



1010 PROSPECT STREET

LA JOLLA, CALIFORNIA

FOR LEASE | REDEVELOPMENT COMING SOON

IN THE HEART OF LA JOLLA VILLAGE

La Jolla is an upscale seaside town that draws over 7 million visitors yearly. From the serene vistas of Torrey Pines State Natural Reserve to the worldclass golfing at Torrey Pines Golf Course and La Jolla Country Club, La Jolla manages to be a topnotch, outdoor destination while also offering some of the best luxury shopping and gourmet dining experiences in coastal Southern California. The affluent community is a major draw for artists and art lovers alike with its many renowned galleries and the flagship location of the Museum of Contemporary Art San Diego.



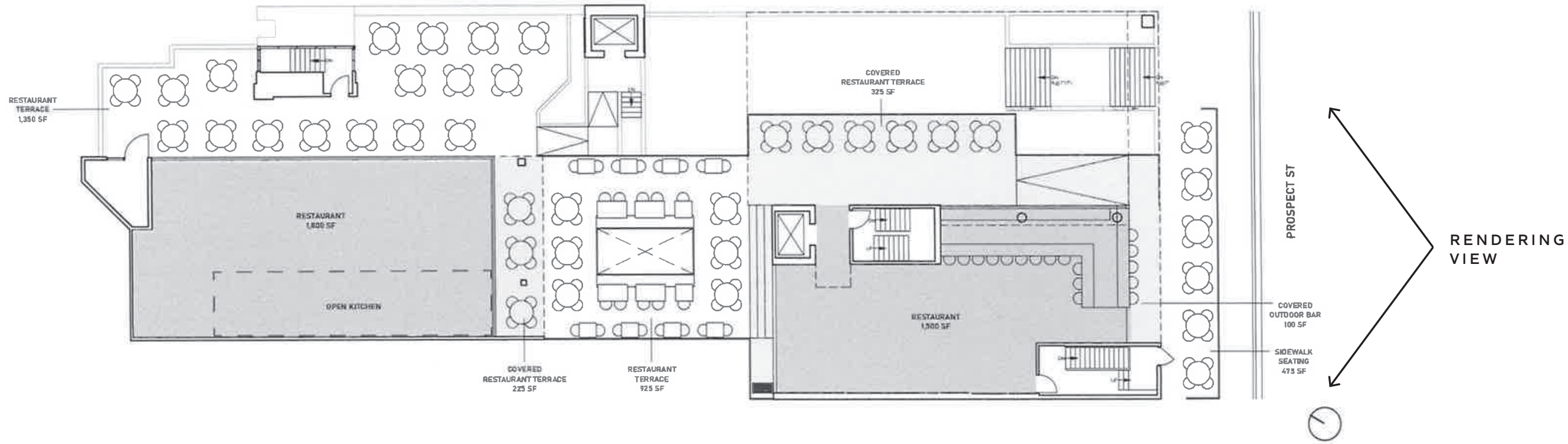


THE OPPORTUNITY

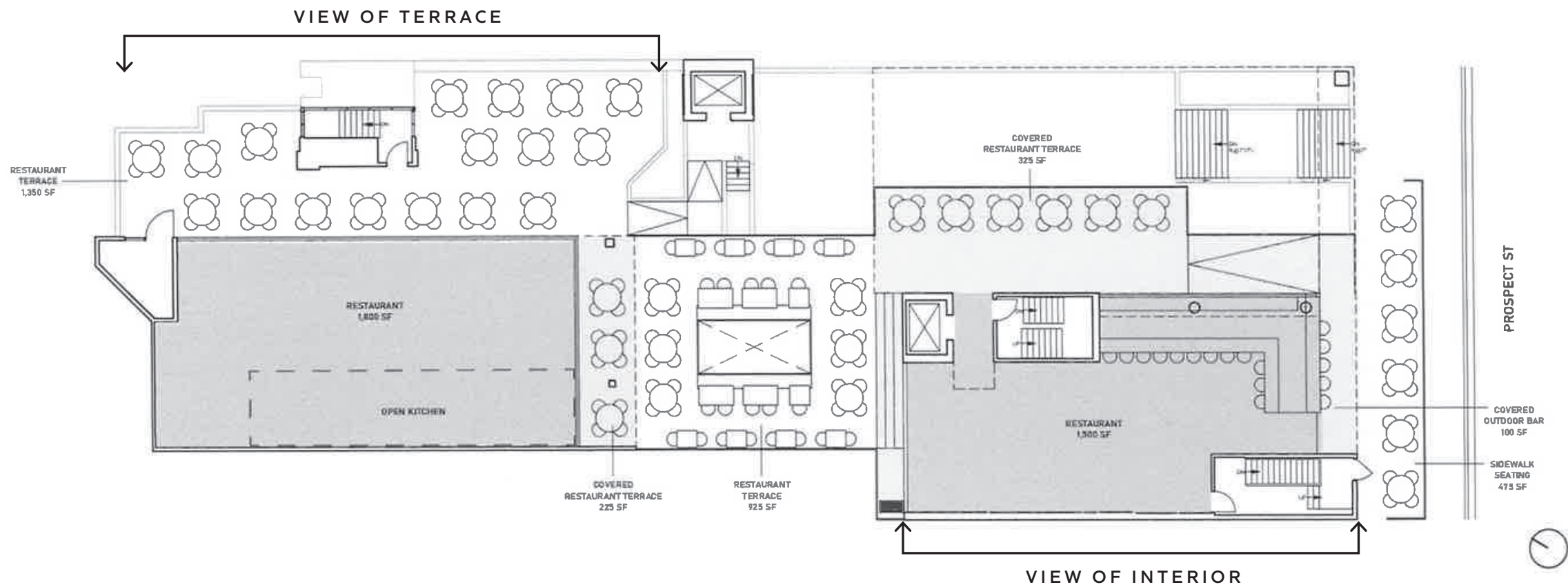
6,700 SF AVAILABLE

- **Located at a premier crossing of Prospect St and Girard Ave**, the two best shopping areas in all of La Jolla Village
- Rare rooftop restaurant opportunity offering **expansive ocean views**
- **Grease trap and restaurant utilities** delivered to premises
- Property offers **subterranean parking available** for the restaurant

RESTAURANT



RESTAURANT



LA JOLLA COAST

LA JOLLA
BEACH & TENNIS CLUB

LA JOLLA
RECREATION PARK

m c a s d
Museum of
Contemporary Art
San Diego

ELLEN BROWNING
SCRIPPS PARK

SUNSET
BEACH

CASA DE MAÑANA
RETIREMENT COMMUNITY

CHILDREN'S
POOL

Parakeet
Cafe

bluemercury J.M. Laughlin
RALPH LAUREN FAHERTY COS BAR

WHISKEY*Leather

Better Buzz
COFFEE ROASTERS

RICHARD WALKER'S
Pancake House

Peets Coffee & Tea

LUCIEN
Catania
COASTAL ITALIAN

gorjana

GRANDE COLONIAL
LA JOLLA - Est. 1913

NINE-TEN
restaurant and bar

FREE PEOPLE

SITE

GIRARD AVE 5,500 ADT

PROSPECT ST 10,000 ADT



PAVILIONS

THE CONRAD
Prebys Performing Arts Center

THE LOT

GIRARD AVE

vuori

bluemercury

gorjana

lululemon

COS BAR

Catania

RALPH LAUREN

J.McLaughlin

FAHERTY

Parakeet Cafe

LUCIEN

LIFETIME
FITNESS

Better Buzz
COFFEE ROASTERS

RICHARD WALKER'S
Pancake House

SITE

GIRARD AVE 5,500 ADT

FREE PEOPLE

MARISI

cody's
la jolla

PROSPECT ST 10,000 ADT

LA VALENCIA
HOTEL

DUKE'S

ELLEN BROWNING
SCRIPPS PARK

SHELL BEACH

pantai inn
LA JOLLA, CA

NINE-TEN
restaurant and bar

GRANDE COLONIAL
La Jolla - Est. 1913

LA JOLLA COAST



IN THE NEIGHBORHOOD

RESTAURANTS



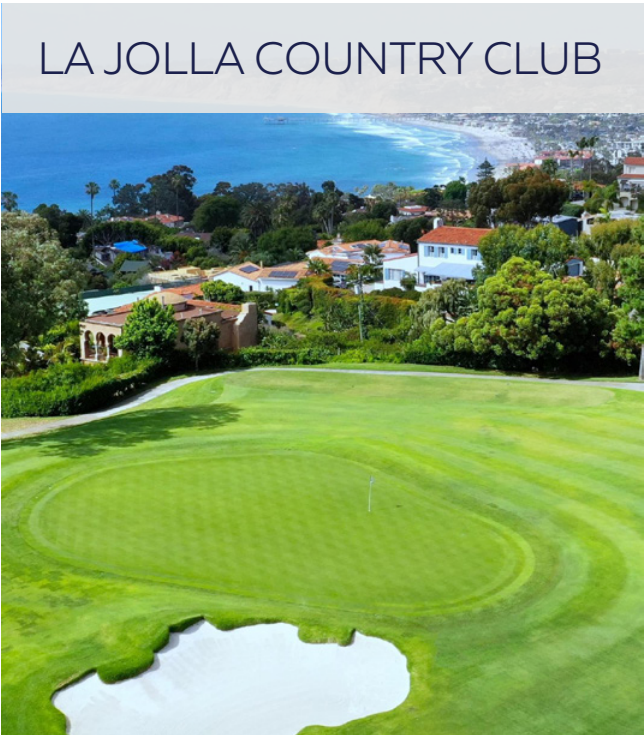
RETAIL

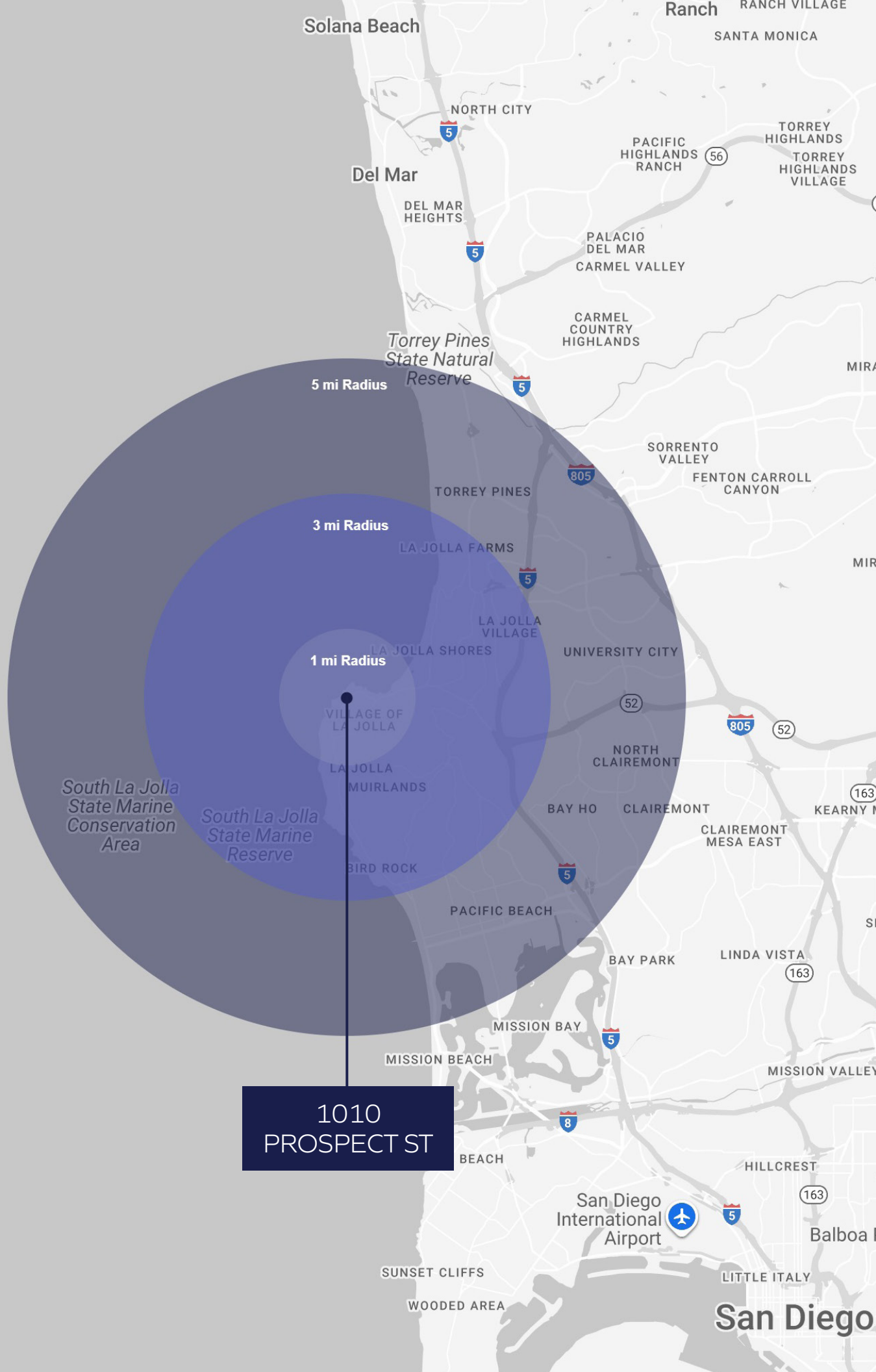


ENTERTAINMENT



NEIGHBORHOOD SPOTS





AREA DEMOGRAPHICS

//LA JOLLA, CA

	1 MILE	3 MILE	5 MILE
Total Population	8,003	52,854	166,103
Total Businesses	2,199	4,931	12,154
Total Employees	13,103	28,095	105,884
Average Household Income	\$234,110	\$237,477	\$176,440
Median Household Income	\$164,695	\$163,556	\$132,913
Total Households	3,854	20,920	70,547
Median Age	55.7	43.4	38.2

70.6%
of residents with a
Bachelor’s degree or higher

\$203K
estimated average family
income (2025) within a
1 mile radius

\$1.34B
total consumer retail
expenditure within a
3-mile radius

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

THE VILLAGE OF LA JOLLA



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