For Sale

1216 CAVE STREET

LA JOLLA, CA 92037

A 5,308 SF Religious Facility Situated on ±11,496 SF/0.26 Acres



Exclusively listed by

ERIC KNOWLES
858.369.3017
eric.knowles@kidder.com
LIC N° 00944210

ROBERT FLETCHER
858.369.3034
robert.fletcher@kidder.com
LIC N° 01706060

RILEY ROHDE
858.369.3041
riley.rohde@kidder.com
LIC N° 02207141

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Unique opportunity to develop or acquire an existing, well-located religious facility in downtown La Jolla that sits just a few blocks from the La Jolla Cove

TOTAL BUILDINGS (100% IMPROVED)	±5,308 SF combined improved area
GROSS LAND	±11,496 SF/0.26 AC
SANCTUARY SEATS	±150 people
FEATURES	Classrooms, offices, commercial kitchen, assembly hall, and some storage spaces
LOCATION	Conveniently at Cave St and Ivanhoe Ave
UNIQUE OPPORTUNITY	Develop or acquire an existing, well-located religious facility
DEMOLITION PERMIT	Owner may provide assistance in securing required demolition permits
APN	350-100-10-00
SALE PRICE	Negotiable


















BLODGETT
BLODGETT



LA JOLLA PLANNED DISTRICT ZONE 1 (LJPD-1)

Core Village Commercial Zoning

Zone 1 represents the heart of La Jolla Village's commercial core, a pedestrian-oriented district designed to support retail, professional offices, residential living, and boutique hospitality uses.

DEVELOPMENT POTENTIAL HIGHLIGHTS

- Maximum FAR: 1.0
- Residential Density: Up to 30 dwelling units per net acre
- Mixed-Use Allowed
- Hotel Use: Permitted with Special Use Permit
- Institutional Uses: Permitted with Special Use Permit

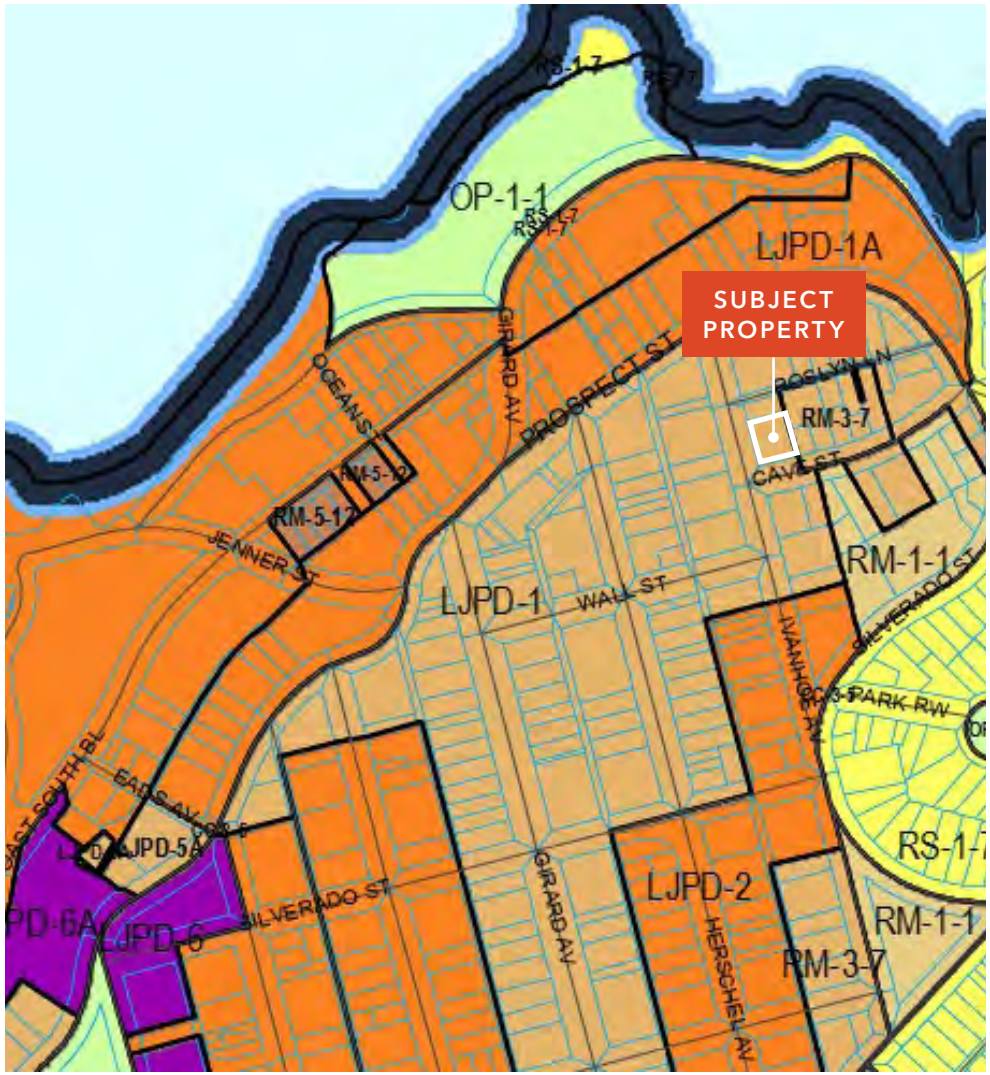
PERMITTED USE CATEGORIES

- Retail & Visitor-Serving Commercial
- Professional & Business Offices
- Multi-Family Residentia
- Hotels / Boutique Hospitality (SUP)
- Churches & Religious Facilities (SUP)
- Private Clubs & Civic Uses (SUP)

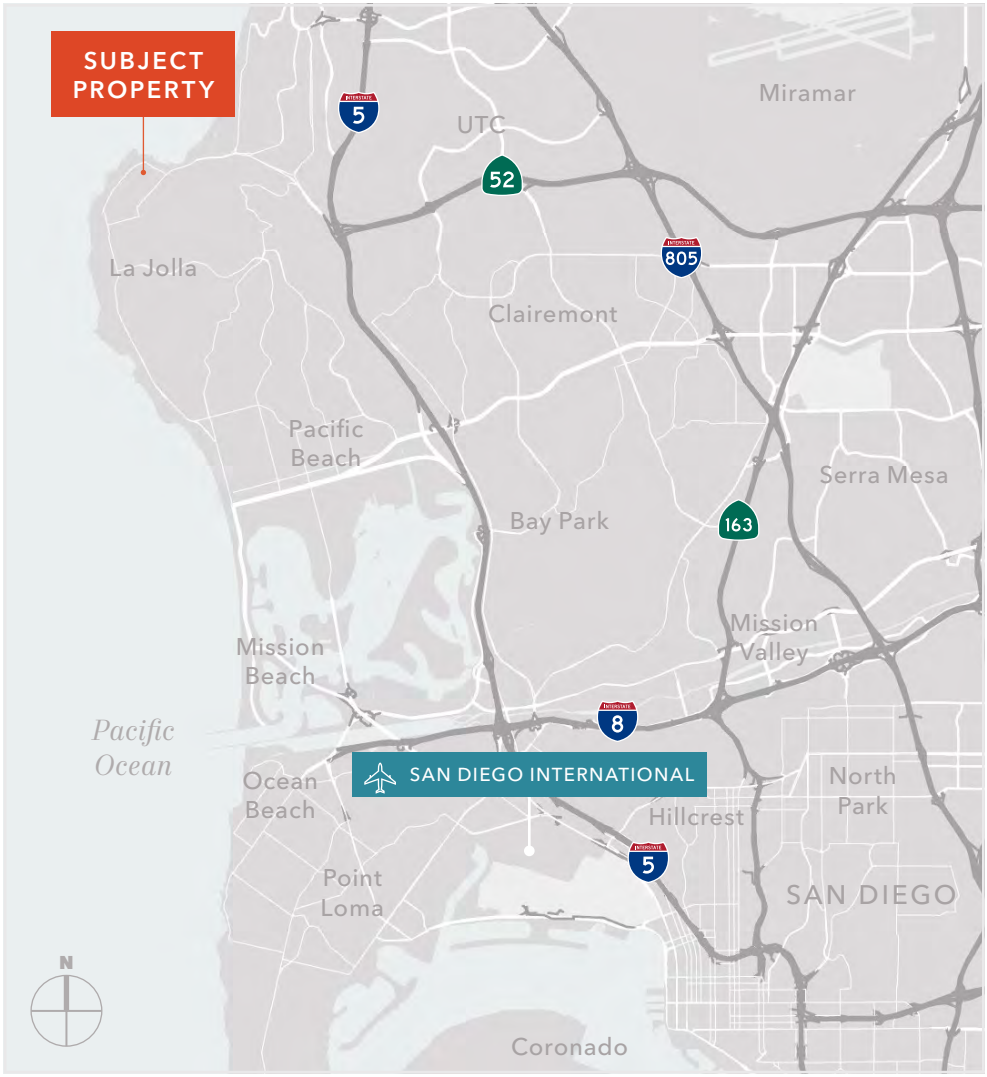
OVERLAY & REVIEW

- Located within the Coastal Overlay Zone
- Subject to La Jolla Planned District design standards
- Ground floor frontage requirements apply

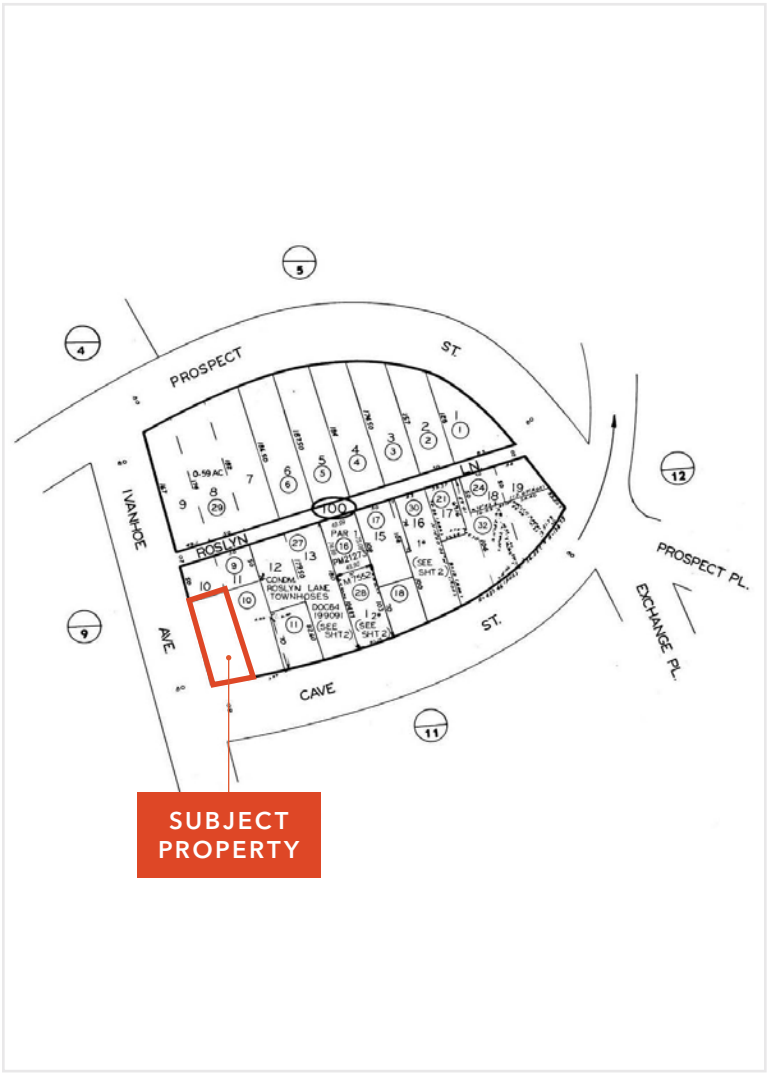
GENERAL PLAN: LA JOLLA PLANNED DISTRICT ZONE 1



SAN DIEGO MAP



PLAT MAP




SEAL ROCK
SHELL BEACH
COAST BLVD
mcasd
LA JOLLA TIDE POOLS
LA JOLLA COVE
DUKE'S
Puesto
georges
PROSPECT ST
SILVERADO ST
SUBJECT PROPERTY
Eddie V's
CAVE ST
THE COTTAGE
KLINE ST
DRAPER AVE
EADS AVE
DARLINGTON HOUSE
LA JOLLA BLVD
THE TACO STAND
PEARL ST
THE LOT
GIRARD AVE
HERSCHEL AVE
IVANHOE AVE
PAVILIONS
BevMo!
Havana Kitchen
TORREY PINES RD
DUNKIN'

DEMOGRAPHICS



POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	7,880	57,410	169,471
MEDIAN AGE	55.9	43.2	38.5
ADULTS OVER 25	6,501	39,540	119,992
TOTAL BUSINESSES	2,239	5,430	12,713
TOTAL EMPLOYEES	13,400	33,944	112,316
WHITE COLLAR WORKERS	83%	83%	79%
BLUE COLLAR WORKERS	17%	17%	21%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	3,796	22,965	71,802
AVERAGE HOUSEHOLD INCOME	$237,480	$231,817	$177,756
AVERAGE HOUSEHOLD SIZE	1.9	2.2	2.2
MEDIAN HOME VALUE	$2.1M	$1.81M	$1.39M
OWNER-OCCUPIED	55%	59%	42%
RENTER-OCCUPIED	45%	41%	58%


SUBJECT PROPERTY
LA JOLLA
ELLEN BROWNING SCRIPPS PARK
PROSPECT ST
COAST BLVD
LA JOLLA COVE

1216 CAVE STREET



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