



WELLINGTON
REAL ESTATE

FOR LEASING INFORMATION

619.962.9900

1273 PROSPECT STREET

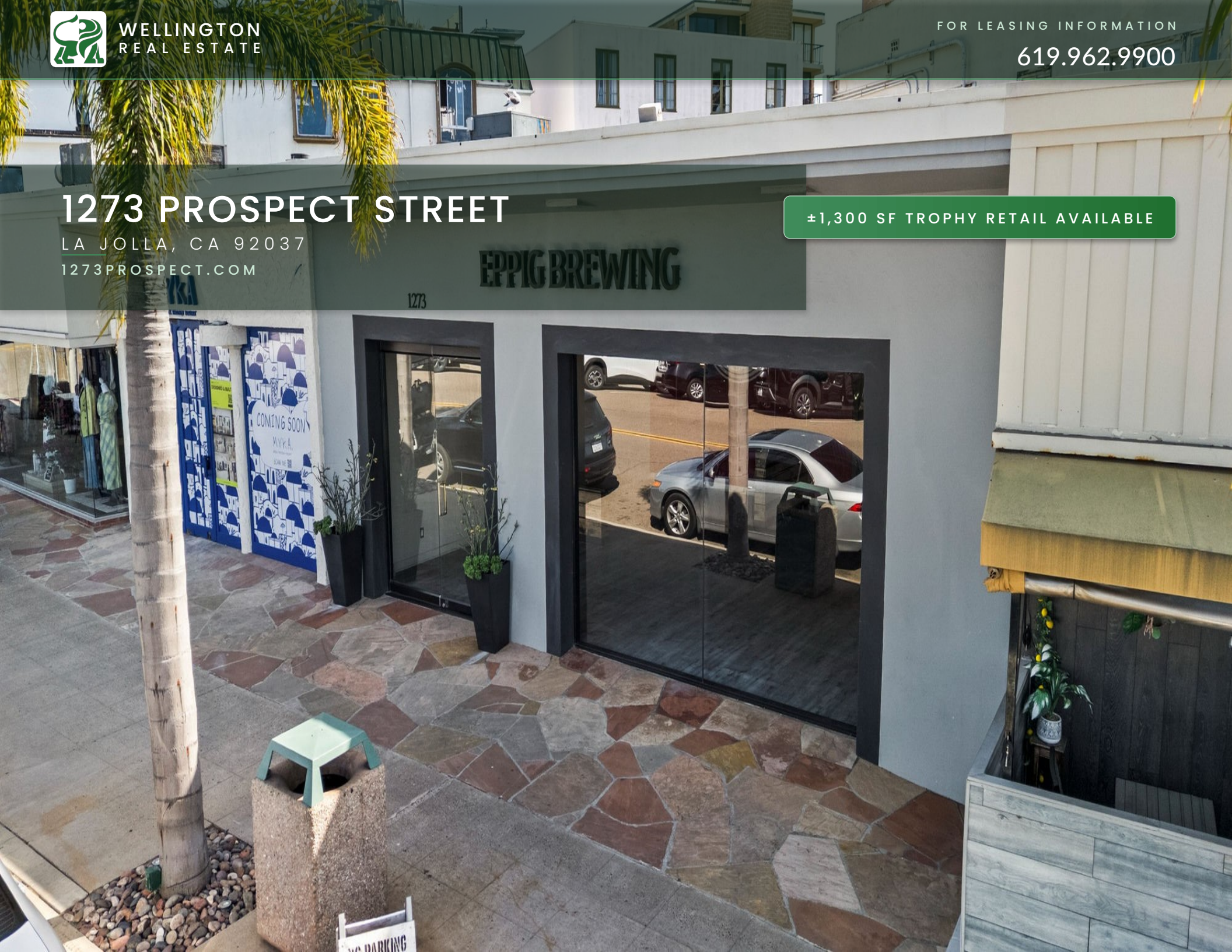
LA JOLLA, CA 92037

1273PROSPECT.COM

±1,300 SF TROPHY RETAIL AVAILABLE

EPPIG BREWING

1273





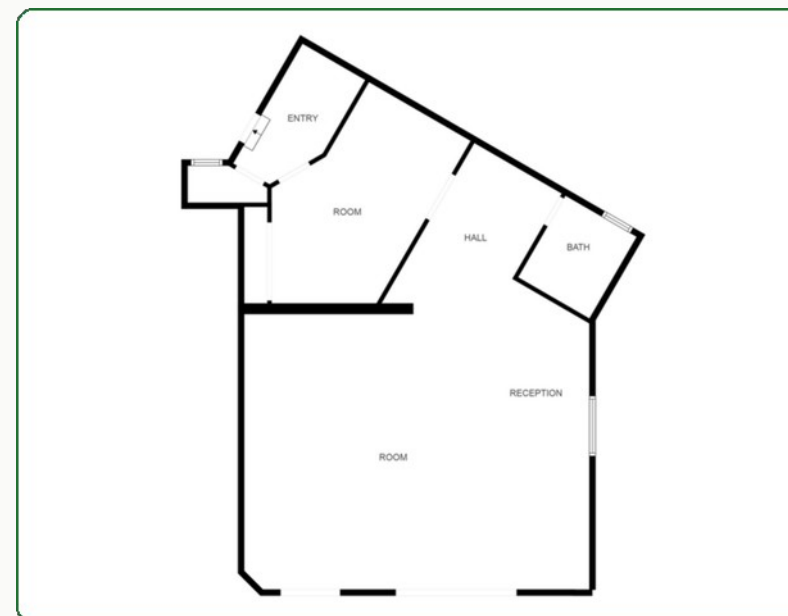
OVERVIEW

1273 Prospect Street offers a rare opportunity to occupy ±1,300 SF of trophy retail space in the heart of La Jolla Village. Previously operated as a permitted beer tasting room with 49-person occupancy, the space is configured for hospitality, retail, or boutique use with reception, two private rooms, a hallway, and bathroom. Surrounded by destination dining, boutique retail, and steps from La Jolla Cove.

HIGHLIGHTS

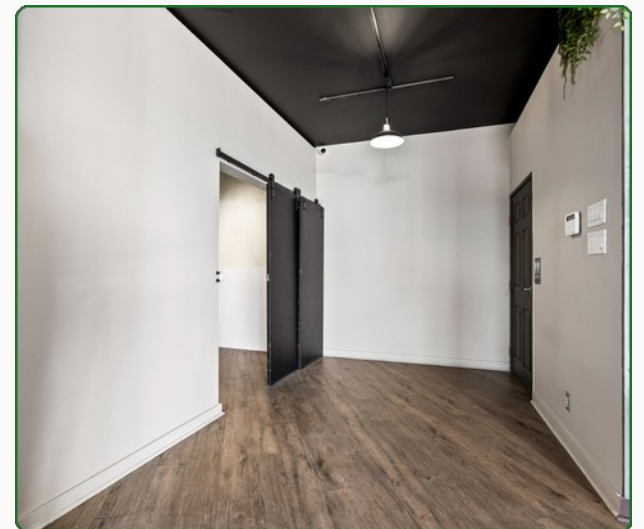
- ±1,300 SF retail / hospitality on Prospect Street
- Prior use: permitted beer tasting room (49-person occupancy)
- LJPD-1 zoning – flexible retail / restaurant / service use
- Gas service available
- Floor plan: entry, reception, two private rooms, hall, bath
- Demographics (1mi): 8,203 pop / \$240,331 avg HH income

FLOOR PLAN



CURRENT AVAILABILITY

AVAILABLE	±1,300 SF
LEASE RATE	\$7.95/SF NNN
NNN CHARGES	\$0.96/SF
ZONING	LJPD-1 · Retail / F&B







1273 PROSPECT STREET

georges
AT THE COVE

Eddie V's
PRIME SEAFOOD



MYKA

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±1,300 SF AVAILABLE FOR LEASE

EPPIG BREWING

1273 PROSPECT STREET

LA JOLLA, CA 92037



EXCLUSIVELY LISTED BY

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