For Lease

1025 Prospect Street
La Jolla, California 92037



La Jolla
Office Space

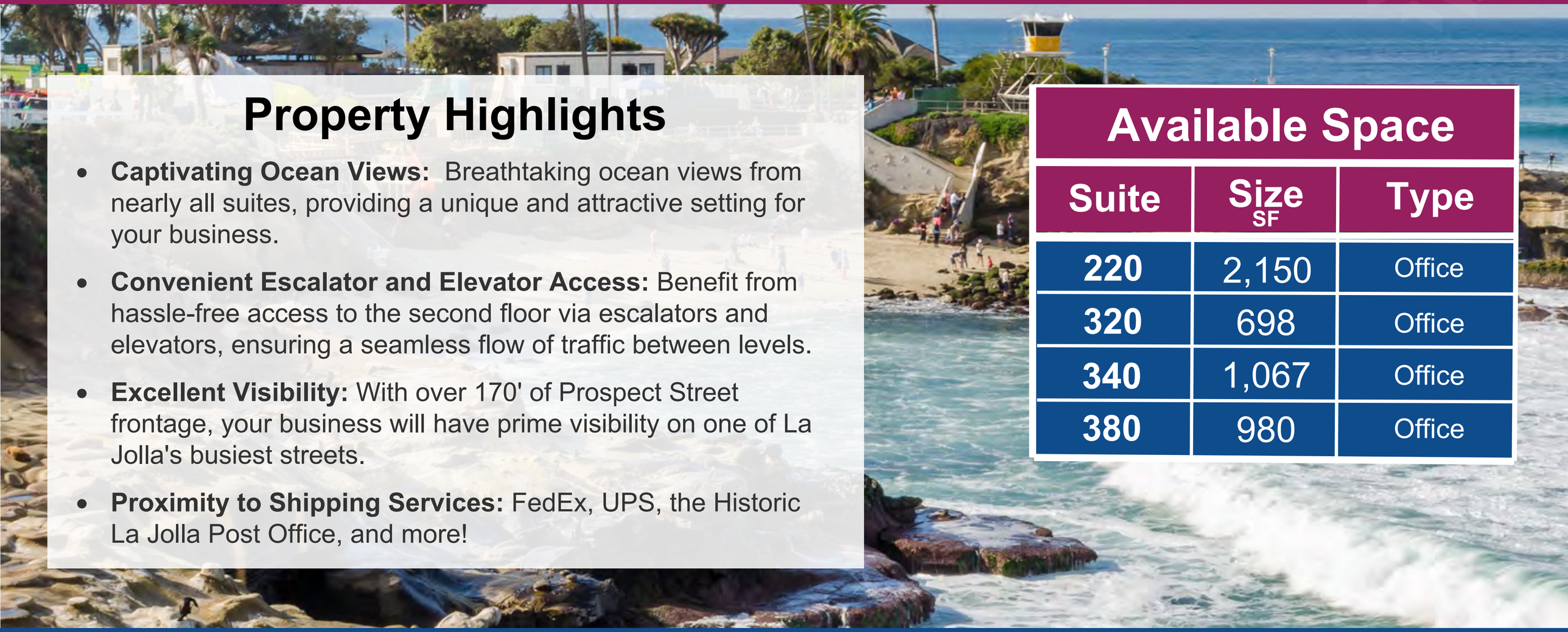
Capital Growth Properties, Inc.

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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
220	2,150	Office
320	698	Office
340	1,067	Office
380	980	Office

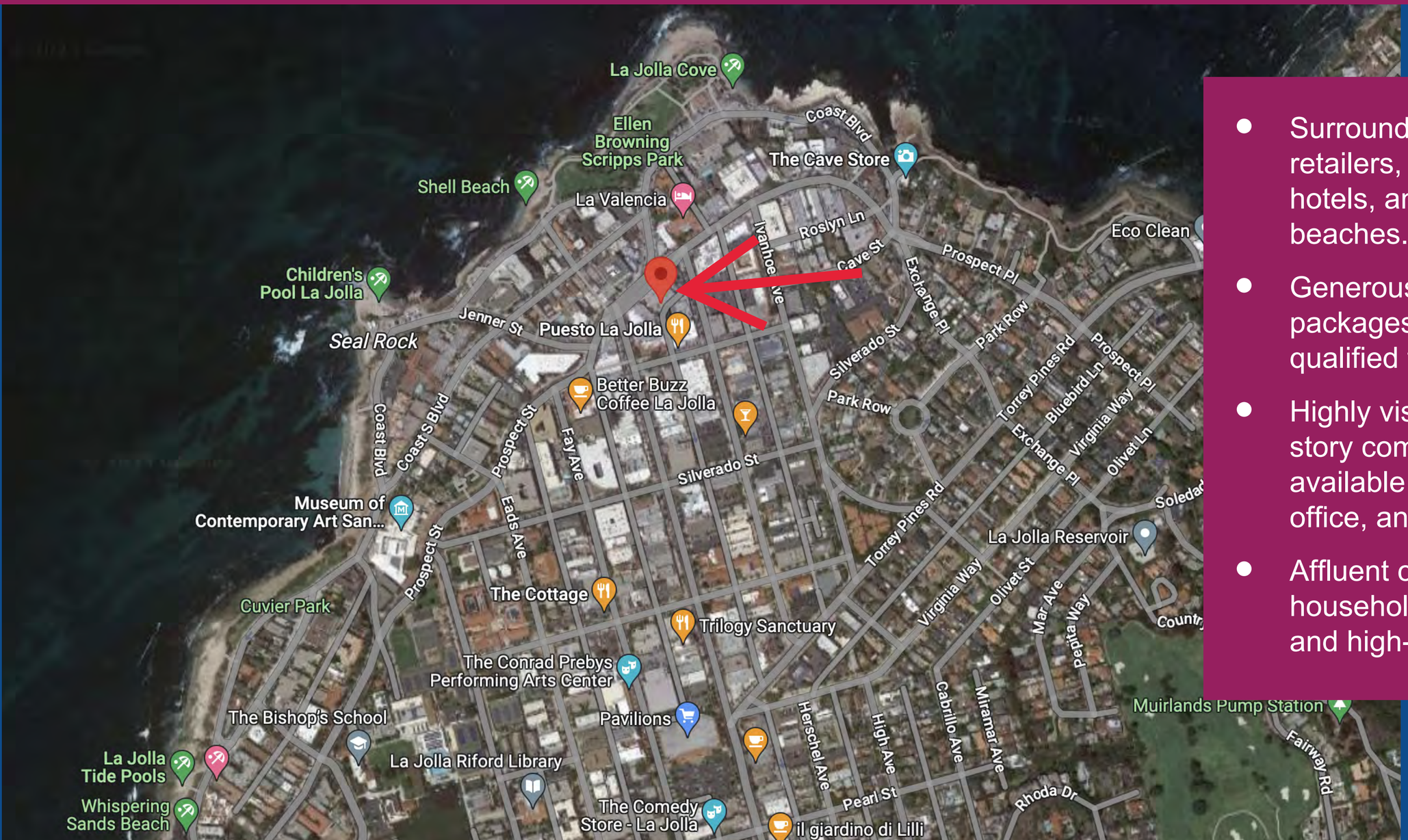
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Location Highlights

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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

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cody's la jolla

BEESIDE BALCONY

le macaron french pastries

PatientPartner™



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Location

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Floor Plans

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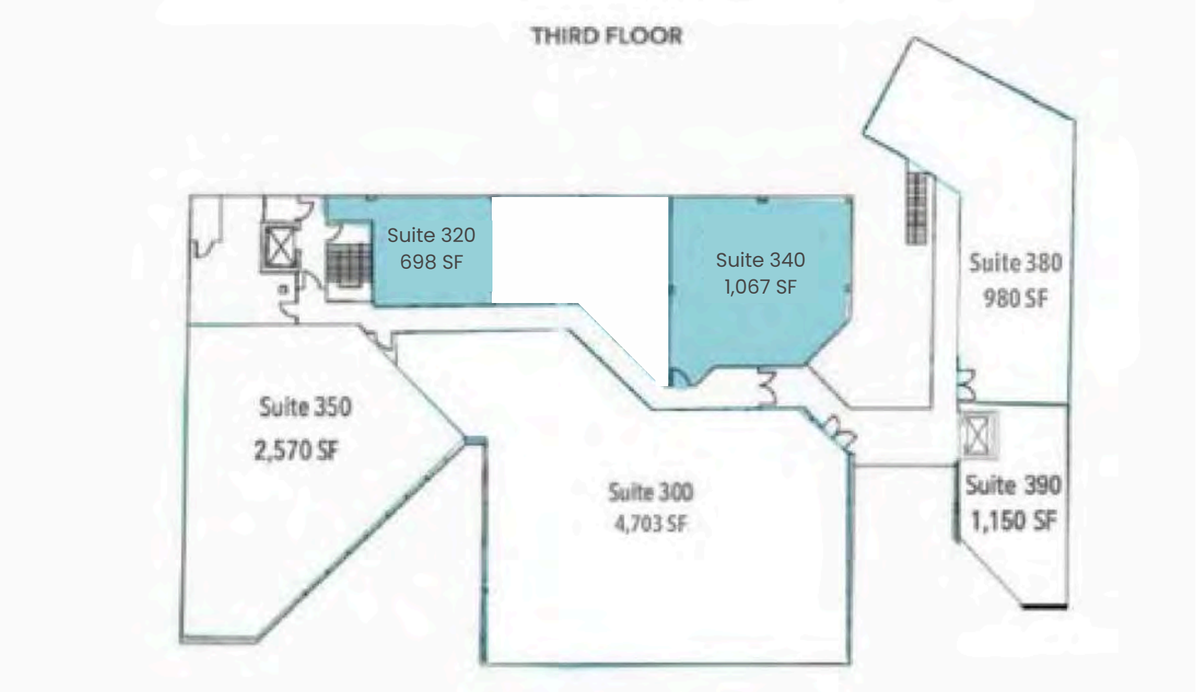


Suite	Size	Features
220	2,150 SF	Beautiful office space with floor-to-ceiling glass, offering captivating ocean views. Discover the flexibility of multiple office configurations to suit your business needs. Embrace a workspace that combines modern aesthetics with a touch of natural splendor, all in one exceptional location.

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Floor Plans

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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.
380	980	Improved office space with updated flooring, lighting, and glass windows

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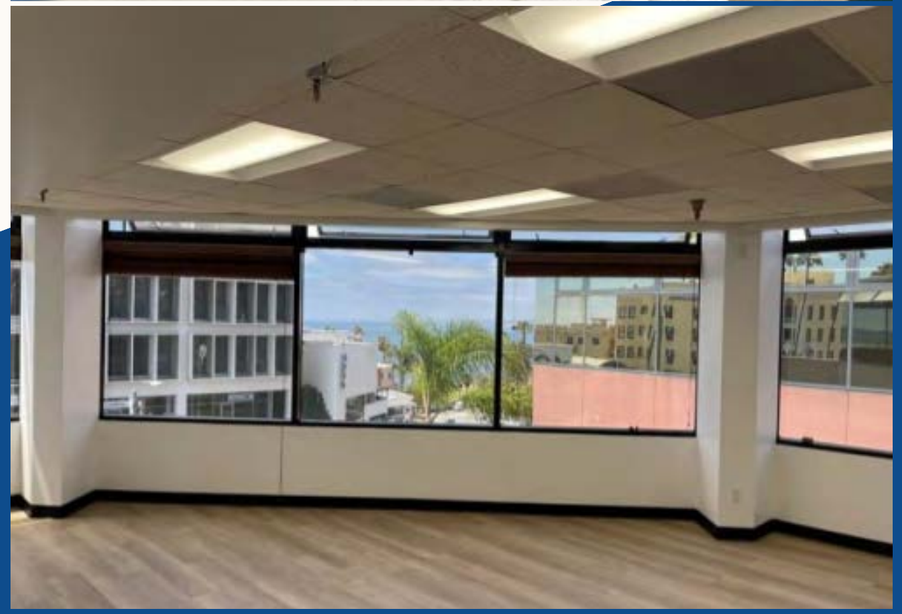
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Photos

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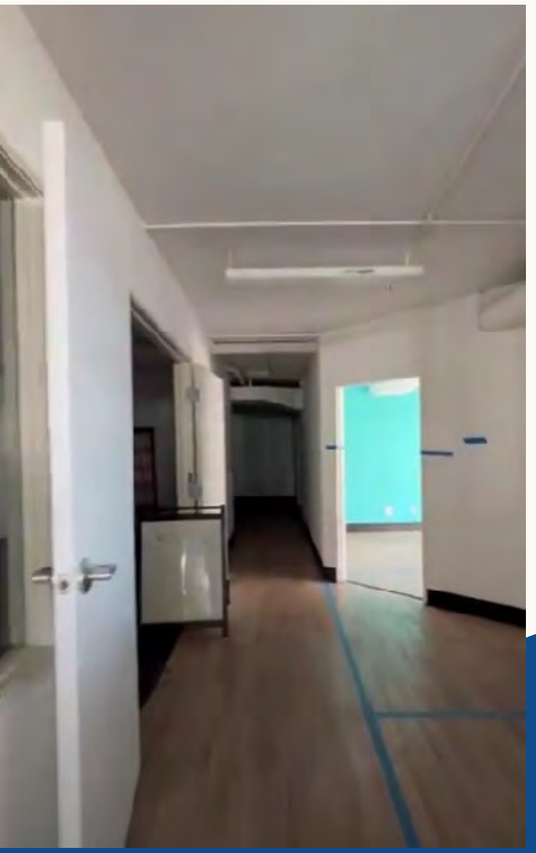


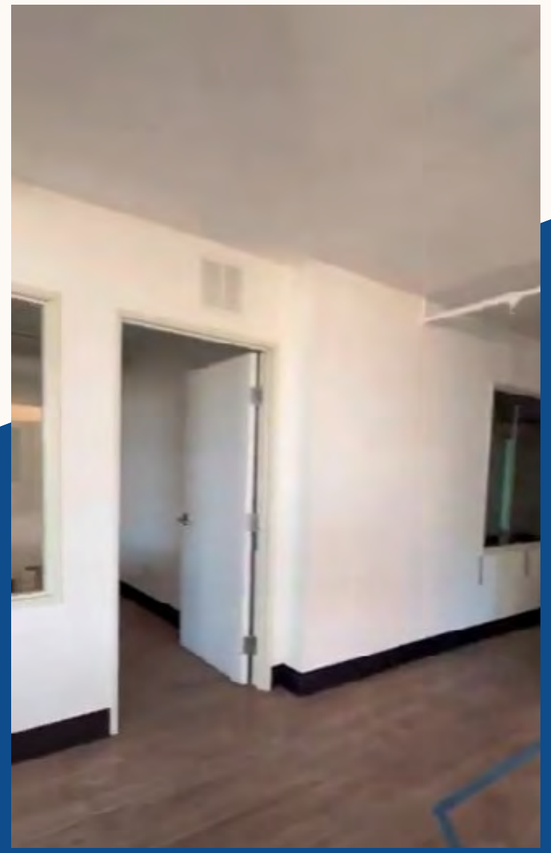
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Photos

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Suite 220






Photos

Suite 320





Photos

Suite 340





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Demographics

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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



Source: **CoStar**

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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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CAPITAL GROWTH PROPERTIES, INC.

★★★★★

*"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

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This beautiful building has immediate availability!