

Signature La Jolla Retail For Lease

UPG **URBAN**
PROPERTY
GROUP EST. 1989

1152 PROSPECT ST



THE PROPERTY

Address : 1152 Prospect St

Space Use : Retail

Available Space : ±1,750 SF + ±472 SF Storage

Lease Rate : \$6.75 + NNN

Frontage : 25'+ on Prospect St

Timing : Available Now

The Corridor

Signature retail opportunity along La Jolla's most coveted corridor

Space Features

Space features abundant natural light, multiple skylights, vaulted ceilings, flexible moveable walls for an open layout, restrooms, a small office, and rear storage

Upscale Neighbors

Positioned steps from the iconic La Valencia Hotel, Cormorant Boutique Hotel, and a collection of upscale retailers and restaurants

Visibility and Signage

Exceptional visibility and premier signage along Prospect Street—San Diego's leading destination for luxury shopping and dining

Unmatched Location

An unrivaled location supported by strong daytime demographics, an affluent residential base, high-performing retail and dining, and robust year-round tourism



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Prospect Street is La Jolla's crown jewel of shopping!
a lively stretch packed with luxe boutiques, gallery
treasures, and one-of-a-kind finds at every turn

1152 PROSPECT ST

115 Rooms



LA VALENCIA
HOTEL

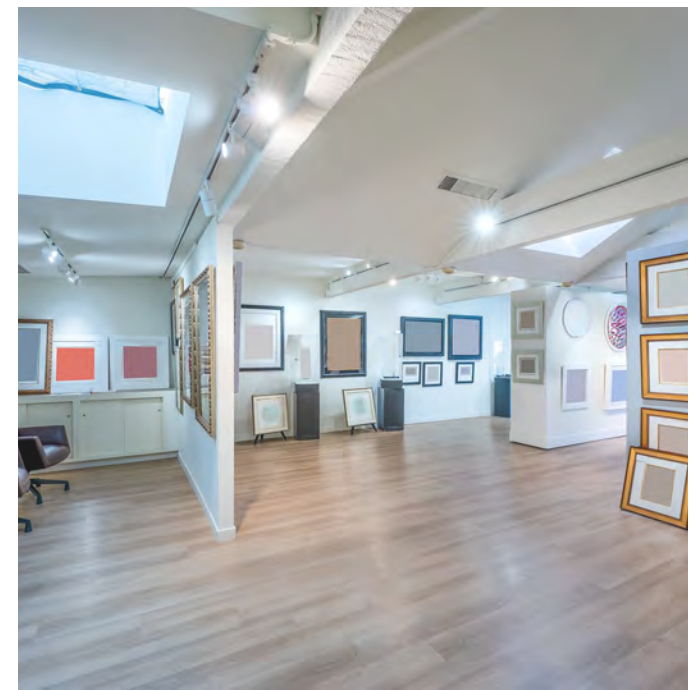


We
olive
The Olive Oil Experience

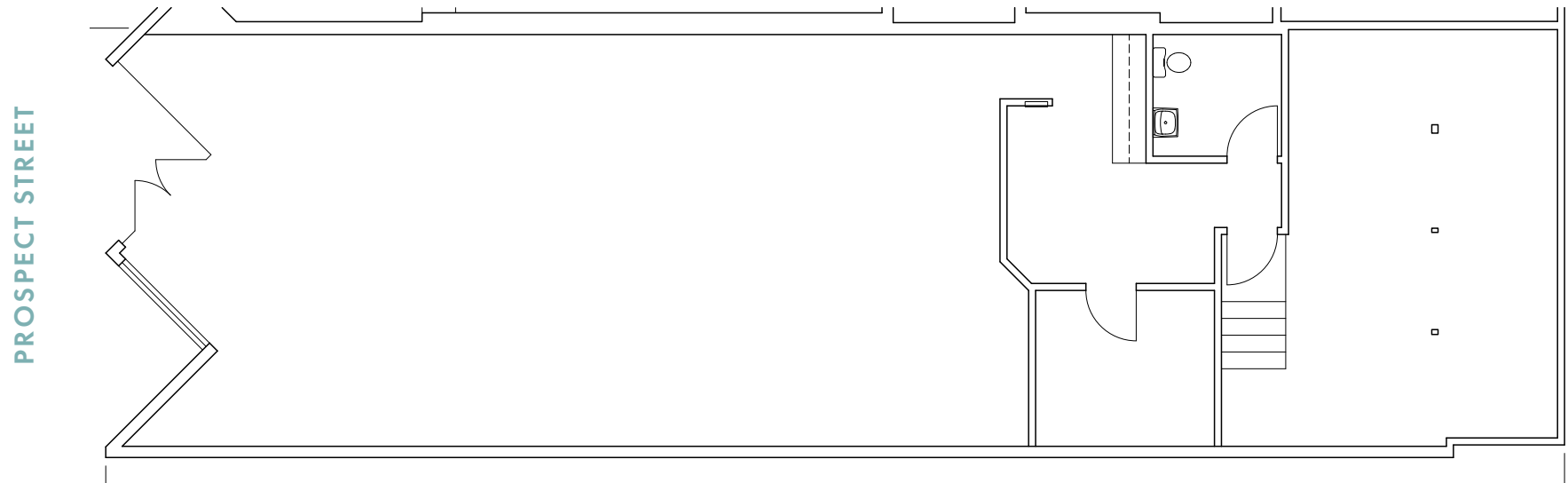
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PROSPECT STREET - 26,463 ADT

THE PHOTOS



SITE PLAN



Signature La Jolla Retail For Lease

1152 PROSPECT ST

26 Rooms

CORMORANT
A BOUTIQUE HOTEL

115 Rooms



LA VALENCIA
HOTEL

THE NEIGHBORS



- | | | | | |
|--------------------|-----------------|--------------------|-----------------------|------------------------|
| 1 Cove House | 6 Free People | 11 The Spot | 16 Lifetime Fitness | 21 Eddie V's |
| 2 La Jolla Outpost | 7 Maison Amani | 12 Beeside Balcony | 17 Panerai Boutique | 22 Brockton Villa |
| 3 Bobboi | 8 Thread & Seed | 13 Prospect Rug | 18 IWC Boutique | 23 Georges at the Cove |
| 4 Show Up Fitness | 9 Sunglass Hut | 14 Marisi | 19 Haagen-Dazs | 24 Rancho Roasters |
| 5 Zoya | 10 Gorjana | 15 Burger Lounge | 20 Living Room Coffee | 25 Shiku Sushi |

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THE NEIGHBORS

Surrounding this stretch of Prospect Street is the very best of La Jolla Village—an upscale, walkable hub lined with luxury boutiques, curated galleries, top-rated restaurants, chic cafés, and landmark hotels like La Valencia. Steps from La Jolla Cove and Scripps Park, the neighborhood blends oceanfront beauty with nonstop foot traffic from locals, tourists, and hotel guests. With cultural anchors like the Museum of Contemporary Art, a vibrant mix of lifestyle services, and a strong year-round visitor scene, this sought-after corridor delivers an energetic, high-spending environment at the center of La Jolla's coastal charm.



JOIN AWARD-WINNING
RETAILERS, CELEBRATED
RESTAURANTS, & BELOVED
LOCAL FAVORITES



DEMOGRAPHICS

La Jolla’s Prospect Street benefits from one of the region’s strongest consumer bases, characterized by high household incomes, significant discretionary spending, and a steady flow of both domestic and international visitors. The surrounding community is anchored by long-term residents, established professionals, and affluent households that consistently support premium retail and dining. Paired with a robust tourism economy, strong weekday and weekend activity, and a stable year-round population, the area offers an exceptional and diverse customer mix.



	1 Mile	2 Mile	3 Mile
Population (2024)	8,646	22,058	61,555
Project Population (2029)	8,950	22,569	62,077
Total Daytime Employment	14,415	19,387	80,962
Total Households	4,156	9,738	22,929
Avg. Household Income	\$160,499	\$165,218	\$157,599
Total Consumer Spending	\$172.3M	\$425.2M	\$977.7M

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BY THE NUMBERS

Beyond its coastal beauty, La Jolla thrives on strong economic fundamentals. With more than 30 walkable village blocks and 20+ annual events, the area attracts a high-spending visitor base and maintains some of San Diego's strongest tourism performance. A wealthy residential population, steady year-round travel, and a robust calendar of cultural attractions all reinforce La Jolla's standing as one of the region's most vibrant and economically powerful coastal destinations.



266

Sunny Days



1,200+

Merchants



100+

Restaurants to Try



2,800+

Hotel Rooms



Signature La Jolla Retail For Lease

La Jolla is a place to dine, play, and stay—pairing oceanfront elegance and neighborhood charm across chef-driven restaurants and cozy cafés, offering coastal trails, beaches, galleries, boutiques, and a lively events calendar to explore, and providing boutique hotels, historic landmarks, and luxury oceanfront resorts that all offer seamless access to the Village and its signature coastal beauty.

DINE, PLAY, AND STAY IN THE HEART OF LA JOLLA VILLAGE



La Valencia Hotel



Cam Lacey
cam@upgsocal.com
Lic No 01955796

upgsocal.com
858 874 1989



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