



# La Jolla Retail & Office Space For Lease

Coast Walk & Green Dragon Colony - 1298 Prospect, La Jolla



## COAST WALK

Coast Walk is an iconic 4 floor mixed use office and retail building that starts on prestigious Prospect St and steps out directly in front of La Jolla Cove.

The location enjoys the benefits of over 20,000 VPD passing on Prospect St and high pedestrian traffic from La Jolla Cove on Coast Blvd.

The charming appeal of this property will instantly remind you of being somewhere far away on the Mediterranean.

This property features small and large office and retail spaces with expansive ocean views.

overview

## PREMIER COASTAL MIXED-USE BUILDING





## La Jolla – The Jewel by the Sea

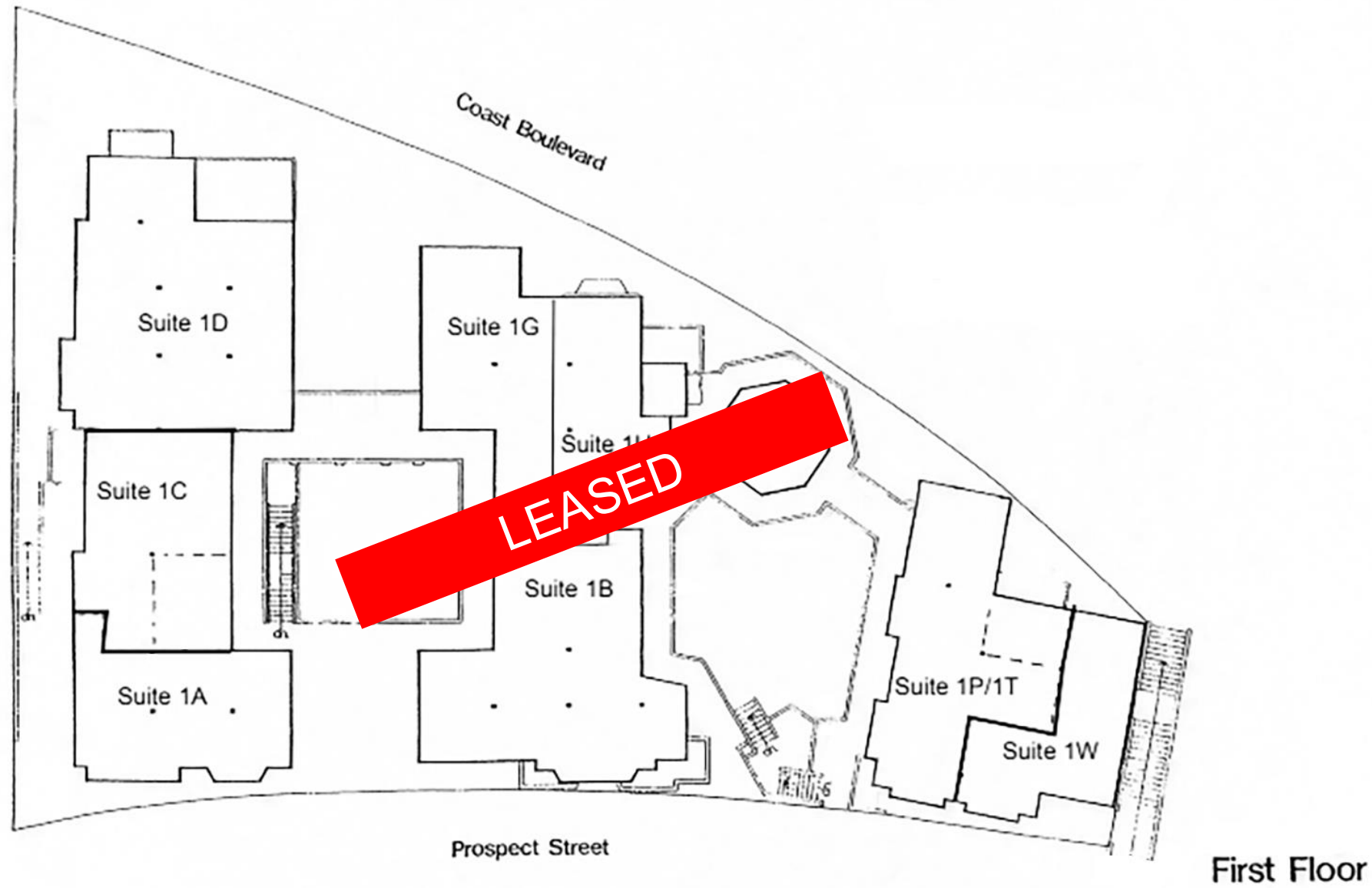
From its world-class shopping and dining, boutique hotels, scenic landmarks and expansive ocean views, La Jolla is a coveted coastal town loved by many for its unique landscape and beachy lifestyle.

La Jolla is both a natural and cultural destination. La Jolla Village attracts business, tourists and locals drawn from their choice of

more than 100 restaurants to dine, multiple boutique hotels and abundant greenspace. This is truly live-work-play at its finest.

“As you watch the sunset, perched on the cliffs in La Jolla not too far away from the ever-present flock of seals, you’ll wonder why you hadn’t visited sooner.” - *Vogue*

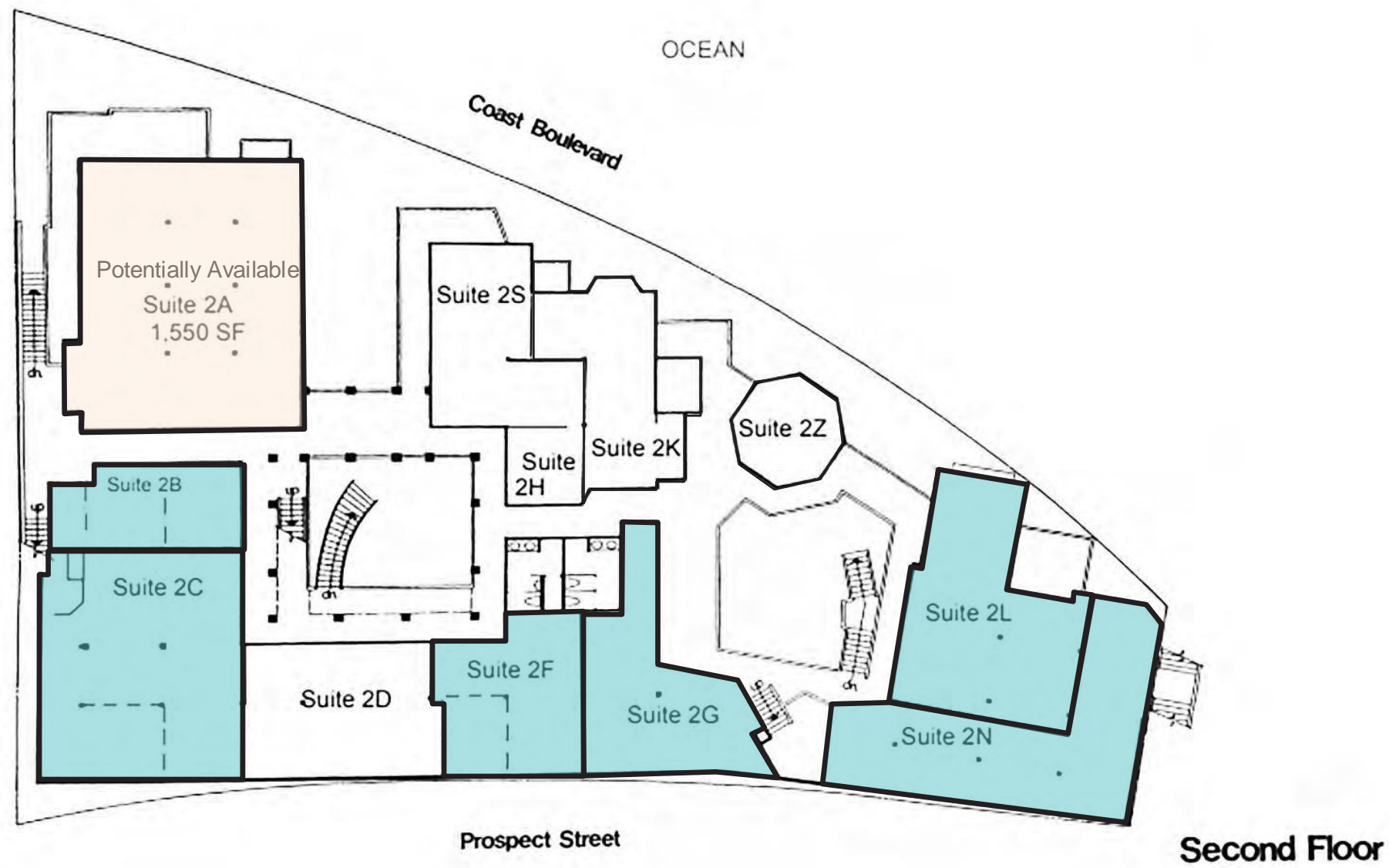
# COAST WALK



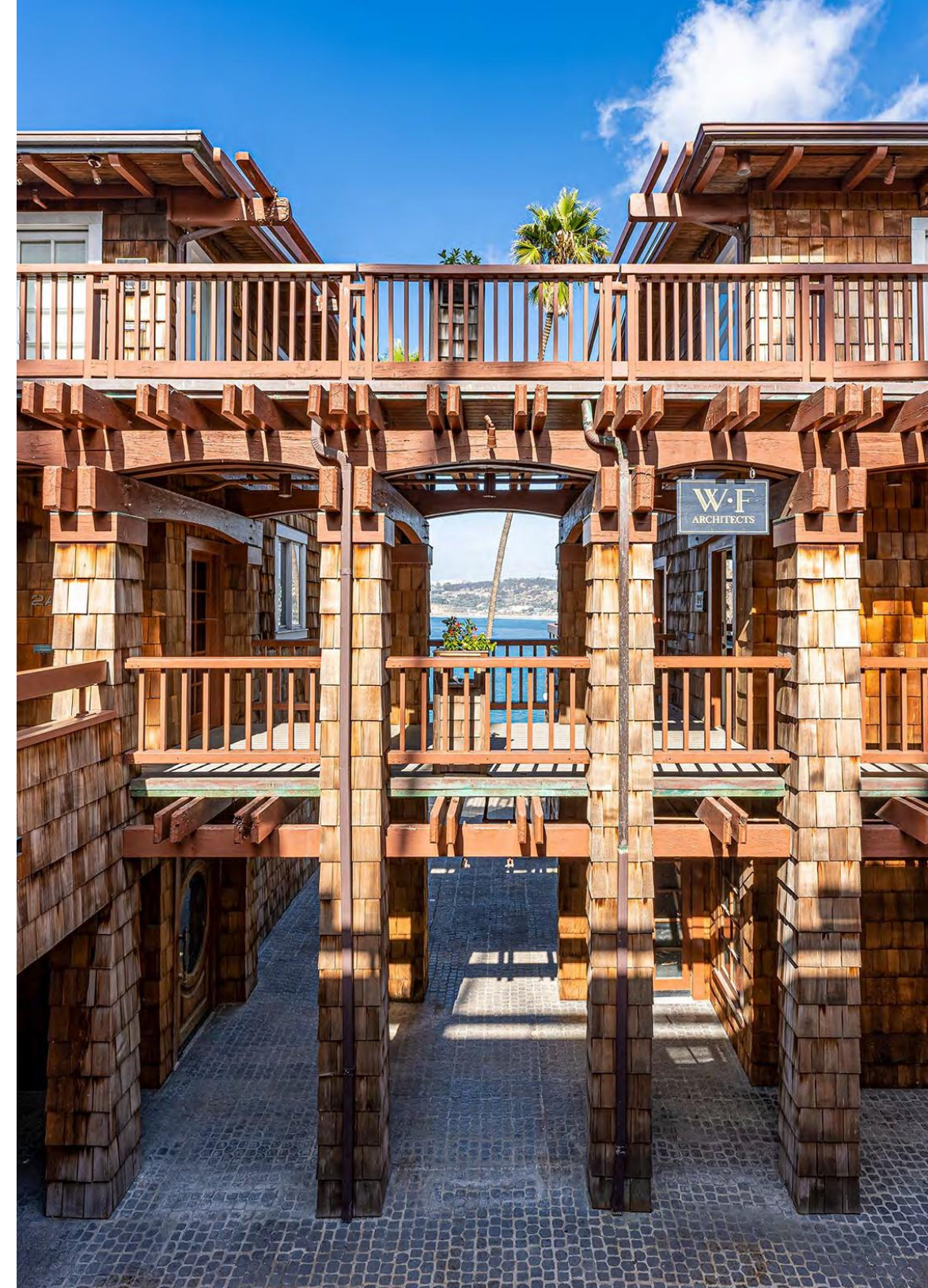
Coast Walk First Floor



# COAST WALK



Coast Walk Second Floor



## COAST WALK

Parking Garage on site

Approximately 25,830 SF building  
+ ample outdoor walk-ways and  
common area

+/- 225' Frontage on Prospect

4 Levels

Elevator served

Common area and in-suite restrooms  
(depending on suite)

property



## COAST WALK

### Suite 2B / 2C

+/- 464 SF (2B)

+/- 1,166 SF (2C)

Restroom in suite

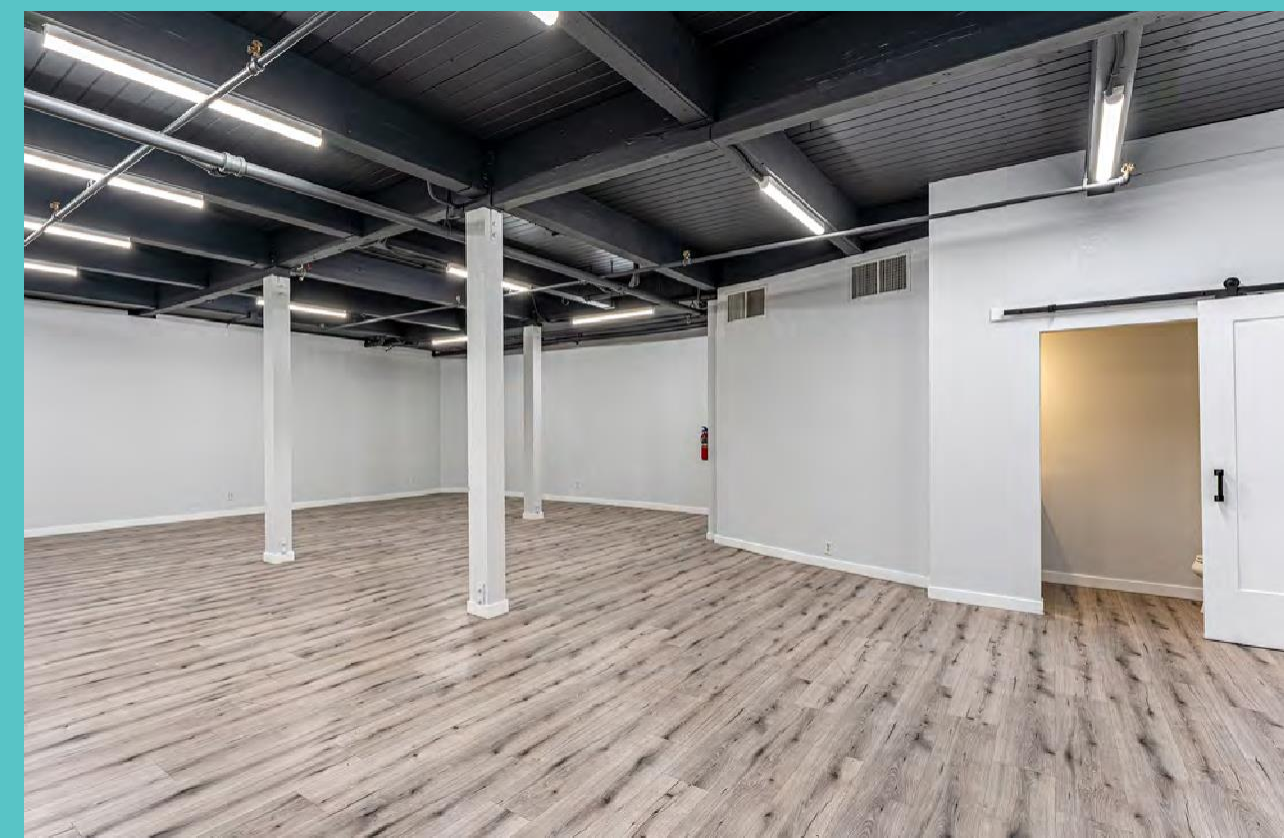
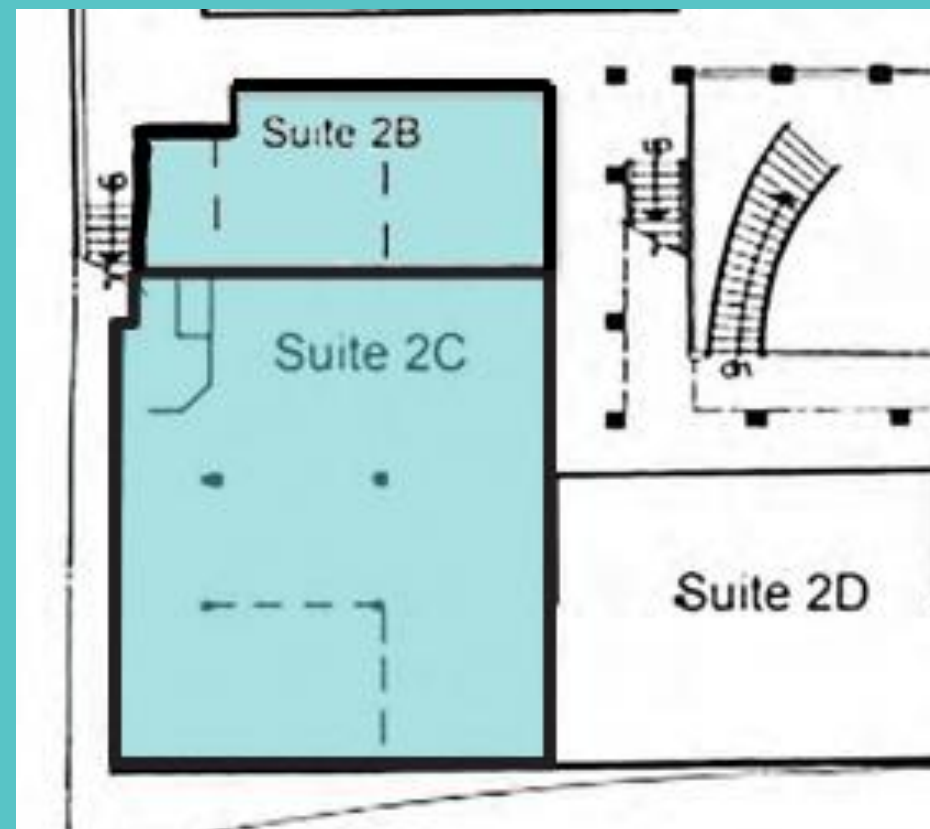
Asking Rent:

(2B) \$2,204 (NNN) + Utilities

(2C) \$5,538.50 (NNN) + Utilities

\*\*Suites are currently  
Combined but can be separated.

premises



## COAST WALK

### Suite 2F

+/- 629 SF

Kitchen & Restroom in suite

Furnished

Asking Rent:  
\$4,088.50 (NNN) + Utilities



premises



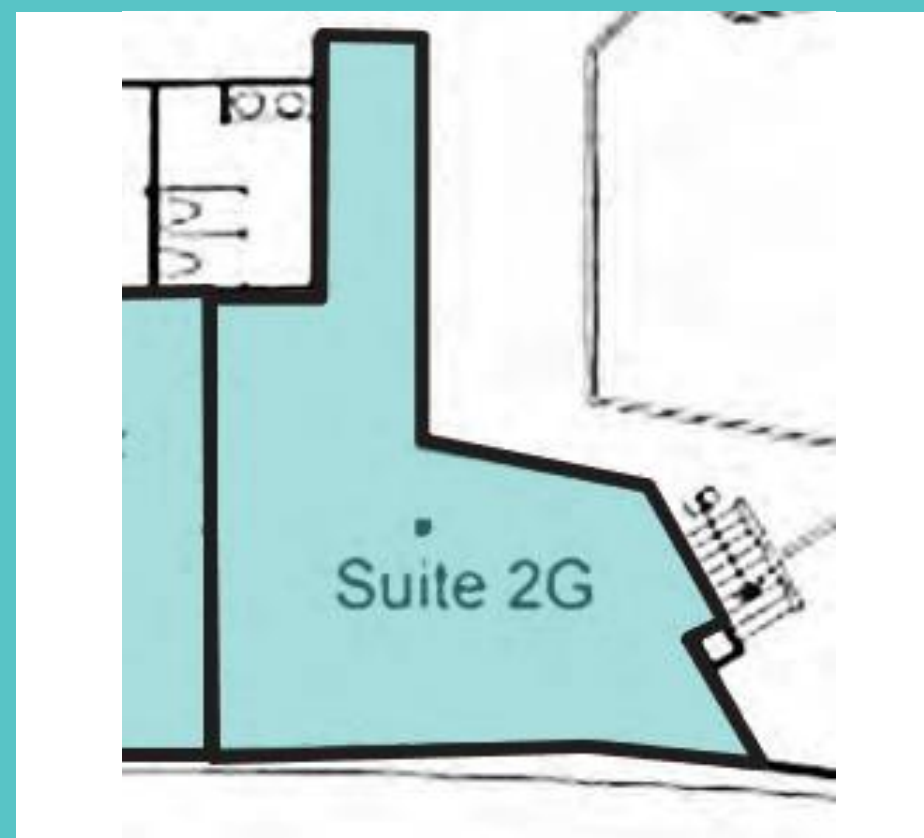
## COAST WALK

### Suite 2G

+/- 627 SF

Kitchen & Restroom in suite

Asking Rent:  
\$4,075.50 (NNN) + Utilities



premises



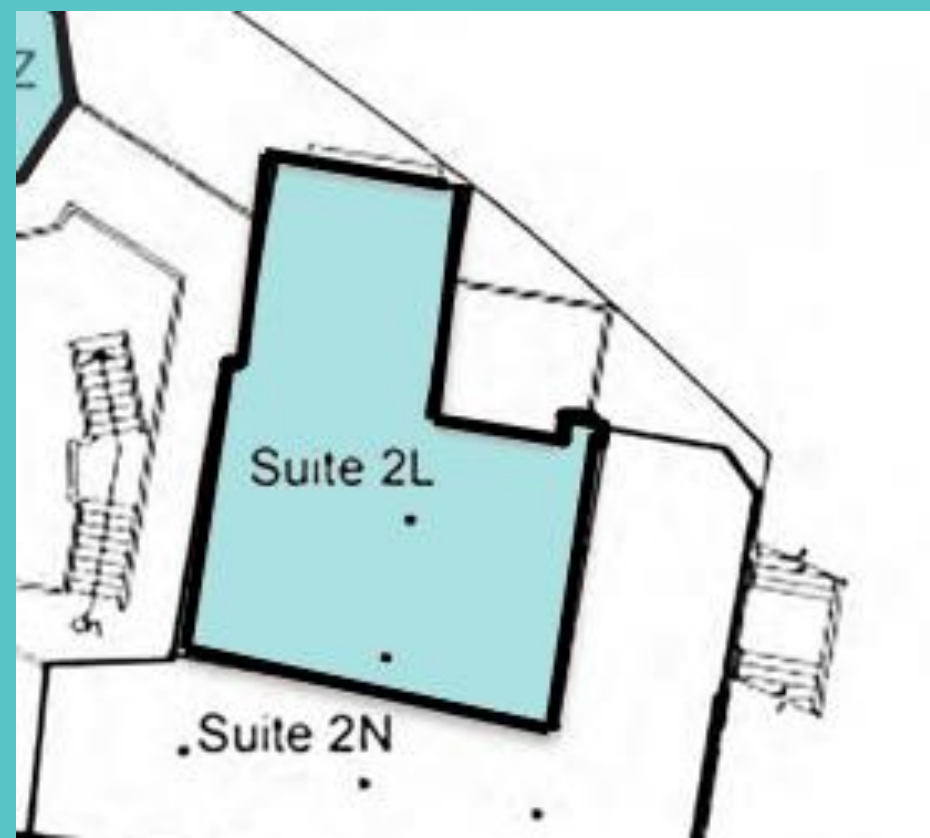
## COAST WALK

### Suite 2L

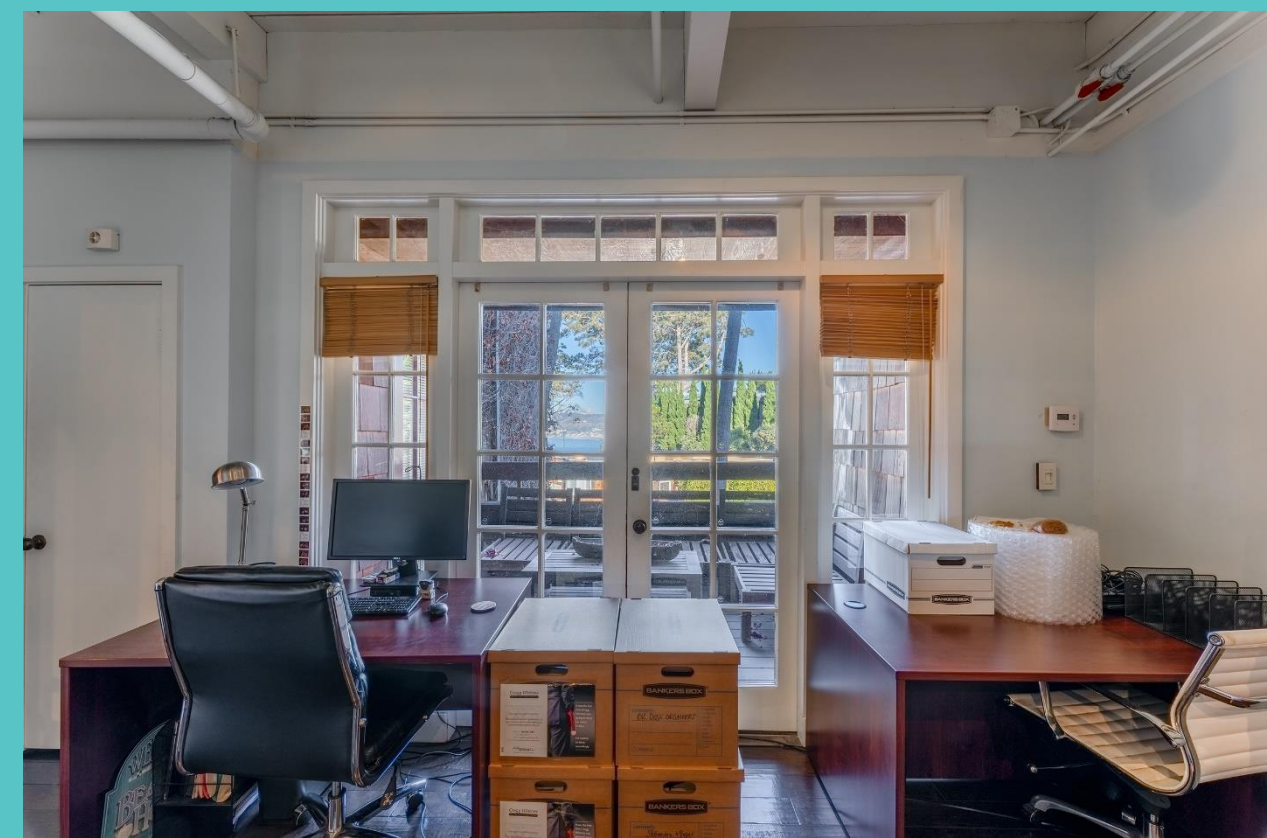
+/- 738 SF

Open workspace, private offices,  
and ocean views

Asking Rent:  
\$4,428 (NNN) + Utilities



premises



COAST WALK

Suite 2N

+/- 1,077 SF

Restroom & kitchenette in suite

Asking Rent:  
\$5,923.50 (NNN) + Utilities



premises

# GREEN DRAGON COLONY



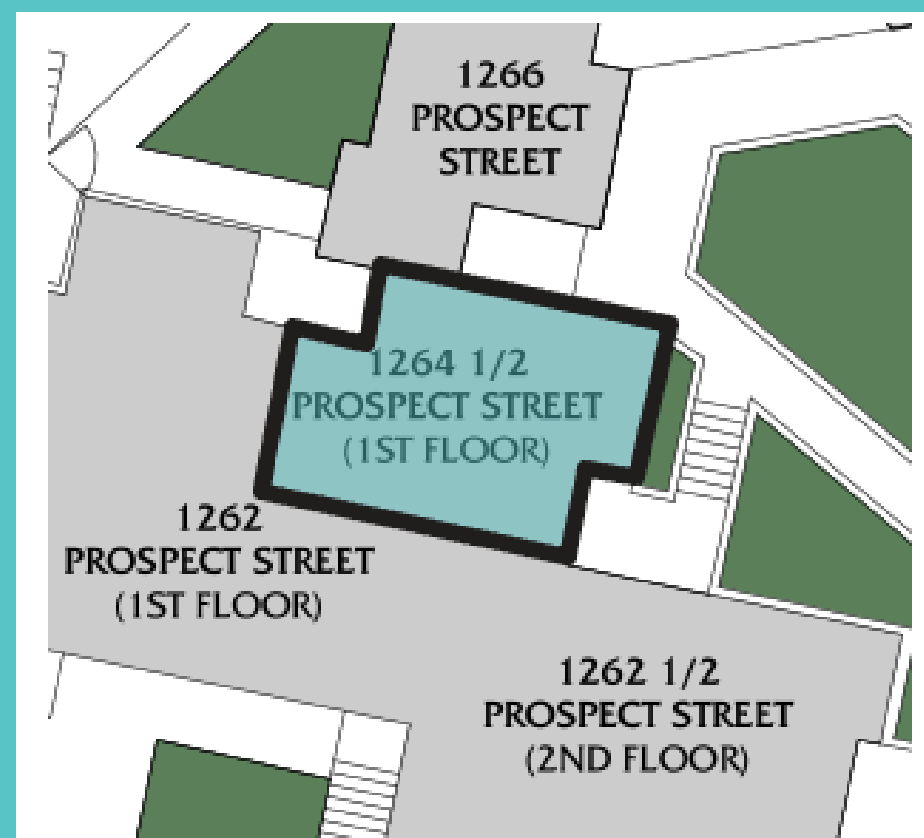
**GREEN DRAGON COLONY**

**1264 1/2 Prospect**

**+/- 330 SF**

**In-suite restroom & kitchenette**

**Asking Rent:  
\$2,029.50 (NNN) + Utilities**



**premises**



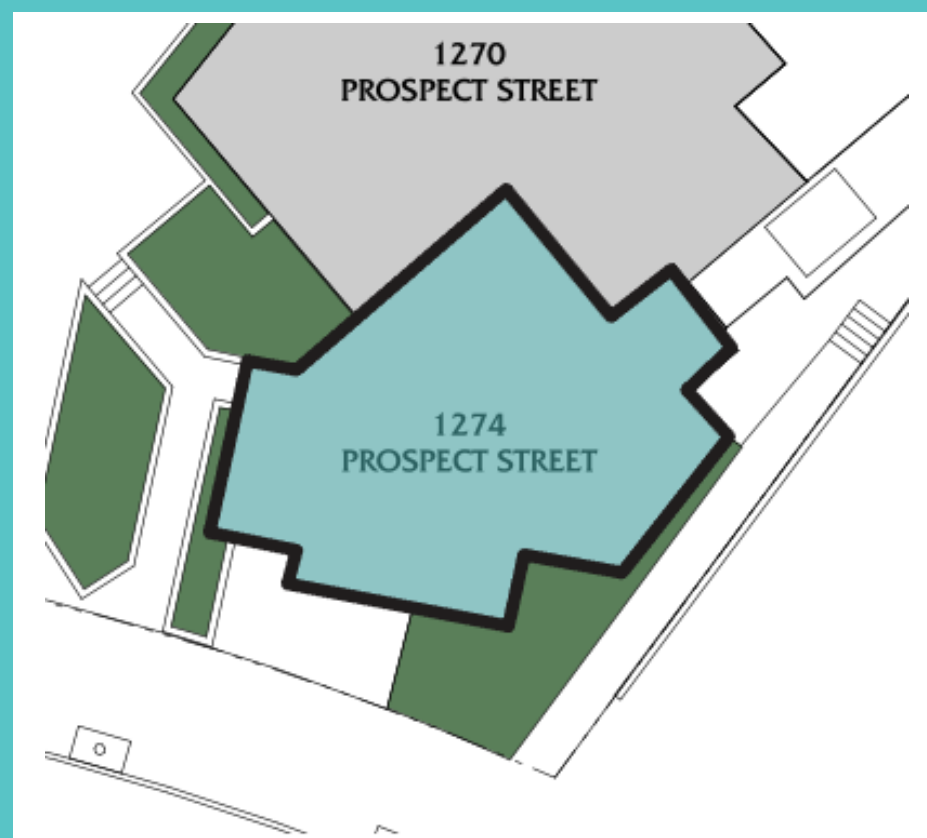
**GREEN DRAGON COLONY**

**1274 Prospect**

**+/- 1,514 SF**

**Asking Rent: Negotiable**

**Available January 2025**



**premises**

# COAST WALK & GREEN DRAGON COLONY



Prospect St. - 20,000 VPD



# contact

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