

PREMIER RETAIL/ OFFICE SPACE OPPORTUNITY

1020 PROSPECT ST

1,065-2,130 SF AVAILABLE

LEASED
Ravean Aaron
Galleries

AVAILABLE

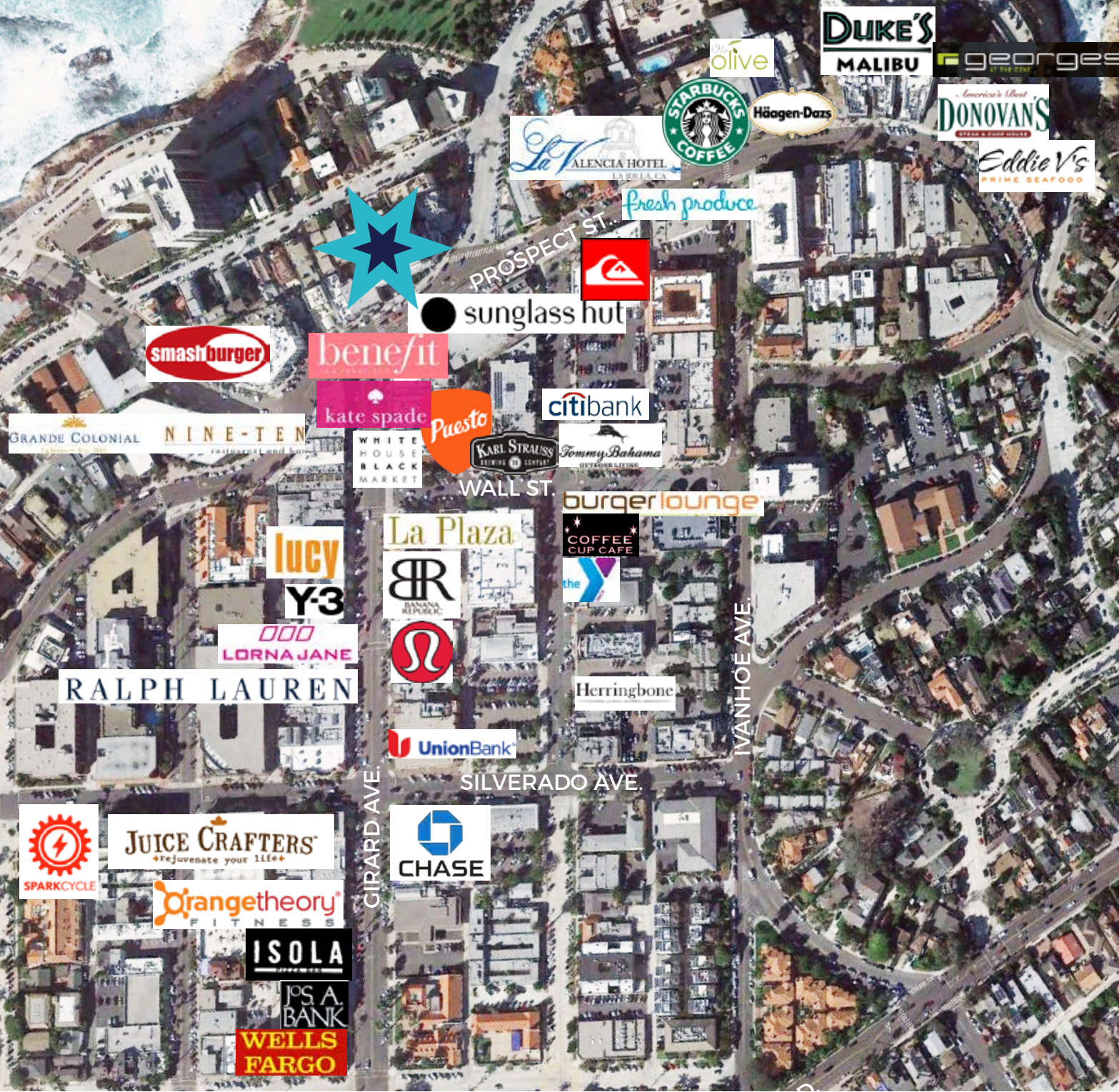
LA JOLLA IDEAL

IMPRESSIVE RETAIL/ OFFICE SPACE ON PROSPECT ST.

- + Redevelopment of **Landmark Building** provides prestigious **brand new** space
- + **15.5 Foot** Ceiling Heights with new **Floor-To-Ceiling Glass Shell**
- + **Iconic** California **beach community**
- + **Elevated** Prospect Street storefront on one of the **busiest intersections** in La Jolla creates **tremendous visibility** from both tourists & locals alike
- + **Rare on-site parking**

PROPERTY RENDERING





NEIGHBORING TENANTS



DEMOGRAPHICS



Estimated Population:
3,000,000
San Diego



40,000
La Jolla Proper
Average Household Income:
\$122,641



Estimated Annual Visitors:
2,000,000



Median Price of Available Homes:
\$3,172,000



Average Age:
44

WHY LA JOLLA?

OPPORTUNITY FOR YOUR BRAND TO **STAND OUT** ON THE COVETED **PROSPECT STREET**

+

BEST INTERSECTION IN ALL OF LA JOLLA
(20,600 CARS PER DAY*)

+

PRESTIGE OF A PROSPECT ST. ADDRESS

+

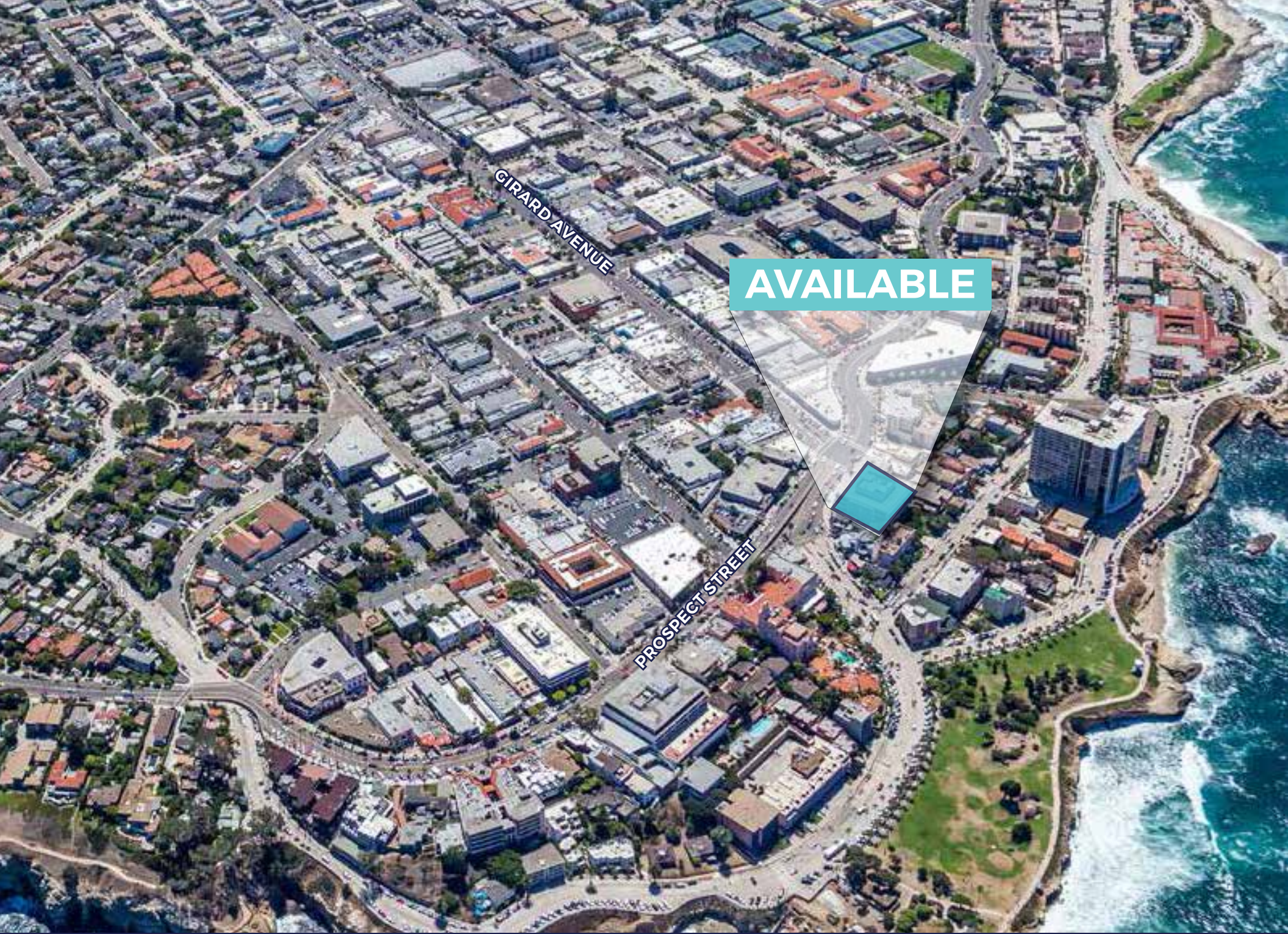
HOME TO THE **WORLD FAMOUS** LA JOLLA COVE, LA
VALENCIA HOTEL & GRAND COLONIAL HOTEL

+

SAN DIEGO RESIDENTS **FREQUENT** LA JOLLA AS A
WEEKEND **DESTINATION**

*SANDAG

FLOOR PLANS



SPACE DETAILS:

SIZE:	Unit 101: 2,130 SF* *can be demised
CONDITION:	Vanilla Shell
PARKING:	2 Underground spaces for employees
CEILING HEIGHTS:	15.5' Height
DESIRABLE USES:	<ul style="list-style-type: none">• Office Flagship• Art Gallery• Retail



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