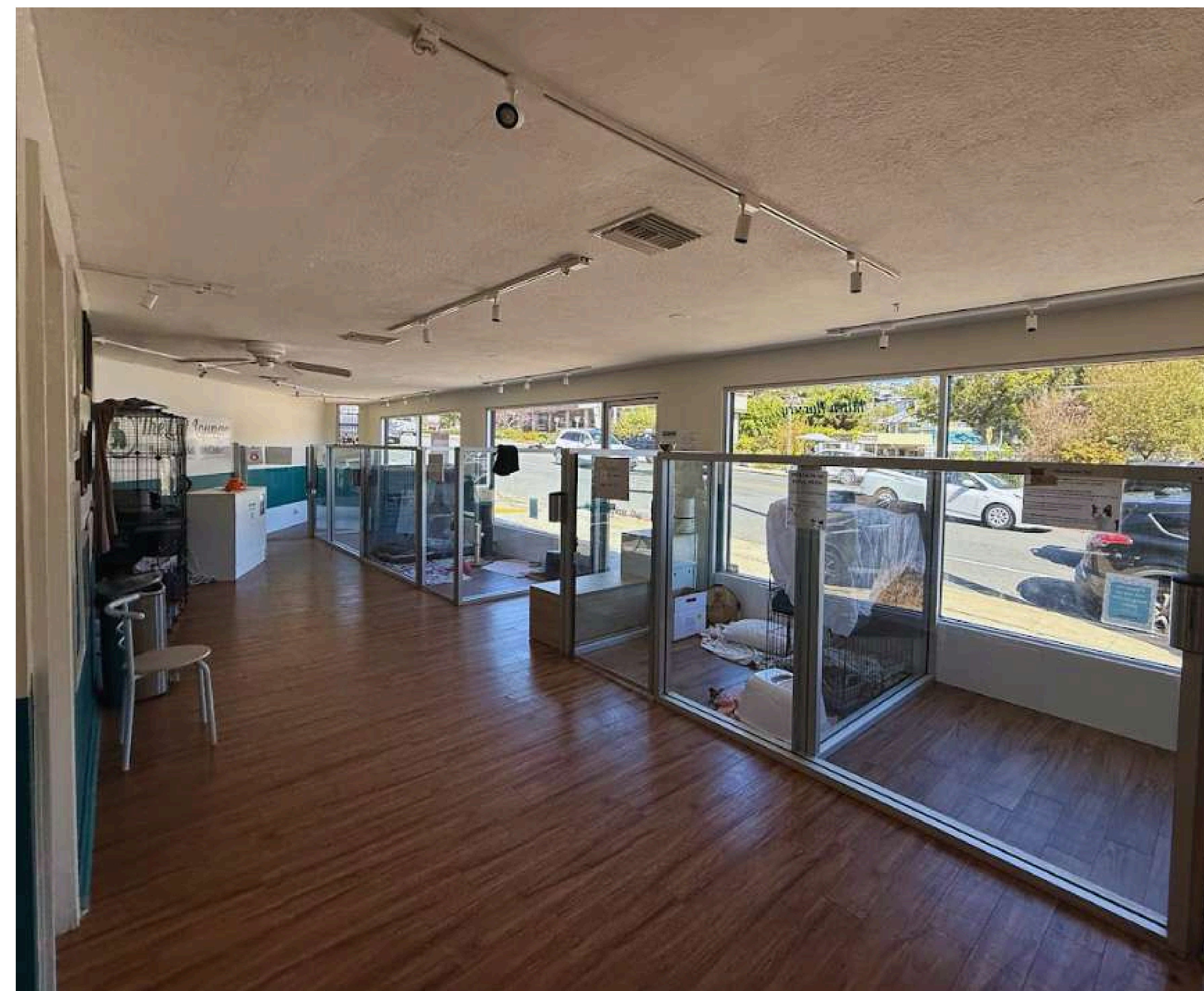
OFFICE/RETAIL		
SUITE	SF	RATE
1006-1008	1,111	\$ 2.85 NNN (\$1.41)
1010	837	\$ 3.36 NNN (\$1.52)

- Rare space at the entrance into La Jolla
- High traffic site
- One of San Diego's most walkable neighborhoods
- Signature storefront opportunity with tremendous signage and branding potential
- Girard Ave is La Jolla's most coveted retail street
- Minutes to numerous amenities and attractions



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# PHOTOS



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A truly unique coastal office offering unmatched visibility, walkability, and ocean views in the heart of the Village of La Jolla



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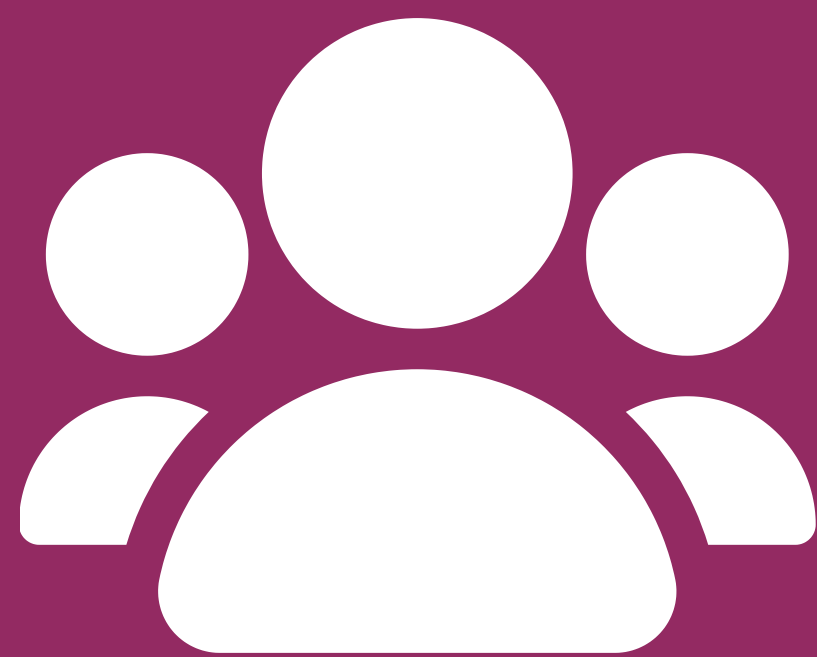
# DEMOGRAPHICS



## LA JOLLA, CA (2025)



Source: Point2Homes – La Jolla Demographics



Population  
Aprox. 34,002



Estimated household  
income (avg.)  
\$141,822



Self-Employed & Business Owners  
3,299 residents



Households  
16,989



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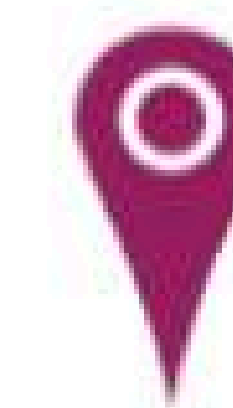
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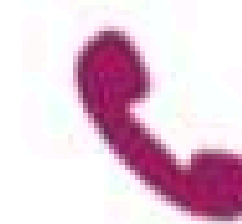
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**Capital Growth Properties, Inc.**

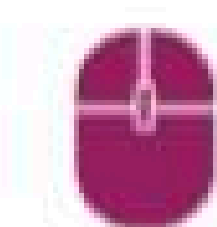


1120 Silverado Street, Suite 200

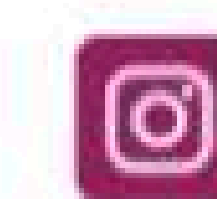
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