

PRIME RETAIL/OFFICE SPACE AT THE GATEWAY TO LA JOLLA, ONE OF SAN DIEGO'S MOST AFFLUENT MARKETS



FOR SUBLEASE

1006-1010 Torrey Pines Rd., La Jolla, CA 92037



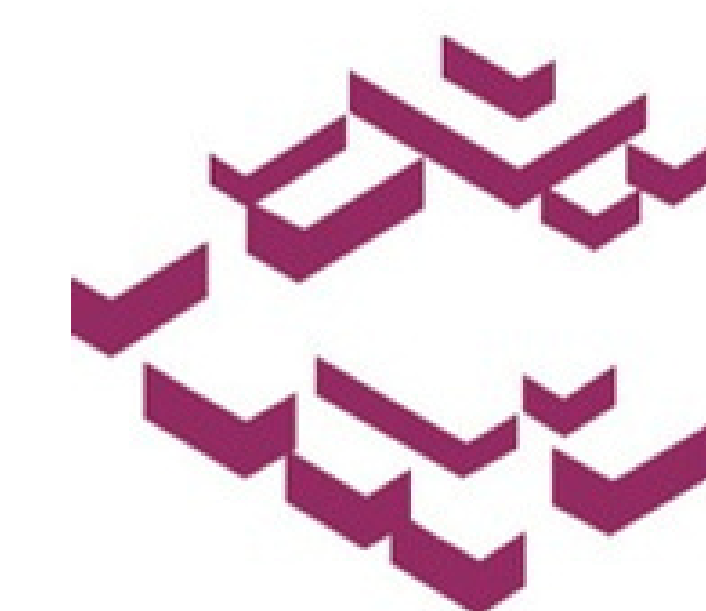
TODD LAW

Senior Vice President

858.728.9305

tlaw@cgpinc.com

CA DRE 01309241 - WA DOL 27587



**CAPITAL GROWTH
PROPERTIES, INC.**

Please do not disturb the tenants, owner, employees and patrons. Please contact the broker only.



PROPERTY OVERVIEW

AVAILABLE SPACES FOR SUBLEASE

OFFICE/RETAIL		
SUITE	SF	RATE
1006-1008	1,111	\$ 2.85 NNN (\$1.41)
1010	837	\$ 3.36 NNN (\$1.52)

- Rare space at the entrance into La Jolla
- High traffic site
- One of San Diego's most walkable neighborhoods
- Signature storefront opportunity with tremendous signage and branding potential
- Minutes to numerous amenities and attractions



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PHOTOS



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A truly unique coastal office offering unmatched visibility, walkability, and ocean views in the heart of the Village of La Jolla



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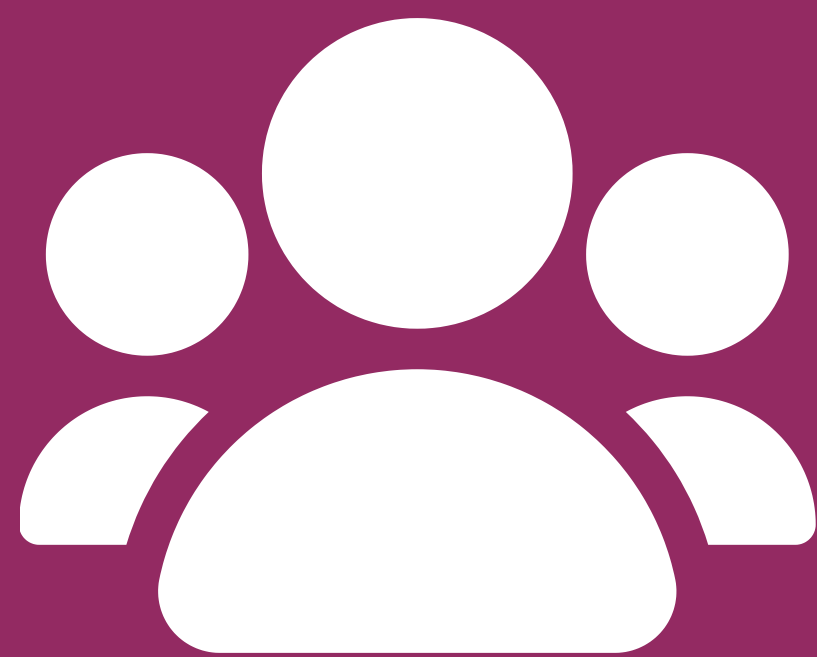
DEMOGRAPHICS



LA JOLLA, CA (2025)



Source: Point2Homes – La Jolla Demographics



Population
Aprox. 34,002



Estimated household
income (avg.)
\$141,822



Self-Employed & Business Owners
3,299 residents



Households
16,989



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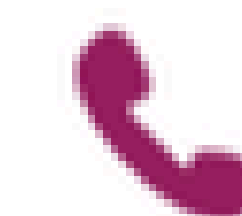
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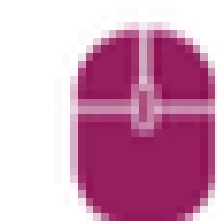


1120 Silverado Street, Suite 200

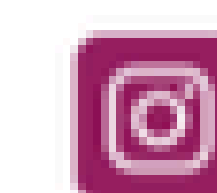
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