

FIXTURIZED RESTAURANT OPPORTUNITY

1000 PROSPECT ST *La Jolla*



The PROPERTY

FIXTURIZED RESTAURANT

Build-Out

May 1, 2029

Lease Expiration

±2,203 SF

Size

\$4.12 psf, NNN

Lease Rate

ABC Type 41

Liquor License - On Sale
Beer and Wine Eating Place

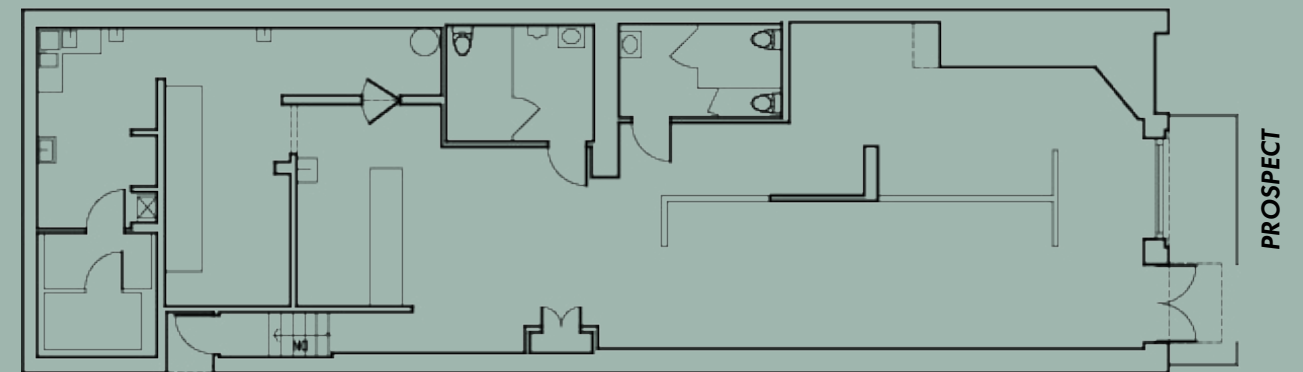
\$295,000

Key Money



IN THE HEART OF PROSPECT'S 'RESTAURANT ROW'

Surrounding retail tenants include Tommy Bahama, Quicksilver, Vigilucchis, Brooks Brothers, La Valencia and many more unique boutiques, art galleries, popular restaurants, hotels and scenic attraction. This site offers strong daytime demographics, affluent residential base, and premier destination driven.



THE SPACE

Rare restaurant space available in the heart of Downtown La Jolla on Prospect's "Restaurant Row"

THE LOCATION

Premier location that offers strong daytime demographics, an affluent residential base, premier restaurant & retail destination and year-round tourists

SEAMLESS SUBLEASE OPPORTUNITY

Opportunity for a seamless transition, featuring a fully turnkey setup for tenant to move in and begin operations right away. Ability to negotiate new direct lease for credit tenant.

HIGH TRAFFIC

Situated in one of San Diego's most affluent communities, this high-traffic site offers prime visibility and is conveniently located right next to the walking path leading to the beach.

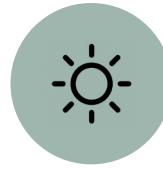
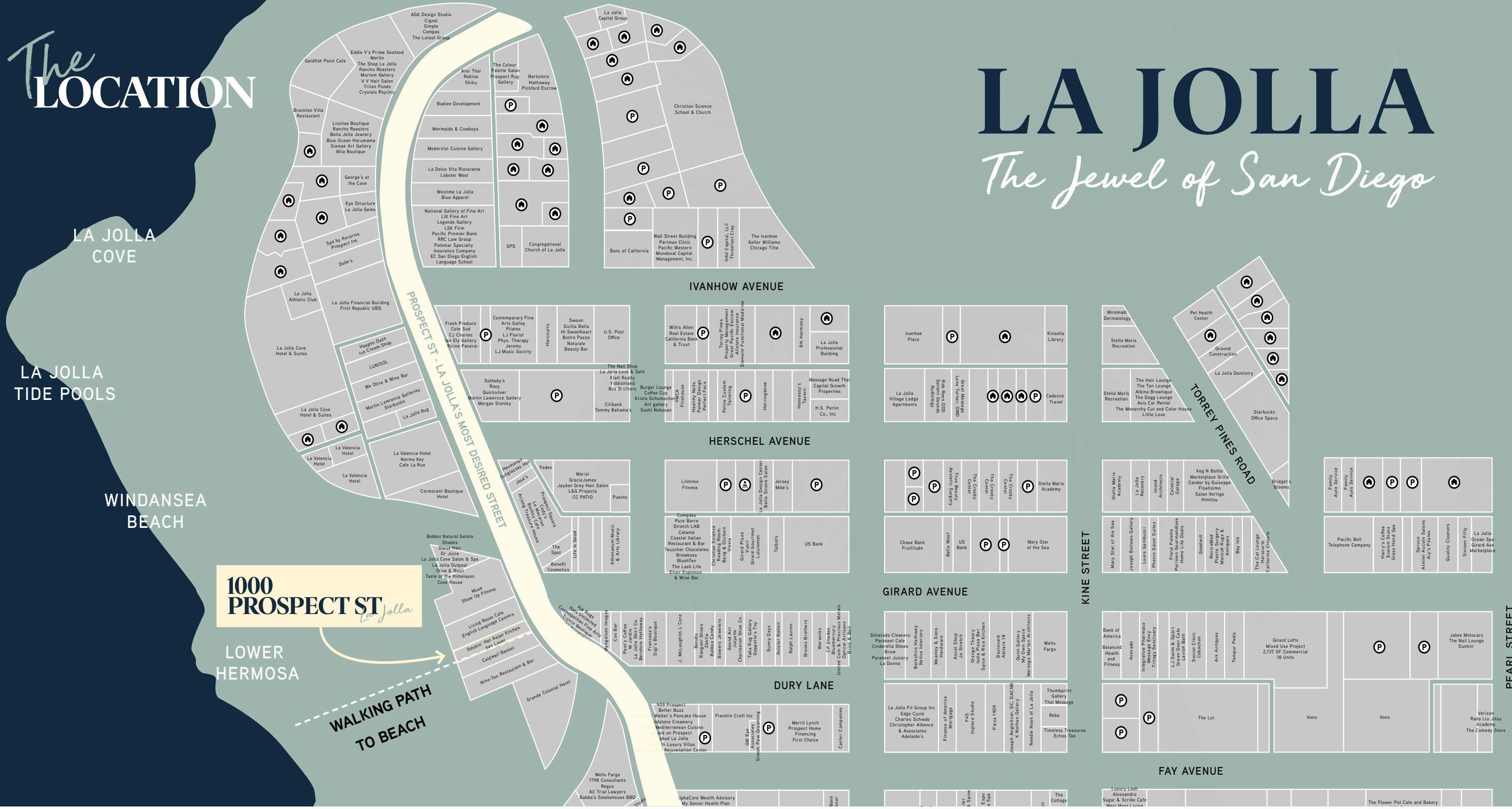
VISIBILITY

Signature storefront opportunity with prime signage and visibility along Prospect

The LOCATION

LA JOLLA

The Jewel of San Diego



Sunny Days
266



Merchants
1,293



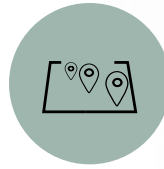
Restaurants to Try
101



Hotel Rooms
2,858



Walk Score
99



Number of Blocks
30



La Jolla Cove
2 min

La JOLLA

WELCOME TO A SEASIDE VILLAGE WHOSE BEAUTY HAS INSPIRED ARTISTS AND SURROUNDED LOCALS AND TRAVELERS IN SUNSHINE AND STYLE FOR DECADES.

Although technically part of San Diego, the community of La Jolla feels like a destination unto itself. You could easily spend a few days in this enclave and get a full Southern California experience—along with a walkable village of hotels, shops, and cafés that possess a sophisticated vibe.

For starters, La Jolla has a prime perch on San Diego County’s coastline. Located about 20 minutes north of downtown, La Jolla is home to the wide, white-sand beaches of La Jolla Shores, with surfing, snorkeling, and made-for-sunset firepits, as well as an adjacent playground for kids. Head out onto the waters and paddle or snorkel among La Jolla’s marine denizens.

The seals live right next to the heart of La Jolla, the hilly village areas known as The Cove and Bird Rock. The ocean is still in plain view amid the shops, eateries, and places to stay. Shop in the upscale boutiques along Girard Avenue and Prospect Street, or dine at Whisknadle, Puesto, Warwick’s and Prepkitchen .

Don’t miss the cultural stops, too, like the La Jolla branch of the Museum of Contemporary Art San Diego, Warwick’s (the nation’s oldest family-owned bookstore), or the local art galleries such as Legends Gallery, where you can see out-of-the box paintings by the late Theodore Geisel, the longtime La Jolla resident better known as Dr. Seuss.

NINE-TEN
restaurant and bar

Catania
COASTAL ITALIAN

PIAZZA
CONCISE ITALIAN

Puesto

THE COTTAGE
EST. 1992

“Tourist spending in San Diego sets a new record. La Jolla businesses look for a very busy year.”

- LA JOLLA LIGHT



\$132,667

Avg. Household Income



\$2.8B

Total Consumer Spending



165,849

Population



35.3

Median Age

La Jolla, A SCENIC COASTAL COMMUNITY, OFFERS A VARIETY OF ATTRACTIONS, LOCAL TRADE OPPORTUNITIES, AND EVENTS THAT ENHANCE ITS VIBRANT ATMOSPHERE.

Attractions

La Jolla offers a rich variety of attractions, combining natural beauty and cultural significance. La Jolla Cove is a prime destination for snorkeling, diving, and kayaking, thanks to its clear waters and vibrant marine life. The nearby sea caves add an adventurous touch to the experience.

Local Trade

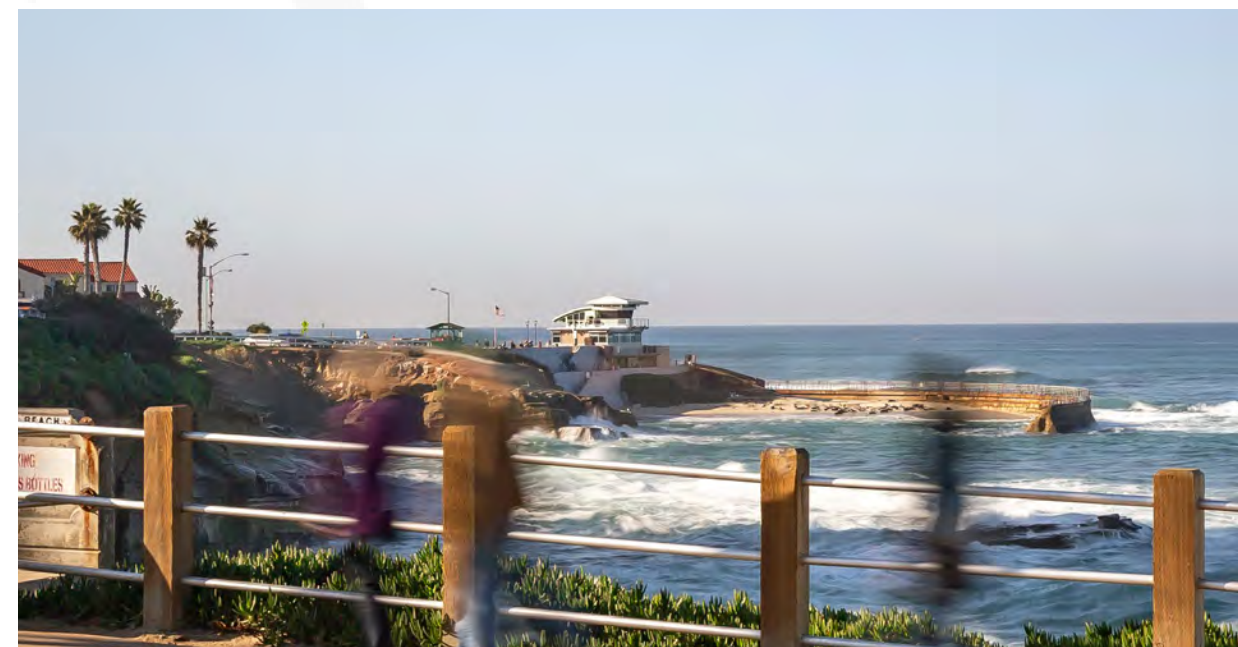
La Jolla is well-known for its upscale shopping scene and thriving local commerce. The area's premier shopping streets, Girard Avenue and Prospect Street, are lined with luxury boutiques, art galleries, and high-end jewelry stores, attracting both residents and tourists in search of premium items. Adding to this dynamic mix is La Jolla's weekly Farmers Market, which brings together local vendors offering fresh produce, handcrafted goods, and artisanal products.

Coastal Events

La Jolla's top events include Modernism and Architecture Week, the Concours d'Elegance vintage car show, innovative theater at the La Jolla Playhouse, and the San Diego International Film Festival, celebrating independent cinema.



One of the top beach destinations in the world



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