

L A J O L L A G A L L E R I A

PROJECT OVERVIEW

<i>Project</i>	Class A, three-story suburban office building constructed of concrete and steel frame with brick and natural laminated wood beam accents. Highlighted by a well-landscaped, central open-air atrium. Retail spaces are located on the street and below-grade plaza levels.	<i>Location</i>	Located at the intersection of Fay and Silverado in historic downtown La Jolla Village, within two blocks of La Jolla's exclusive retail district on Prospect and Girard Streets.
<i>Year Built</i>	1983	<i>Access</i>	La Jolla is 20 minutes north of downtown San Diego and is accessed by Interstate 5 or The Pacific Coast Highway.
<i>Total SF</i>	51,936± SF		
<i>Site</i>	0.48± Acres		
<i>Construction</i>	Reinforced concrete frame and wall.		

DESIGN FEATURES

<i>HVAC</i>	Cooling provided by two evaporative coolers located in the parking garage. Heating is provided through a loop system.	<i>Floorplates</i>	Plaza - 7,488 SF Street - 10,804 SF Floor 1 - 16,715 SF Floor 2 - 16,929 SF
<i>Elevators</i>	The building is serviced by two hydraulic elevators which allow tenants and visitors direct access to office floors from the garage and street level.	<i>Loading</i>	Off-street loading and parking for deliveries is provided on the south perimeter of the property.
<i>Life Safety</i>	All occupied areas of the building have fire sprinklers for safety. After hours card-key building access system provided.	<i>Load Factor</i>	Approximately 12%

AMENITIES

<i>Parking</i>	Secure, four-level subterranean parking structure. The property's parking ratio of 3.8 spaces per 1,000 RSF exceeds the market average and provides tenants and visitors immediate access.	<i>Building Amenities</i>	The La Jolla Galleria Plaza is located slightly below street level; and features a successful sports bar/restaurant, as well as other smaller retail tenants. Tenant balconies overlook the street on the building's western and northern exposures. Operable windows open onto the atrium and street. The atrium and retail plaza are accented with landscaping, seating and architectural wood accents and railings.
<i>Building Hours</i>	Monday - Friday, 7 a.m. to 6 p.m.; Saturday and Sunday, card access through garage only. Restaurant open until 11 p.m.		
<i>Retail Services</i>	The La Jolla Galleria is situated one block from La Jolla's renowned shopping district which attracts visitors to numerous fine restaurants, art galleries and specialty shops.		