

Voit

REAL ESTATE SERVICES

MANCHESTER FINANCIAL BUILDING
7979 IVANHOE AVENUE
LA JOLLA, CA 92037



PROMOTIONAL LEASE RATE AVAILABLE

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PROPERTY INFORMATION

Voit Real Estate Services is pleased to present a signature office leasing opportunity at the Manchester Financial Building. The building is located on the prominent La Jolla corner of Prospect Avenue and Ivanhoe Avenue.

Situated in the heart of La Jolla's highly coveted Prospect Street and Ivanhoe Avenue, this premier office 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.



±77,362 SF
±0.59 AC LAND ACRES (±25,700 SF)



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



±3,252 RSF
AVAILABLE SPACES



Underground Parking
PARKING RATIO: ±2.0/1,000 SF
UNRESERVED PARKING: \$120 PER MONTH



3 Elevators (5 Floors)
ELEVATOR SERVED



Walking Score of 82
VERY WALKABLE



24/7 Access
BUILDING AND HVAC



Promotional Lease Rate Available
SUITE 225: \$1.99/SF-\$2.95/SF & SUITE 260: \$3.15/SF-\$3.95/SF
WITH 4% ANNUAL INCREASES

An aerial photograph of La Jolla, California, showing a dense urban area with various buildings, a large green park area, and a coastline with rocky cliffs and waves. A white callout box with a pointer identifies a specific building.

MANCHESTER
FINANCIAL
BUILDING

PREMIER LA JOLLA LOCATION

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.

AVAILABILITY

*Suite 260

- ±3,257 RSF
- \$3.15 FSG /PSF/Mo.
- Available Now

Offices (5), Conference Room,
Break Room, Work Room, Storage,
and Reception

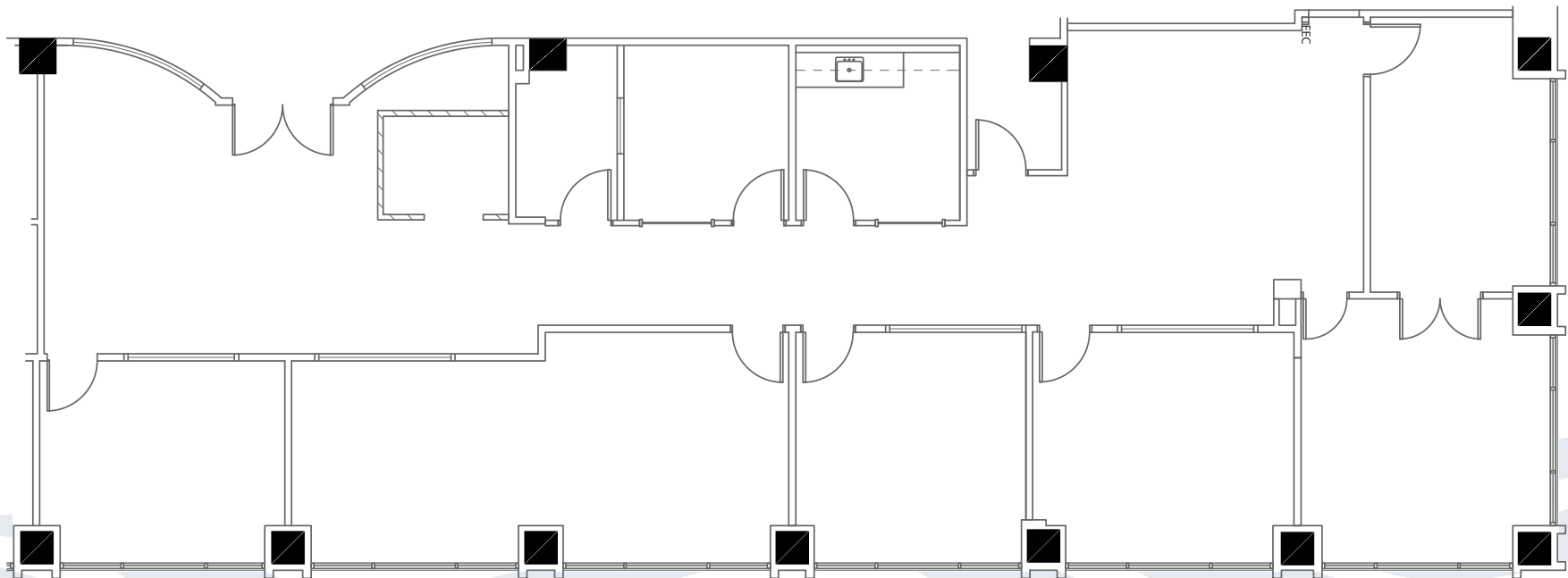
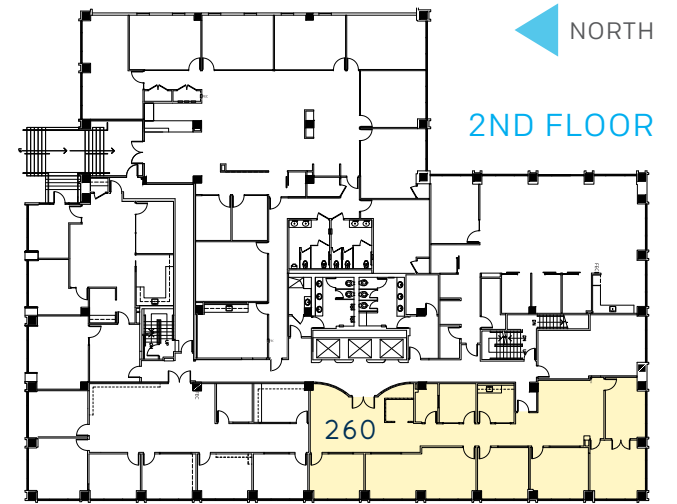
*PROMOTIONAL LEASE RATE

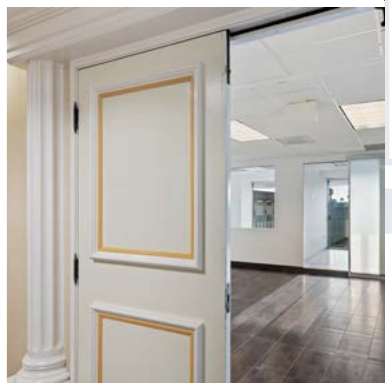
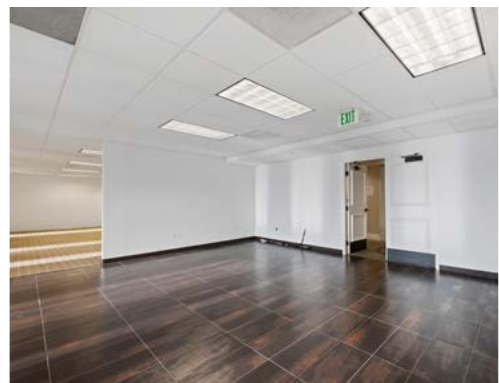
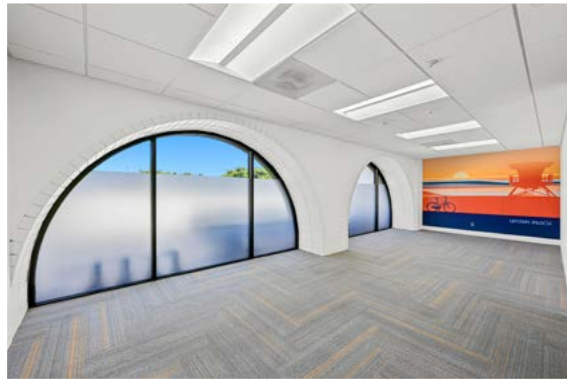
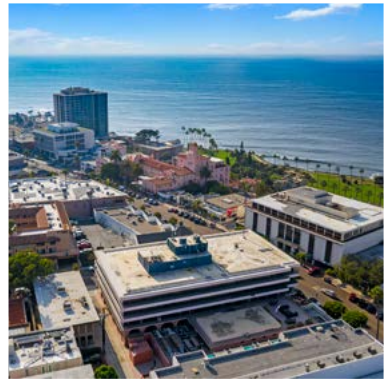
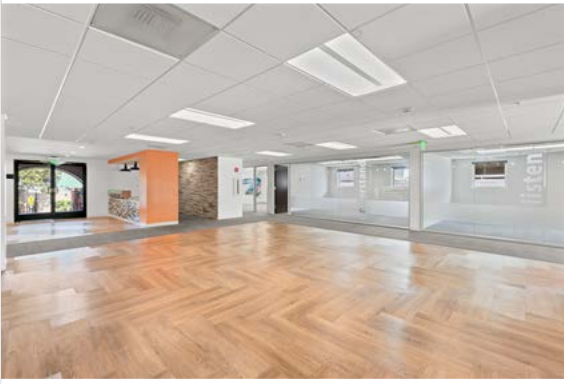
MONTHS 1-6: \$3.15 /SF FSG per Month

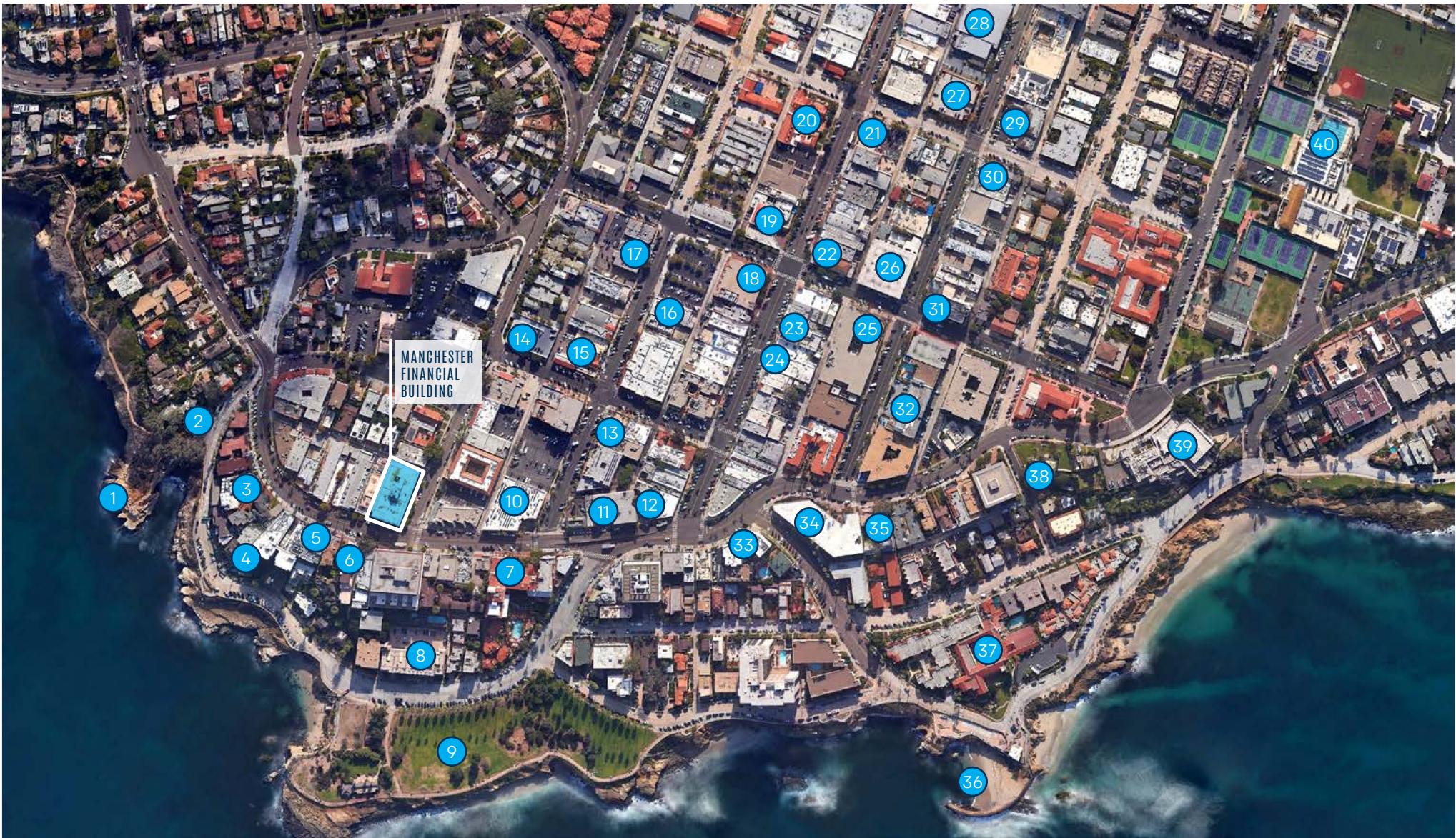
MONTHS 7-12: \$3.95 /SF FSG per Month

with 4% Annual Increases

VIRTUAL TOUR
SUITE 260







- 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 COTTAGE 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. 13 CITY** in **CALIFORNIA**
with a livability score of **82** in 2020.



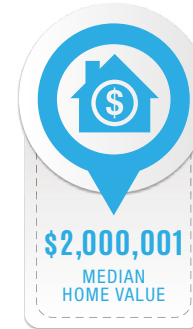
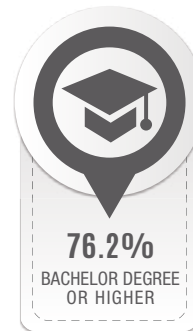
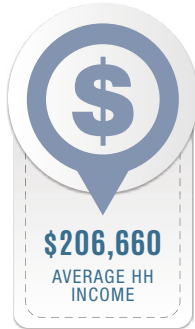
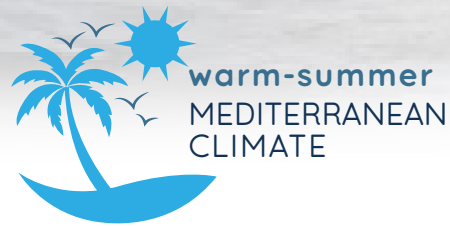
LA JOLLA FOUNDED
1887

COUNTY OF
SAN DIEGO

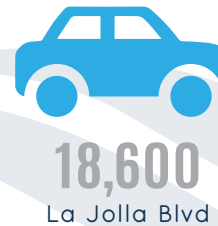
COASTAL
REGION



#1
EMPLOYER
**SCRIPPS
HEALTHCARE**



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



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