

# ±400 RSF AVAILABLE FOR LEASE

7910-7924 IVANHOE AVENUE, LA JOLLA, CALIFORNIA 92037



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# Voit

REAL ESTATE SERVICES



**±11,200 SF**  
±0.32 ACRES (±13,939 SF)



**±400 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  
PARKING SEPARATELY AVAILABLE  
THROUGH LAZ PARKING.

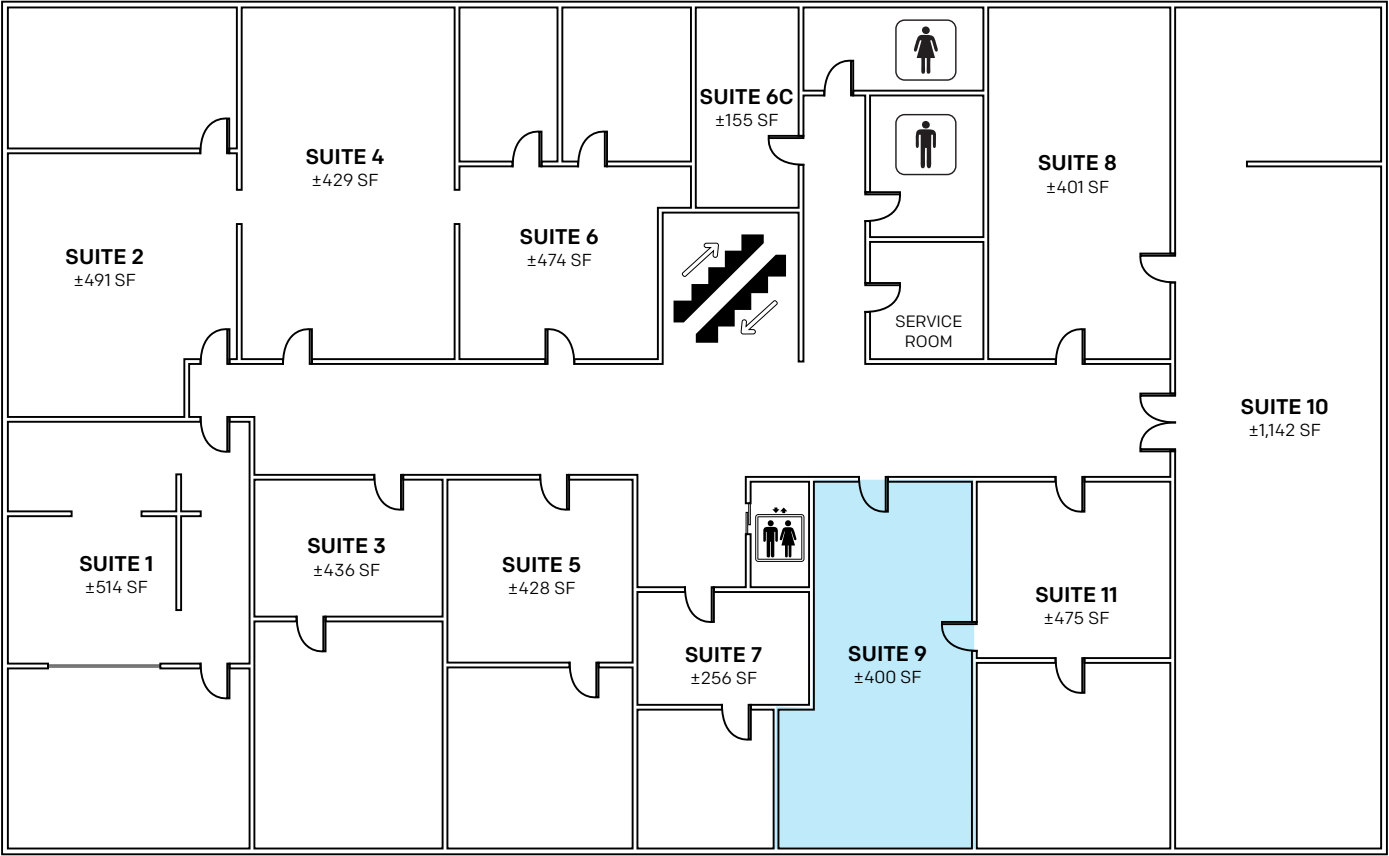
## PROPERTY INFORMATION

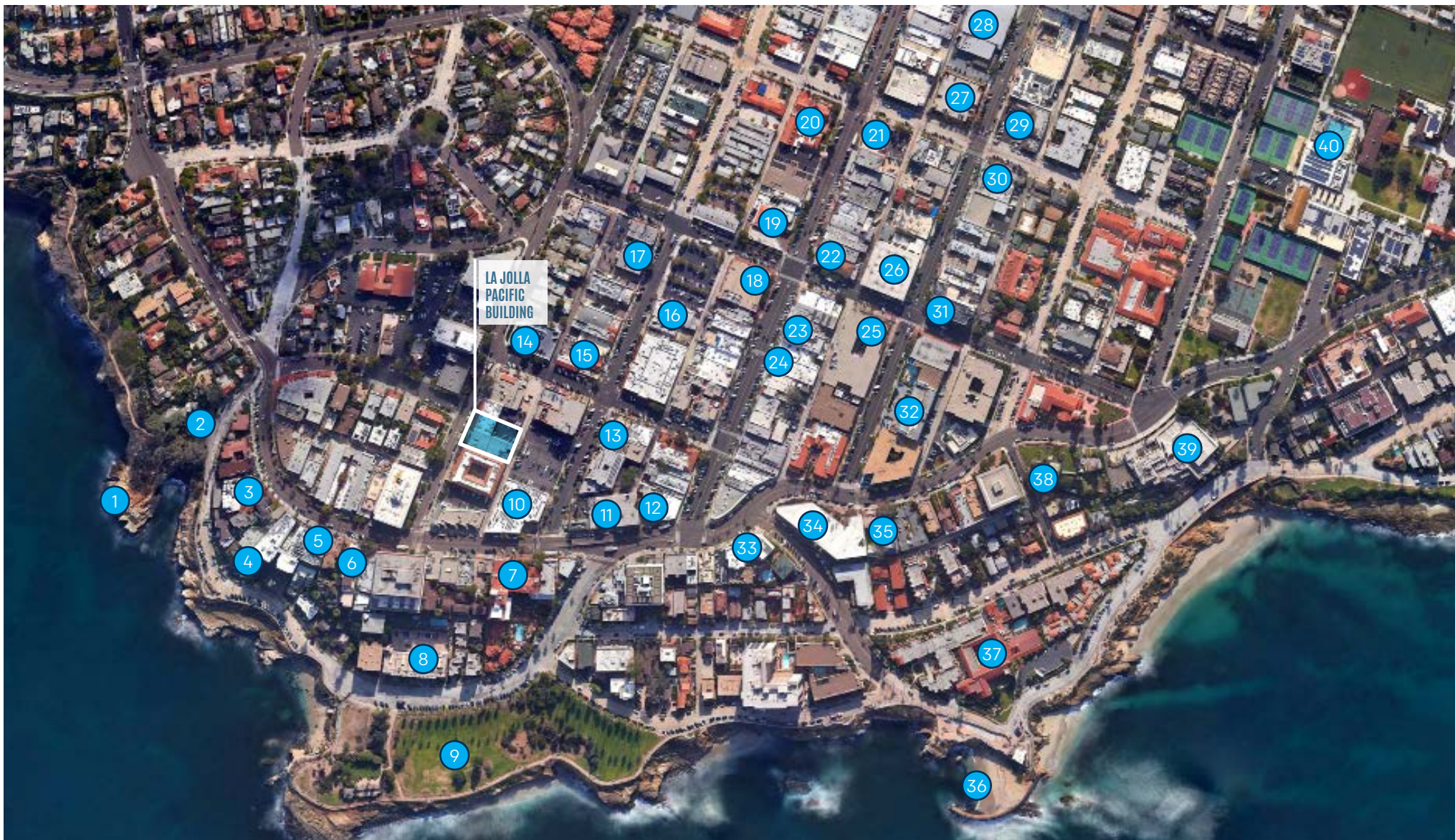
Situated in the heart of “the Jewel” on Ivanhoe Avenue, just minutes from La Jolla's highly coveted Prospect Street, this premier office opportunity is surrounded by distinctive dining, luxury shopping and world class hotels and homes. This unique site is positioned to capture the strong local demographics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

# OFFICE AVAILABILITY

| SUITE NO. | SIZE     | MONTHLY LEASE RATE  | AVAILABILITY |
|-----------|----------|---------------------|--------------|
| » 9       | ±400 RSF | \$1,300 + UTILITIES | 8/15/26      |





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

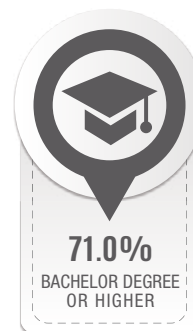
#1 EMPLOYER  
SCRIPPS  
HEALTHCARE



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



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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