

*Located in the heart  
of La Jolla*



*For Lease  $\pm$ 2,270 SF &  $\pm$ 1,505 SF*

**HARD CORNER & INLINE, GROUND FLOOR RETAIL SPACES**

# Premier Corner La Jolla Location



*Situated in the heart of La Jolla's highly coveted Prospect Street, this signature retail opportunity is surrounded by distinctive dining, luxury shopping and world class hotels and homes.*



This unique site offers prime Prospect Street frontage and visibility in the center of "The Jewel" and is positioned to capture the strong local demographics while also drawing from La Jolla's thriving tourism industry.

## Property Highlights

- ±2,270 square feet, hard corner  
±1,505 square feet, inline
- Ready for immediate occupancy with high-end fixtures, luxurious furnishings, and top-of-the-line equipment all in place
- Excellent frontage (±45 ft.) and location on the prime stretch of Prospect Street
- Ideally situated to also accommodate high street retail such as a luxury retailer, gallery, jeweler or spa
- Rear alley & loading access and on-site parking available
- Located in the affluent community of La Jolla with multiple popular tourist destinations nearby, including the famous La Jolla Cove
- Surrounded by some of the top restaurants and retailers in San Diego County
- At the base of a 77,000 SF Class A office building
- Volume-driven structure

## For Leasing Information

Pasquale Iole  
pasquale@upgsocal.com  
License ID: 0148814

Andrew Shemirani  
andrew@upgsocal.com  
License ID: 02038814

**UPG** URBAN PROPERTY GROUP  
EST. 1998

upgsocal.com  
888.741.1399

# Rare & Unique Opportunity



*Secure a retail space on one of the most high-profile and high-volume streets in Southern California.*

## Site Plan



± 2,270 SF Corner  
± 1,505 SF Inline



Onsite parking /  
underground parking



5-minute walk to the Pacific  
Ocean and La Jolla Cove



12,429 average daily traffic  
on Prospect Street

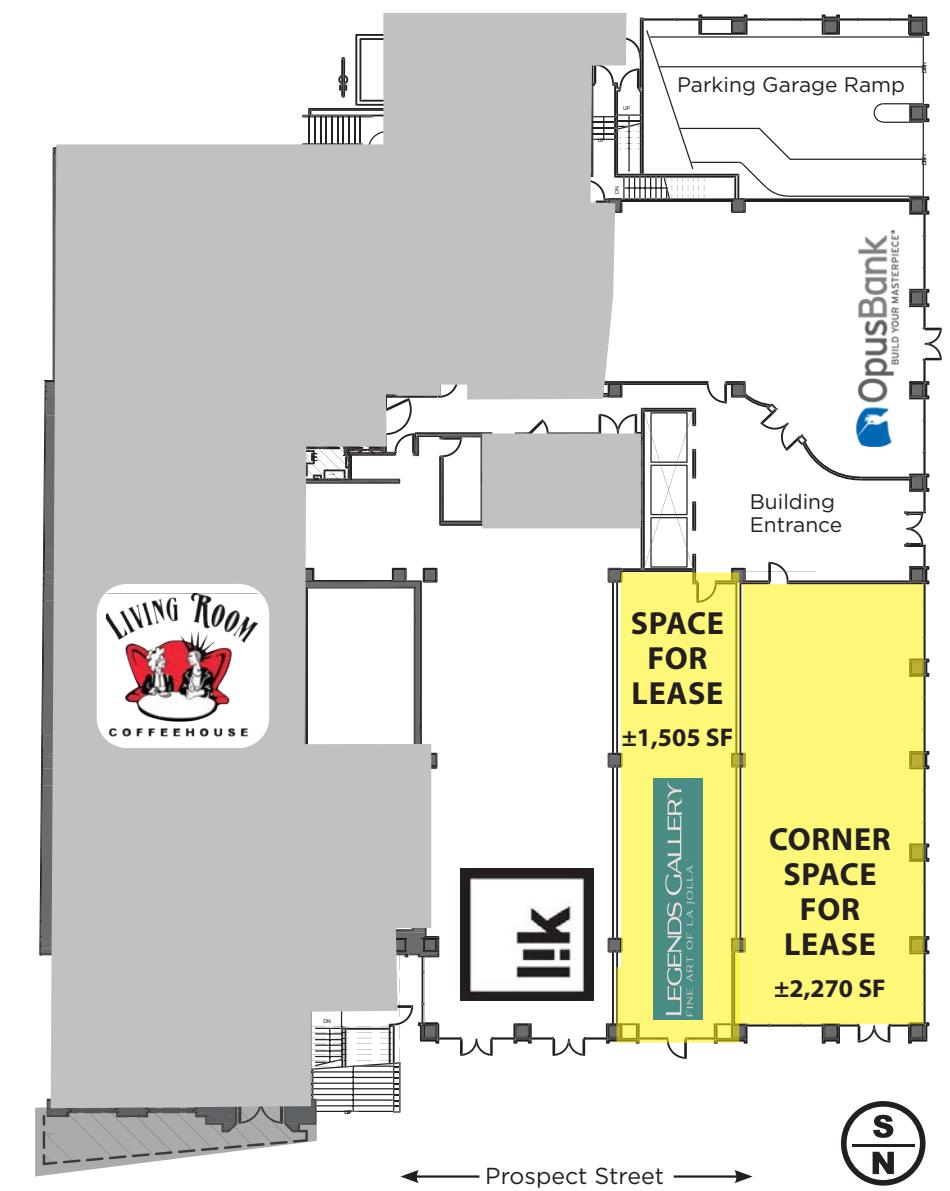


15,953 average daily traffic  
on Ivanhoe Ave



Walk score of 84: Very  
Walkable. Most errands can  
be accomplished on foot.

[www.walkscore.com](http://www.walkscore.com)



\*This site plan, artistic rendering and/or other graphics is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

# The "Jewel" of San Diego



La Jolla is a vacation paradise. As one of San Diego's top tourist destinations this iconic seaside community offers visitors and locals an array of activities to experience.

From up-scale shopping to one-of-a-kind dining, breathtaking ocean views to timeless landmarks, beach culture to high culture, La Jolla has it all.

## LA JOLLA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
Estimated Population (2024)	7,785	57,184	189,996
Projected Population (2029)	7,620	55,615	164,080
DAYTIME DEMOGRAPHICS			
Total Businesses	2,173	5,226	14,055
Total Employees	13,266	31,379	107,788
AVERAGE HOUSEHOLD INCOME			
Estimated Average Household Income (2024)	\$231,492	\$221,844	\$167,580
Projected Average Household Income (2029)	\$245,097	\$234,409	\$164,416



1.6 M

Out-of-town  
visitors annually



1,800

Hotel Rooms



100+

Restaurants



\$848 M

Annual resident  
retail expenditure

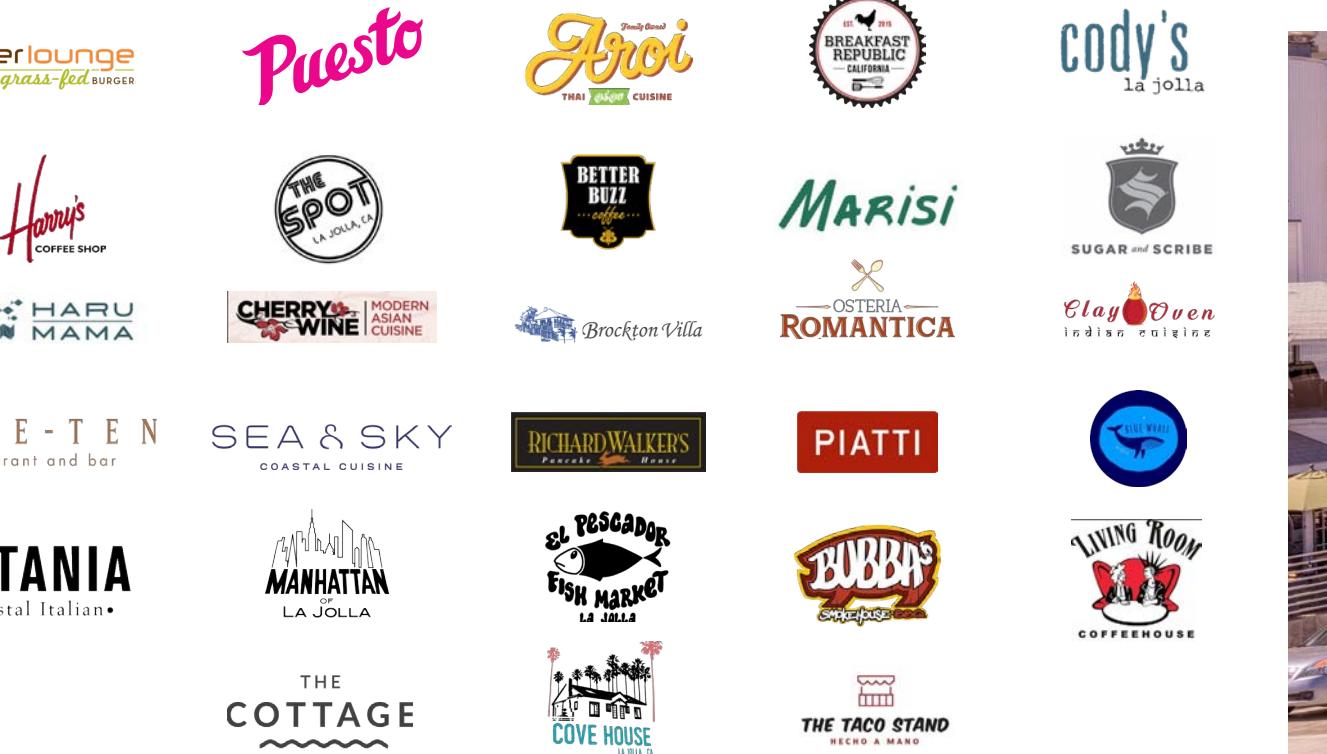
\*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.



## La Jolla Dining

La Jolla boasts an impressive selection of the highest Zagat-rated restaurants in San Diego County.

These culinary gems, along with more than 100 other popular restaurants and diverse eateries in La Jolla, draw thousands of locals and tourists a day to the area.



## La Jolla Retail

La Jolla is known for its wide array of shopping, with a mix of unique boutique shops, higher-end brands and daily use stores.

Amongst the shopping, this coastal community is also home to some of the most prestige luxury car dealerships in San Diego.



VUORI



B&O  
BANG & OLUFSEN



HATS  
UNLIMITED



benefit  
SAN FRANCISCO



Warwick's



VONS



SPORTS CAR COMPANY, INC.



MASERATI  
of SAN DIEGO



BENTLEY



BUGATTI



O'GARA



LA JOLLA



LA DOLCE VITA  
RESTAURANTE



LA JOLLA



# La Jolla Arts, Events & Entertainment

## ARTS

The Conrad Prebys Performing Arts Center  
La Jolla Museum of Contemporary Art  
La Jolla Music Society  
La Jolla Arts Association  
The La Jolla Gallery  
Legends Gallery  
National Geographic Fine Art Gallery

## EVENTS

Farmers Insurance PGA Golf Tournament  
La Jolla Half Marathon  
La Jolla Concours d'Elegance  
La Jolla Christmas Parade & Holiday Festival  
La Jolla Art & Wine Festival  
La Jolla Rough Water Swim  
La Jolla Art Walk

## ENTERTAINMENT

La Jolla Playhouse  
The Lot  
The Comedy Store  
AMC La Jolla 12  
Birch Aquarium

## ANNUAL ATTENDANCE



500k

Birch Aquarium  
Part of the world-renowned Scripps  
Institute of Oceanography



400k

Fourth of July fireworks  
at La Jolla Shores



8,000

La Jolla Half Marathon  
Voted a "Must-Do-Half Marathon in the U.S."



100k

Farmers Insurance Open  
PGA Golf Tournament



40k

La Jolla Art & Wine Festival



20k

La Jolla Concours d'Elegance  
Luxury & Classic Car Show



20k

La Jolla Christmas  
Parade & Holiday  
Festival



100k

La Jolla Playhouse  
Tony Award-winning professional  
non-profit theatre



# La Jolla Destinations

## BEACHES

Windansea Beach | La Jolla Shores | La Jolla Cove  
Scripps Beach | Black's Beach  
La Jolla Children's Pool | Marine Street Beach

## GOLF COURSES

La Jolla Country Club | Torrey Pines Golf Course  
La Jolla Beach & Tennis Club

## HOTELS

La Jolla Cove Hotel & Suites | La Valencia  
Grande Colonial La Jolla Inn by the Sea at La Jolla  
La Jolla Beach Truelidge | Holiday Inn Express &  
Suites La Jolla Shores of La Jolla | La Jolla Shores  
Hotel | La Jolla Inn | Paratian Inn Empres Hotel |  
Scripps Inn | Estancia La Jolla Hotel & Spa

7 Million  
ANNUAL VISITORS TO  
LA JOLLA BEACHES



*Located in the heart of La Jolla on the corner of Prospect st. & Ianhoe Ave.*

## For Leasing Information

Pasquale Iolele  
[pasquale@upgsocal.com](mailto:pasquale@upgsocal.com)  
License ID: 01488187

Andrew Shemirani  
[andrew@upgsocal.com](mailto:andrew@upgsocal.com)  
License ID: 02038814



[upgsocal.com](http://upgsocal.com)  
858 874 1989

©2025 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, to the accuracy thereof and is submitted subject to errors, omissions, change of price, rental, or withdrawal without notice.