

FOR LEASE

875 Prospect Street,
La Jolla, CA 92037

**LA JOLLA
OFFICE SPACES**



 CAPITAL GROWTH
PROPERTIES, INC.
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 | \$ 2.90 PSF |
| 220 | 2,230 | \$ 2.90 PSF |

PROPERTY OVERVIEW

**875 Prospect Street,
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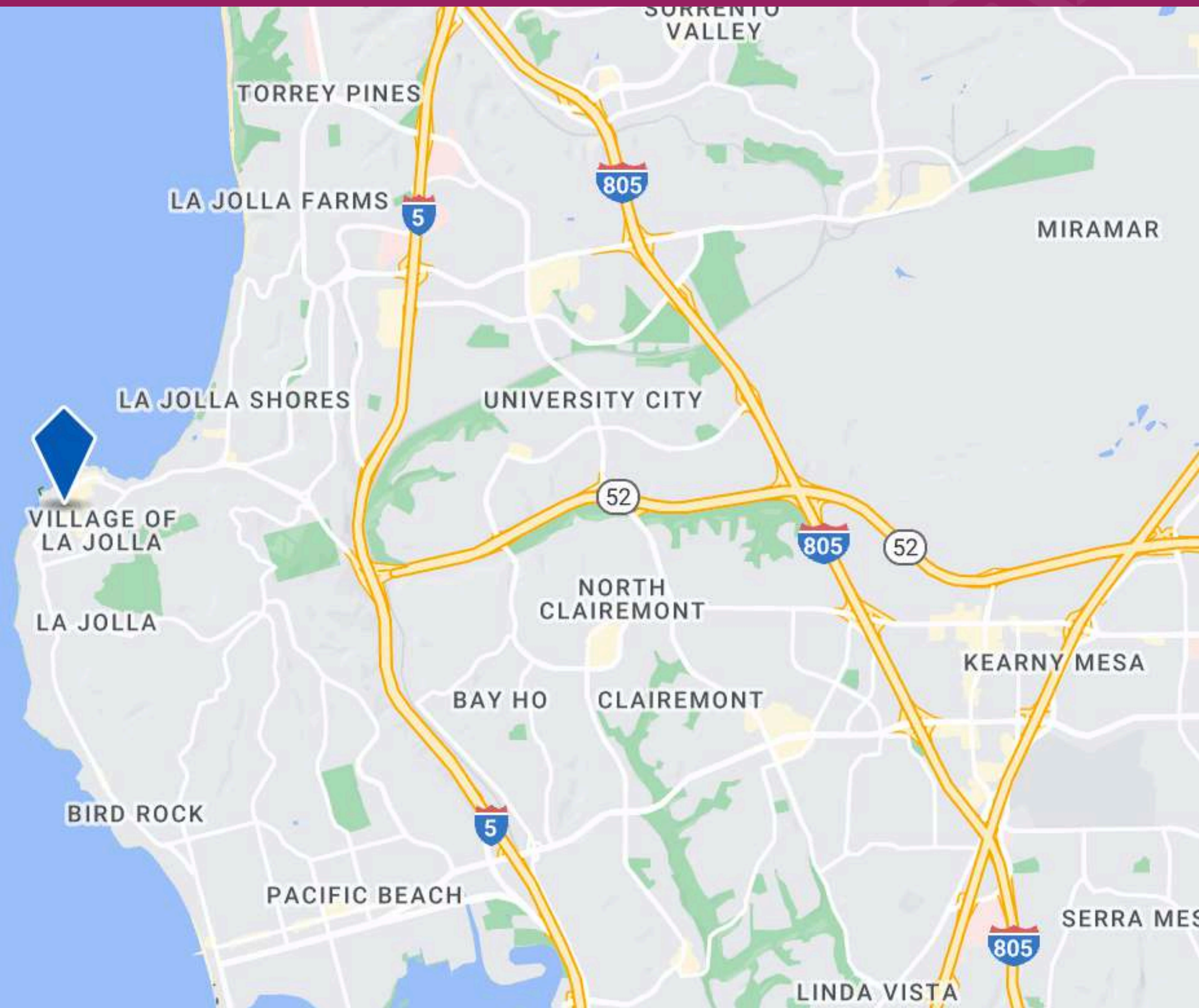


Key Features:

- **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

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AERIAL

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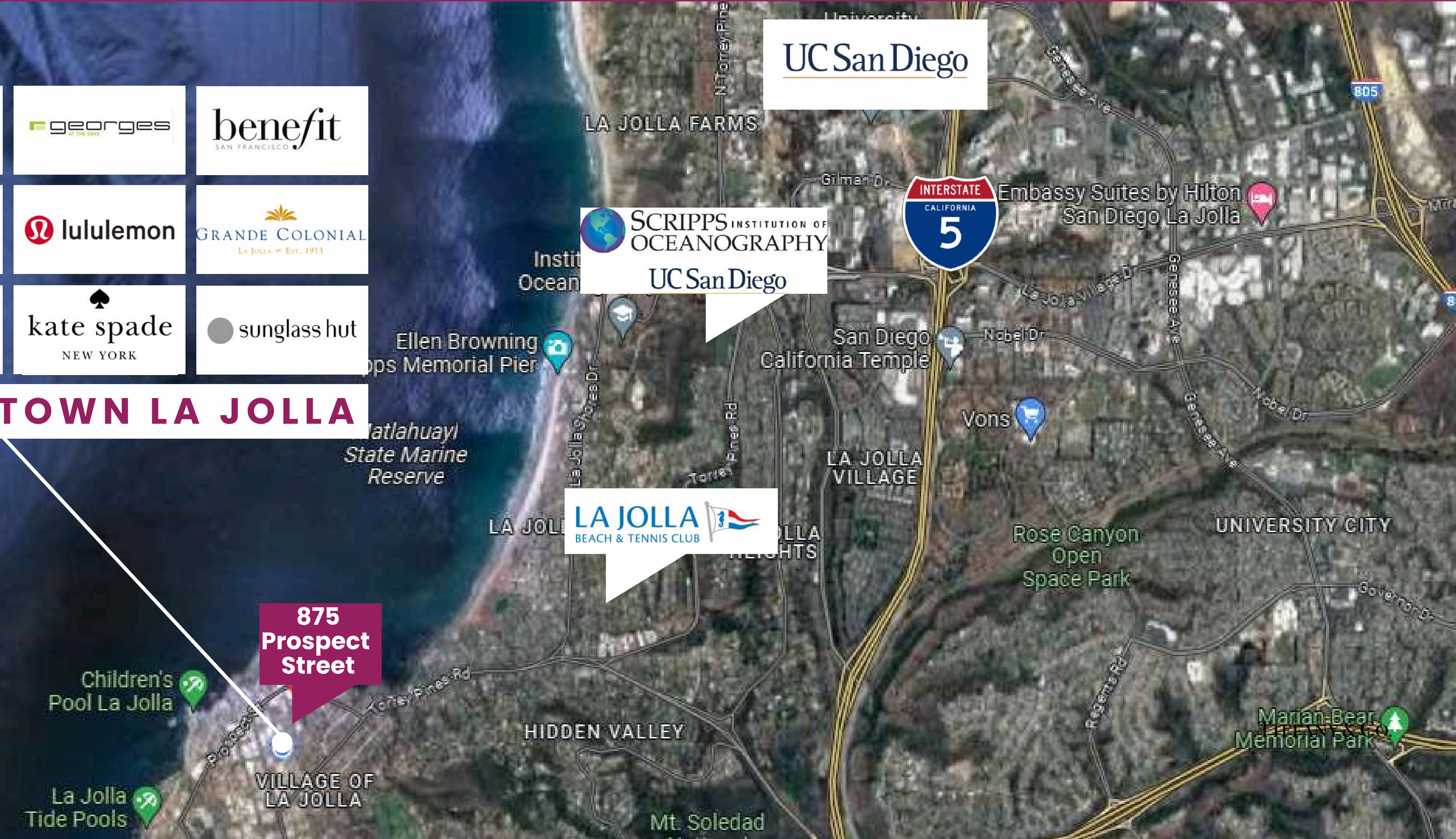
**875
Prospect
Street**

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DOWNTOWN LA JOLLA



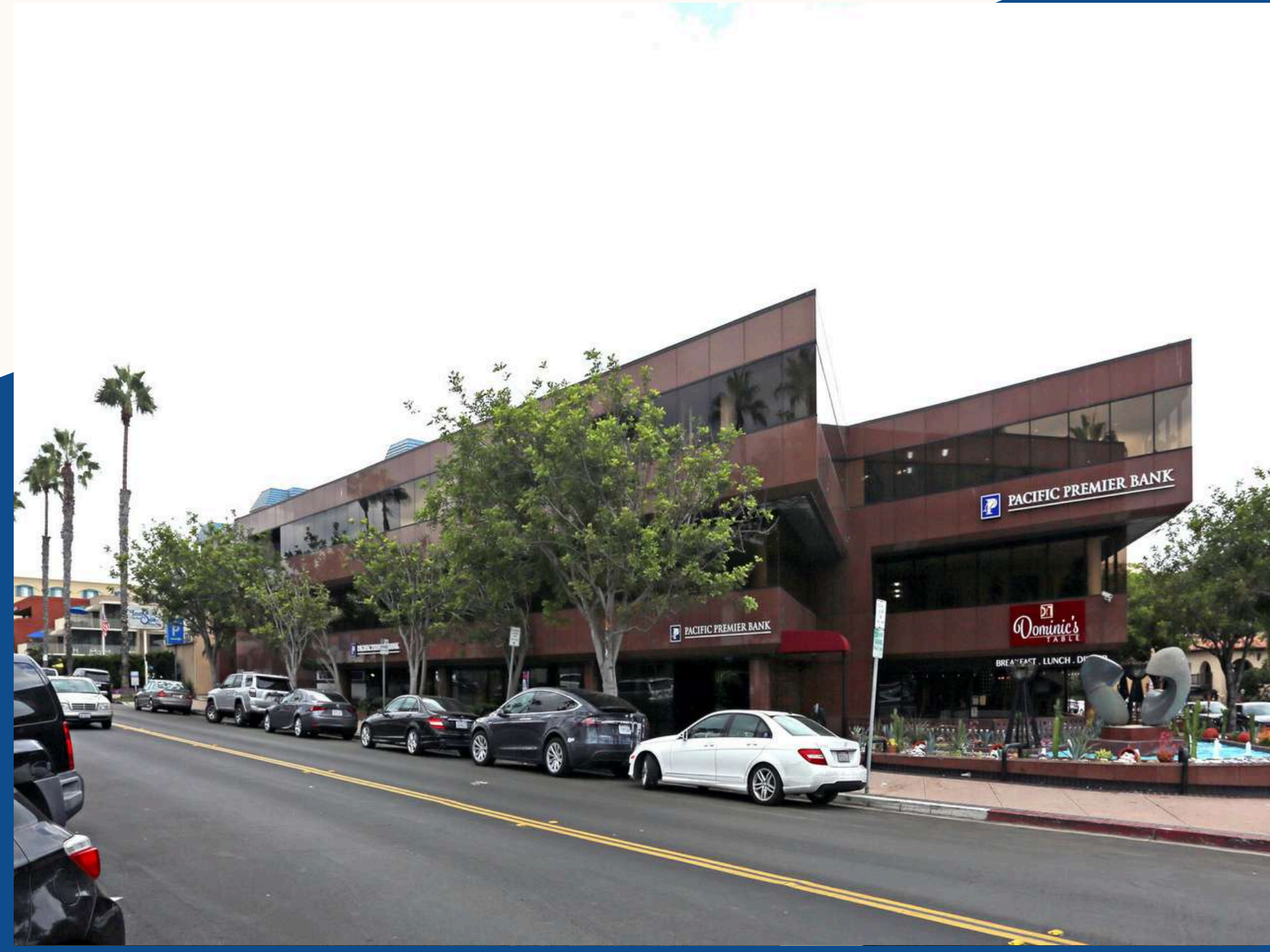
KEY TENANTS

875 Prospect Street,
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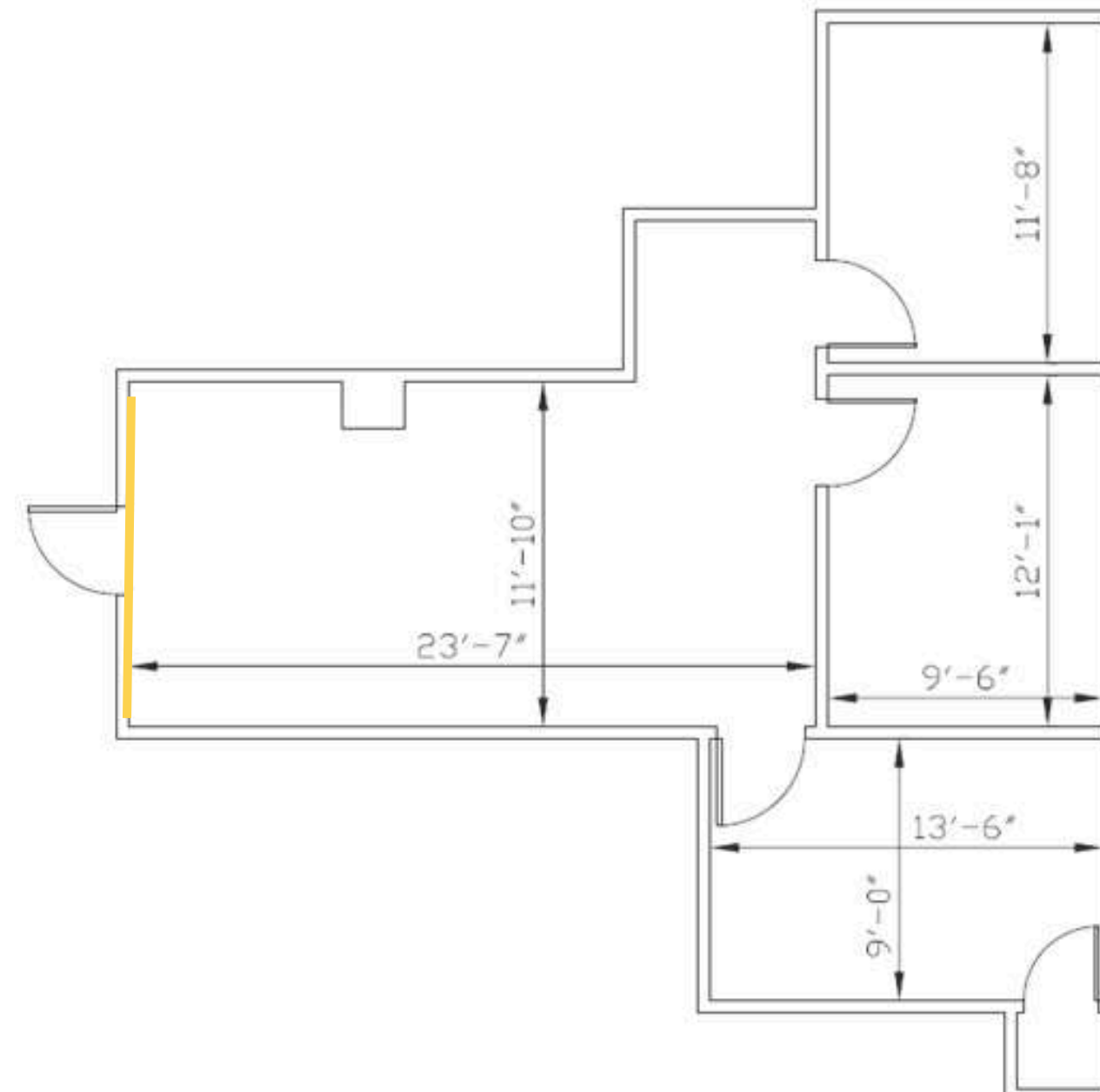
PHOTOS

875 Prospect Street,
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FLOOR PLAN

875 Prospect Street,
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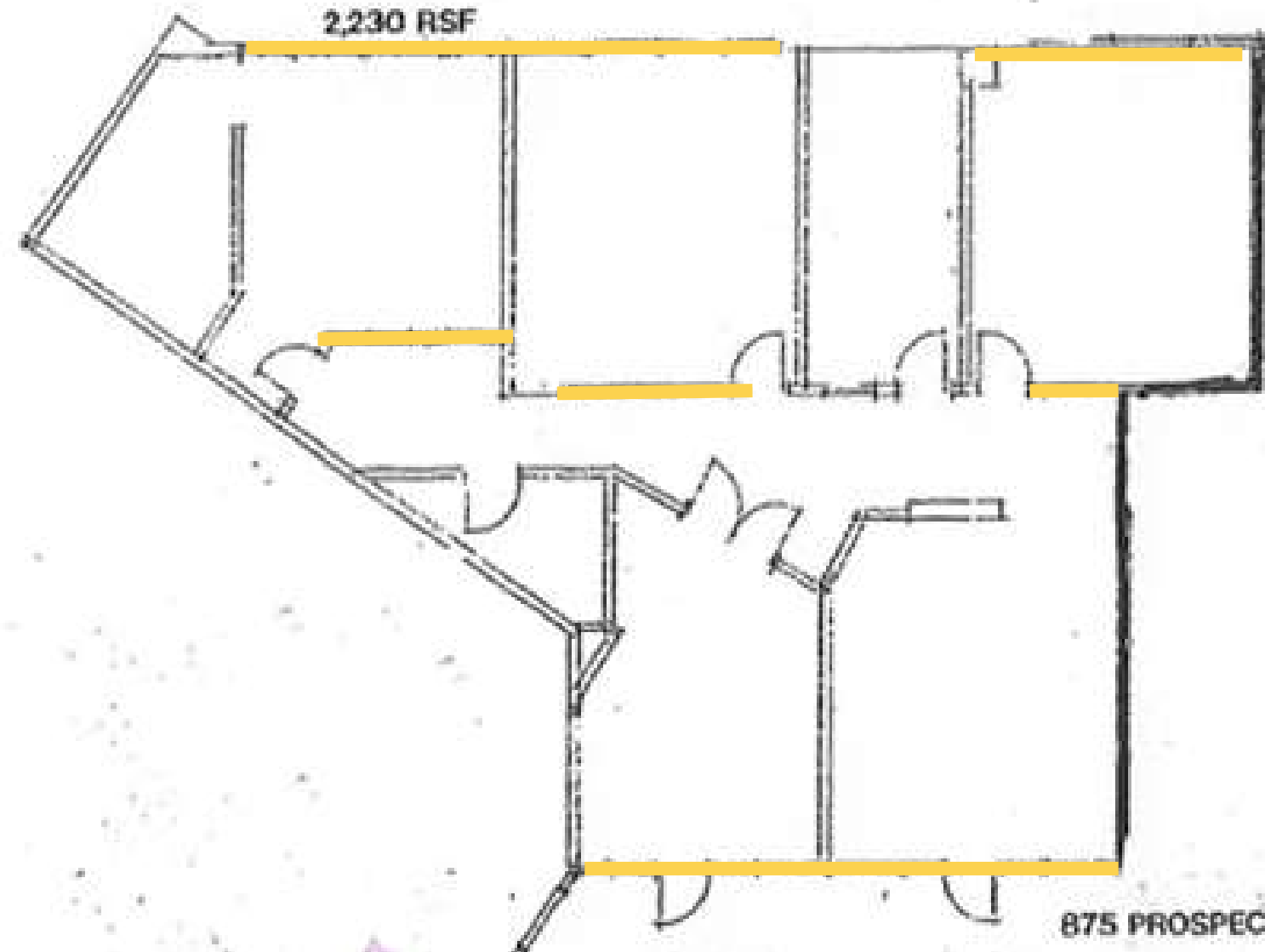


— - designates glass

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

FLOOR PLAN

875 Prospect Street,
La Jolla, CA 92037



— - 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. |

DEMOGRAPHICS

875 Prospect Street,
La Jolla, CA 92037



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

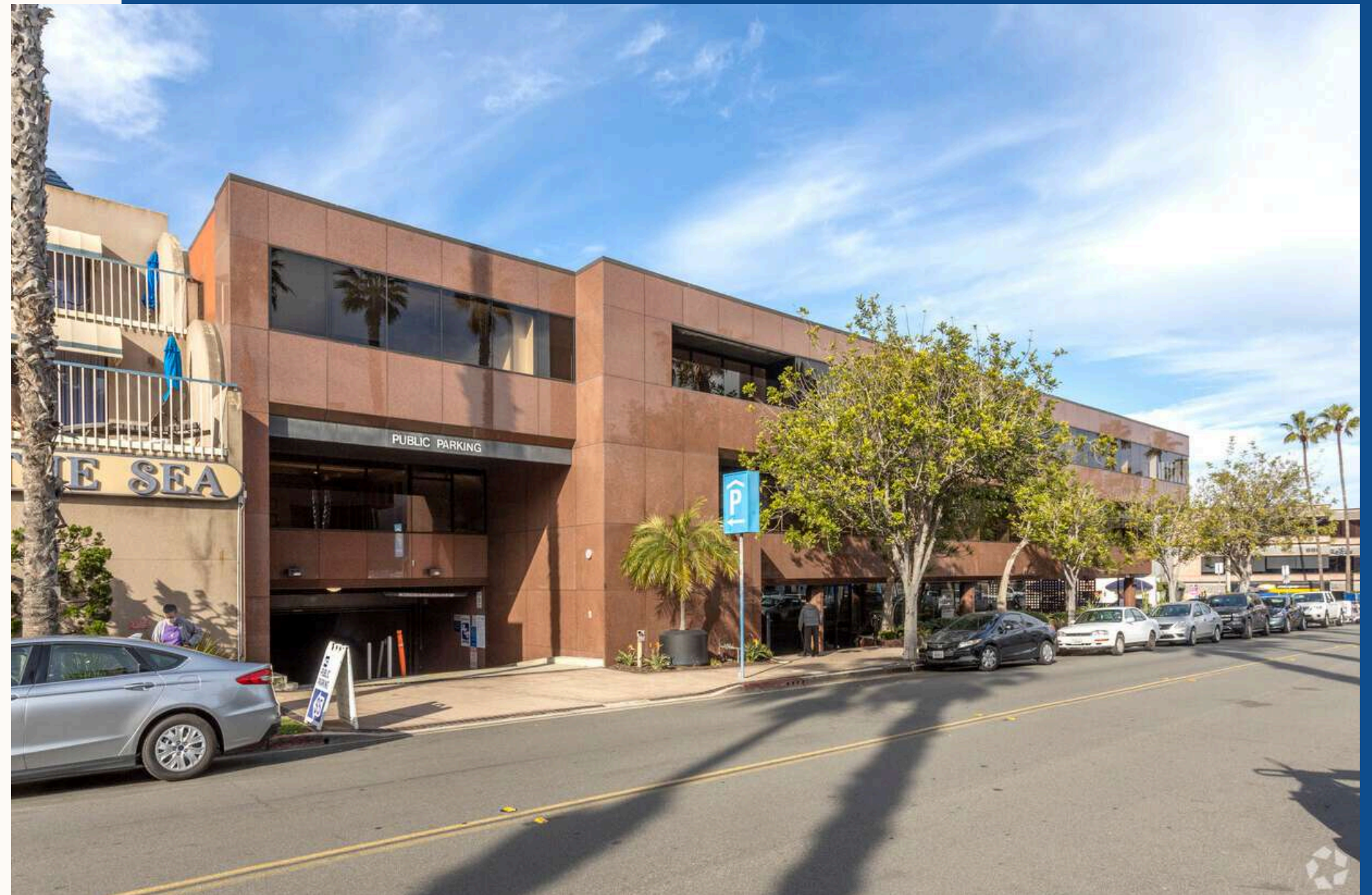


MEDIAN AGE

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.



1120 Silverado Street, Suite 200

La Jolla, CA 92037



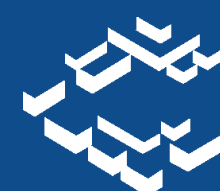
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