

Coastal La Jolla

RETAIL/OFFICE/RESTAURANT SPACE

For Lease

820 Prospect Street

1,947 SF + 450 SF Patio

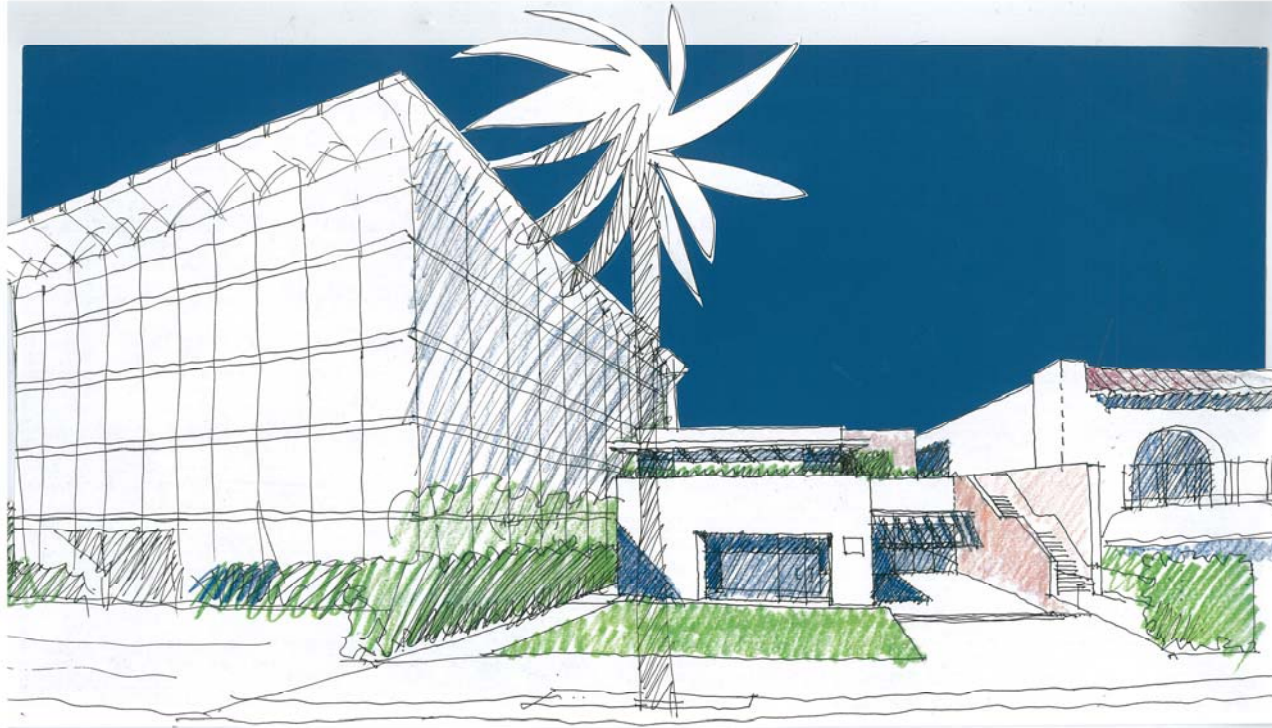
\$5.50 sq. ft. NNN



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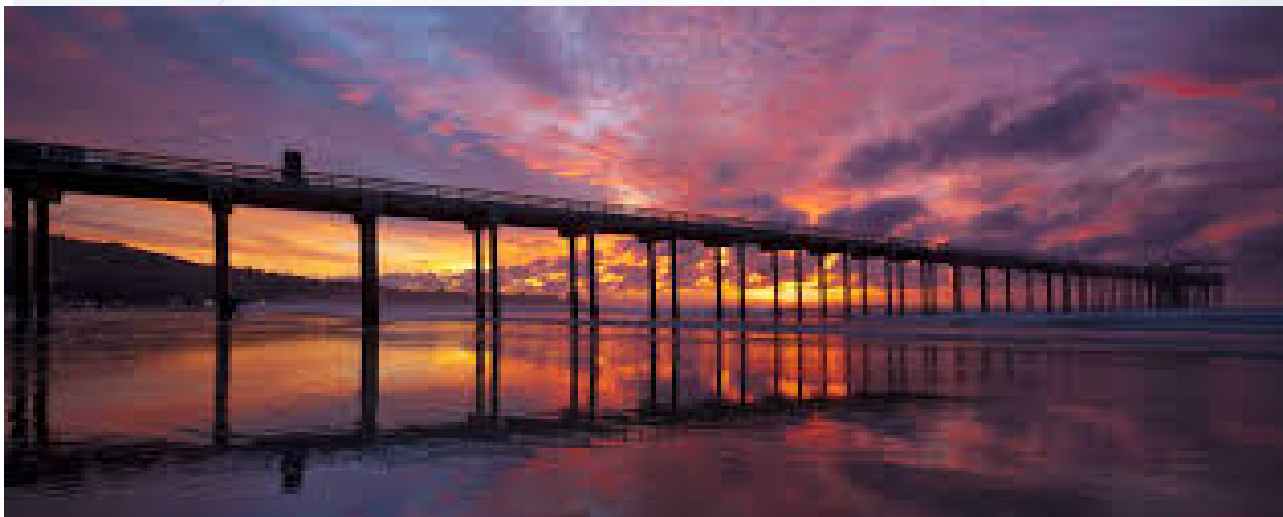
 **CAPITAL GROWTH
PROPERTIES, INC.**

Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

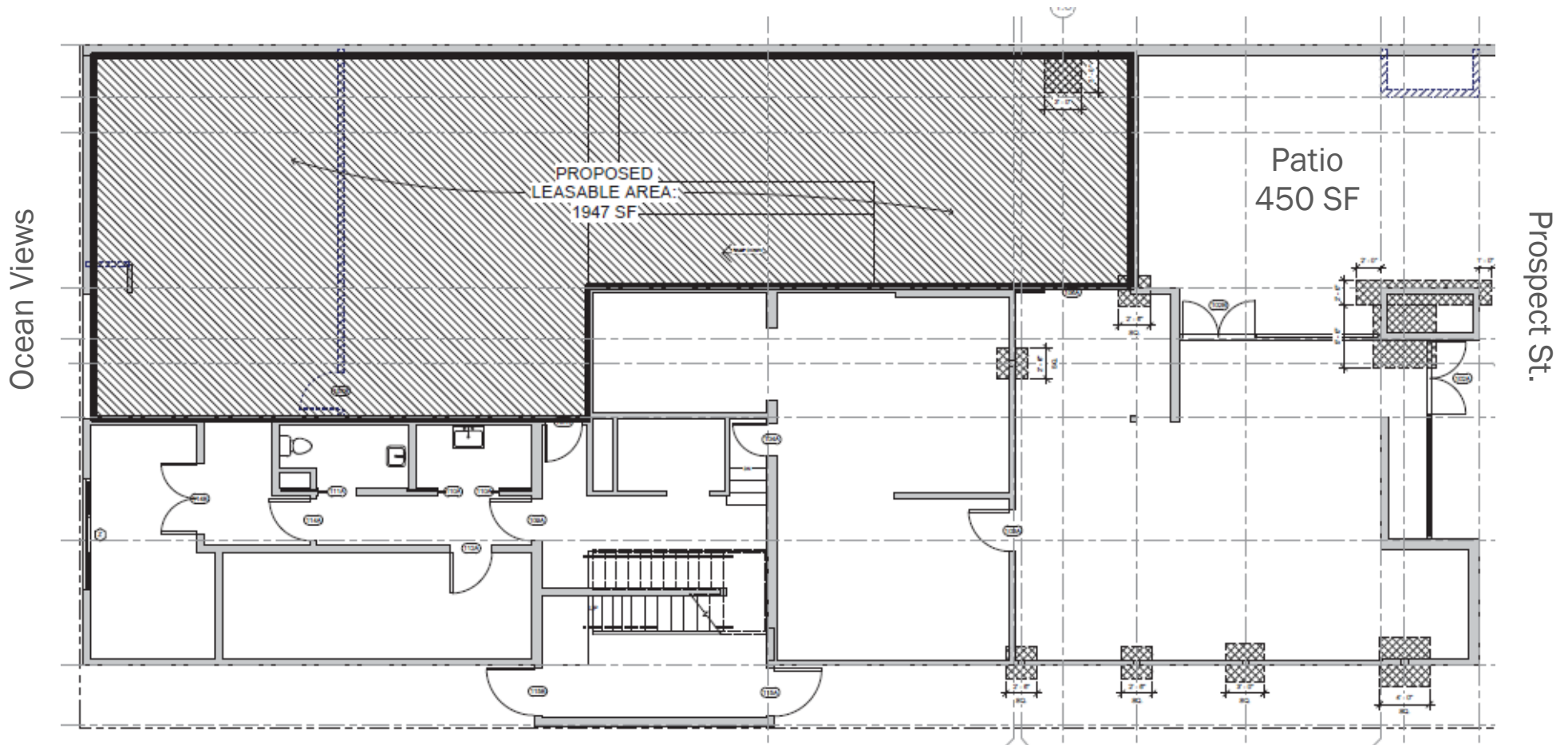


PROPERTY HIGHLIGHTS

- > Ocean Views
- > Completely renovated embracing the Southern California ambiance
- > Highly coveted location on prestigious Prospect Street in downtown La Jolla
- > Surrounded by extraordinary world class shopping and dining
- > Thriving tourist destination and local hotspot with high daytime and evening foot traffic
- > 5 designated parking spaces + plenty of public parking surrounding the area
- > Premier destination year round in one of the nation's most affluent communities



FLOOR PLAN
1,947 RSF + 450 SF Patio





DEMOGRAPHICS

Quick Stats
3 Mile Radius (2016)



47,167 Residents



Median Household Income
\$107,557



Total Households
21,618



Median Home Value
\$1,024,289

Demographics	1 Mile	3 Miles	5 Miles
2016 Total Population	7,536	47,167	162,099
2021 Estimated Population	7,977	50,185	171,555
Population Growth 2016-2021	5.85%	6.40%	5.83%
2016 Total Households	3,848	21,618	73,935
Household Growth 2016-2021	5.77%	6.23%	5.75%
Median Household Income	\$96,688	\$107,557	\$79,038
Median Home Value	\$1,076,998	\$1,024,289	\$757,773
* 2016 Annual Consumer Spending	\$35,792	\$38,477	\$32,461
* 2021 Est. Consumer Spending	\$37,041	\$39,841	\$33,539

* Average per household

