

# FOR LEASE

875 Prospect Street,  
La Jolla, CA 92037

**LA JOLLA  
OFFICE SPACE**



 CAPITAL GROWTH  
PROPERTIES, INC.  
[www.cgpinc.com](http://www.cgpinc.com)

# PROPERTY OVERVIEW

## FOR LEASE

- ✓ **Prime Location** in the heart of the village of La Jolla.
- ✓ **Subterranean Parking** available.
- ✓ **Walk to La Jolla Cove** and other nearby beaches.
- ✓ **Nearby Renowned Dining and Shopping:** Steps away from top destinations like George's at the Cove, Eddie V's Prime Seafood, Puesto, and La Valencia Hotel.
- ✓ **Proximity to Shipping Services:** FedEx, UPS, the Historic La Jolla Post Office, and more!

### AVAILABLE SPACES

SUITE	SF	RATE +ELEC
204	800	\$ 3.00 PSF
220	2,230	\$2.90 PSF
300	1,749	\$2.90 PSF

# PROPERTY OVERVIEW

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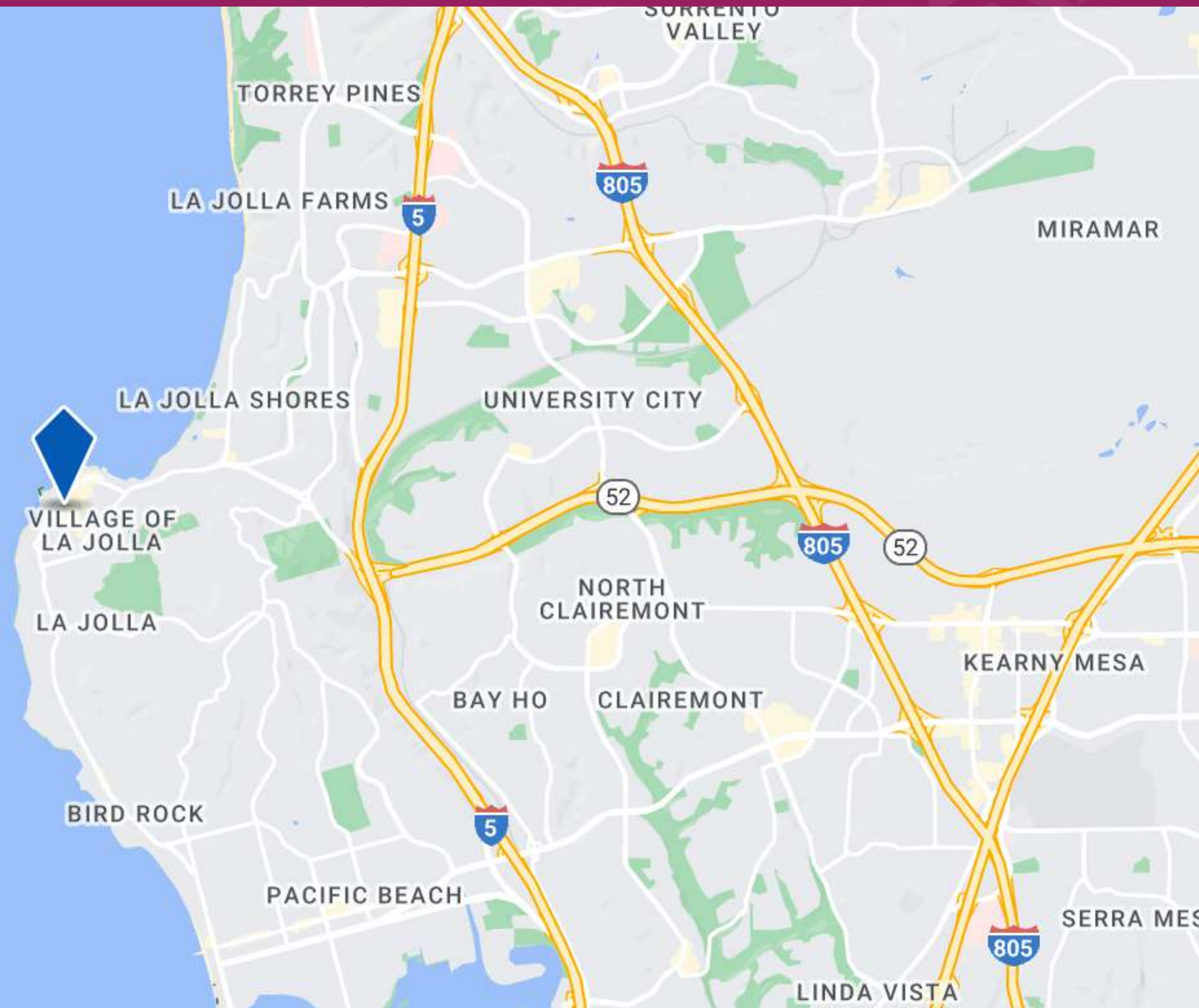


## Key Features:

- **Space to Fit Your Vision:** Ranging from a cozy 800 sq.ft. to a sprawling 2,230 sq.ft., our spaces are designed to cater to businesses of all sizes.
- **Prominent Signage Opportunities:** Enhance your brand visibility with exclusive signage options in one of La Jolla's most frequented areas.
- **Subterranean Parking:** Enjoy the convenience of secure, underground parking, ensuring ease of access for you and your clients.
- **Elevator Served:** Our state-of-the-art elevators ensure smooth movement throughout the building, adding an extra layer of convenience.
- **Upscale Improvements:** The interiors boast high-end finishes and improvements, reflecting the premium nature of the property and ensuring a luxurious experience.
- **In the Heart of La Jolla:** Situated amidst La Jolla's finest amenities, from gourmet dining to boutique shopping, everything you need is just a stone's throw away.

# LOCATION

**875 Prospect Street,  
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# AERIAL

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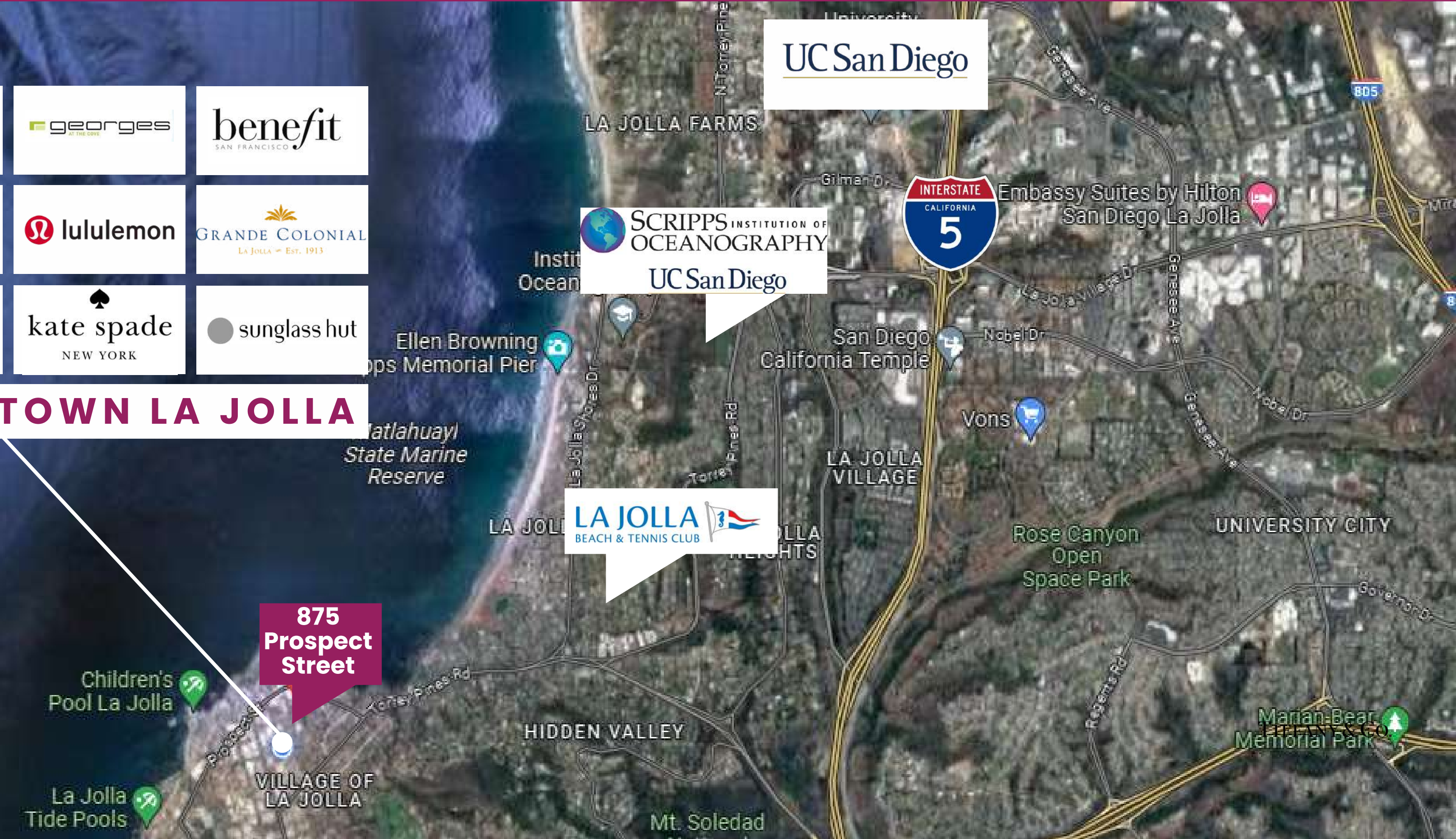
**875  
Prospect  
Street**

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**DOWNTOWN LA JOLLA**



# KEY TENANTS

875 Prospect Street,  
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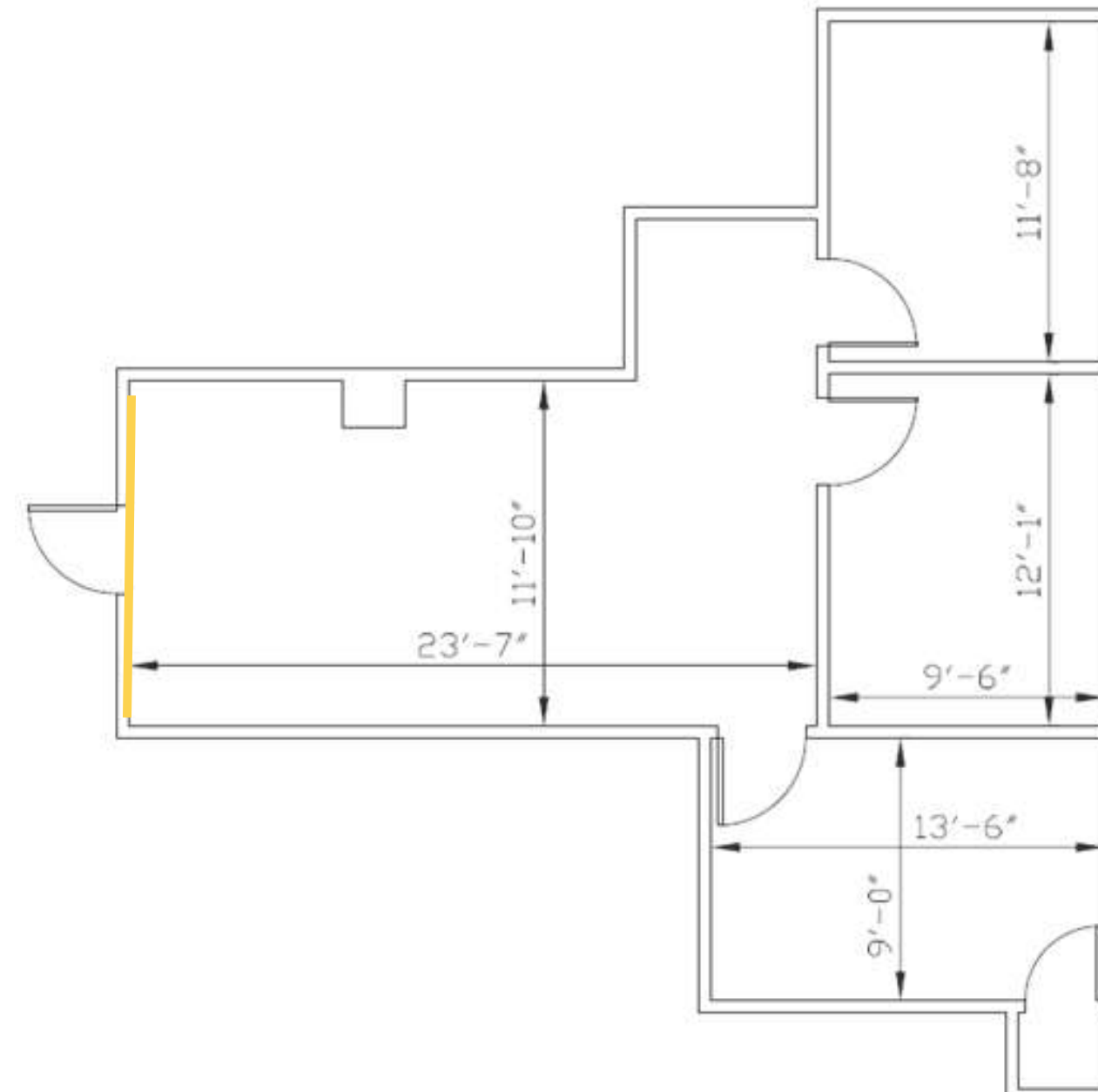
# PHOTOS

875 Prospect Street,  
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# FLOOR PLAN

875 Prospect Street,  
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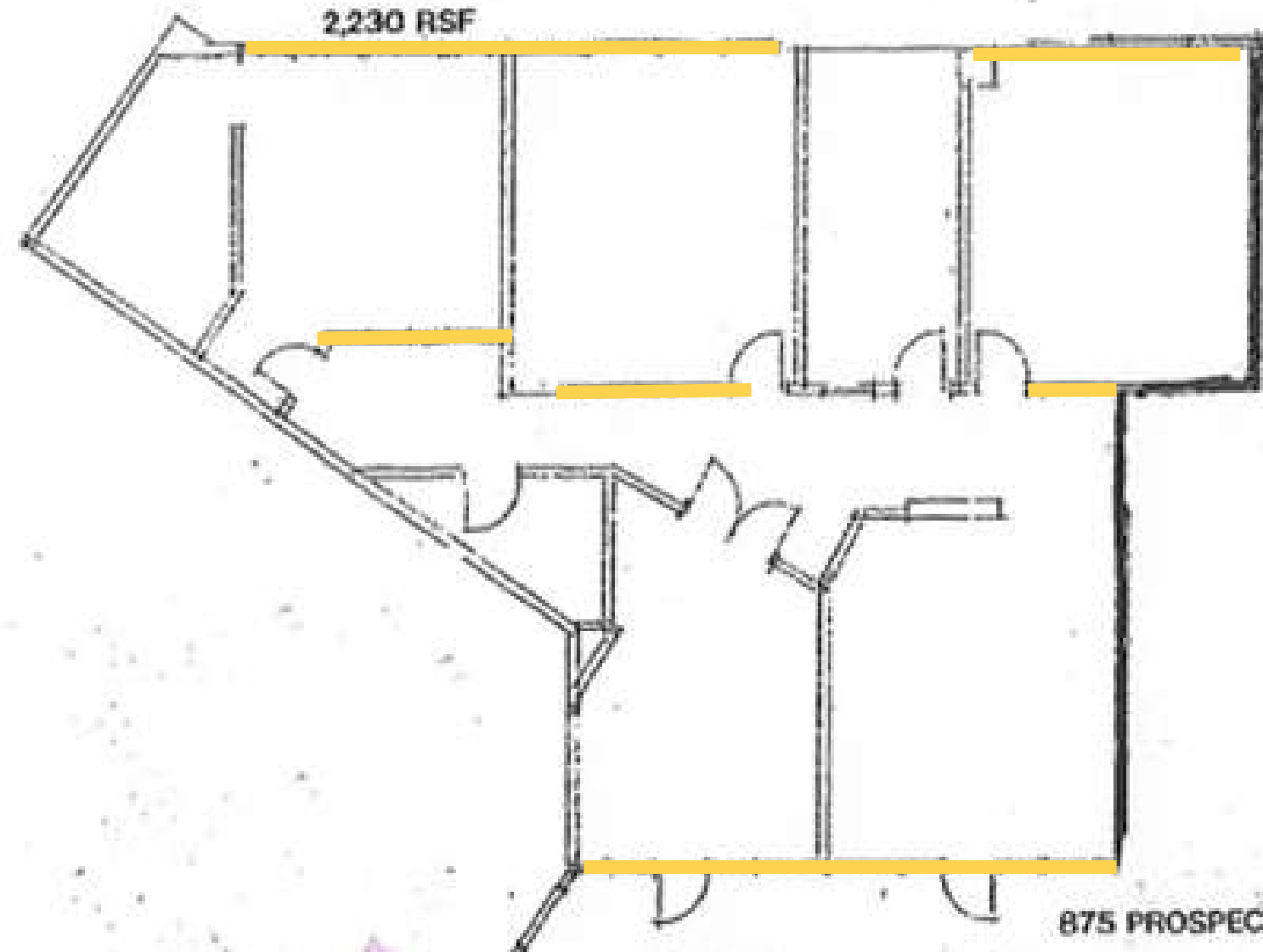


— - designates glass

SUITE	SF	HIGHLIGHTS
204	800	2nd Floor office suite, currently configured as 3 private offices + reception

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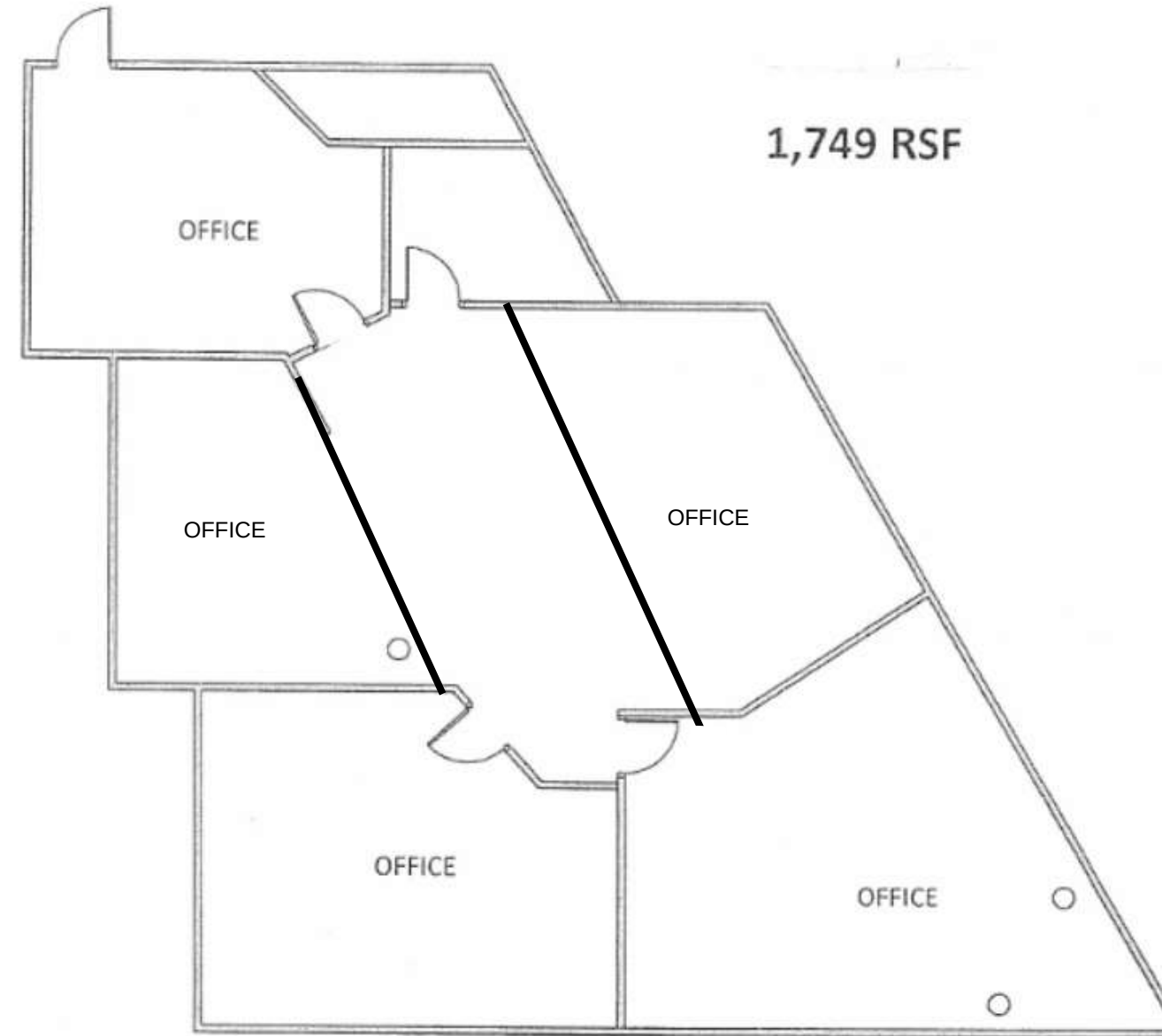


— - designates glass

SUITE	SF	HIGHLIGHTS
220	2,230	2nd Floor office suite, currently configured as 3 large private offices with views facing the ocean + reception.

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**SUITE**

**SF**

**HIGHLIGHTS**

300

1,749

Spanning 1,749 square feet on the 3rd floor, this office suite features 4 private office spaces, plus reception with some peek ocean views.

# DEMOGRAPHICS

875 Prospect Street,  
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## 2023 POPULATION

2 Miles: 21,131

5 Miles: 160,779

10 Miles: 541,494



## AVERAGE HOUSEHOLD INCOME

2 Miles: \$167,925

5 Miles: \$128,815

10 Miles: \$128,520



## MEDIAN AGE

2 Miles: 49.9

5 Miles: 38.6

10 Miles: 39



# NEIGHBORHOOD

**875 Prospect Street,  
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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 and the La Jolla Historical Society stand 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.

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*"I highly recommend working with Jill. You will be guaranteed a professional, respectful working relationship!!"*

*- Megan C.*



## Jill Morton

Senior Vice President

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## Capital Growth Properties, Inc.



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La Jolla, CA 92037



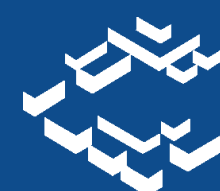
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