

±1,120 RSF - ±2,419 RSF AVAILABLE FOR LEASE
7946 IVANHOE AVENUE, LA JOLLA, CALIFORNIA 92037



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Voit
REAL ESTATE SERVICES



PROPERTY INFORMATION

Situated in the heart of “the Jewel” on Ivanhoe Avenue, just steps 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.

El Patio is one of the landmark business centers in La Jolla, featuring Spanish architecture, patio shops, a courtyard fountain, is elevator served and includes an underground parking garage.



±28,500 SF
TOTAL BUILDING SIZE



±1,120 RSF - ±2,160 RSF
AVAILABLE SPACES



Walking Score of 89
VERY WALKABLE



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



1.20/1,000 SF
PARKING RATIO
COVERED PARKING \$95/SPACE/MONTH THROUGH LAZ PARKING



PROMO RATE
\$2.90-\$3.15 PSF Full Service
MONTHLY LEASE RATE



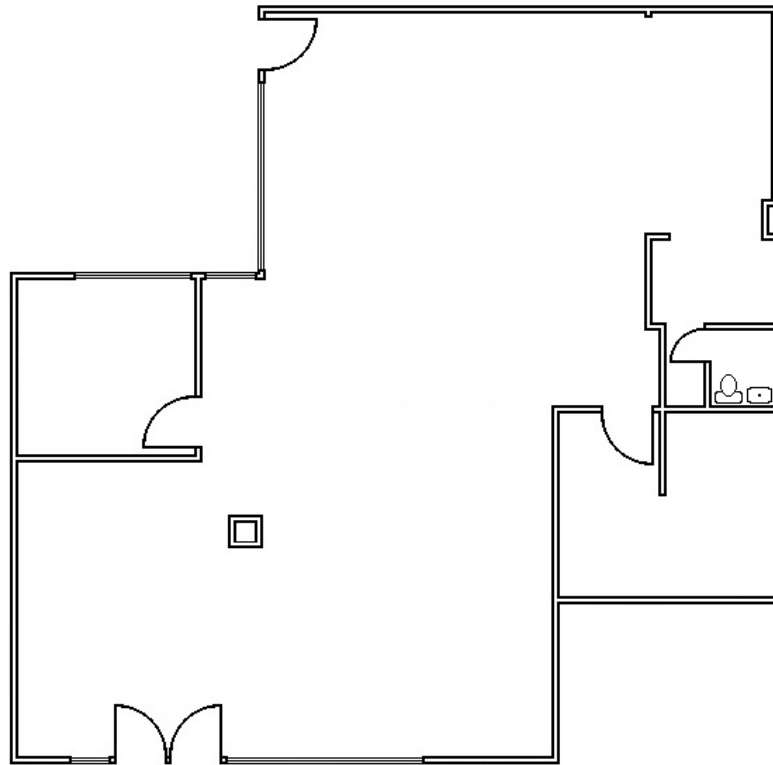
5 days/Week
JANITORIAL





SUITE 102

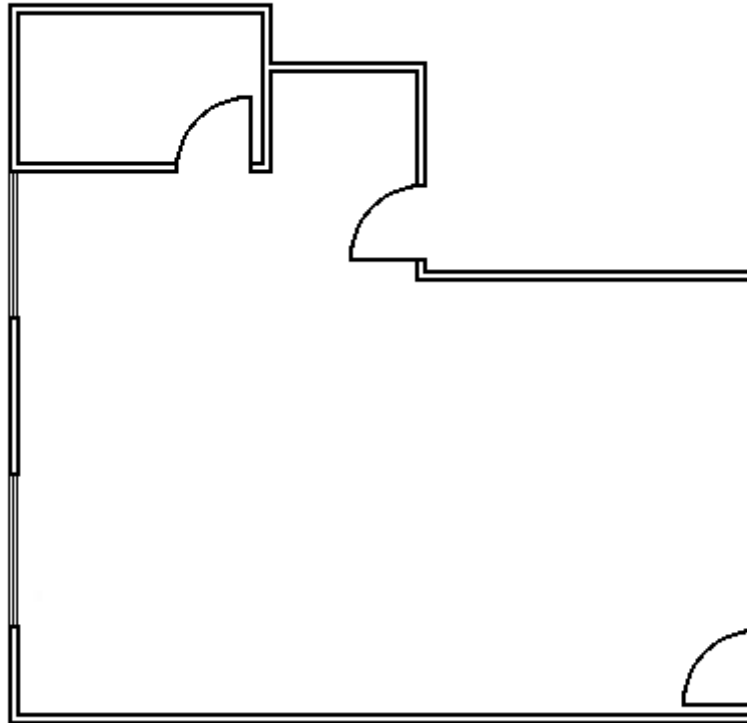
- SIZE: ±2,419 RSF
- LEASE RATE: \$3.00 + Electric PSF/Mo.
- AVAILABLE: Now
- Separately Metered
- Storefront to Ivanhoe Avenue
- Display Windows to Patio
- Storage Room





SUITE 222

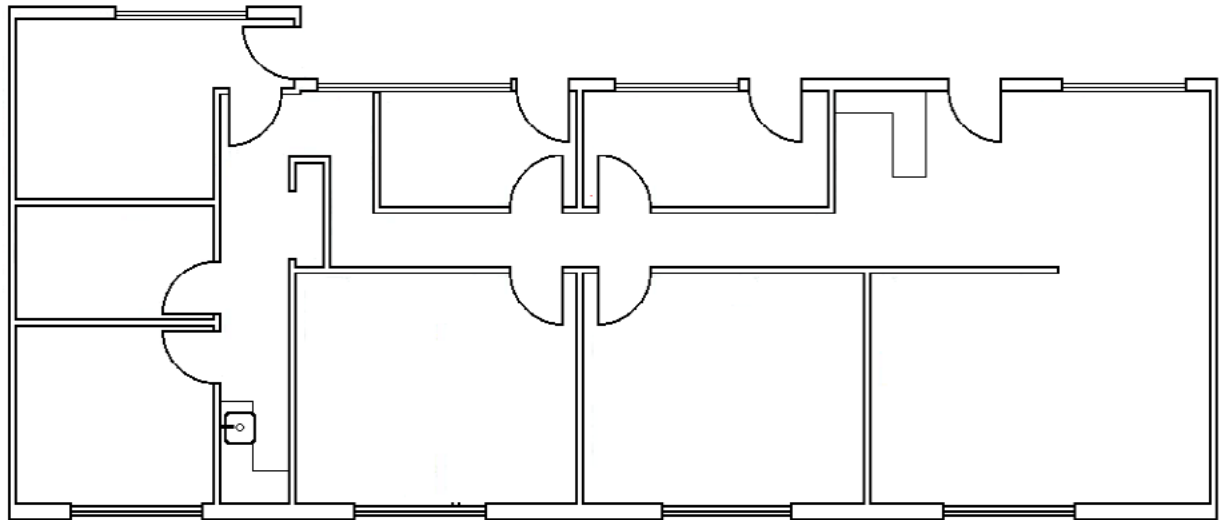
- SIZE: \pm 1,120 RSF
- LEASE RATE:\$2.90 PSF Full Service.
- AVAILABLE: Now





SUITE 301

- SIZE: $\pm 2,150$ RSF
- LEASE RATE: \$3.15 PSF Full Service
- AVAILABLE: Now





HERSCHEL AVENUE

PROSPECT STREET

IVANHOE AVENUE



7946
IVANHOE
AVENUE

- 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
CA

LA JOLLA FOUNDED
1887

COUNTY OF
SAN DIEGO

COASTAL
REGION



Village Nicknamed

the
JEWEL

#1

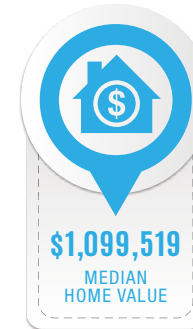
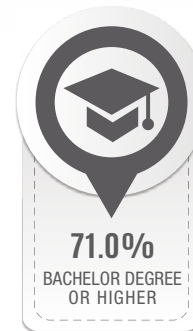
EMPLOYER
SCRIPPS
HEALTHCARE



warm-summer
MEDITERRANEAN
CLIMATE



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



20,200
Pearl Street



18,600
La Jolla Blvd



10,200
Fay Avenue



7946
IVANHOE
AVENUE

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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