

±155 RSF - ±920 RSF AVAILABLE FOR LEASE

7924 IVANHOE AVENUE, LA JOLLA, CALIFORNIA 92037



PROMOTIONAL RATE

Year 1: \$2.25 PSF + Utilities & Janitorial /Month

Year 2: \$2.95 PSF + Utilities & Janitorial /Month

*With 4% Annual Increases and As-Is Condition

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Voit

REAL ESTATE SERVICES



PROPERTY INFORMATION

Situated in the heart of “the Jewel” on Ivanhoe Avenue, just minutes from La Jolla’s highly coveted Prospect Street, this premier office opportunity is surrounded by distinctive dining, luxury shopping and world class hotels and homes. This unique site is positioned to capture the strong local demographics while also drawing from La Jolla’s thriving tourism industry.

La Jolla Pacific Building is a two-story office / retail building with 24-hour building access, HVAC, and high demand parking. With street level retail and second floor office space, the property is equipped with prominent building signage for great brand exposure.



±11,200 SF
±0.32 ACRES (±13,939 SF)



±155 RSF - ±920 RSF
AVAILABLE SPACES



Walking Score of 97
WALKERS PARADISE



**Steps to World-Famous
La Jolla Cove**
5 MINUTES WALKING DISTANCE TO
THE PACIFIC OCEAN



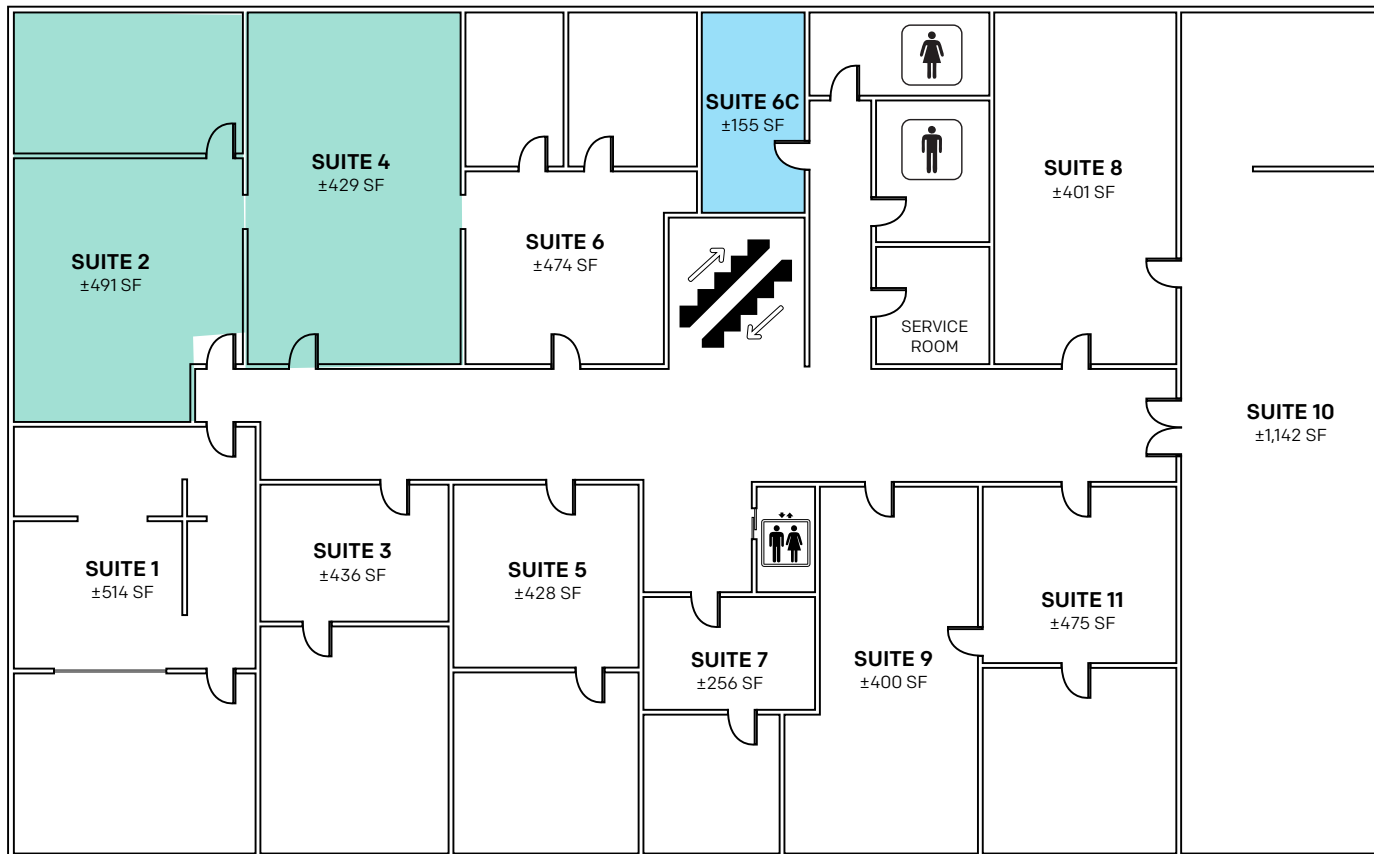
**Twenty-five (25)
Parking Spaces**
PARKING RATIO: ±2.05/1,000 SF

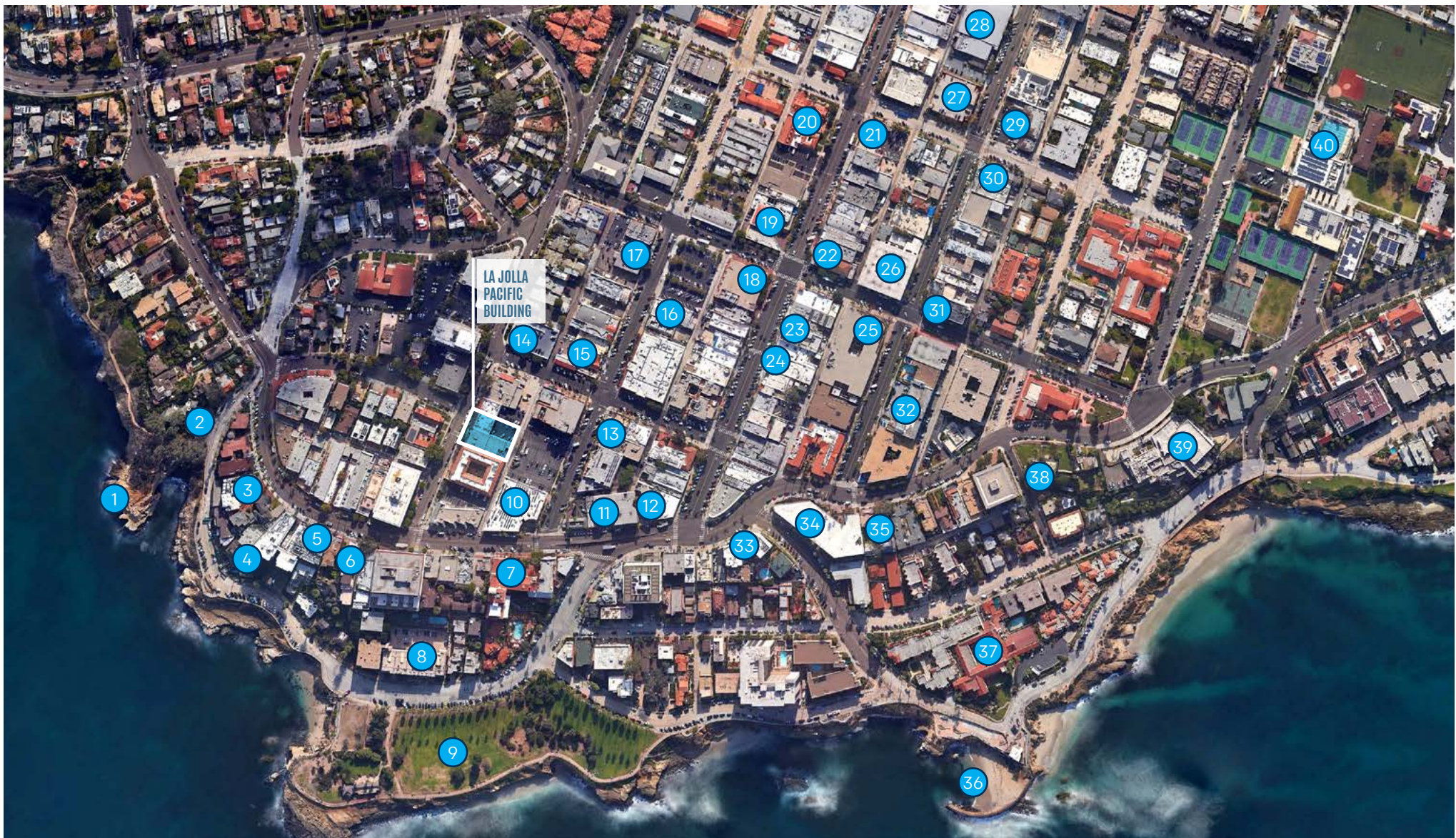


Monthly Lease Rate
\$700 + UTILITIES & JANITORIAL per
month through \$2,710 + UTILITIES &
JANITORIAL per month

OFFICE AVAILABILITY

SUITE NO.	SIZE	MONTHLY LEASE RATE	AVAILABILITY
» 2	±491 RSF	\$1,450 + UTILITIES	Now
» 4	±429 RSF	\$1,270 + UTILITIES	Now
» 2 & 4	±920 RSF	\$2,710 + UTILITIES	Now
» 6C	±155 RSF	\$700 + UTILITIES	Now





- 1. LA JOLLA UNDERWATER PARK
- 2. SUNNY JIM'S SEA CAVE
- 3. EDDIE V'S
- 4. BROCKTON VILLA
- 5. GEORGE'S AT THE COVE
- 6. DUKE'S LA JOLLA
- 7. LA VALENCIA HOTEL
- 8. LA JOLLA COVE HOTEL & SUITES
- 9. LA JOLLA COVE
- 10. MORGAN STANLEY

- 11. CODY'S LA JOLLA
- 12. THE SPOT
- 13. PUESTO LA JOLLA
- 14. SUSHI NEKOSAN
- 15. BURGER LOUNGE
- 16. CUCINA MIGRANTE
- 17. HENNESSEY'S TAVERN
- 18. UNION BANK
- 19. CHASE BANK
- 20. MARY STAR OF THE SEA

- 21. WELLS FARGO BANK
- 22. ADELAIDE'S LA JOLLA
- 23. WARWICK'S
- 24. RALPH LAUREN
- 25. PROSPECT HOME FINANCE
- 26. CHARLES SCHWAB
- 27. BANK OF AMERICA
- 28. THE LOT LA JOLLA
- 29. SUGAR & SCRIBE BAKERY
- 30. THE COTTEAGE LA JOLLA

- 31. THE EMPRESS HOTEL
- 32. INN BY THE SEA LA JOLLA
- 33. GRANDE COLONIAL HOTEL
- 34. WELL'S FARGO ADVISORS
- 35. BUBBA'S SMOKEHOUSE BBQ
- 36. CHILDREN'S POOL LA JOLLA
- 37. CASA DE MAÑANA RETIREMENT
- 38. LA JOLLA HISTORICAL SOCIETY
- 39. MUSEUM OF CONTEMPORARY ART
- 40. THE BISHOP'S SCHOOL

La Jolla ranked **NO. 9 NEIGHBORHOOD** in **SAN DIEGO** with a livability score of **63** in 2024.



LA JOLLA FOUNDED
1887

COUNTY OF
SAN DIEGO

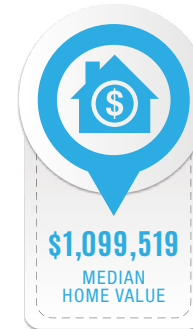
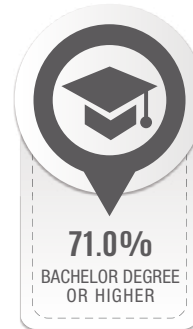
COASTAL
REGION



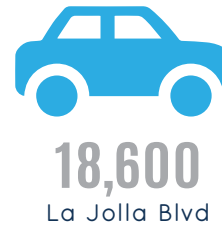
#1 EMPLOYER
SCRIPPS
HEALTHCARE

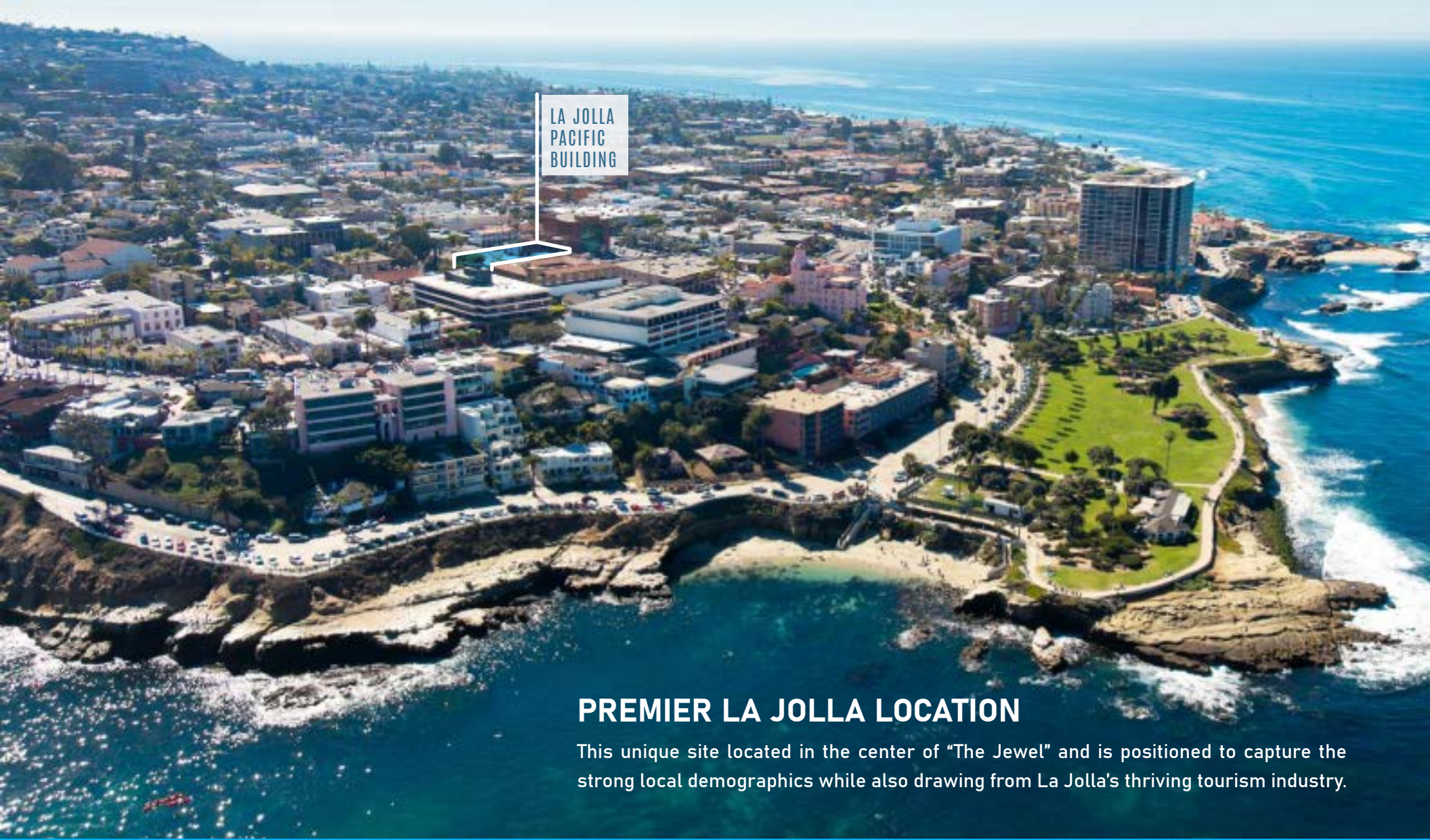


THE LARGEST INSTITUTION
IN LA JOLLA IS **UC SAN DIEGO**,
WITH **12,110 GRADUATES**



LA JOLLA'S daily
average traffic count for a
3 MILE RADIUS





LA JOLLA
PACIFIC
BUILDING

PREMIER LA JOLLA LOCATION

This unique site located 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.

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