

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)



Up to ±6,792 RSF
AVAILABLE SPACES



3 Elevators (5 Floors)
ELEVATOR SERVED



24/7 Access
BUILDING AND HVAC



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



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



Walking Score of 82
VERY WALKABLE



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



PREMIER LA JOLLA LOCATION

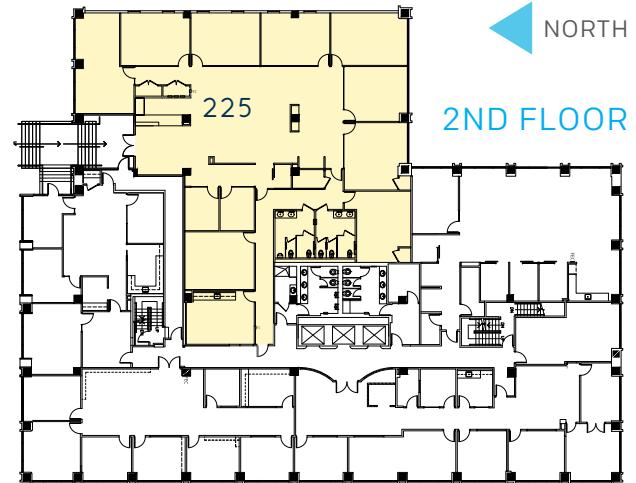
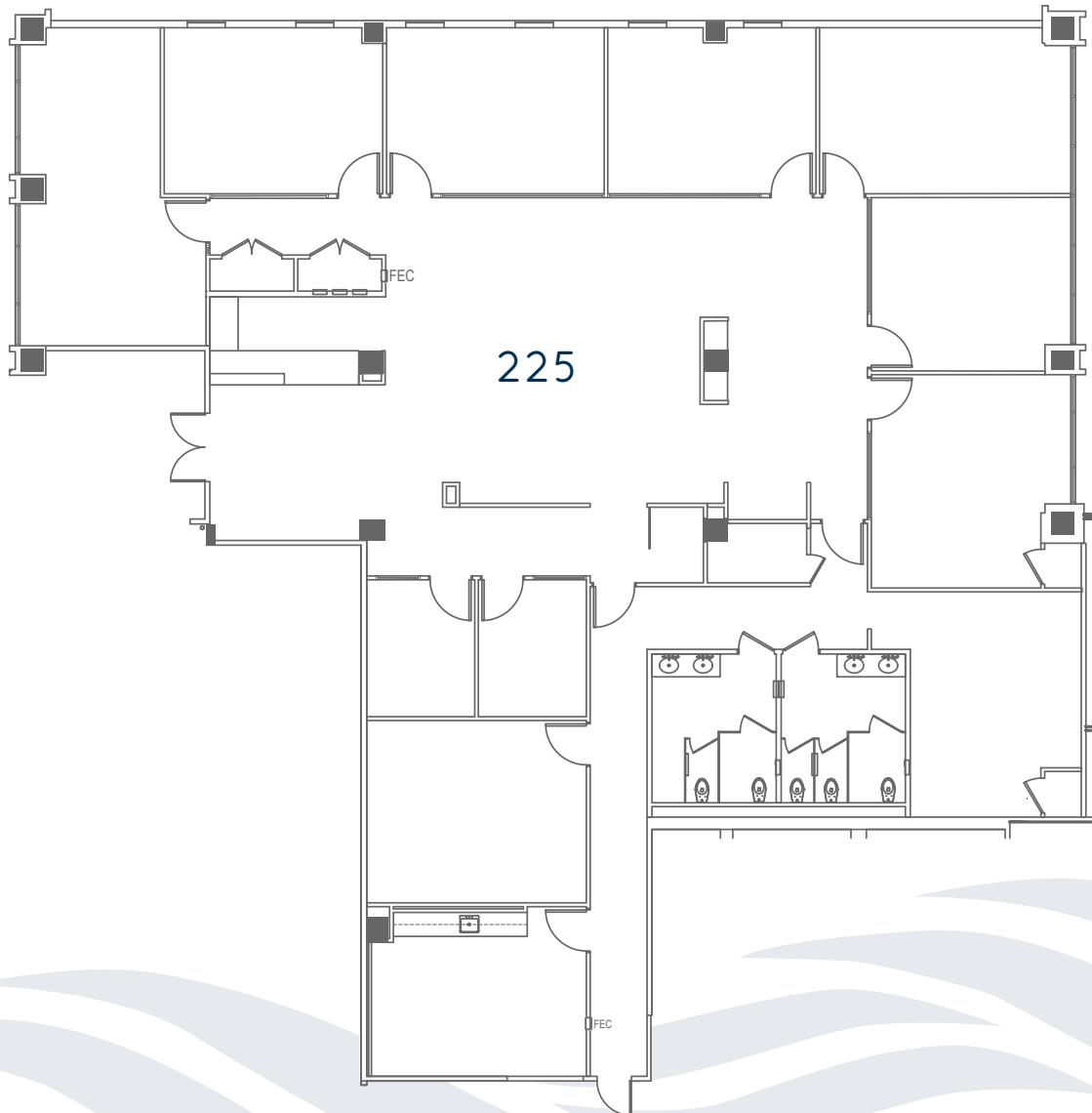
This unique site offers prime Prospect Street frontage and visibility in the center of "The Jewel" and is positioned to capture the strong local demographics while also drawing from La Jolla's thriving tourism industry.

AVAILABILITY

*Suite 225

- ±6,792 RSF
- \$1.99 FSG /PSF/Mo.
- Available Now

Offices (6), Conference Room,
Break Room, Work Room, Storage,
Open Workspace and Reception



* PROMOTIONAL LEASE RATE

MONTHS 1-6: \$1.99 /SF FSG per Month
MONTHS 7-12: \$2.95 /SF FSG per Month
with 4% Annual Increases

[VIRTUAL TOUR](#)
[SUITE 225](#)



AVAILABILITY

*Suite 260

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

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

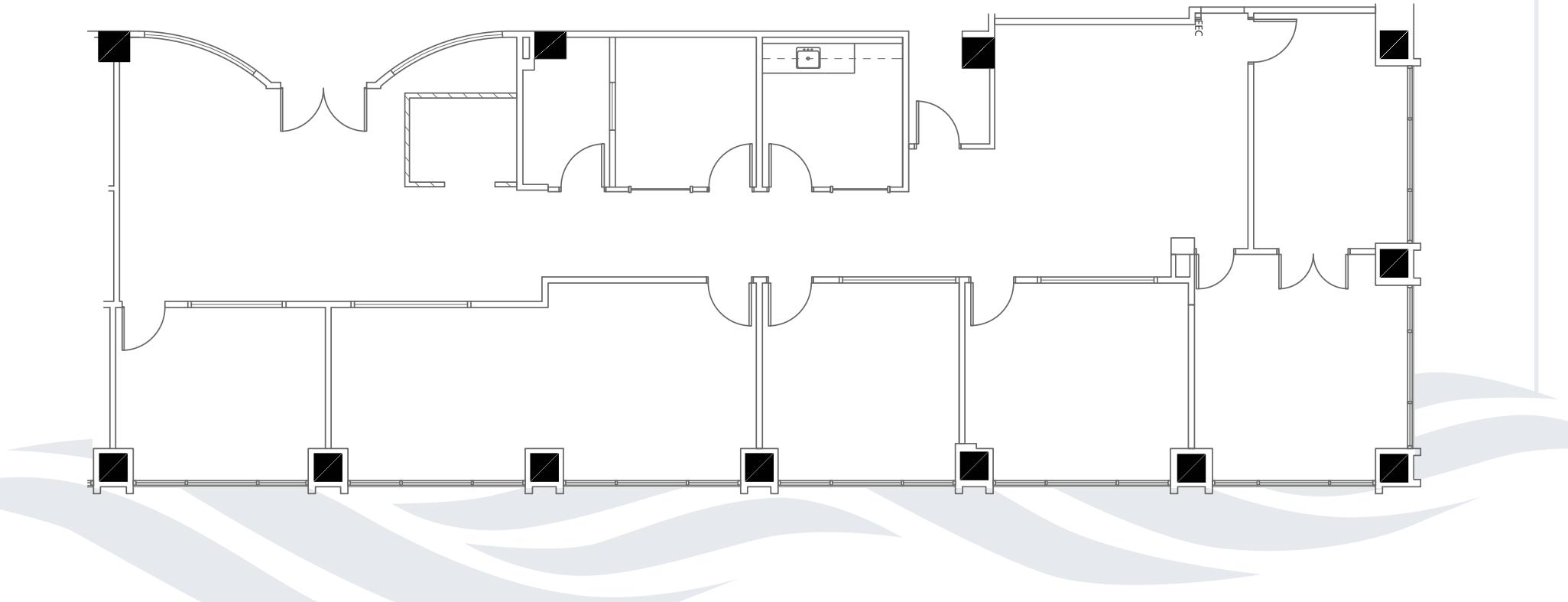
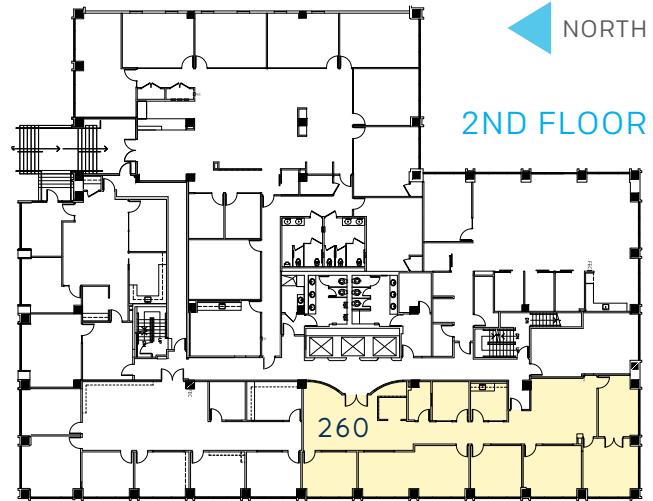
*PROMOTIONAL LEASE RATE

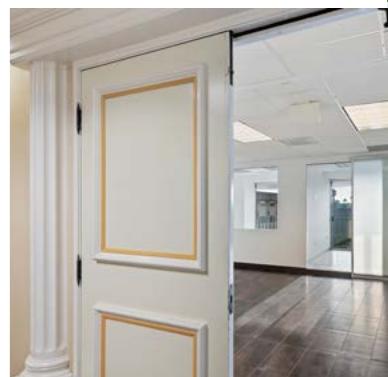
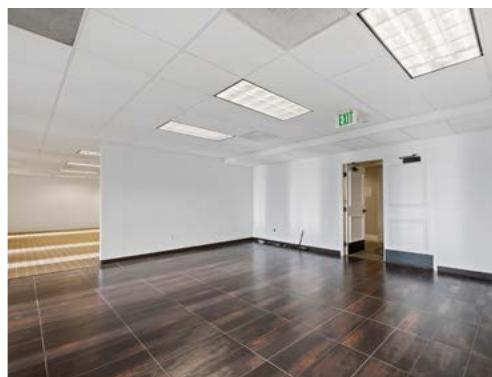
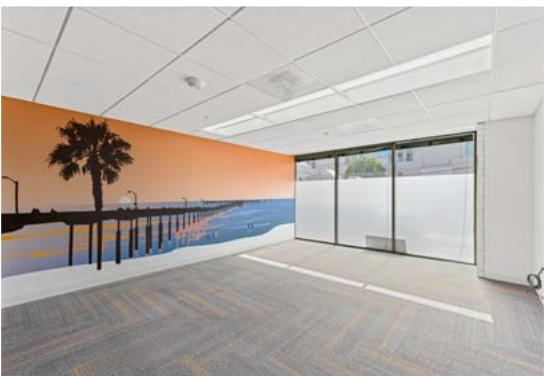
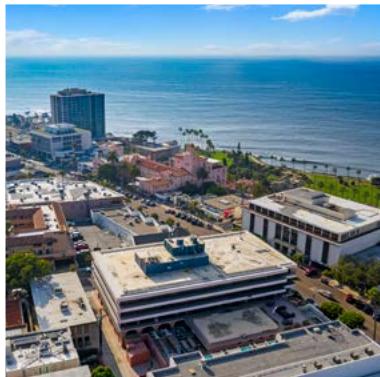
MONTHS 1-6: \$3.15 /SF FSG per Month

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 A 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 FINANACE
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. 13 CITY** in **CALIFORNIA**

with a livability score of **82** in 2020.



Village Nicknamed

LA JOLLA FOUNDED
1887

COUNTY OF
SAN DIEGO

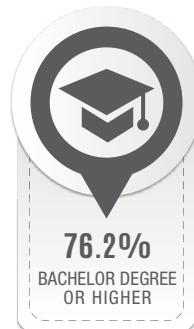
COASTAL
REGION



warm-summer
MEDITERRANEAN
CLIMATE



THE LARGEST INSTITUTION
IN LA JOLLA IS **UC SAN DIEGO**,
WITH **7,689 GRADUATES**



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



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