

For Sale:

Rare Small Office/Medical Building for Sale



850 Prospect Street, La Jolla, CA 92037



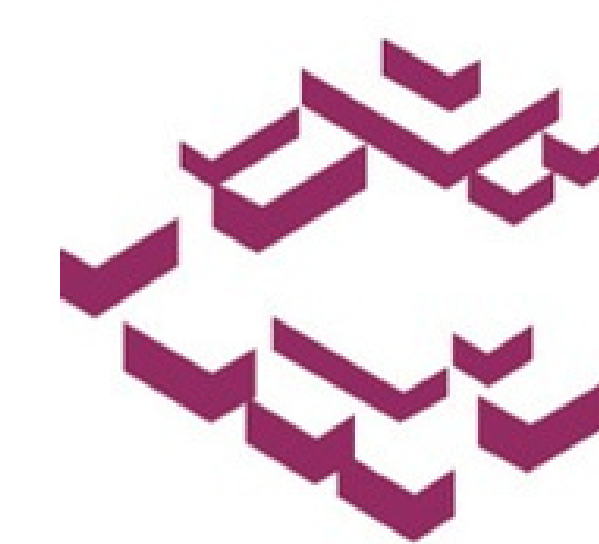
Jill Morton
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**CAPITAL GROWTH
PROPERTIES, INC.**

Please do not disturb the tenants, owner, employees and patrons. Please contact the broker only.

Exceptional Owner–User or Development Opportunity

- Price: \$8MM
- Size: Approximately 7,500 SF
- Parking: Lot in rear with 15 covered spaces
- Year Built: 1983
- Large central courtyard
- Direct ocean views from several of the suites
- Modern medical interior improvements
- Patient drop-off/pick-up parking in front



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Current Lease Information

Rent Roll

Suite	Size	Tenant	Start Date	End Date	Start Rent	Escalation	Current Base Rent	Security Deposit	Options
1	1,000	Restorative Permanent MakeUp, LLC	12/1/2021	12/31/2026	\$3,250.00	3%	\$3,657.90	\$3,657.90	None
2	1,163	Deng/Hu dba LH Foot Care	11/120/21	10/31/2026	\$3,489.00	3%	\$3,812.52	\$3,926.90	None
3&4	1,784	Pamela A. MacPherson, DDS	2/14/2022	3/3/2027	\$6,244.00	3%	\$6,822.99	\$6,244.00	1-5 yr.
6,7,8	3,312	Dr. Stephen Hutton, DMD	11/1/2014	11/30/2029	\$5,481.00	3%	\$8,613.00	\$0	1-5 yr. (6 MO. termination)

TOTAL:

\$22,906.41

- **Approximately 7,500 SF Total**
- **All tenants pay their own utilities & janitorial services**

Current Financial Information

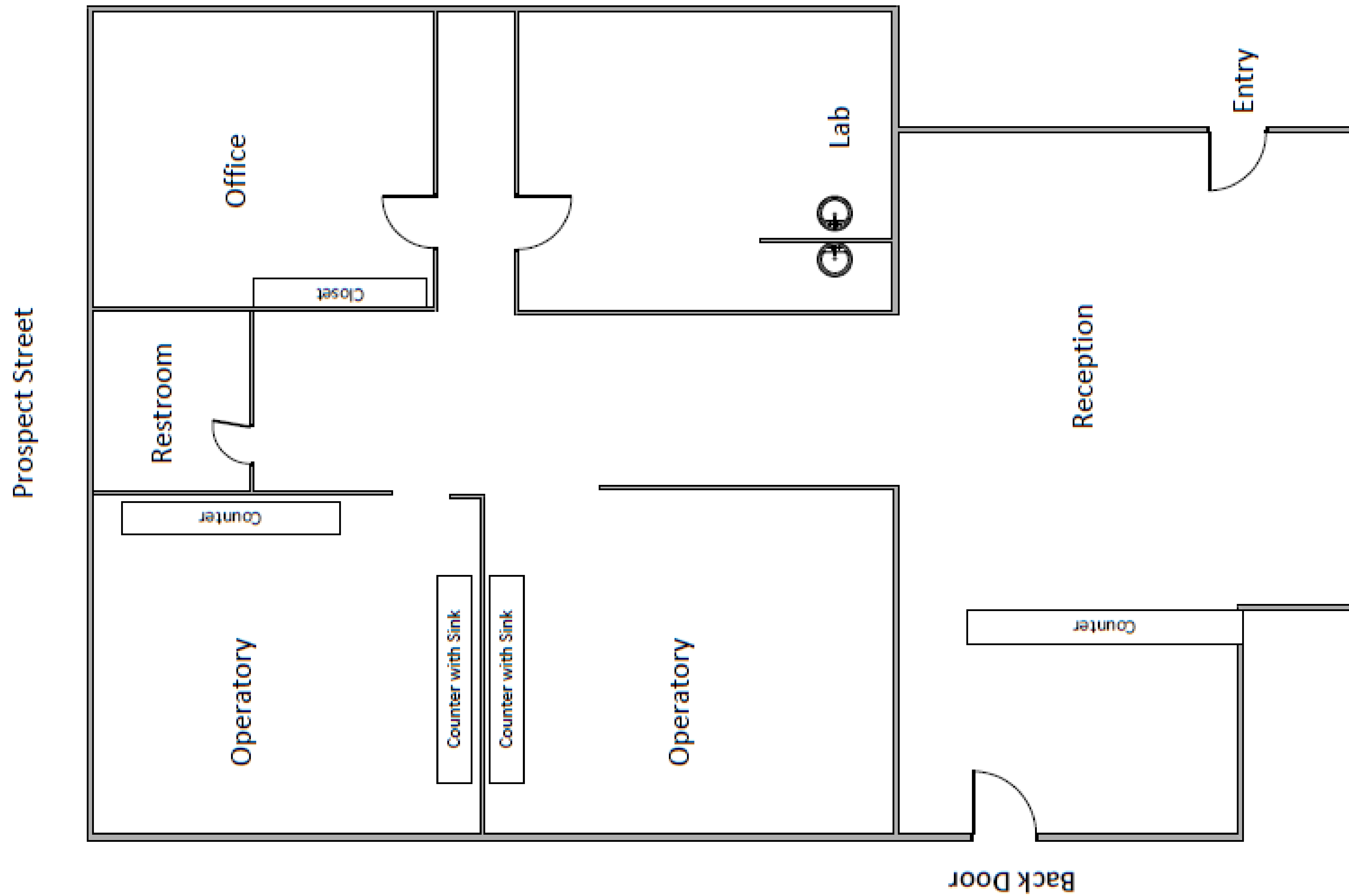
Income	Amount
Total Annual Income	\$274,877.00

Expenses	Amount
Property Taxes	\$70,000.00
Insurance	\$5,000.00
Maintenance	\$8,000.00
Other	\$4,500.00
Total Annual Expenses	\$92,500.00

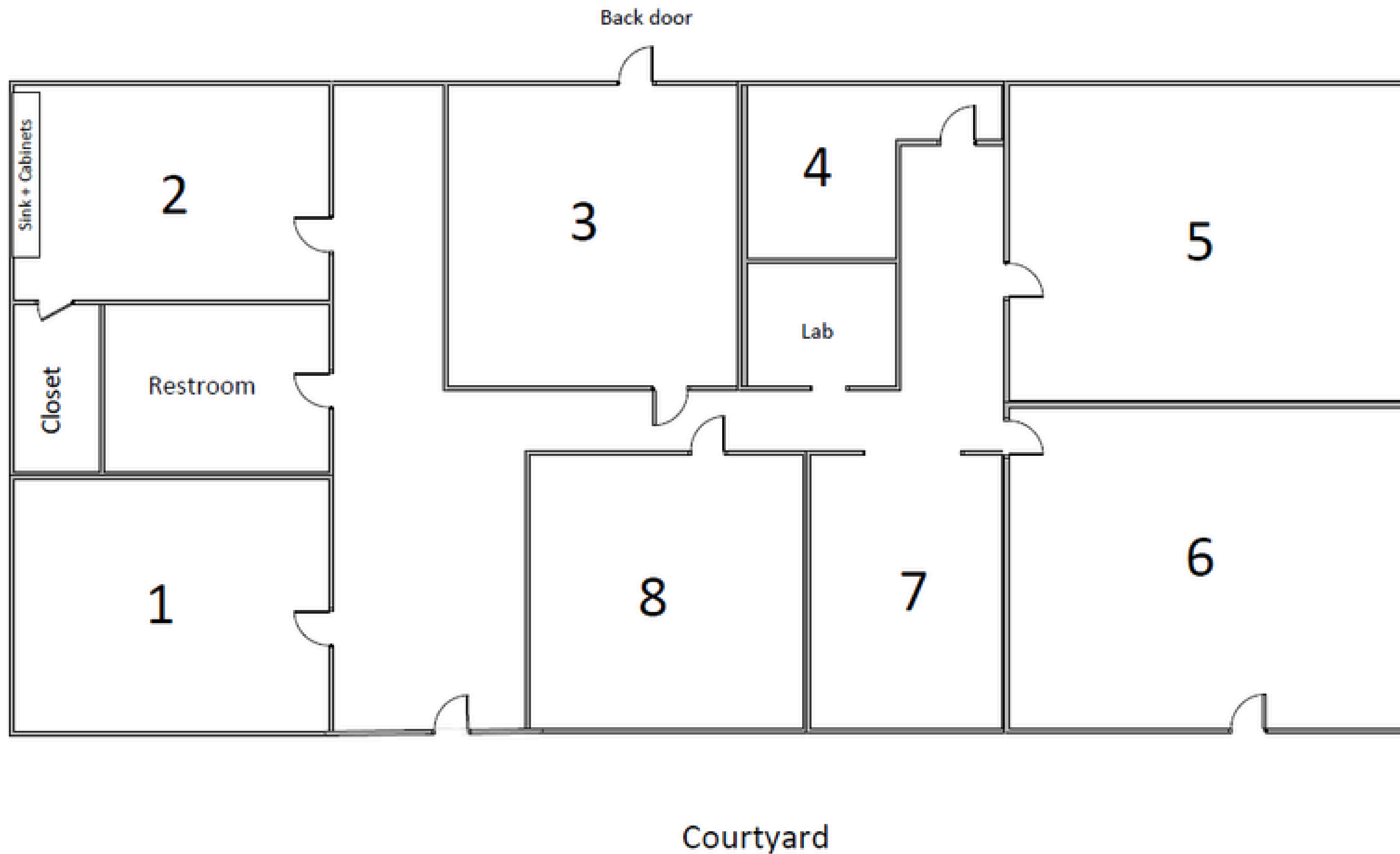
NOI (for Year-End 2025)	\$182,377.00
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FLOORPLAN - SUITE 1



FLOORPLAN - SUITE 2



Prime location in the heart of La Jolla, offering excellent visibility and ADA accessibility.



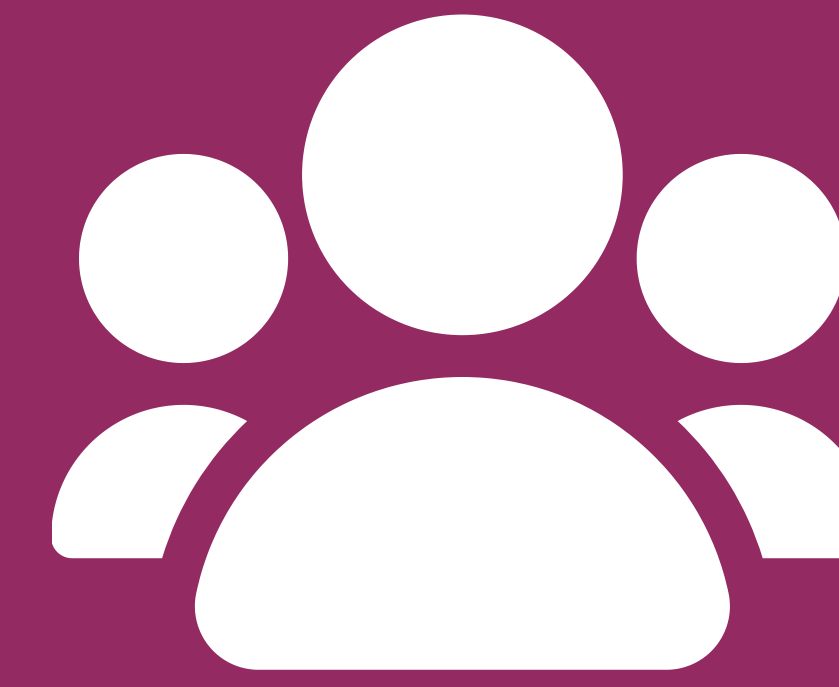
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Prime La Jolla Property for Sale

LA JOLLA, CA (2025)



Source: Point2Homes – La Jolla Demographics



Population
Aprox. 41,306



Estimated household
income (avg.)

\$218,083



Self-Employed & Business Owners
2,752 individuals



Households
18,432

For more information, please contact:



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GREG WAGNER

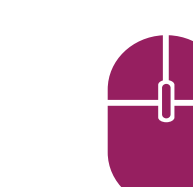
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