

# FULLY FIXTURIZED RESTAURANT FOR LEASE

Prospect Street | La Jolla, CA



Prospect Street

fresh produce

Prospect Street

Urban Strategies Group



## “TURN-KEY” RESTAURANT (OR RETAIL) FOR LEASE

*Rare and unique opportunity to secure a fully fixtured and built-out restaurant / retail space on one of the most high profile and high volume streets in Southern California.*

- Volume-Driven Rent Structure
- Ready for immediate occupancy with high end fixtures, luxurious furnishings, and top of line equipment all in place
- +/- 9,500 SF plus patio
- Excellent frontage (~45 ft.) and location on the prime stretch of Prospect Street
- Ideally situated to also accommodate high street retail such as a gallery, jeweler, luxury retailer, or spa.
- Type 47 Liquor License with Entertainment Permit in place and available for sale
- At the base of a 77,000 SF Class A office building and within a couple blocks of roughly 5,000 daytime employees
- On-Site Parking Available
- Rear Alley & Loading Access
- Surrounded by some of the top restaurants and retailers in San Diego County
- Located in the affluent community of La Jolla
- Popular tourist destination just a block from the famous La Jolla Cove

## LOCATION: 1205 PROSPECT STREET, LA JOLLA, CA 92037

Situated in the heart of La Jolla’s highly coveted Prospect Street, this signature restaurant opportunity is surrounded by distinctive dining, luxury shopping and world class hotels and homes. This unique site offers prime Prospect Street frontage and visibility in the center of “The Jewel” and is positioned to capture the strong local demographics while also drawing from La Jolla’s thriving tourism industry.



## EXPERIENCE LA JOLLA

### WORLD CLASS DINING

Donovan's Steak & Chop House  
Duke's La Jolla  
George's at the Cove/  
George's California Modern  
Eddie V's Prime Seafood  
The Marine Room  
Nine-Ten  
Whiskladle  
Catania  
Herringbone  
The Hake Kitchen & Bar  
Manhattan's  
Puesto  
Karl Strauss Brewery  
Brockton Villa

### FAMOUS HOTELS

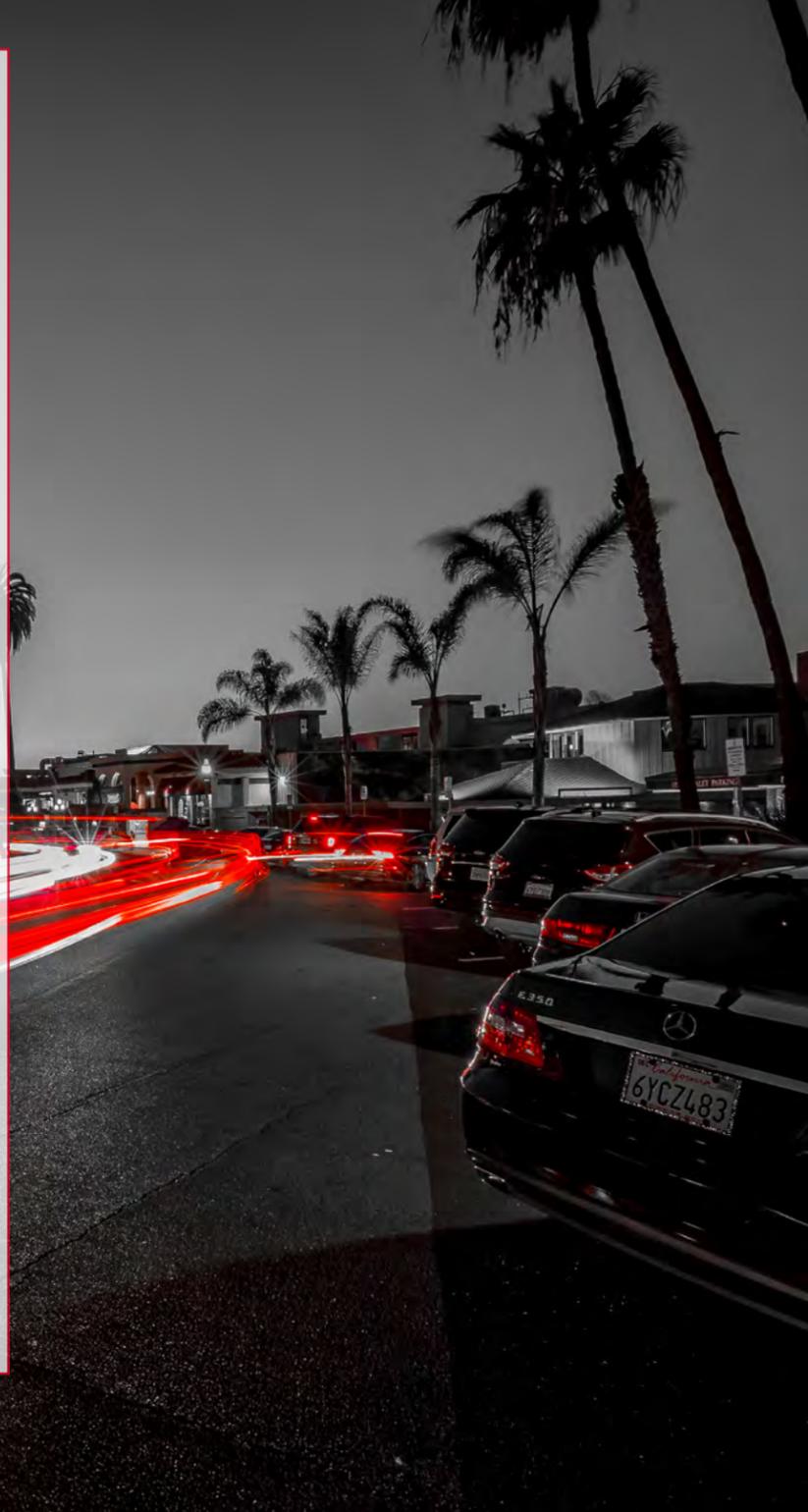
La Valencia Hotel  
The Grand Colonial Hotel  
La Jolla Beach & Tennis Club  
Estancia Hotel  
Hotel La Jolla by Kimpton  
Torrey Pines Lodge

### LUXURY CAR DEALERSHIPS

Lamborghini  
Ferrari  
Bugatti  
Maserati  
Bentley  
Rolls Royce

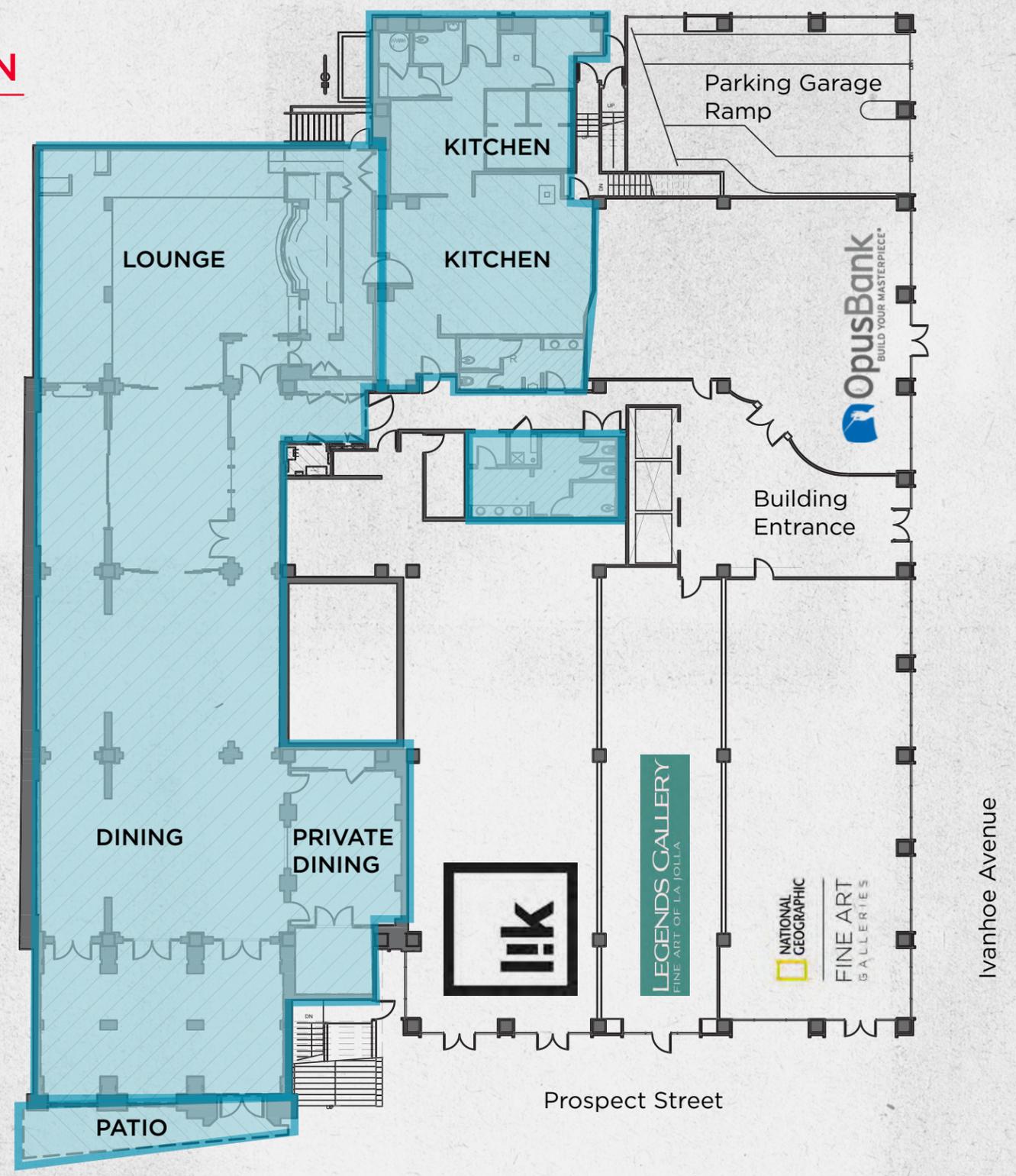
### DESTINATION SHOPPING

Tommy Bahama  
Lululemon  
Sur La Table  
Talbot's  
White House Black Market  
Ralph Lauren  
Brooks Brothers  
The Ascot Shop  
Lucky Brand  
Banana Republic  
GAP  
Roxy/Quicksilver  
Lorna Jane  
Kate Spade  
Geppetto's Toys  
Reebok





## SITE PLAN



**DINING ROOM**



**LOBBY BAR**



**KITCHEN**



**PRIVATE DINING**





## ENTERTAINMENT LOUNGE

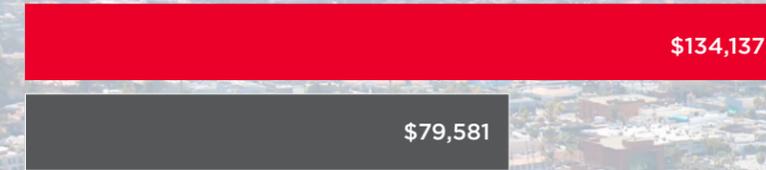


## LOUNGE BAR

## DEMOGRAPHICS

■ LA JOLLA ■ SAN DIEGO

### AVERAGE HOUSEHOLD INCOME



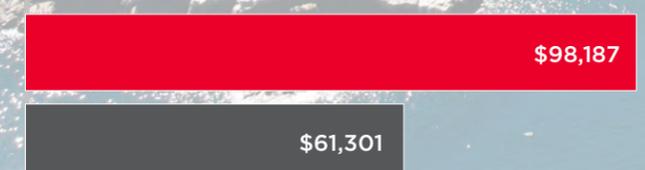
### MEDIAN HOUSEHOLD INCOME



### PER CAPITA INCOME



### AVERAGE DISPOSABLE INCOME



Source: ESRI Business Analyst

45,629

The current population of La Jolla

49,454

Total number of employees in the area

3,226

Total number of business in the area

43.4

Median age of current resident

### TOTAL RETAIL & RESTAURANT SALES IN LA JOLLA



“LA JOLLA HAD THE **HIGHEST HOME PRICES IN THE NATION** IN 2008 <sup>(1)</sup> AND 2009 <sup>(2)</sup>, ACCORDING TO A SURVEY BY COLDWELL BANKER.”

(1) Business Week, September 9, 2008.  
(2) Jump Up, San Diego Union Tribune, September 24, 2009.

# FULLY FIXTURIZED RESTAURANT FOR LEASE

Prospect Street | La Jolla, CA



Urban Strategies Group | +1 619 515 0017

**MICHAEL BURTON**  
michael.burton@cushwake.com  
LIC #01763327

**PASQUALE IOELE**  
pasquale.ioele@cushwake.com  
LIC #01488187

**TOMMY GIBBS**  
tommy.gibbs@cushwake.com  
LIC #0858640

401 West A Street, Suite 1810  
San Diego, CA 92101  
T: +1 619 515 0017 | F: +1 619 515 0020  
cushmanwakefield.com