

1205 PROSPECT STREET

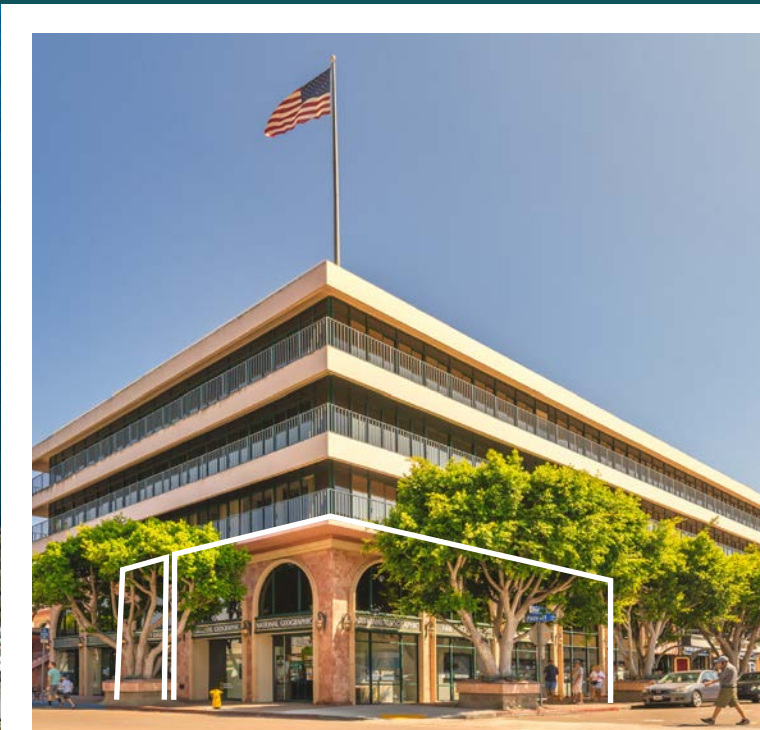
*Located in the heart
of La Jolla*



For Lease $\pm 2,270$ SF & $\pm 1,505$ SF
HARD CORNER & INLINE, GROUND FLOOR RETAIL SPACES

UPG URBAN
PROPERTY
GROUP EST. 1989

Premier Corner La Jolla Location



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 near by, 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 rent structure

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.

For Leasing Information

Pasquale Ioele
pasquale@upgsocal.com
License ID: 01488187

Andrew Shemirani
andrew@upgsocal.com
License ID: 02038814



upgsocal.com
858 874 1989

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

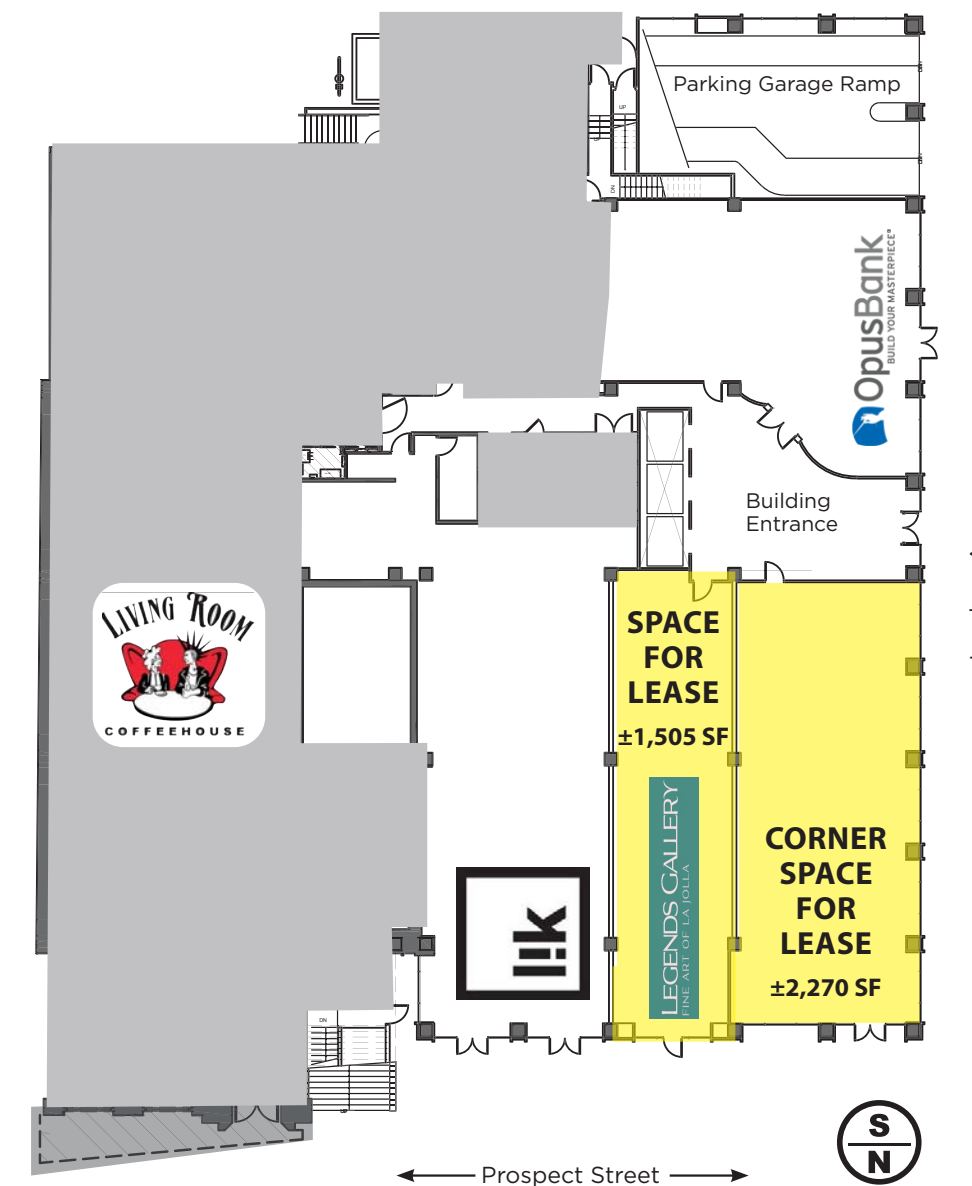


15,953 average daily traffic
on Ivanhoe Ave



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

www.walkscore.com



*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
POPLUATION			
Estimated Population (2024)	7,785	57,184	168,996
Projected Population (2029)	7,620	55,615	164,080
DAYTIME DEMOGRAPHICS			
Total Businesses	2,173	5,226	12,405
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	\$176,461


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.



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 Travelodge | Holiday Inn Express &
Suites La Jolla Sands of La Jolla | La Jolla Shores
Hotel | La Jolla Inn | Pantai Inn Empress 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. & Ivanhoe Ave.*

For Leasing Information

Pasquale Ioele
pasquale@upgsocal.com
License ID: 01488187

Andrew Shemirani
andrew@upgsocal.com
License ID: 02038814



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.