



# GREEN DRAGON COLONY & COAST WALK

1268 & 98 Prospect St | 1255 Coast Blvd

La Jolla, CA 92037

**La Jolla**

Signature Retail/Office Space for Lease







1255 COAST BLVD

COASTWALK

Prospect St - 20,000 ADT

- Prime retail/office space set within one of San Diego's most sought-after coastal communities
- High-visibility on Prospect Street, La Jolla's main commercial corridor with consistent daily foot traffic
- Charming, ocean-view space just steps from La Jolla Cove
- Prime La Jolla Village location surrounded by top-tier dining, boutiques, galleries, and coastal attractions
- Affluent, high-spending customer base in a walkable district
- Year-round tourism ensures consistent customer flow



# GREEN DRAGON COLONY

OCEAN VIEWS, PRIVATE BALCONY,  
IN-SUITE RESTROOM WITH SHOWER,  
3-OFFICES AND OPEN WORK AREA

## *The Details*



**1268 Prospect St**

Address



**±1,393 SF**

Available Space



**Office**

Space Use

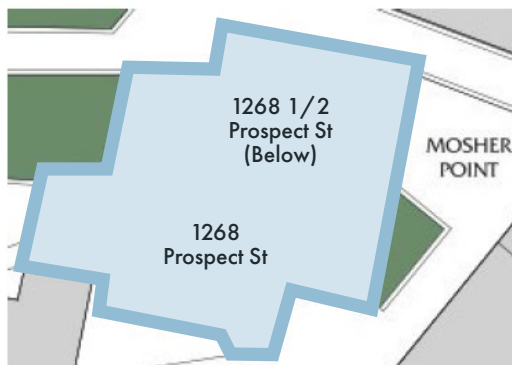


**Contact Broker**

Asking Rate



CLICK FOR  
VIDEO  
WALKTHROUGH



### *The Details*



**1298 Prospect St, Suite 1T**

Address



**±980 SF**

Available Space



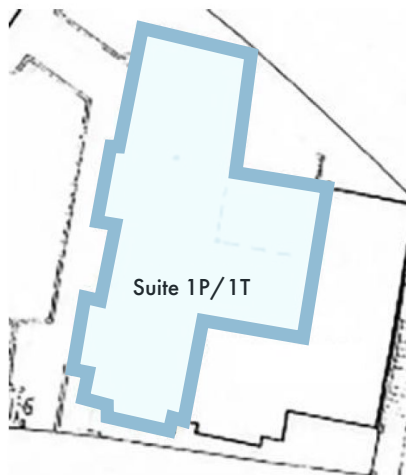
**Street Retail**

Space Use



**Contact Broker**

Asking Rate





# 1255 COAST BLVD

FORMER CAFE SPACE  
WITH OCEAN VIEW PATIO!

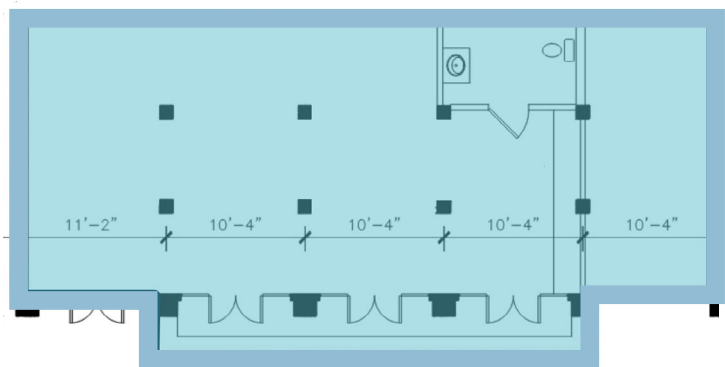
## The Details

 **1255 Coast Blvd**  
Address

 **±1,183 SF**  
Available Space

 **Restaurant/Cafe**  
Space Use

 **Contact Broker**  
Asking Rate

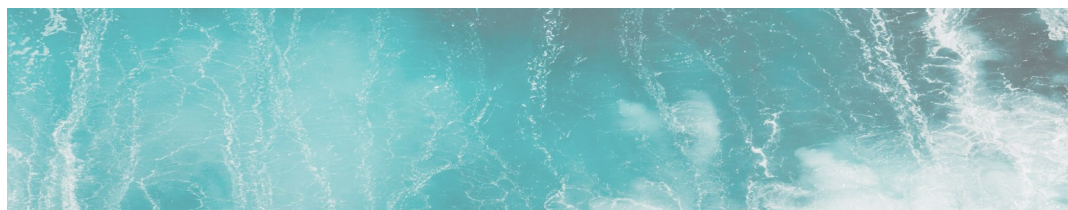


# THE NEIGHBORS

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

**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.





# 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.



LA JOLLA IS  
ONE OF SAN  
DIEGO’S MOST  
AFFLUENT  
COASTAL  
COMMUNITIES



	1 Mile	2 Mile	3 Mile
Population (2024)	9,419	23,427	68,393
Project Population (2029)	9,765	23,939	68,910
Total Daytime Employment	15,320	19,480	85,241
Total Households	4,501	10,279	25,730
Avg. Household Income	\$163,184	\$167,092	\$152,719
Total Consumer Spending	\$189M	\$452.7M	\$1.1B

# 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



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



Parakeet Cafe



Thread & Seed



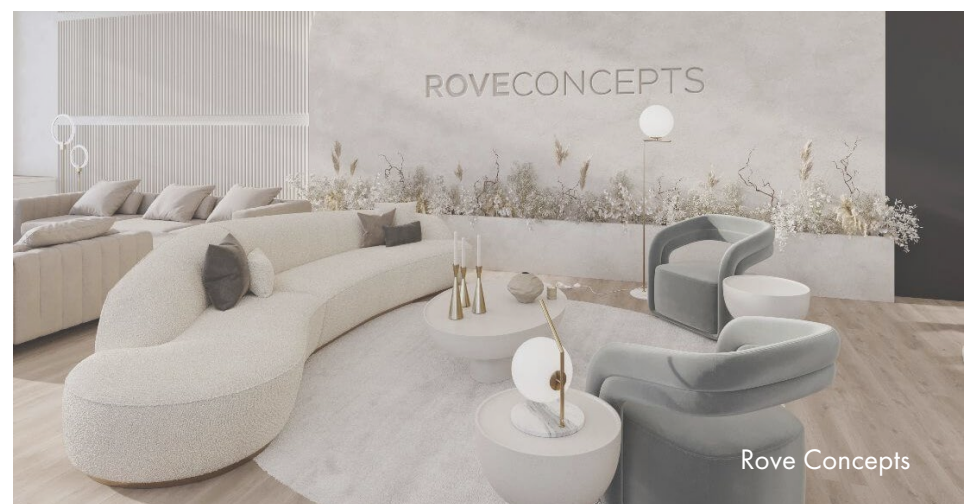
George's at the Cove



La Valencia Hotel



Eddie V's



Rove Concepts





**URBAN**  
**PROPERTY**  
**GROUP** est. 1989

upgsocal.com

858 874 1989



**Cam Lacey**

cam@upgsocal.com

619 736 4014

Lic No 01955796

©2026 Urban Property Group, Inc. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

