

# LA JOLLA COVE RESEARCH CENTER

505 Coast Boulevard S, La Jolla, CA 92037



## FOR LEASE

145 RSF to 7,600 RSF  
LABS AND ANCILLARY OFFICES

Fully-equipped, move-in ready  
life sciences, biology, vivarium,  
research, and incubator labs, and  
executive offices available

## PARKING RATIO:

1.95/1,000 RSF (FREE)  
*(additional parking may be available)*

## BUILDING FEATURES:

- Oceanfront property with sweeping views of La Jolla Cove proximate to many retail, dining, and entertainment destinations
- Furnished rooftop terrace, breakroom/kitchen, amphitheater/lecture hall, conference room, hazmat/chemical storage, abundant power, back-up generator, locker rooms with showers, fume hoods & fans, vivarium space, cage & glass washing autoclaves
- Flexible lease terms and secure covered parking

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FOR RATES & INFORMATION, CONTACT:

**ALI STRAND**

SENIOR MANAGER, ACQUISITIONS & ASSET MANAGEMENT

[Adeoca@jcreorts.com](mailto:Adeoca@jcreorts.com) | +1 858.605.2717

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[www.lajollacoveresearchcenter.com](http://www.lajollacoveresearchcenter.com)

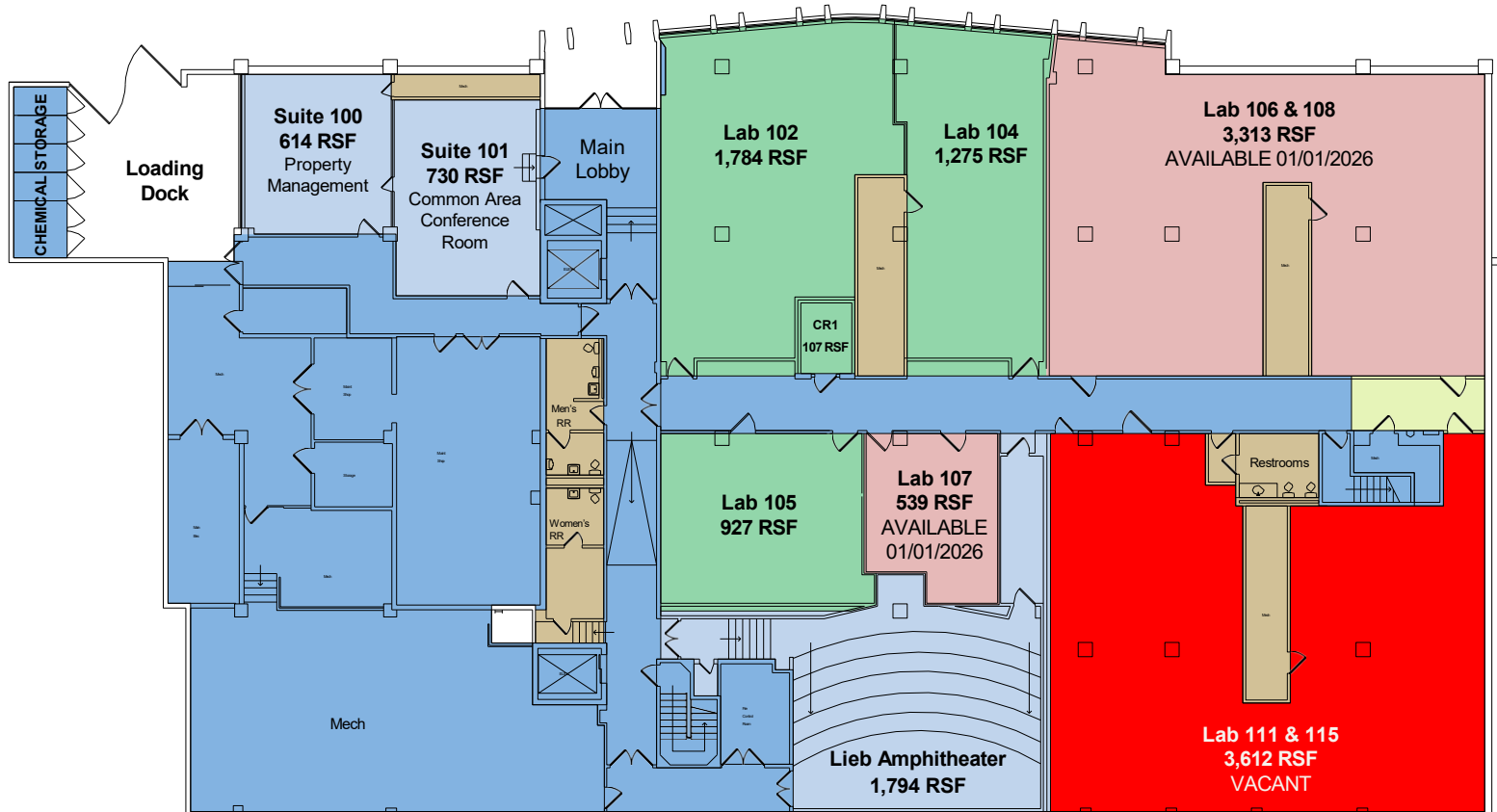
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# AVAILABILITY

1<sup>st</sup> FLOOR

COAST BOULEVARD SOUTH

PACIFIC OCEAN 



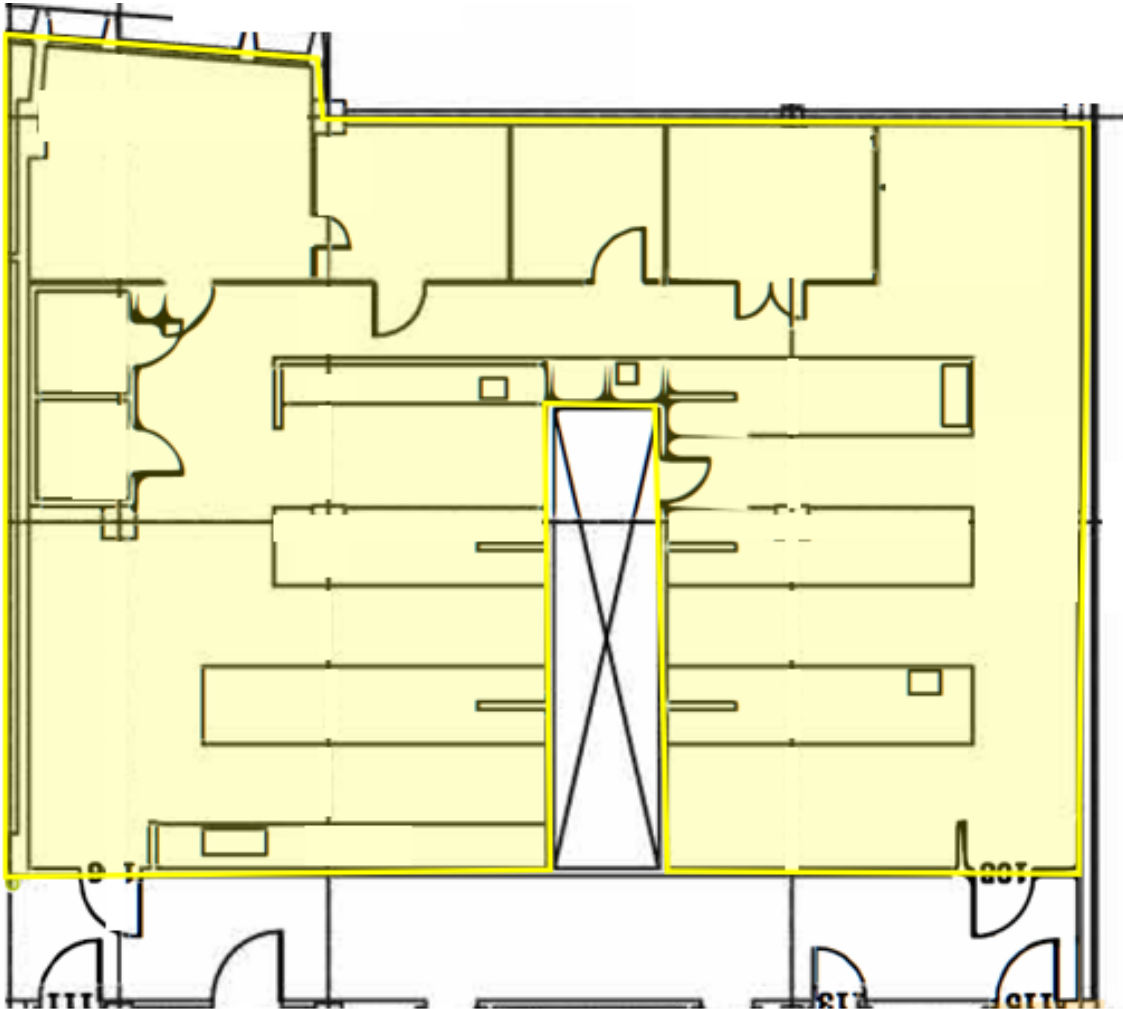
Occupied Tenant Area	Future Availability	Vacant Tenant Area
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SUITE	SIZE	AVAILABILITY	DETAILS
Lab 106/108	3,313 RSF	01/01/2026	Fully equipped lab & office space with conference room, 3 offices, lab sinks, and ocean views. Storage closet and back-up power available
Lab 107	539 RSF	01/01/2026	Clean Room + Buffer Room with industrial Hepa filtration system. Potential to demise space to approximately 220 SF or 319 SF.
Lab 111/115	3,612 RSF	Available Now	Fully equipped lab & office space with fume hoods, lab sinks, 5 offices, tissue culture room, and kitchenette/breakroom. Storage closet and back-up power available. Potential to demise space to approximately 1,142 SF or 2,470 SF.

# SUITE 106/108

## FLOOR PLAN

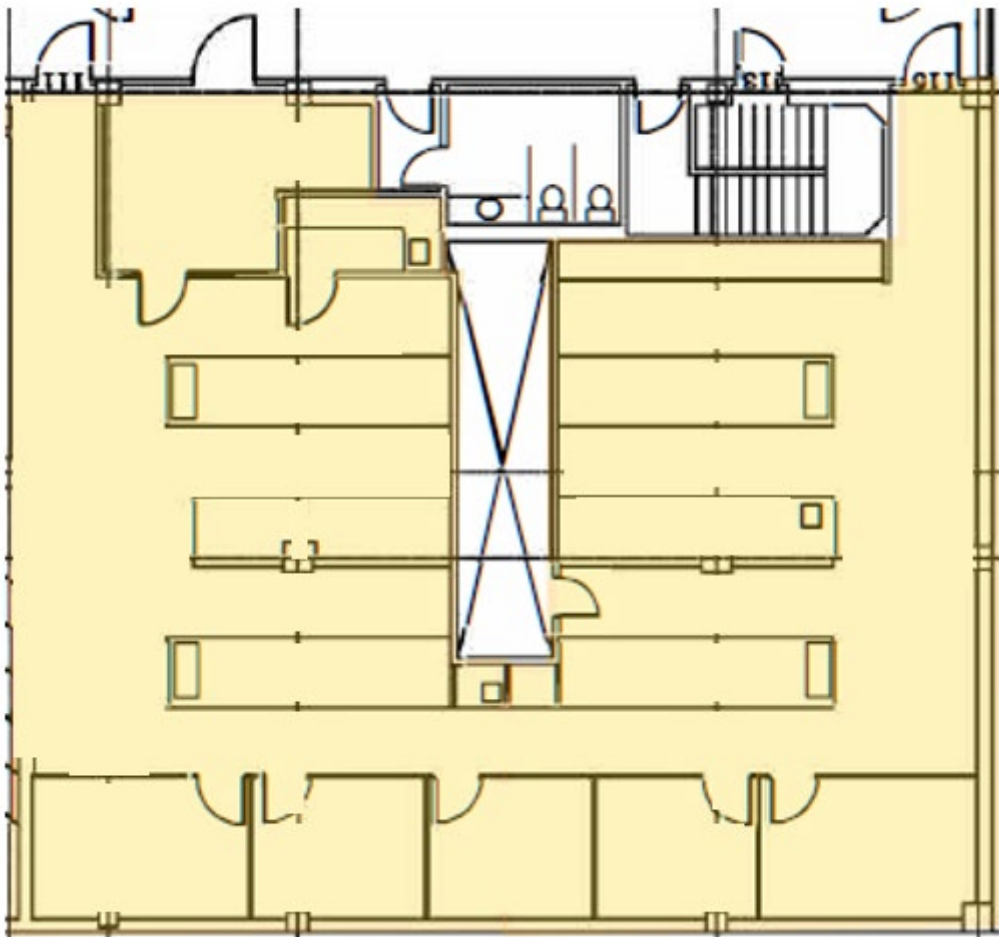
**3,313 RSF**



# SUITE 111/115

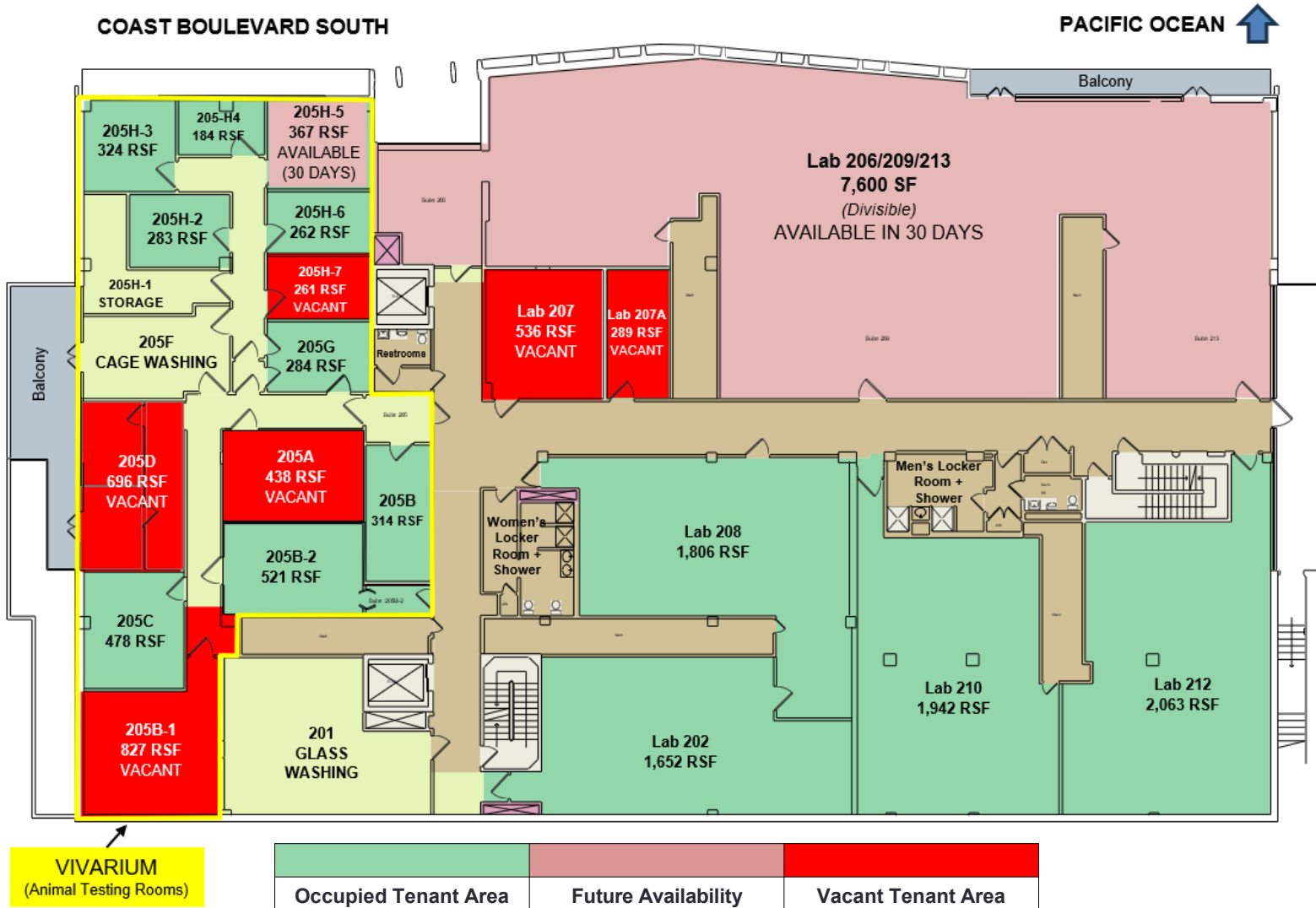
## FLOOR PLAN

**3,612 RSF**



# AVAILABILITY

## 2<sup>ND</sup> FLOOR



SUITE	SIZE	AVAILABILITY	DETAILS
Lab 205A	438 SF	Available Now	Windowless vivarium lab space with sink, work bench, & floating shelves
Lab 205B-1	827 SF	Available Now	Windowless vivarium lab space with sink and work bench
Lab 205D	696 SF	Available Now	Storage space/service area in vivarium with windows and balcony access
Lab 205H-5	367 SF	30 Days	Animal holding room with sealed lights and independent AC system
Lab 205H-7	261 SF	Available Now	Animal holding room with sealed lights and independent AC system
Lab 207	536 SF	Available Now	Lab with sink, buffer room, and split AC system. Contiguous with Lab 207A
Lab 207A	289 SF	Available Now	Lab with work bench, vacuum line, pressurized air, 20amp 208v power, gas line, and potential sink lines available
Suite 206/209/213	7,600 SF (Divisible to ~1,900 SF)	30-90 Days	Fully equipped lab with admin lobby area, 5 ocean view offices, 4 additional offices/storage areas, workbenches, four 6' ducted fume hoods, sinks, overhead cabinets, and private balcony.

[www.lajollacoverresearchcenter.com](http://www.lajollacoverresearchcenter.com)

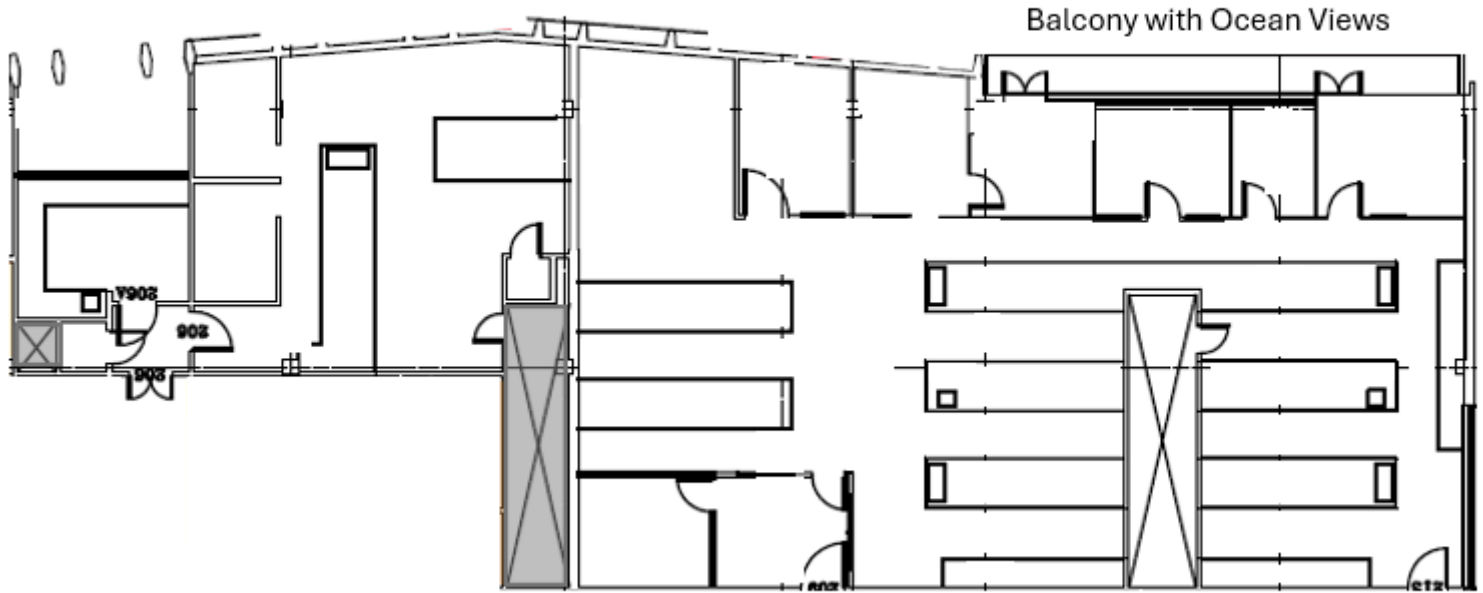
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\*\*Note: Animal testing/vivarium-use permitted. Glass and Cage Washing rooms, Autoclaves, + Locker Rooms & Showers provided by Landlord on 2nd floor.

# SUITE 206/209/213

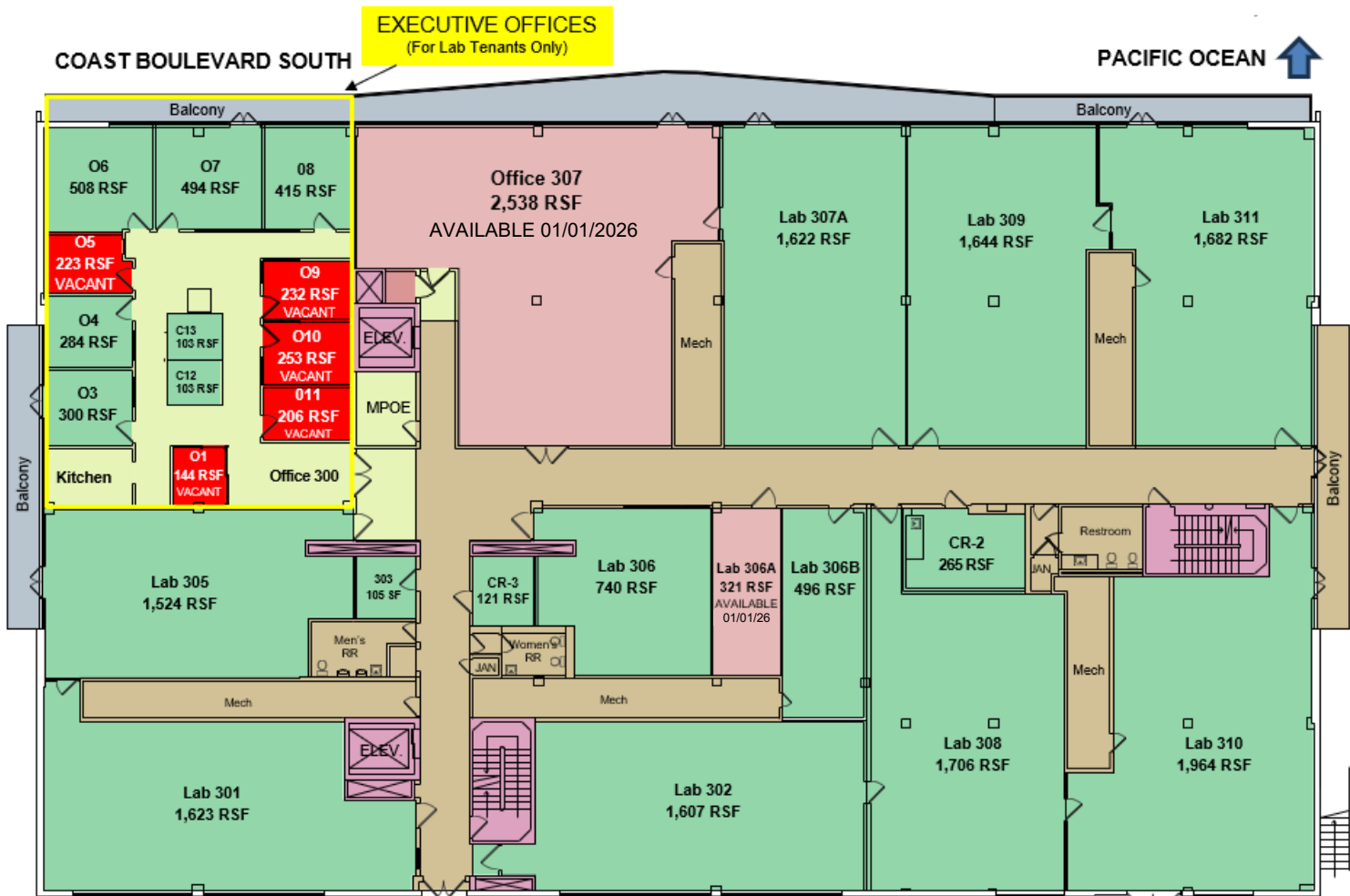
## FLOOR PLAN

7,600 RSF



# AVAILABILITY

## 3<sup>RD</sup> FLOOR



Occupied Tenant Area	Future Availability	Vacant Tenant Area
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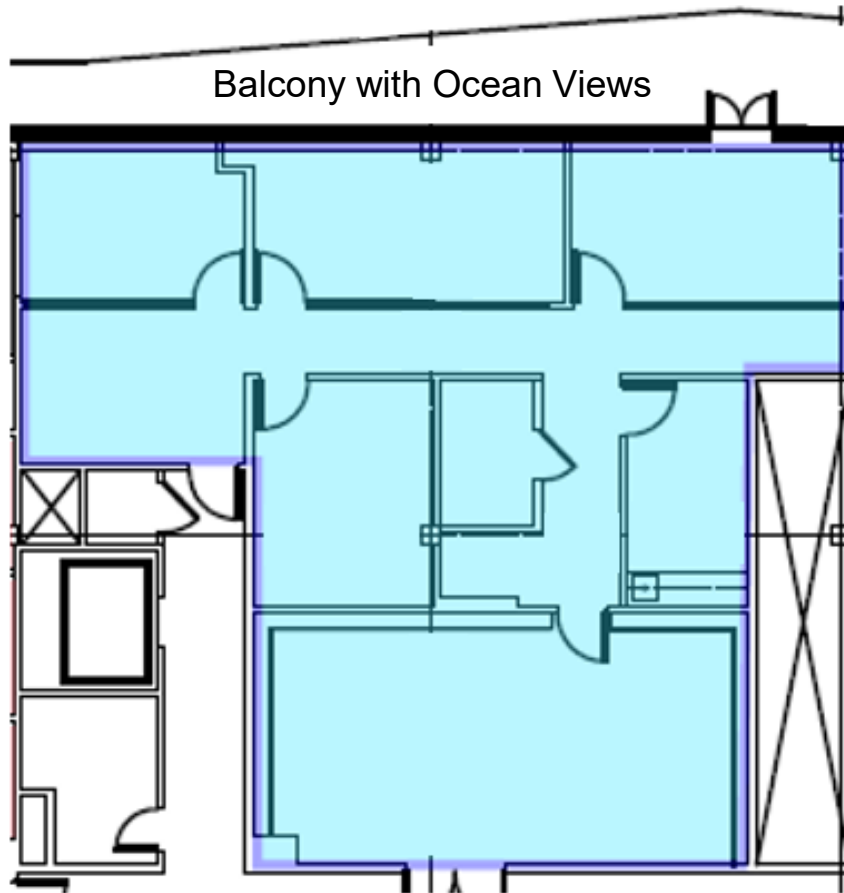
SUITE	SIZE	AVAILABILITY	DETAILS
Office 300-O1	144 SF	Available Now	Interior glass-lined private office with access to shared kitchen
Office 300-O5	223 SF	Available Now	Windowless private office with access to shared kitchen
Office 300-O9	232 SF	Available Now	Interior glass-lined private office with access to shared kitchen
Office 300-O10	253 SF	Available Now	Interior private office with access to shared kitchen
Office 300-O11	206 SF	Available Now	Interior private office with access to shared kitchen
Lab 306A	321 SF	01/01/2026	Tissue culture room + sink with foot pedals
Office 307	2,538 SF	01/01/2026	Traditional office space with 3 ocean view private offices, storage area, large conference room/training area, and access to shared balcony



# SUITE 307

## FLOOR PLAN

**2,538 RSF**




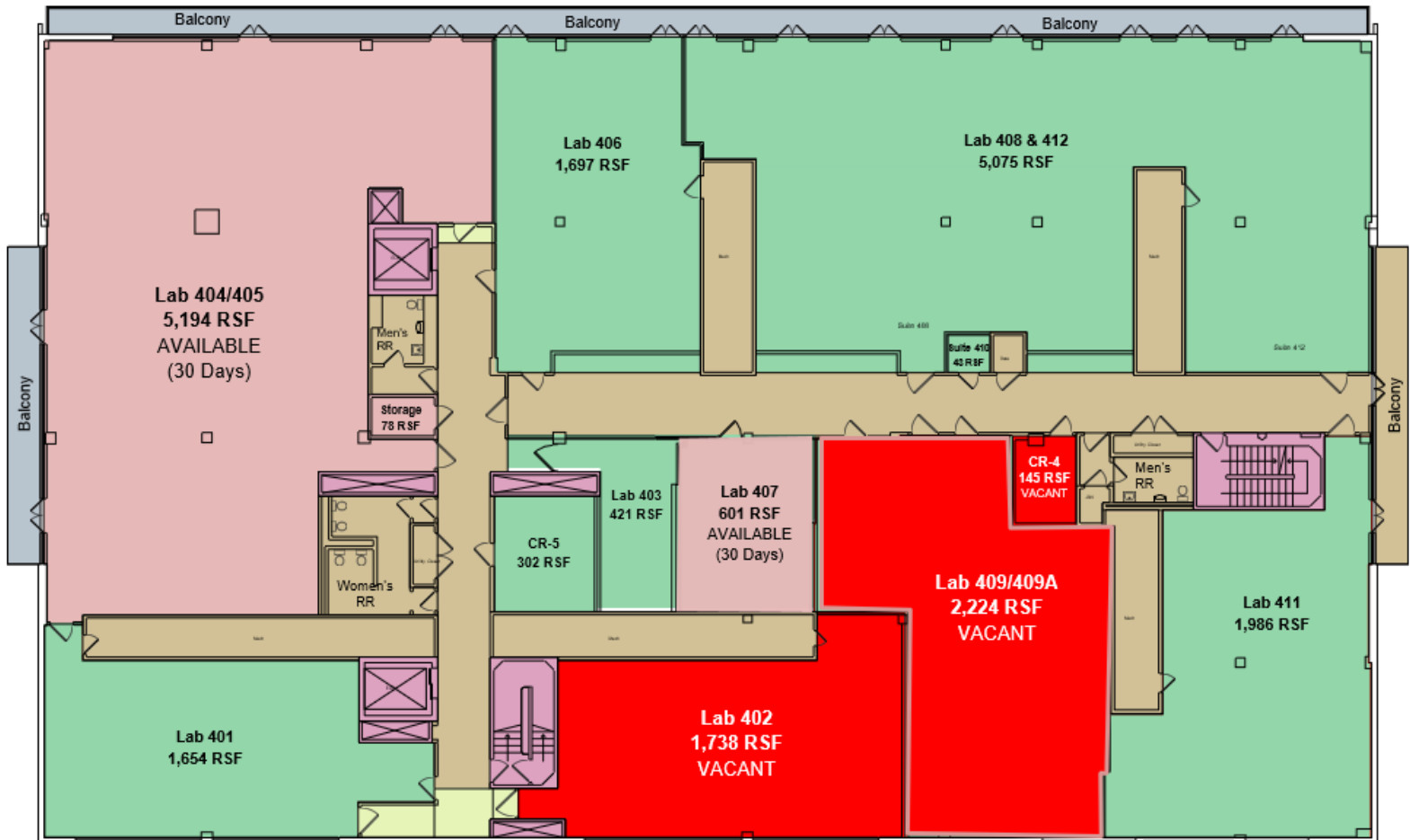


# AVAILABILITY

## 4<sup>TH</sup> FLOOR

COAST BOULEVARD SOUTH

PACIFIC OCEAN 



Occupied Tenant Area	Future Availability	Vacant Tenant Area
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SUITE	SIZE	AVAILABILITY	DETAILS
CR-4	145 SF	Available Now	Decommissioned cold room. Build-out possible. Dy non-hazmat storage.
Lab 402	1,738 SF	Available Now	Fully equipped lab & office space with 2 private offices, work benches / lab stations, fume hood, ventilation, and storage. Storage closet and back-up power available. Contiguous with Lab 409/409A.
Lab 404/405	5,194 SF	30 Days	Fully equipped lab & office space with spectacular ocean views, outdoor balconies, 4 private offices, 2 conference/meeting rooms, 2 contained testing areas, work benches / lab stations, several fume hoods, ventilation, kitchenette, and storage. West and South-facing views. Storage closet and back-up power available.
Lab 407	601 SF	30 Days	Lab with sink, 1 office, and workbench. Contiguous with Lab 409/409A.
Lab 409 & 409A	2,244 SF	Available Now	Modern build from 2021, open layout with two long large open benches, plenty of room for freezers and other equipment, room for a standalone BSCE. Includes 409A tissue culture room, with bench buildout and room for substantial equipment. 409 boasts two private offices: (1) can comfortably fit two work-stations, (2) has window lighting with space for 4 work-stations. No fume hoods. Contiguous with Labs 402, 407, and CR-4.

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# SUITE 402

## FLOOR PLAN

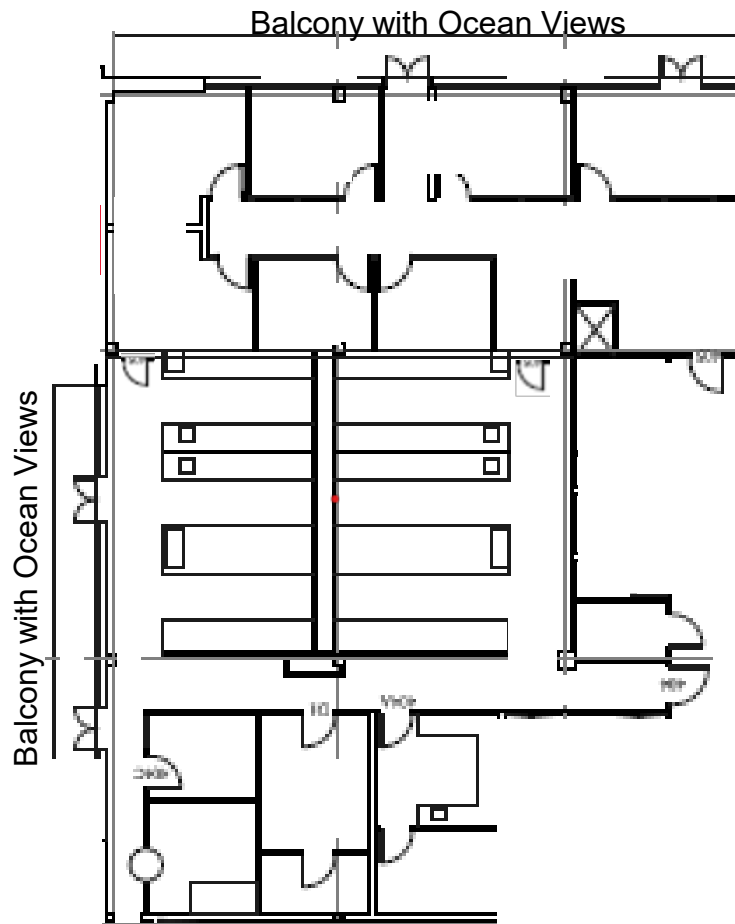
1,738 RSF



# SUITE 404/405

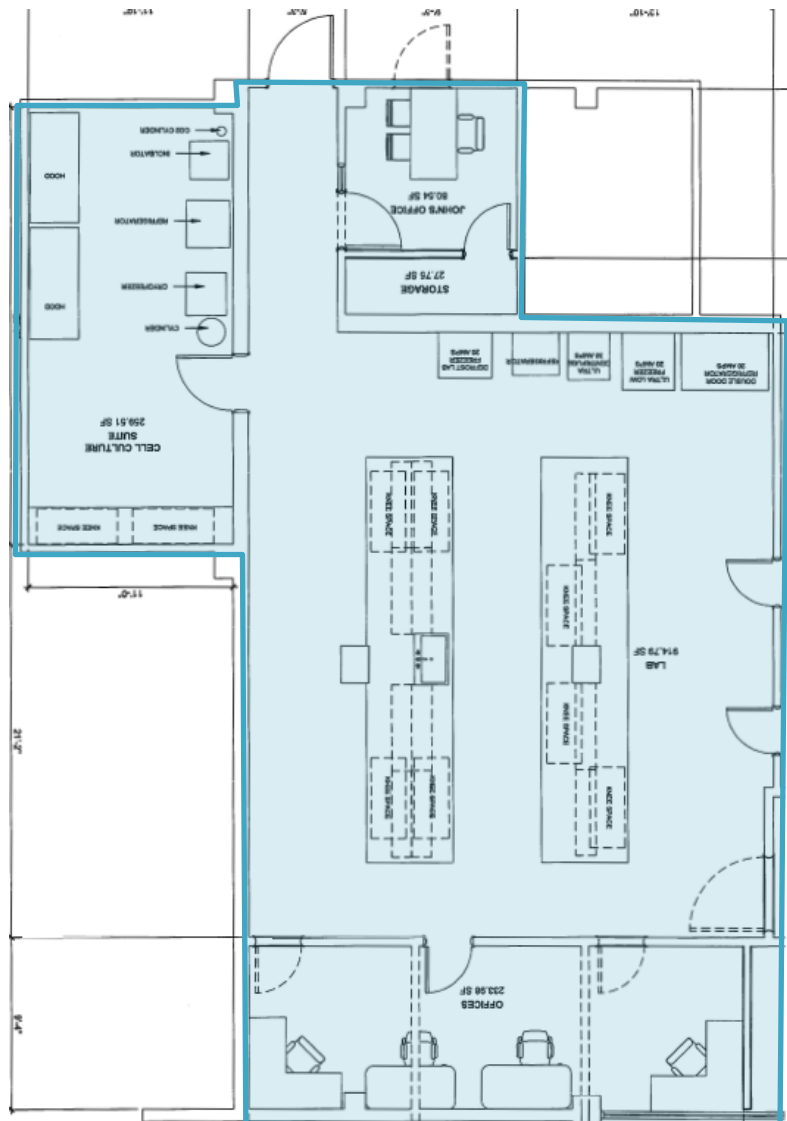
## FLOOR PLAN

5,194 RSF



# FLOOR PLAN


**2,224 RSF**

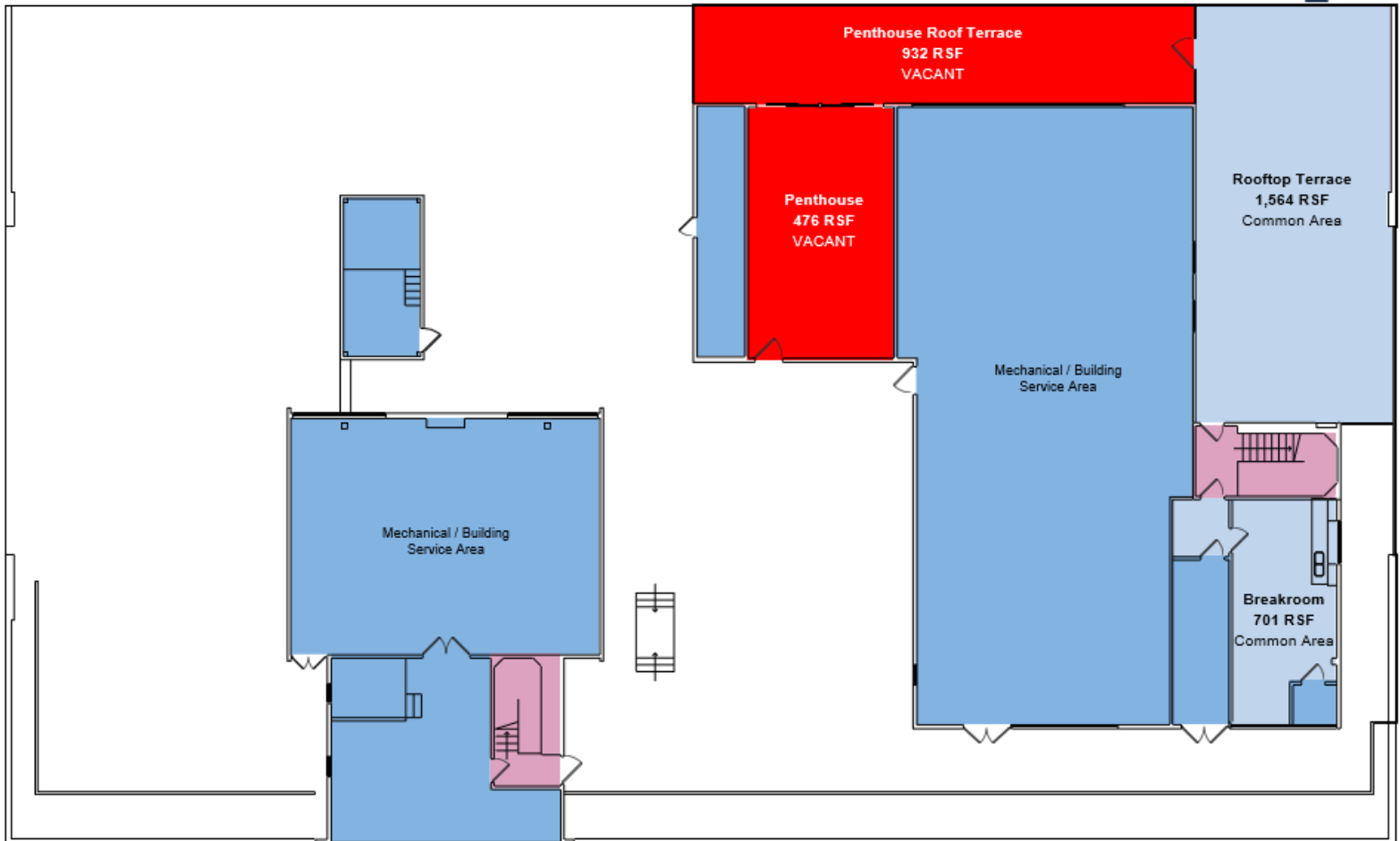


# AVAILABILITY

## 5<sup>TH</sup> FLOOR

COAST BOULEVARD SOUTH

PACIFIC OCEAN 



Occupied Tenant Area	Future Availability	Vacant Tenant Area
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SUITE	SIZE	AVAILABILITY	DETAILS
Penthouse	1,408 SF	90 Days	Raw 476 SF rooftop space with private 932 SF terrace. Spectacular unobstructed ocean views. Space has never been leased and requires significant capital investment. Space can only be accessed via stairs and the common area terrace. Contact for additional details.





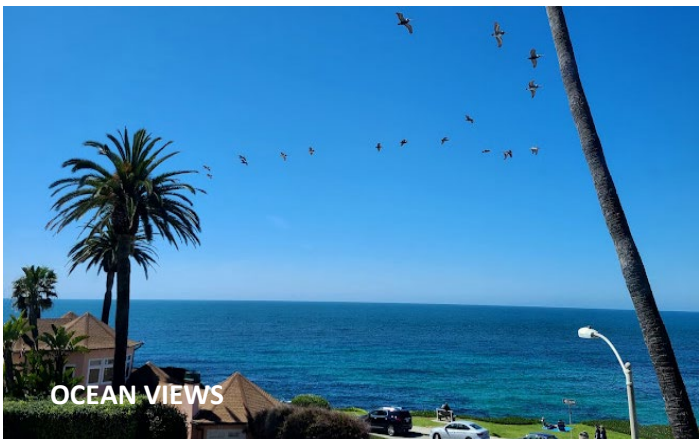
**COMMON AREA ROOFTOP TERRACE**



**BIOLOGY LAB**



**MEETING SPACES**



**OCEAN VIEWS**



**INCUBATOR LAB**



# LOCATION HIGHLIGHTS



## DINING

- A ELAVOCADO - PLANT BASED FOOD** 1025 Prospect St. #130 (858) 412-0967  
Everything is energy, and we put all our love and care into your food.
- B GIRARD GOURMET** 7837 Girard Ave. (858) 454-3321  
Gourmet deli with farm to table freshness
- E JOSE'S** 1037 Prospect St (858) 454-7655  
Authentic Mexican With A Modern Twist. Ocean View, friendly dining and late night drinks.
- 5 LOBSTER WEST** 1237 Prospect Street (858)-352-6075  
Authentic Maine Lobster Rolls and New England Seafood
- K NAUTILUS TAVERN** 6830 La Jolla Blvd #103 (858)-750-2056  
La Jolla's only Sports Bar! Taco, Trivia, Tuesday - Live Music Thursday - House DJ Friday -UFC, Live Music/DJ Saturdays, NFL Sundays
- 7 PARAKEET CAFE** 927 Silverado (858) 412-0227  
Organic, whole-foods and ethically sourced ingredients. Also visit our location directly across from La Jolla Cove!
- J SHIKU SUSHI LA JOLLA** 1277 Prospect St (858) 456-7118  
Voted Best Sushi Restaurant 2021 by La Jolla Light and Best Sushi to try by Thrillist 2022
- 12 THE SHORES RESTAURANT** 8110 Camino del Oro (858) 456-0600  
Steakhouse favorites and coastal cuisine with spectacular oceanfront views
- M THE SPOT** 1005 Prospect St. (858) 459-0800  
Casual local restaurant & bar serving classic American foods!
- N WE OLIVE & WINE BAR** 1158 Prospect St. (858) 551-8250  
Highlighting small production California wine in our expanded ocean view patio.

## ART GALLERIES

- 25 CONTEMPORARY FINE ARTS GALLERY** 7946 Ivanhoe Ave. (858) 551-2010
- 28 MARTIN LAWRENCE GALLERIES** 1111 Prospect St. (858) 551-1122
- 29 NATIONAL GEOGRAPHIC FINE ART** 1205 Prospect St. (619) 568-6790

## SHOPPING

- 30 BALBOA CANDY** 7864 Girard Ave (858) 246-6836  
The sweetest place in town
- 31 BANG & OLUFSEN** 7851 Girard Ave (858) 750-2202 (Bangolufsensocal.com) Sound, Design & Craftsmanship.
- 32 BE BOUTIQUE** 7910 Ivanhoe Ave (858) 352-6398  
beboutiquesd.com  
Casual Women's Clothing & Accessories. Liverpool Brand Destination Store
- C HI SWEETHEART GIFT BOUTIQUE** 7920 Ivanhoe Ave (858) 729-1985 (www.hi-sweets.com) Cute gifts, candles, baby gifts, beach bags & towels. Adorable hand-picked goodies ever since!
- 34 LA JOLLA OUTPOST MARKET** 8008 Girard Ave. (619) 352-6108
- 35 LA JOLLA SHIRT CO.** 935 Prospect St. (858) 454-8530  
Resort wear, every type of shirt & souvenirs with friendly service.
- 37 TRANCE BOUTIQUE** 7944 Girard Ave (858) 886-7016 Womens boutique with the latest fashion for all ages, accessories, & home goods. Instagram @trance.lajolla
- 38 WARWICK'S BOOKSTORE & STATIONARY** 7812 Girard Ave. (858) 454-0347

## JUICE, COFFEE & DESSERT

- 17 BIRD ROCK COFFEE** 5627 La Jolla Blvd. (619) 272-0204  
Specialty coffee, vegan pastries, breakfast sandwiches!
- 18 BOBBOI NATURAL GELATO** 8008 Girard Ave. (858) 255-8693  
Best natural gelato
- 19 DR. JUICE** 8008 Girard Ave. (858) 454-9910  
All fresh fruit & vegetable juices, and açai bowls
- 20 HAAGEN DAZS** 1172 Prospect St. (858) 459-4381  
Happy Hour: M-F 3-6pm - Student & Military Discount - Delivery Apps Accepted
- 21 JUICERY** 935 Silverado St. (858) 451-4812  
Juices, smoothies, superfoods, and healthy bowls for you to enjoy.
- G LE MACARON LA JOLLA** 1025 Prospect St. (858) 999-1543  
Handmade French pastries
- H LIVING ROOM COFFEEHOUSE** 1010 Prospect St. (858) 459-1187  
European vibe coffee & hookah
- 24 SCOOPS LA JOLLA** 2179 Avenida De La Playa (858) 246-6321  
Artisan & Vegan Ice Cream, Crepes and Coffee

## HOTELS

- |  |  |
|--|--|
| <b>GRANDE COLONIAL LA JOLLA</b><br>910 Prospect St. (858) 454-2181         | <b>LA JOLLA SHORES HOTEL</b><br>8110 Camino Del Oro (858) 923-8058 |
| <b>LA JOLLA BEACH AND TENNIS CLUB</b><br>2000 Spindrift Dr. (858) 454-7126 | <b>ORLI</b><br>7753 Draper Ave. (619) 576-0806                     |
| <b>LA JOLLA COVE SUITES</b><br>1155 Coast Blvd. (858) 459-2621             | <b>SCRIPPS INN</b><br>555 Coast Blvd S (888) 976-2912              |

**LA JOLLA SOCIAL**  
DINING • NIGHTLIFE • EVENTS