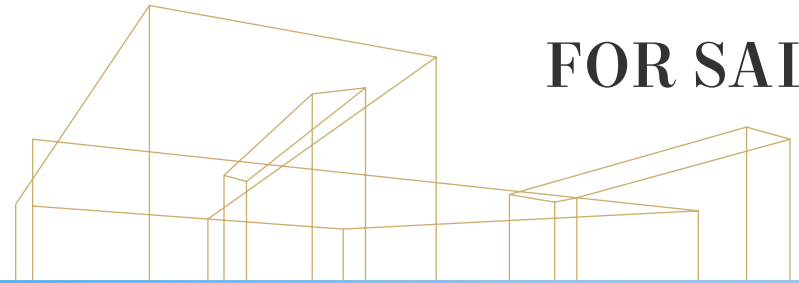




Prospect Square

1025 PROSPECT STREET, LA JOLLA, CA

FOR SALE



Sale Contacts

PETER BEAUCHAMP
858.509.1200
peter.beauchamp@kidder.com
LIC N° 01151023

DARREN TAPPEN
602.513.5112
darren.tappen@kidder.com
LIC N° SA510719000

NATHAN THINNES
602.513.5164
nathan.thinnes@kidder.com
LIC N° SA530037000

[Click To View Auction Page](#)



Kidder Mathews

AUCTIONED BY



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

KIDDER.COM

FOR SALE

Prospect Square

1025 PROSPECT STREET, LA JOLLA, CA 92037



PROPERTY OVERVIEW

Type	Multi-Tenant Retail & Office
NRSF	±33,055 SF
Occupancy	40%
Stories	Three (3)
Suites	Seventeen (17)
Site Area	±16,117 SF / ±0.37 AC
Year Built	1984 / 2000s (renovation)
Parking	±91 Spaces (garage, carport)
Ownership	Leasehold
Zoning	LJ-1, La Jolla

OFFERING HIGHLIGHTS

Irreplaceable coastal downtown La Jolla Village asset

Rare lender-owned asset with immediate operational upside

Highly affluent trade-area demographics (average HHI \$171k)

Surrounded by world class retailers, restaurants and hotels

Significant discount to Replacement Cost with favorable ground lease terms (2081 Extensions)

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

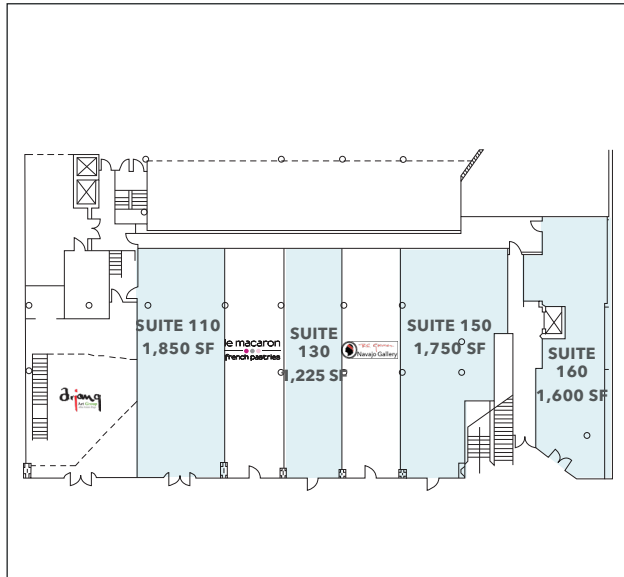


FOR SALE

Prospect Square

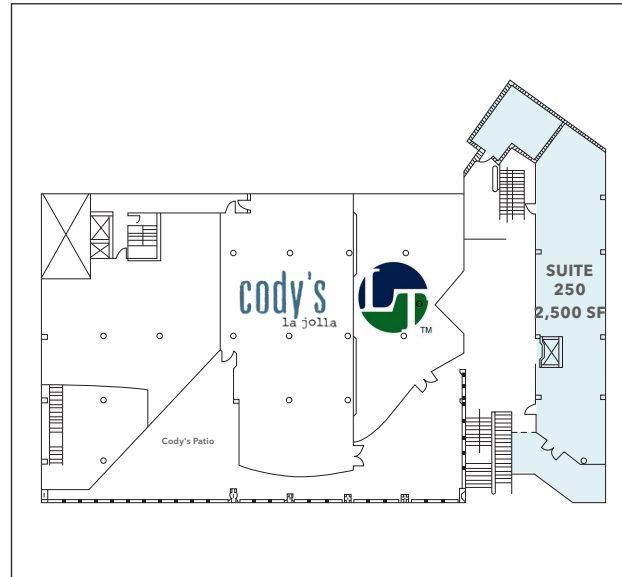
1025 PROSPECT STREET, LA JOLLA, CA 92037

Street-Retail



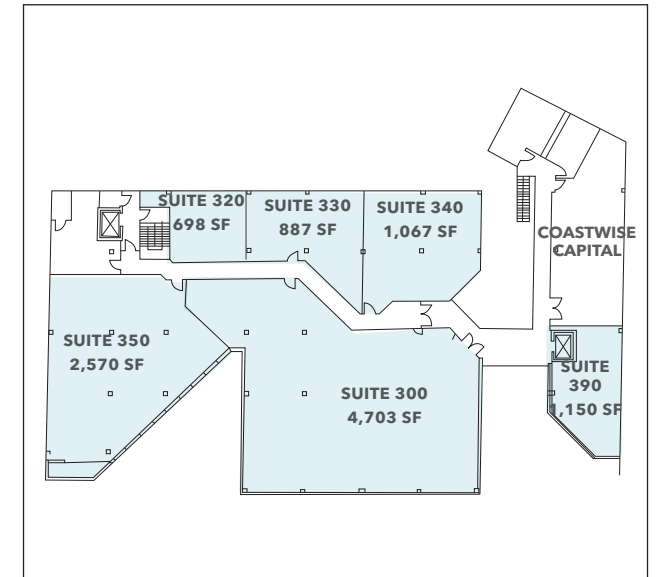
Suite	Tenant	SF
100	Arjang Art Group	4,425
110	Available Retail	1,850
120	Le Macaron	1,225
130	Available Retail	1,225
140	RC Gorman Gallery	1,225
150	Available Retail	1,750
160	Available Retail	1,600
Total SF		13,300

Second Floor



Suite	Tenant	SF
210	Cody's La Jolla	3,050
220	Lawyers Title Company	2,150
250	Available Restaurant	2,500
Total SF		7,700

Third Floor



Suite	Tenant	SF
300	Available Office	4,703
320	Available Office	698
330	Available Office	887
340	Available Office	1,067
350	Available Office	2,570
380	Coastwise Capital	980
390	Available Office	1,150
Total SF		12,055

KIDDER.COM

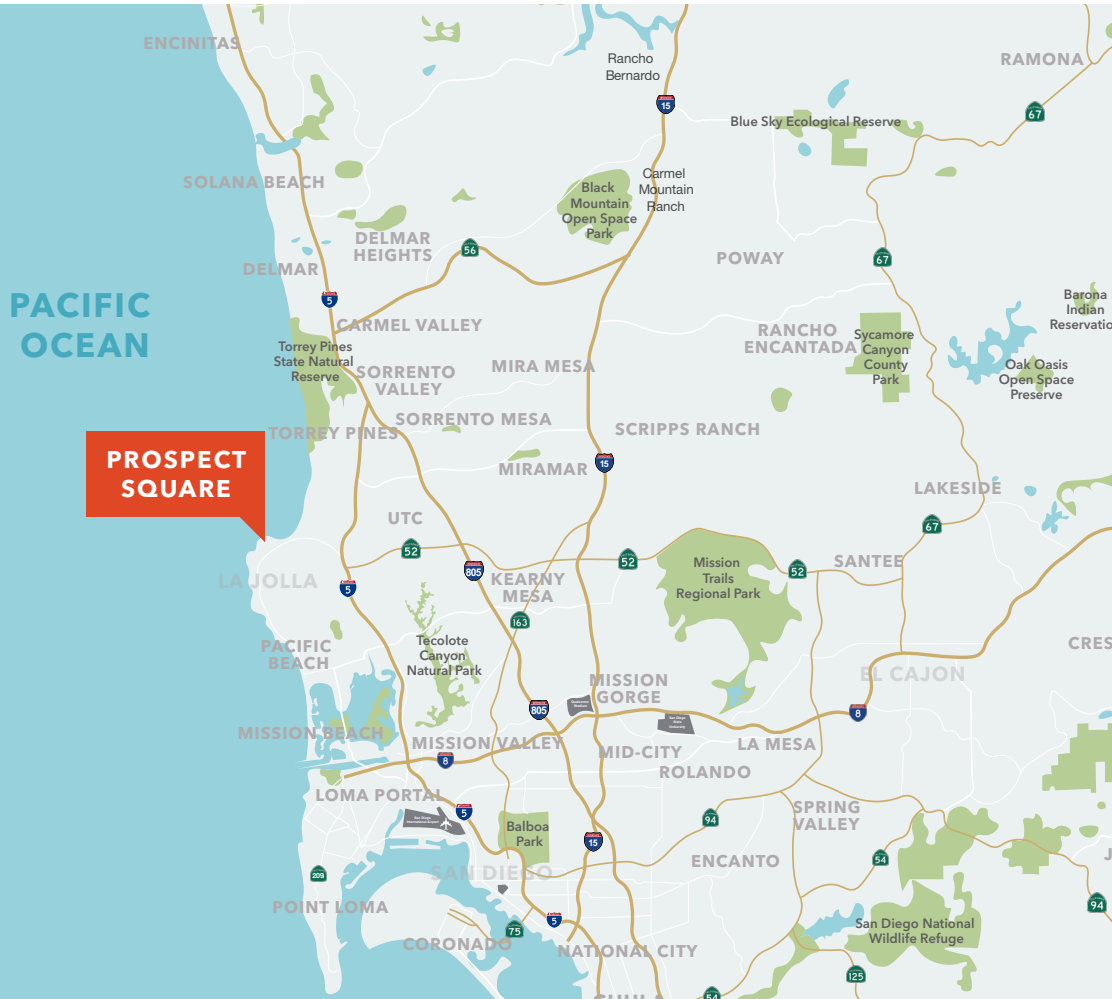
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



FOR SALE

Prospect Square

1025 PROSPECT STREET, LA JOLLA, CA 92037



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	7,007	57,082	173,326
Average HH Income	\$152,122	\$171,389	\$131,919
Total Households	3,665	22,779	75,712
HH Growth 2019-2024	11.22%	5.22%	4.08%
Median Home Value	\$1,012,495	\$831,775	\$610,504

PETER BEAUCHAMP
 858.509.1200
 peter.beauchamp@kidder.com

DARREN TAPPEN
 602.513.5112
 darren.tappen@kidder.com

NATHAN THINNES
 602.513.5164
 nathan.thinnes@kidder.com

[VIEW AUCTION PAGE](#)

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

