

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



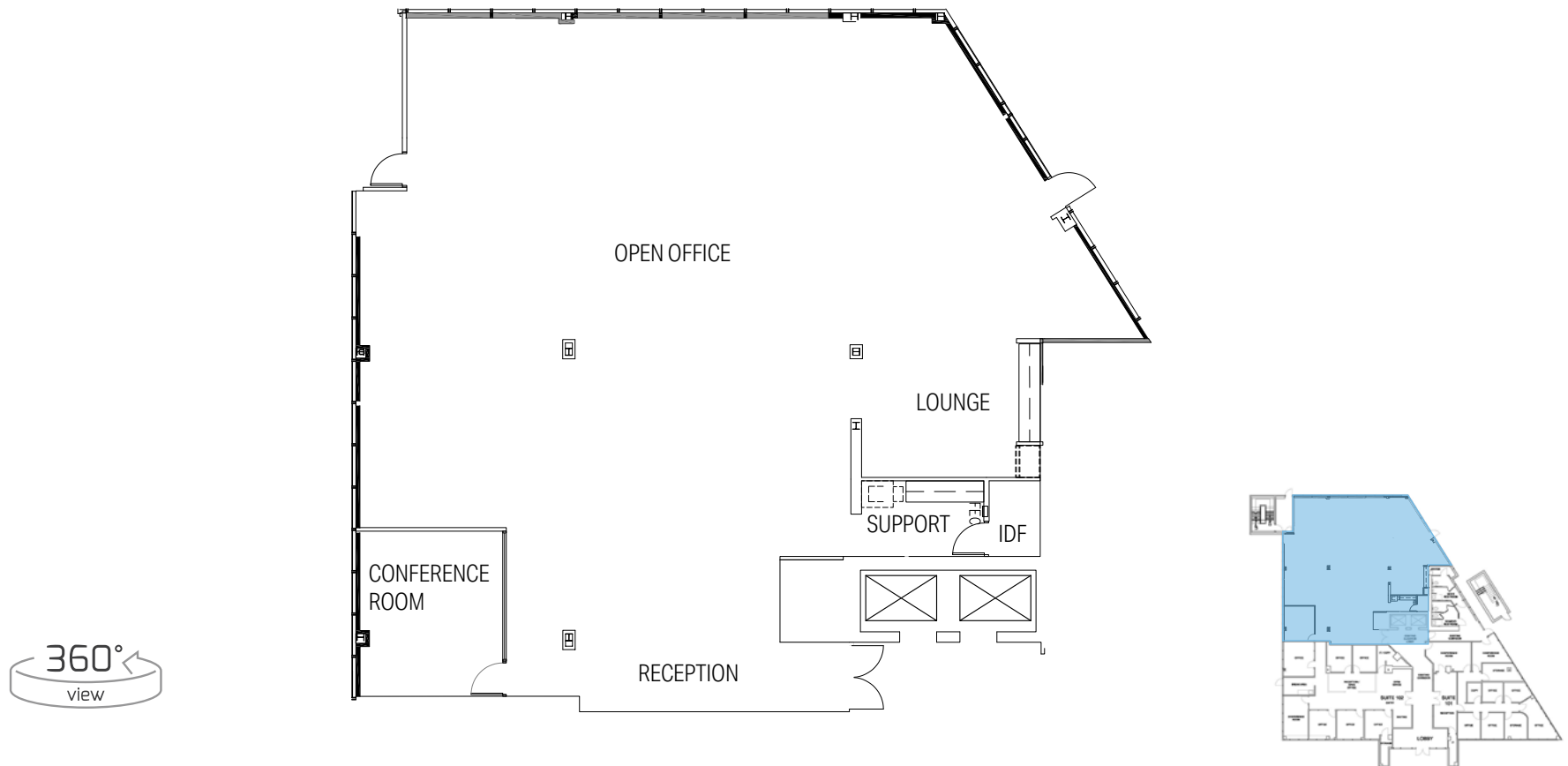
Enhanced paint, graphics and superior lighting in the parking garage



Fully upgraded restrooms on all floors

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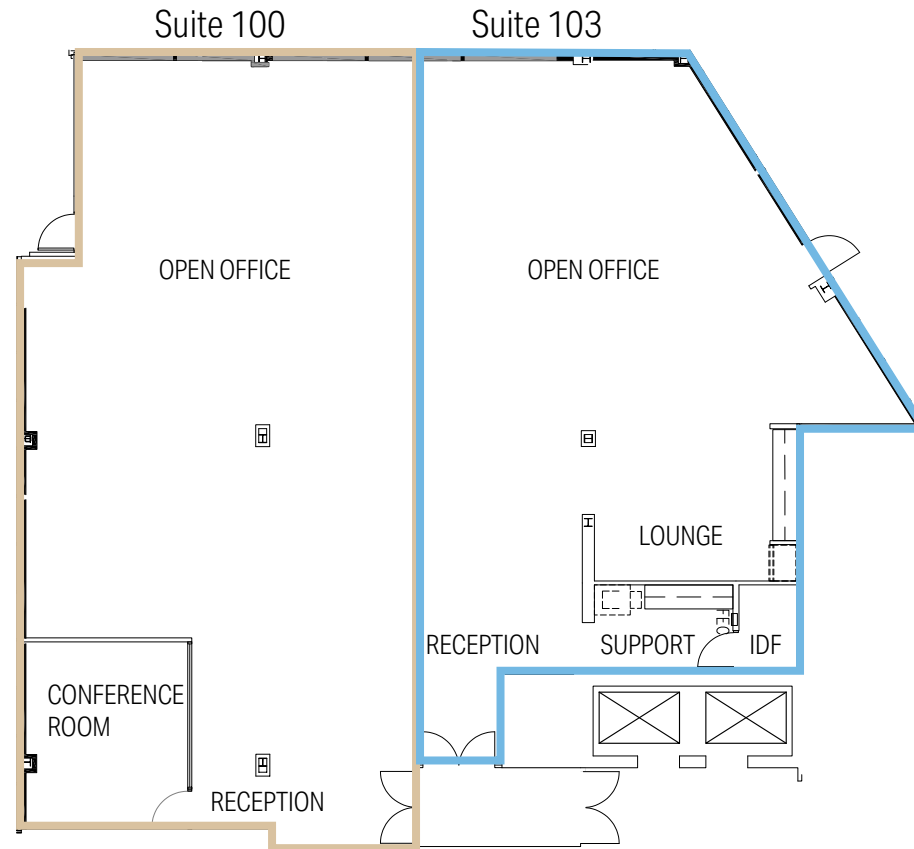
SUITE 100 | AVAILABLE NOW



4,718 RSF Spec Suite | **\$4.15 +E**

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SUITE 100 | DIVISIBLE | AVAILABLE NOW



Suite 100 | 2,433 SF

Suite 103 | 2,018 SF

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

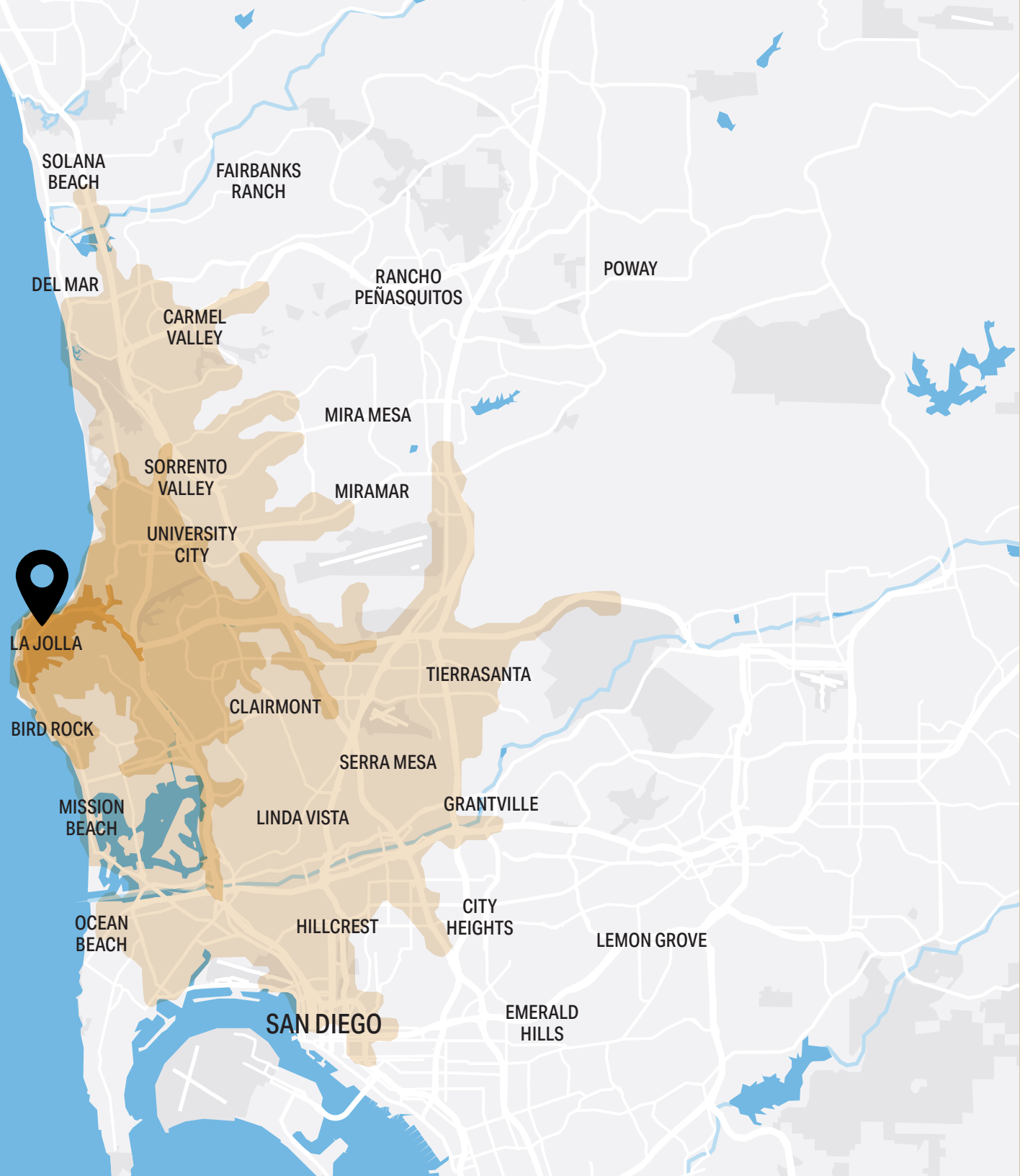


128 underground parking spaces allowing access to the village 24/7



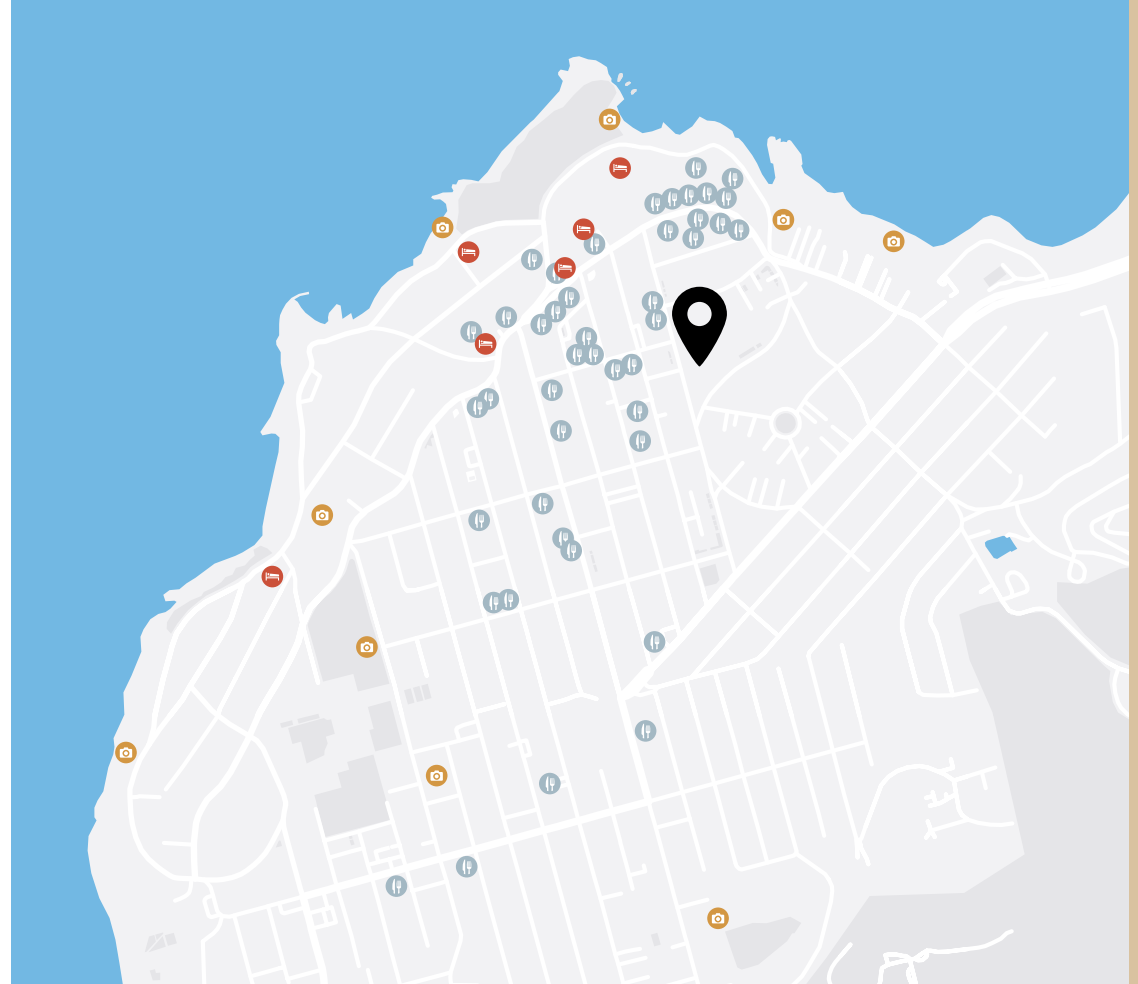
DRIVE TIMES

- 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

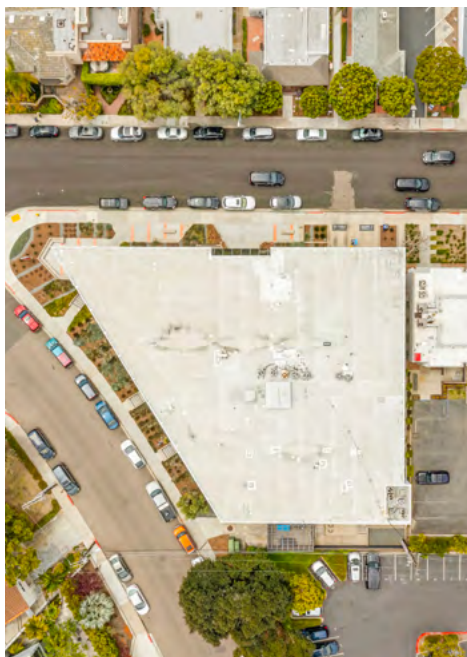
Cody's
Bistro Pazzo
Jose's CourtRoom
Cove House
Brockton Villa
La Dolce Vita Ristorante
Duke's
Lobster West
Shiku
Blue Ocean / Harumama
Georges at the Cove
Eddie V's Prime Seafood

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.



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