

# FOR SALE



RETAIL  
▪  
OFFICE  
▪  
INDUSTRIAL  
▪  
SALES  
▪  
LEASING  
▪  
PROPERTY  
MANAGEMENT

La Jolla Village

For Sale \$2,650,000



7835 Ivanhoe Avenue  
La Jolla, CA 92037

- Elevator-served two-story building
- 3,000 s.f. office, retail, or residential-zoned building
- 7,000 s.f. fenced lot with 13 parking spaces
- Zoned LJPDO Zone 2 (least restrictive)
- Expansion of building possible (See page 2)
- Across from Post Office in Downtown La Jolla
- One block to La Valencia, George's, Eddie V's, and the new Herringbone Restaurant
- Walk to Brooks Brothers, La Jolla Cove, Contemporary Art Museum, stores, shops, and restaurants on Prospect Street and Girard Avenue

**ATHENA Z. HARMAN, CCIM**  
Harman Realtors, Inc.  
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Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it.  
All properties subject to change or withdrawal without notice.

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**\$2.65 Million**

**7835 Ivanhoe Avenue, La Jolla, California 92037**

## EXPANSION POSSIBILITIES

### Floor Area Ratio (FAR):

For Office use only, the FAR is 1.0 or 5,000 gross square feet, whichever is less;

For Mixed use projects, the FAR is 1.3 (9,100 s.f.) This could be a combination of Retail and Office or Residential over Office.

For Residential over Retail the FAR is 1.7 (11,900 s.f.)

Recommended owner-user uses are antique shop, art gallery, beauty salon, cosmetic medical, dental, optical, physical fitness, home furnishings, jewelry and/or restaurant use, etc, or most other retail, office or residential use.

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# Property Location

La Jolla Museum of Contemporary Art

Hard Rock Cafe

Children's Pool

La Valencia Hotel

Scripps Park

George's at the Cove Restaurant

La Jolla Cove



**7835 Ivanhoe Avenue, La Jolla, CA 92037**

**APN: 350-110-21**

