

SECOND-STORY

OCEAN VIEW OFFICE FOR LEASE

930 Prospect St, La Jolla, CA 92037

Space Available



MATTHEWS™

Leasing Opportunity
Offering Memorandum

PROPERTY HIGHLIGHTS

- High profile office opportunity
- Approx ±1,793 SF second level of ocean view office space for lease
- 97 score on the walkability scale
- Highly trafficked with 11,000 VPD
- Upscale trade area
- \$265,404 average household income within 1-Mile
- In the heart of downtown La Jolla with ocean views



DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	11,086	71,433	184,972
Current Year Estimate	10,982	70,869	184,028
2020 Census	10,976	70,745	184,105
Growth Current Year-Five-Year	0.95%	0.80%	0.51%
Growth 2020-Current Year	0.06%	0.17%	-0.04%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	5,259	35,927	85,533
Current Year Estimate	5,112	34,978	83,438
2020 Census	5,045	34,511	82,478
Growth Current Year-Five-Year	2.88%	2.71%	2.51%
Growth 2020-Current Year	1.32%	1.35%	1.16%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$265,404	\$186,408	\$159,699



VUORI
TALBOTS

PACIFIC
PREMIER
BANK
COMMUNITY ASSOCIATION BANKING

burger lounge
THE ORIGINAL grass-fed BURGER

LIFETIME
FITNESS

RALPH LAUREN

Brooks Brothers

Morgan Stanley
QUIKSILVER

Tommy Bahama

Jersey Mike's
SUBS



Warwick's of La Jolla
bluemercury

Parakeet
Cafe

QUEENSTOWN
VILLAGE
MARISI

Puesto
Mexican Street Food

usbank

THIS LASH LIFE

Prospect St
± 11,000 VPD

Subject
Property

Peet's Coffee

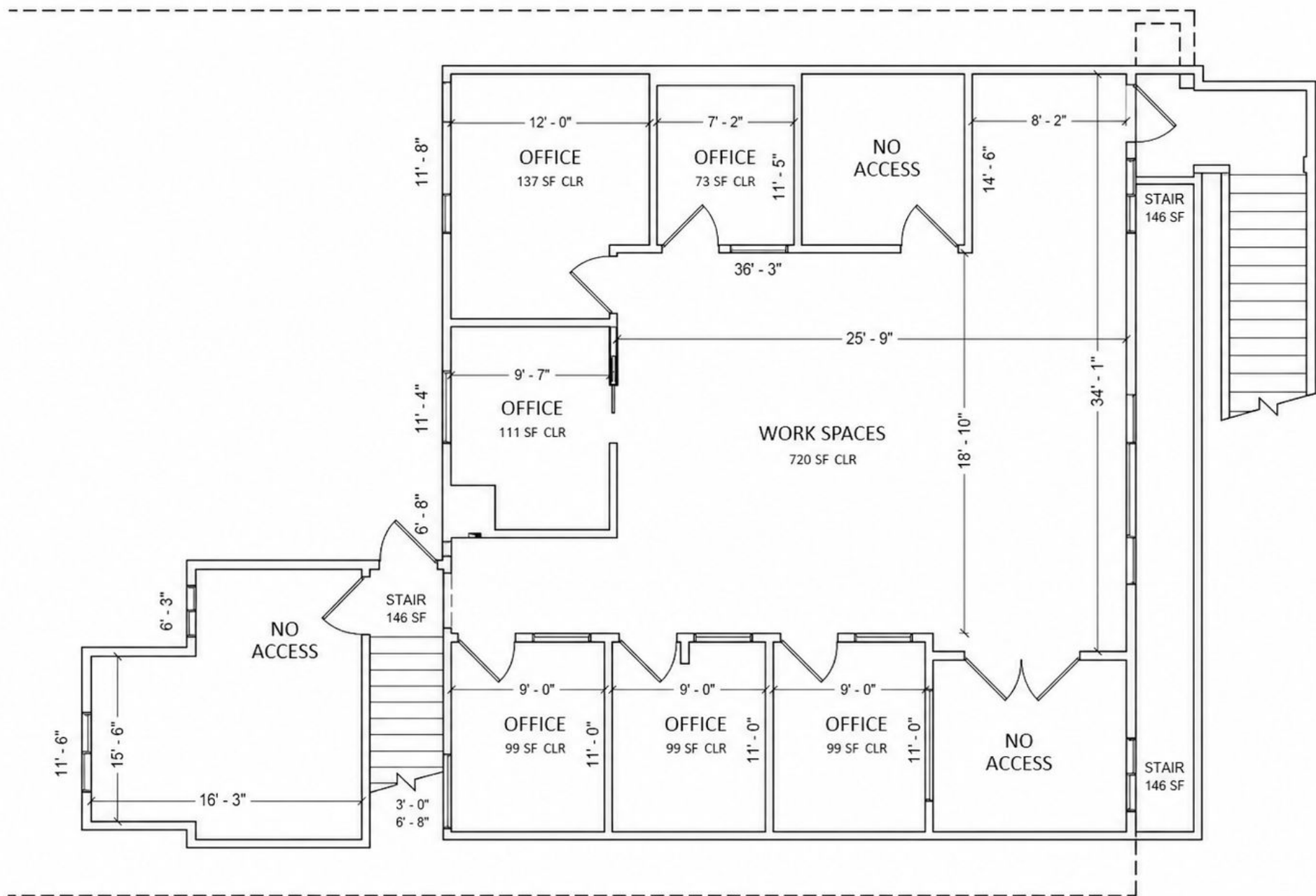
BETTER BUZZ
coffee

RICHARD WALKER'S
Pancake House

LA VALENCIA
HOTEL



FLOOR PLAN



INTERIOR PHOTOS





Casa de Mañana
a front porch retirement community

Subject Property

Eddie V's PRIME SEAFOOD
Goldfish Point Cafe
DUKE'S LA JOLLA
Brockton Villa RESTAURANT
Parakeet Cafe
HARU MAMA
The Olive THE OLIVE EXPERIENCE
BIRDSEYE RESTAURANT

The Children's School
± 262 STUDENTS

Parakeet Cafe
ACE Hardware
THE LOT
BALANCED FITNESS & HEALTH
ISOLA

R&C Fine Rings and Antiques
P.G.
LEG OTTY
GOODWILL SAN DIEGO COUNTY

m c a s d
Museum of Contemporary Art San Diego

SHERWIN WILLIAMS
PARU
Lilli MATTRESS FIRM

PAVILIONS
POSTAL ANNEX DUNKIN'
FISIO PRO1
verizon ups Starbucks

Open Mairie Market
LA JOLLA

The Bishop's School
± 800 STUDENTS

la jolla COUNTRY CLUB

SAN DIEGO
FRENCH AMERICAN
SCHOOL
± 380 STUDENTS

La Jolla High School
±1,500 Students

Muirlands Middle School
±854 Students

THE PROMISCUOUS FORK
A fun foodie joint!
VALLEY FARM
7-ELEVEN
THE SHACK
Since 1995

Mandarin House
Holiday Inn Express



Ralphs **RITE AID**
cinépolis **Parakeet Cafe**
SEPHORA LUXURY CINEMAS
SHAKE SHACK **CAVA**

± 81,000 VPD

56

Westfield UTC
VANS **Walgreens**
 "OFF THE WALL"
NORDSTROM
SEPHORA **BARNES & NOBLE**
GNC **SKECHERS**
LIVE WELL
macy's **H&M** **GAP** **Jersey Mike's**
ZARA **POTTERY BARN** **Peets Coffee**
TESLA **Apple Store** **BRAND** **LUCKY**

Michaels **BevMo!** **HOBBY LOBBY**
SPROUTS **Burlington**
FARMERS MARKET **Marshalls** **Target**
VONS **Goodwill**

Smart & Final **ROSS** **ULTA**
DRESS FOR LESS **OLD NAVY** **REGAL**
BARNES & NOBLE **Panera BREAD** **Bath & Body Works**

NORDSTROM
rack **WHOLE FOODS MARKET**
CVS pharmacy

Valvoline **Jack** **Chevron**
DISCOUNT SUBWAY **TIRE**
Office DEPOT **SHERWIN WILLIAMS**
BEST BUY **CALIBER COLLISION**



± 305,000 VPD

15

UC San Diego
 ± 33,000 STUDENTS

805

Ralphs **BEST BUY** **Bassett**
TRADER JOE'S **ROSS** **DSW**
PET SMART **Marshalls**

Clairemont Town Square

Burlington **Michaels**
ROSS **petco**
DRESS FOR LESS **ULTA BEAUTY**
VONS **TJ-maxx** **Krispy Kreme DOUGHNUTS**

KREI **LA FITNESS**
BIG 5 **Walmart Supercenter**
SPORTING GOODS **FOOD 4 LESS**
target **COSTCO WHOLESALE**
MART **Groceries & More**

± 204,000 VPD

± 100,000 VPD

Eddie V's **DUKE'S** **Parakeet Cafe**
PRIME SEAFOOD **LA JOLLA**
Goldfish Point Cafe **Brockton Villa** **HARU MAMA**
olive **BIRDSEYE**
The Olive Oil Experience **BEST RESTAURANT** **BAR**

Subject Property

5

McDonald's **SHERWIN WILLIAMS** **WELLS FARGO** **7 ELEVEN** **STARBUCKS** **BETTER BUZZ**
TF Mobile **SPROUTS FARMERS MARKET** **WING STOP**

± 91,000 VPD

Montgomery-Gibbs Executive Airport

52

163

± 142,000 VPD

PET SMART **Walmart Supercenter** **VONS**

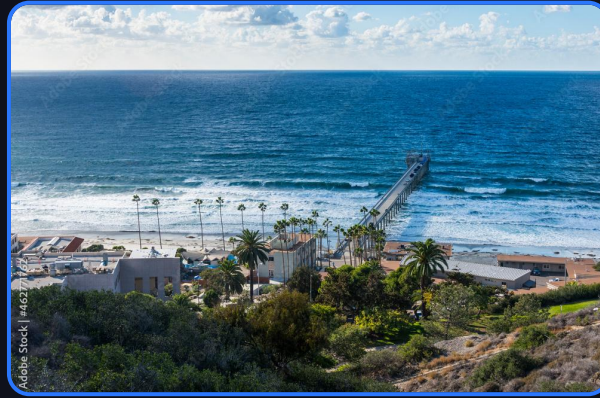
LA JOLLA, CA

La Jolla, an affluent seaside enclave within the city of San Diego, is one of Southern California's most prestigious and supply-constrained retail markets. Known for its scenic coastline, upscale lifestyle, and renowned academic and research institutions, La Jolla attracts a high-income residential base, affluent visitors, and a steady stream of professionals and students. The community boasts exceptional demographics, with average household incomes significantly exceeding national and regional benchmarks, driving demand for premium retail, dining, and service offerings.

La Jolla is anchored by the University of California San Diego (UC San Diego), a major economic engine and innovation hub that contributes to the area's stability and intellectual capital. The presence of top-tier medical and biotech institutions, such as Scripps Research and the Salk Institute, further reinforces the local economy and fuels daytime population traffic. Retail demand is bolstered by a blend of year-round tourism, luxury housing, and limited commercial availability, which supports premium rent levels and low vacancy rates.



LA JOLLA COVE



BIRCH AQUARIUM AT SCRIPPS



PROSPECT STREET
SHOPPING & DINING DISTRICT



SAN DIEGO, CA MSA

San Diego is a dynamic metropolitan area and one of California's most desirable destinations, offering a unique blend of coastal lifestyle, innovation, and economic strength. As a hub for defense, biotech, higher education, and cross-border trade with Mexico, it benefits from an extraordinary combination of research institutions, entrepreneurial activity, and international connectivity. The region's mild climate, vibrant cultural scene, and high quality of life create compelling conditions for both retail and investment opportunities.

Retailers and businesses operating in San Diego enjoy access to a diverse consumer base, a steady flow of domestic and international tourists, and strong demand across its neighborhoods. With its thriving tourism industry, well-developed transit connections, and strategic location near the U.S.-Mexico border, San Diego supports long-term growth and resilience. The city consistently outperforms national tourism trends, driven by its unmatched coastal amenities, global reputation, and strong demographic fundamentals.

Total Population
3.3 Million

Annual Visitors
32 Million

Tourism Economic Impact
\$22 Billion

GDP
\$295.6 Billion



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OCEAN VIEW OFFICE FOR LEASE

930 Prospect St, La Jolla, CA 92037

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FVP & Director

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License No. 01909763 (CA)

Broker of Record

David Harrington

Broker Lic. No.: 01320460 (CA)

Firm Lic. No.: 02168060 (CA)

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

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