

# FOR LEASE

1025 Prospect Street  
La Jolla, CA 92037

**LA JOLLA  
RETAIL/OFFICE**



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

# PROPERTY OVERVIEW

**FOR LEASE**

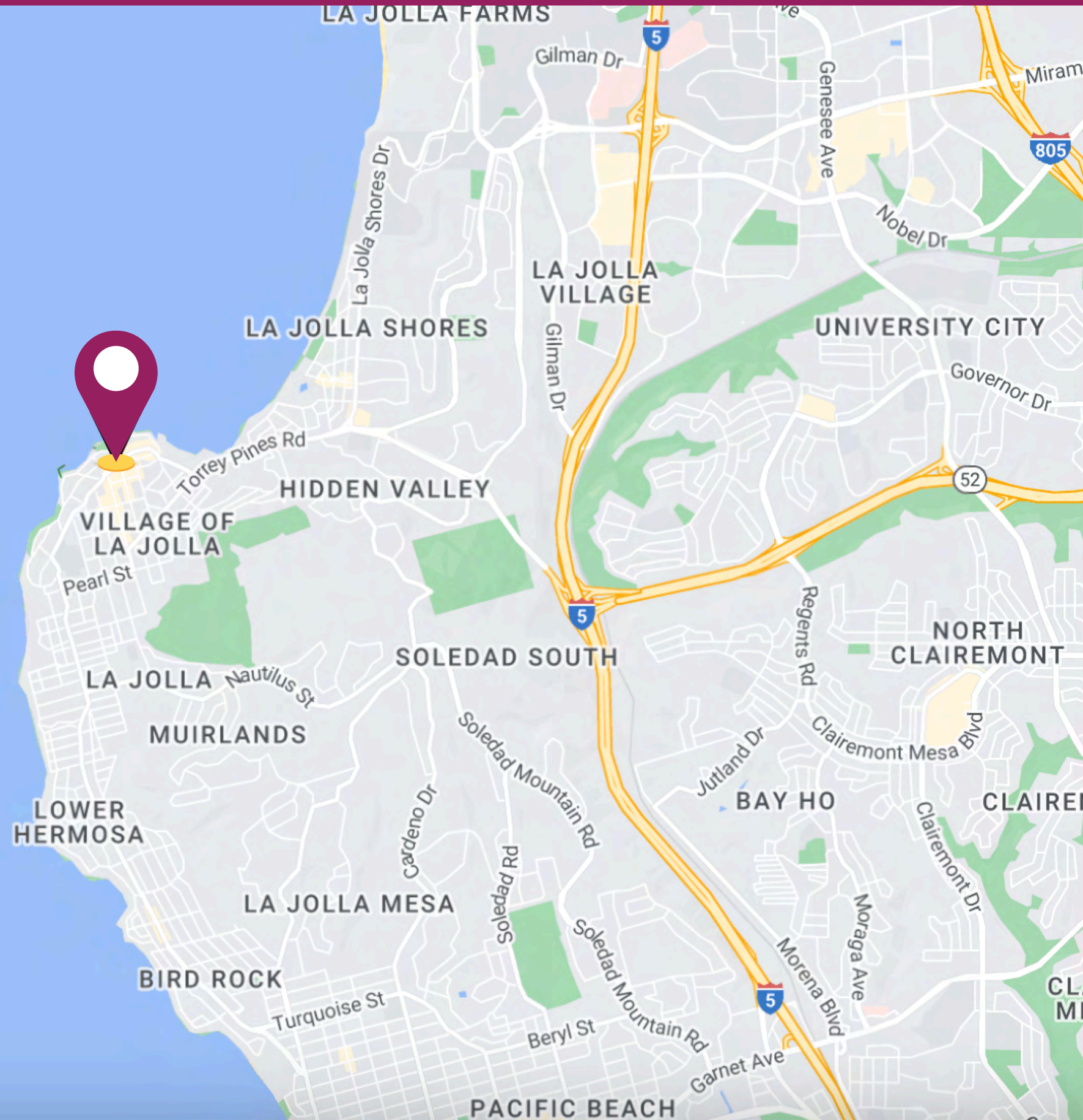
- ✓ **Ground floor retail** spaces.
- ✓ Private offices with **views of Mount Soledad or the ocean.**
- ✓ **Convenient** escalator and elevator access to 2nd floor.
- ✓ **Excellent location.**
- ✓ **On-site parking** available.

## AVAILABLE SPACES

SUITE	SF	RATE (PSF)
140	1,225	NEGOTIABLE
150	1,750	NEGOTIABLE
220	2,150	\$3.50 + NNN (\$1.42)
320	698	\$3.00 + UTILITIES
340	1,067	\$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  
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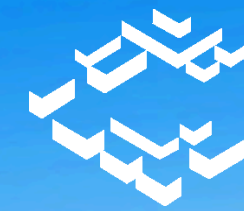
cody's  
la jolla

BEE SIDE  
BALCONY

le macaron  
french pastries



PatientPartner 



CAPITAL GROWTH  
PROPERTIES, INC.



# LOCATION

1025 Prospect Street  
La Jolla, CA 92037



THE LODGE TORREY PINES



Eddie V's  
PRIME SEAFOOD

LA JOLLA SHORES

georges

LA JOLLA COVE

SCRIPPS PARK



PROSPECT  
SQUARE

PROSPECT ST

# LOCATION

1025 Prospect Street  
La Jolla, CA 92037

<b>DOWNTOWN LA JOLLA</b>		

SCRIPPS PIER

UC San Diego

La Jolla Village Drive



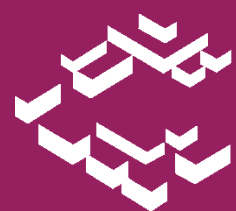
**PROSPECT SQUARE**

SCRIPPS PARK

LA JOLLA BEACH & TENNIS CLUB

**WESTFIELD UTC CENTER**


# LOCATION



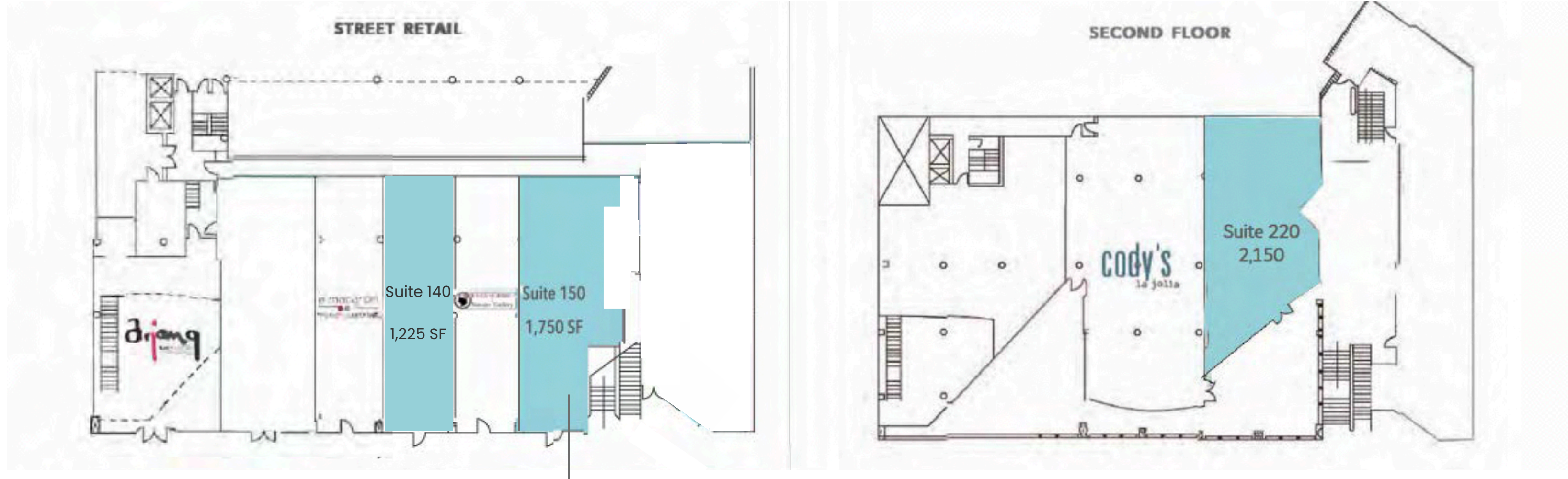
CAPITAL GROWTH  
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**1025 Prospect Street  
La Jolla, CA 92037**



# FLOOR PLAN

1025 Prospect Street  
La Jolla, CA 92037

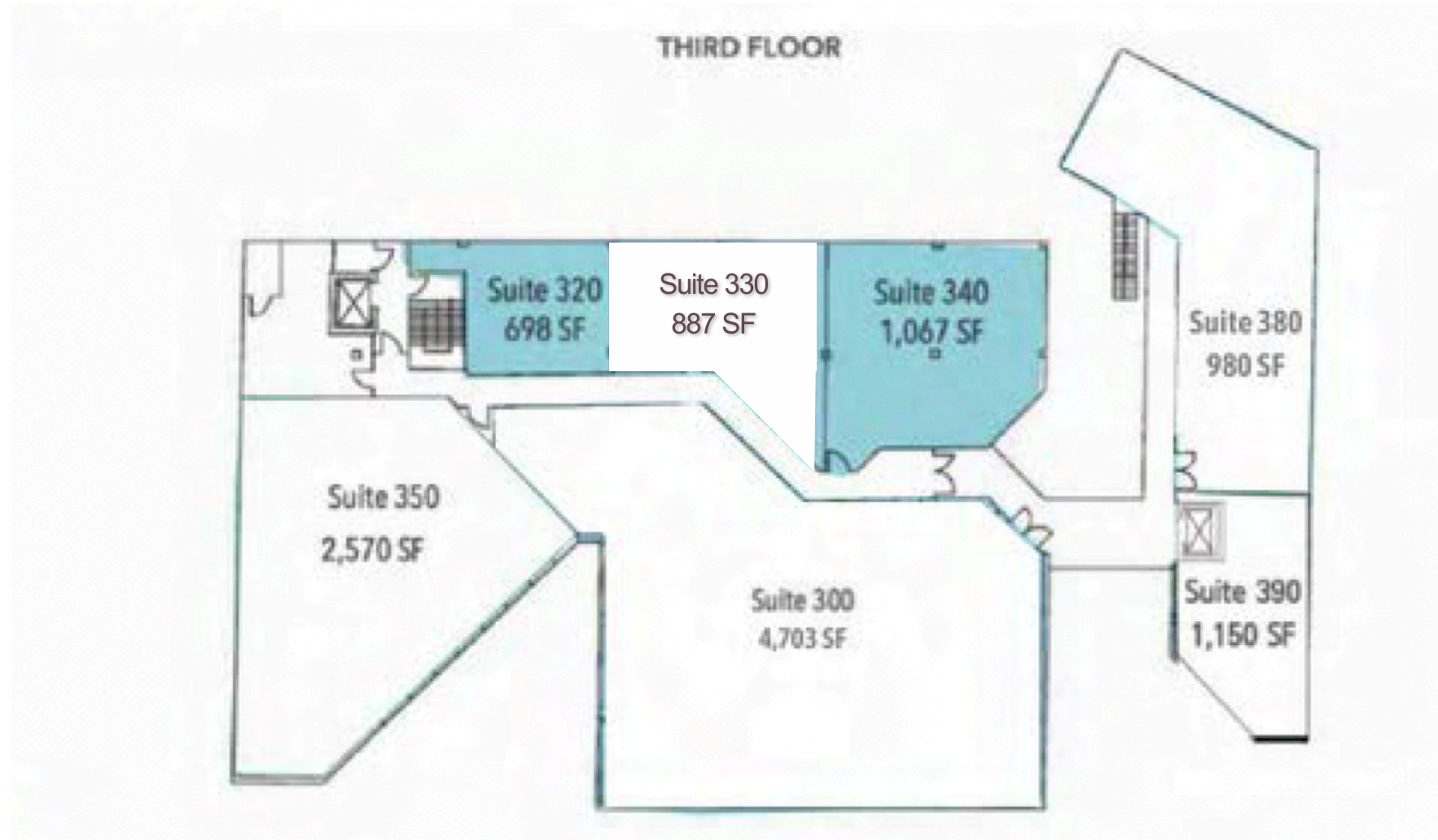


Suite	SF	Features
140	1,225	Ground floor retail space with floor-to-ceiling glass, signage, and parking.
150	1,750	Floor to ceiling glass with approx. 16' of storefront exposure, hardwood floors, track & recessed lighting, dressing rooms, private restroom.
220	2,150	Beautiful office build-out, floor-to-ceiling glass, ocean views, and multiple office configurations.



# FLOOR PLAN

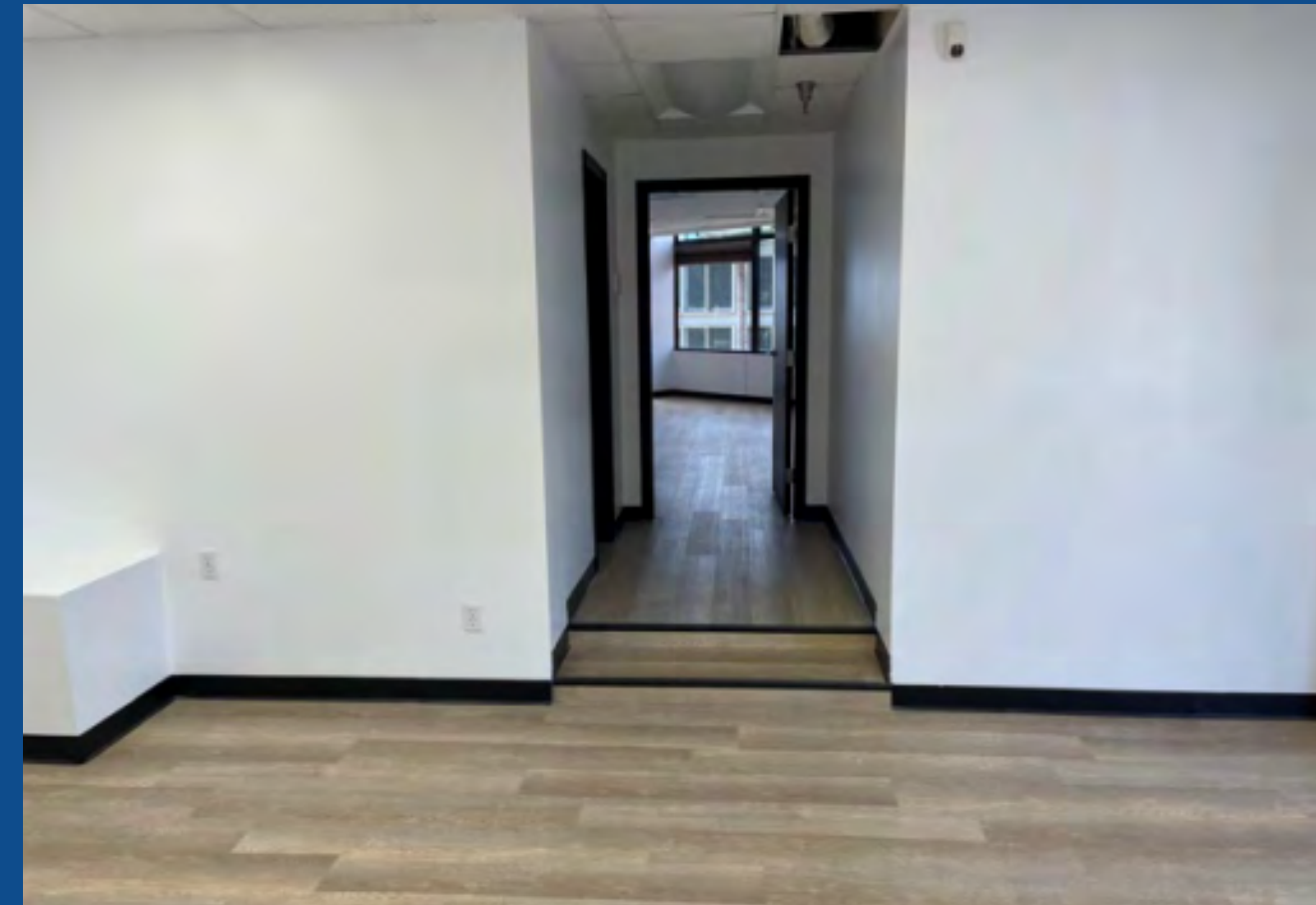
1025 Prospect Street  
La Jolla, CA 92037



Suite	SF	Features
320	698	Private office with views of Mount Soledad.
340	1,067	Corner office with abundant natural light.

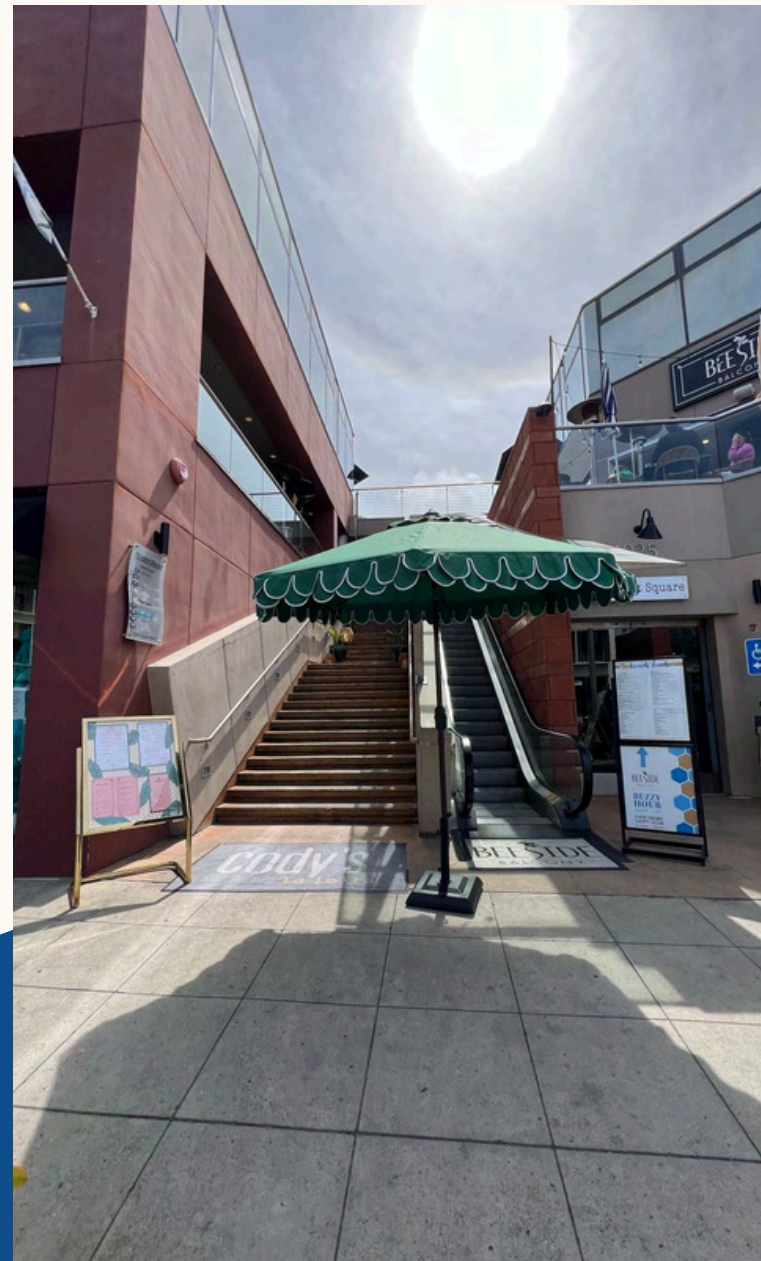
# PHOTOS

1025 Prospect Street  
La Jolla, CA 92037



# PHOTOS

1025 Prospect Street  
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# SUITE 140

1025 Prospect Street  
La Jolla, CA 92037



# SUITE 150

1025 Prospect Street  
La Jolla, CA 92037



# 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.



FOR LEASE  
1025 PROSPECT ST  
LA JOLLA, CA 92037

 CAPITAL GROWTH  
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# 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.



FOR LEASE  
1025 PROSPECT ST  
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# SUITE 340

1025 Prospect Street  
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# SUITE 340

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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

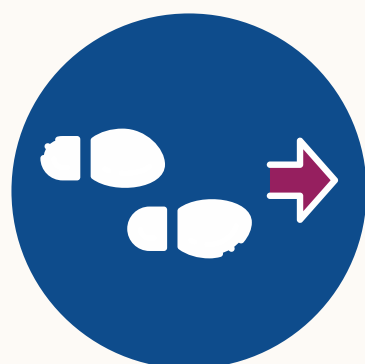


## MEDIAN AGE

2 Miles: 49.9

5 Miles: 38.6

10 Miles: 38.9



## TRAFFIC VOLUME

Prospect Street:

26,480



# NEIGHBORHOOD

**1025 Prospect Street  
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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 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*



## TODD LAW

Senior Vice

President

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

858.729.9305

CA DRE 01309241

WA DOL 27587

## Capital Growth Properties, Inc.



1120 Silverado Street, Suite 200

La Jolla, CA 92037



858.729.9300



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# Immediate Availability