±835 RSF - ±2,419 RSF AVAILABLE FOR LEASE

7946 IVANHOE AVENUE, LA JOLLA, CALIFORNIA 92037

RYAN BRACKER
Senior Vice President, Partner
Lic. #01353870 | 858.458.3355
rbracker@voitco.com

PATRICK BLACK
Office Specialist
Lic. #02206670 | 619.993.3605
pblack@voitco.com

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

±835 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

$1.99 + Electric PSF/Mo. - $3.15 PSF Full Service

MONTHLY LEASE RATE

5 days/Week

JANITORIAL

THE PATIO SHOPS

SUITE 102

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

SUITE 107

- SIZE: ±1,406 RSF
- LEASE RATE: $1.99 + Electric PSF/Mo.
- AVAILABLE: Now
- Seperately Metered
- Delivery Access to Alley

SUITE 203

- SIZE: ±835 RSF
- LEASE RATE: $3.15 PSF/Mo. Full Service
- AVAILABLE: Now
- 3 Offices with small kitchenette
- Access to shared patio

SUITE 222

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

SUITE 301

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

HERSCHEL AVENUE
PROSPECT STREET
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

the JEWEL
Village Nicknamed

#1 EMPLOYER
SCRIPPS HEALTHCARE

warm-summer
MEDITERRANEAN CLIMATE

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

$156,932
AVERAGE HH INCOME

64,467
POPULATION

24,148
NUMBER OF HOUSEHOLDS

71.0%
BACHELOR DEGREE OR HIGHER

$1,099,519
MEDIAN HOME VALUE

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

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.

RYAN BRACKER
Senior Vice President, Partner
Lic. #01353870 | 858.458.3355
rbracker@voitco.com

PATRICK BLACK
Office Specialist
Lic. #02206670 | 619.993.3605
pblack@voitco.com

Voit
REAL ESTATE SERVICES

4180 La Jolla Village Drive, Suite 100 • La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 Fax | Lic. #01991785 | **www.voitco.com**

Licensed as Real Estate Salespersons by the DRE. ©2025 Voit Real Estate Services, Inc. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.