

# THE IVANHOE



7817 Ivanhoe Avenue | La Jolla, CA 92037



Jones Lang LaSalle Brokerage, Inc.  
RE lic. #01856260

# WELCOME TO THE IVANHOE

The Ivanhoe is a premier Class A office building located in the heart of La Jolla Village, offering 34,702 square feet across three stories with modern finishes throughout. This exceptional property provides a highly walkable location surrounded by La Jolla's renowned dining, retail, and coastal amenities. The building's prime positioning in one of San Diego's most prestigious business districts creates an ideal professional workspace environment. With its combination of modern amenities, walkable location, and La Jolla's unparalleled business prestige, this property represents a rare opportunity in San Diego's premier coastal submarket.



Front Entry



Lobby



Total SF: 34,702 SF



Typical Floor Plate: 11,567 SF



Walk Score: 88



Parking Ratio: 3,68/1,000 SF  
(128 underground parking spaces available)



0.5 miles to premier beach access

# CRAFTED FOR EXCELLENCE

The Ivanhoe maintains a first class rent roll and is home to some of the best tenants in the market, supported by thoughtfully enhanced spaces throughout.



## EXTERIOR



Fresh, professional exterior presentation



Modern exterior graphics and prominent signage



Distinctive storefront at Ivanhoe main entry



Beautifully maintained landscaping and grounds



Elegant tile and railing design at Ivanhoe main entry

## INTERIOR



State-of-the-art elevator cabs with advanced mechanical systems



Expansive, well-appointed flooring, ceiling, lighting, and paint throughout the first floor lobby



High-quality entry doors to each tenant suite and restrooms



Contemporary building directory and professional suite identification graphics



Premium flooring, paint and lighting in the 2nd and 3rd floor elevator lobbies and hallways



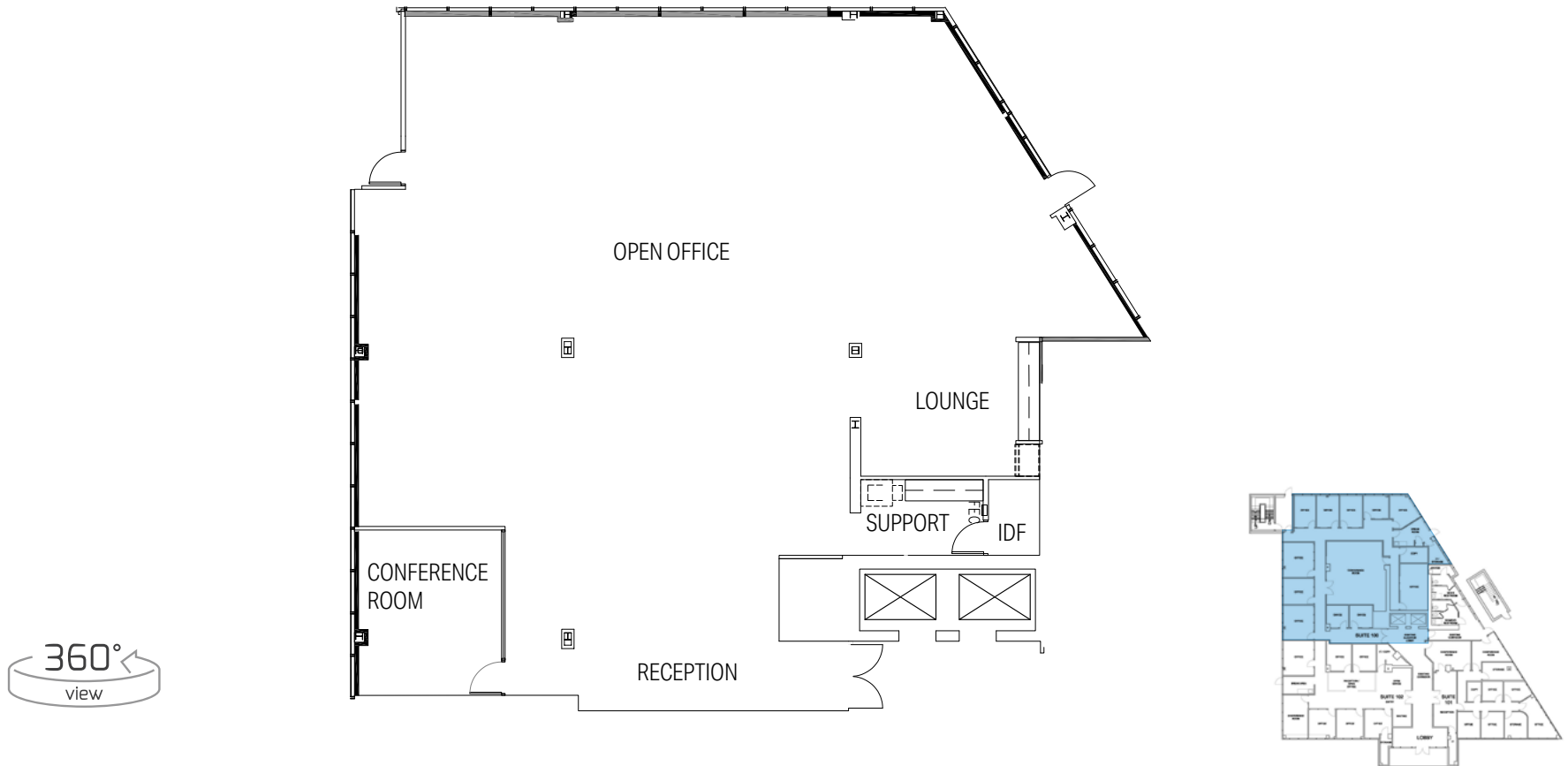
Enhanced paint, graphics and superior lighting in the parking garage



Fully upgraded restrooms on all floors

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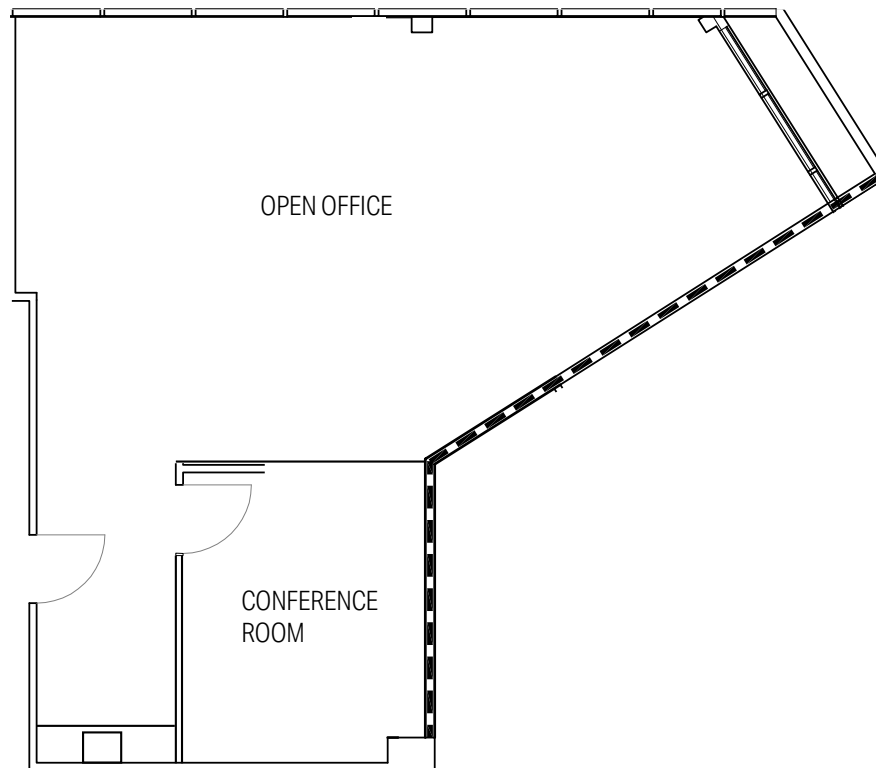
# SUITE 100 | AVAILABLE NOW



**4,653 RSF** Spec Suite | **\$4.15 +E**

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# SUITE 205 | AVAILABLE NOW



**1,003 RSF | \$4.15 +E**

# LOCATION IN THE HEART OF LA JOLLA

## LOCATION ADVANTAGES



Proximity to UC San Diego, Scripps Institution of Oceanography



Walking distance to La Jolla Cove, shops, dining, and retail



High Income Residential Neighborhood



Quick freeway access to I-5 and SR-52, walkability, and nearby public transit

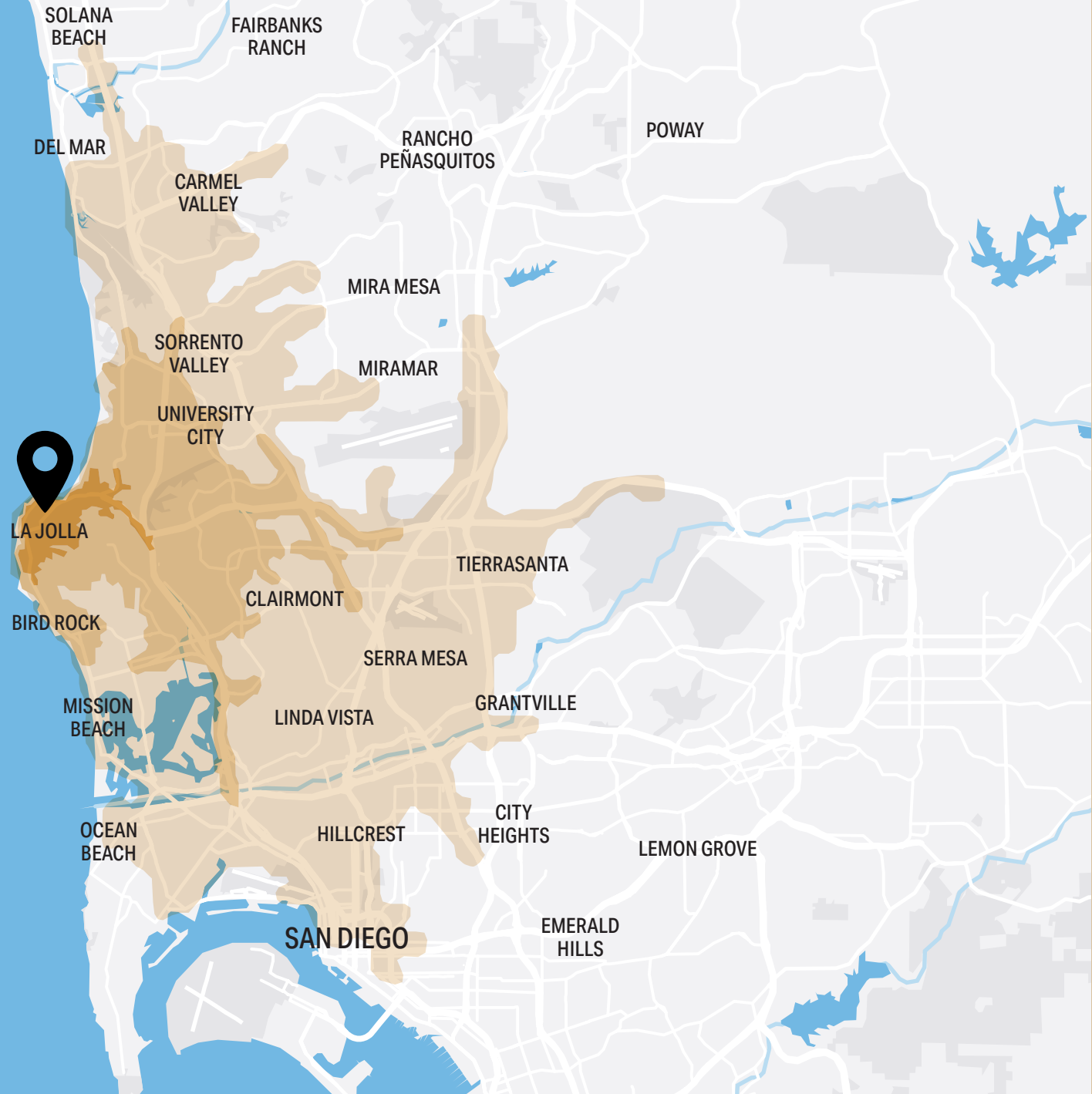


128 underground parking spaces allowing access to the village 24/7



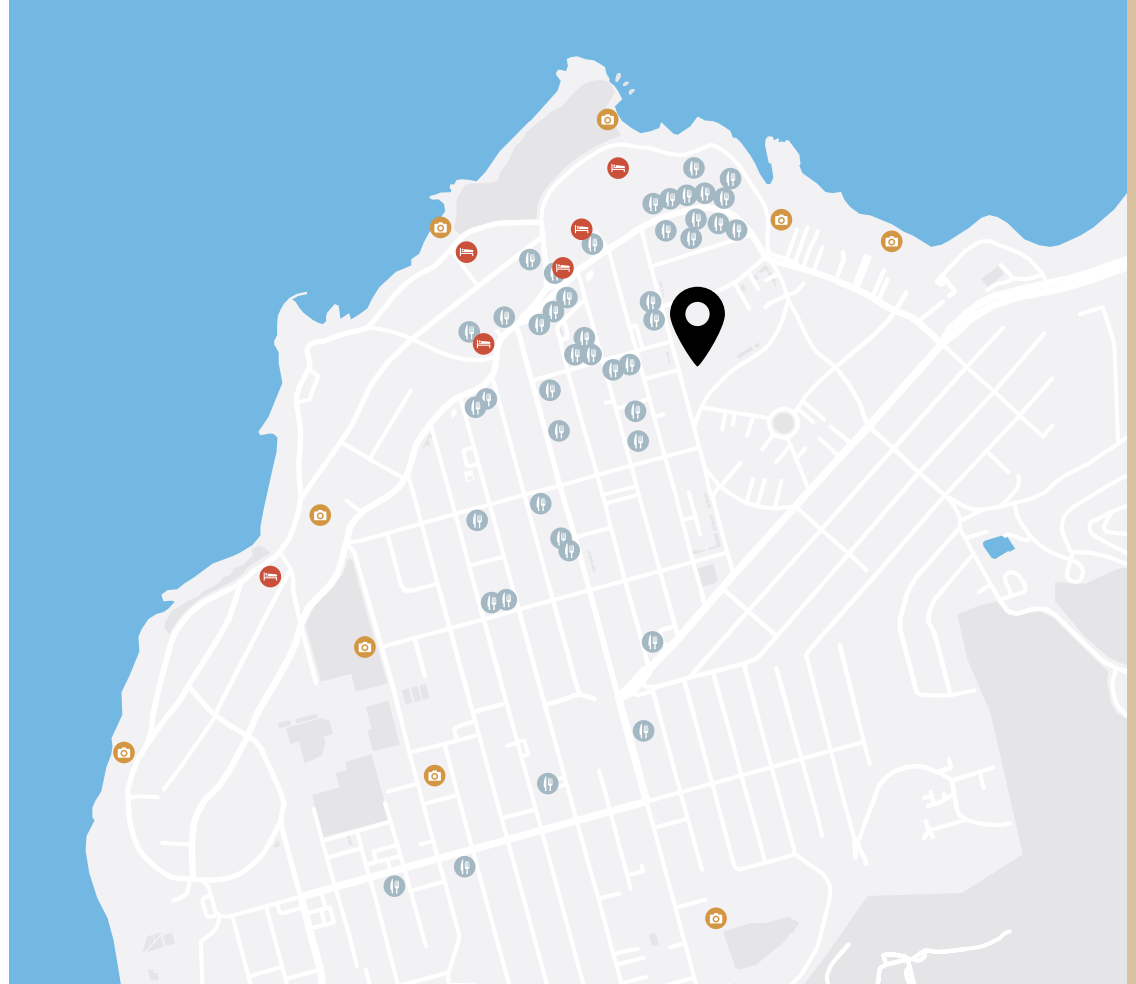
# DRIVE TIMES

- 5 min
- 10 min
- 15 min



# LA JOLLA VILLAGE AT YOUR DOORSTEP

Step outside The Ivanhoe to world-class dining, boutique shopping, and pristine beaches. This walkable village elevates every client meeting and transforms your team's daily experience.



## EAT & DRINK

Hennessey's Tavern  
Java Earth Coffee  
The Flower Pot Cafe & Bakery  
The Taco Stand  
Harry's Coffee Shop  
Mary's Salads  
Spiro's Mediterranean Cuisine  
Encanto Cafe  
Better Buss Coffee  
Rancho Roosters

Goldfish Point Cafe  
Living Room Coffeehouse  
Parakeet Cafe  
Catania  
The Whaling Bar  
Queenstown Village  
Birdseye Rooftop Restaurant & Bar  
King of Thai Cuisine  
Isola Pizza Bar  
Blue Whale  
The Cottage

Manhattan of La Jolla  
Raymundo's Taco Shop  
Girard Gourmet  
Sushi Nekosan  
Le Coq  
Burger Lounge  
NINE-TEN Restaurant & Bar  
Beeside Balcony  
Puesto  
Marisi  
Zoya

Cody's  
Bistro Pazzo  
Jose's CourtRoom  
Cove House  
Brockton Villa  
La Dolce Vita Ristorante  
Duke's  
Lobster West  
Shiku  
Blue Ocean / Harumama  
Georges at the Cove  
Eddie V's Prime Seafood

## STAY

Pantai Inn  
Grande Colonial  
Scripps Inn  
Cormorant Boutique Hotel  
La Jolla Cove Hotel & Suites  
La Valencia Hotel

## PLAY

La Jolla Riford Library  
La Jolla Open Aire Farmers Market  
Shell Beach  
La Jolla Tide Pools  
La Jolla Tennis Club  
Coast Walk Trail  
Sunny Jim's Sea Cave  
La Jolla Cove  
Museum of Contemporary Art San Diego



# ABOUT CAPSTONE ADVISORS



Capstone Advisors is a vertically integrated real estate firm with nearly 30 years of hands-on **experience** across acquisitions, development, asset management, leasing, and repositioning strategies.



With over \$3B in total development and 5M + sq. ft. managed across diverse asset **classes**, we bring institutional capabilities with a boutique, highly focused execution style.



We specialize in shaping spaces where people want to **shop, dine, gather, and thrive**—building vibrant destinations that generate long-term value for our tenants and the communities we serve.



# THE IVANHOE

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