

SECOND-STORY

OCEAN VIEW OFFICE FOR LEASE

930 Prospect St, La Jolla, CA 92037

Space Available

MATTHEWSTM

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

Warwick's of La Jolla
bluemercury

Parakeet
Cafe



Tommy Bahama

QUICKSILVER Morgan Stanley

QUEENSTOWN VILLAGE
MARISI

Puesto
Mexican Street Food

THIS. LASH. LIFE

usbank

Prospect St
± 11,000 VPD

Subject Property

Peet's Coffee

BETTER BUZZ
coffee

RICHARD WALKER'S
Pancake House

LA VALENCIA HOTEL

This detailed floor plan illustrates the layout of the second floor. It features a central 'WORK SPACES' area (720 SF CLR) measuring 25' - 9" by 18' - 10". Surrounding this central area are several offices: three at the top (137 SF CLR, 73 SF CLR, and 111 SF CLR) and three at the bottom (each 99 SF CLR). There are also four 'NO ACCESS' areas located at the top right, middle left, bottom left, and bottom right. The plan includes four stairwells, each labeled 'STAIR 146 SF', positioned at the top right, middle left, bottom left, and bottom right. Numerous dimensions are provided for rooms, corridors, and overall sections, such as 12' - 0" for the top-left office, 36' - 3" for the top corridor, and 11' - 6" for the leftmost section. The plan also shows a small entrance area on the far left with dimensions 11' - 6" and 15' - 6".

INTERIOR PHOTOS



 **Casa de Mañana**
a front porch retirement community

**Subject
Property**



 **The Children's School**
± 262 STUDENTS



m c a s d
Museum of Contemporary Art San Diego



The Bishop's School
± 800 STUDENTS



 **FRENCH AMERICAN**
SCHOOL
± 380 STUDENTS

 **La Jolla High School**
±1,500 Students

 **Muirlands Middle School**
±854 Students





56



± 81,000 VPD

± 305,000 VPD



UC San Diego
± 33,000 STUDENTS

INTERSTATE 805

INTERSTATE 15



Clairemont Town Square



Subject Property

± 204,000 VPD

± 100,000 VPD

± 142,000 VPD

± 91,000 VPD



✈ Montgomery-Gibbs Executive Airport

163

52

INTERSTATE 5

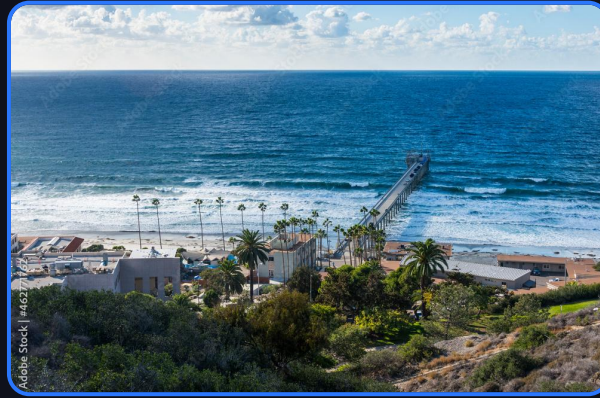
LA JOLLA, CA

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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Broker of Record

David Harrington

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Firm Lic. No.: 02168060 (CA)

Confidentiality & Disclaimer Statement

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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.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

MATTHEWS™

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[Shopping Centers OM Template - MREIS
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