

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

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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	3 classrooms, 4 offices, commercial kitchen, assembly hall (±200 seats), an enclosed patio, 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





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

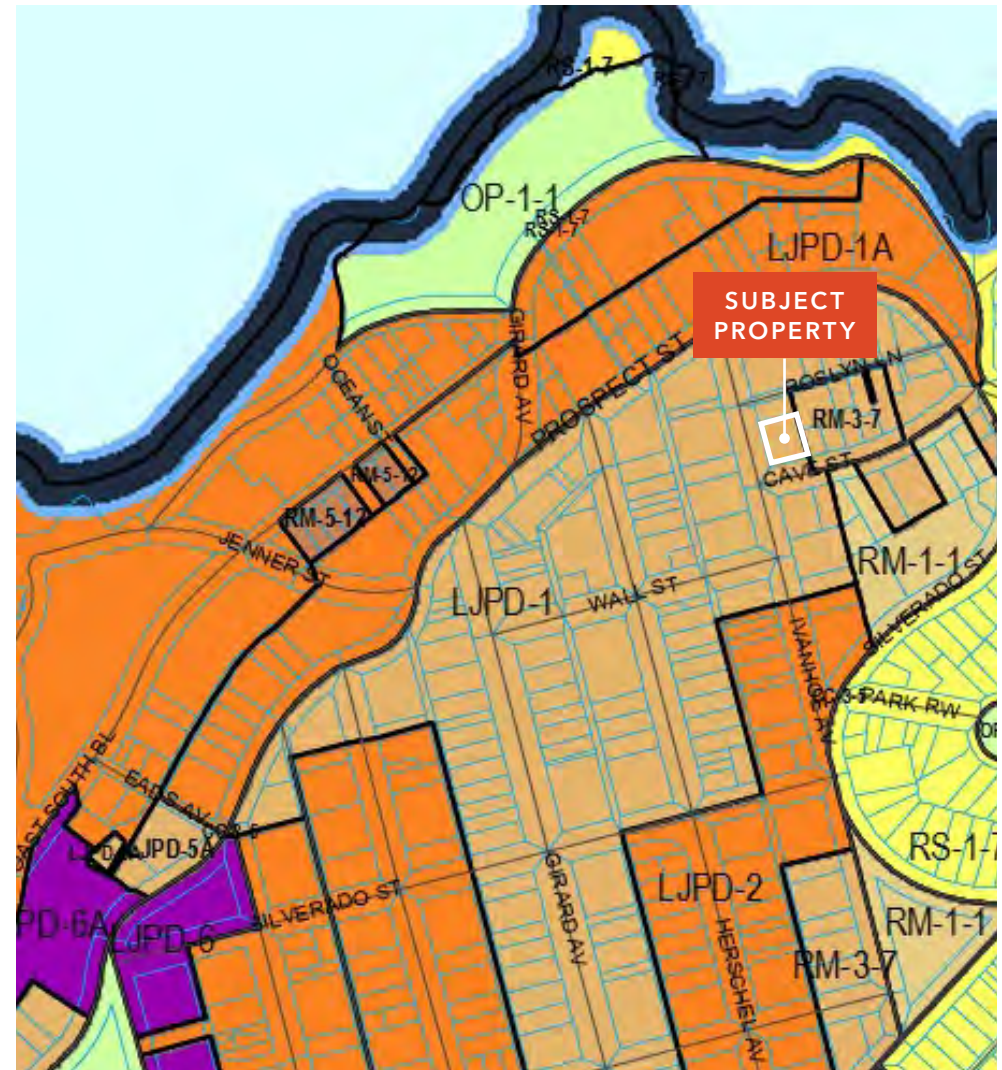
PERMITTED USE CATEGORIES

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

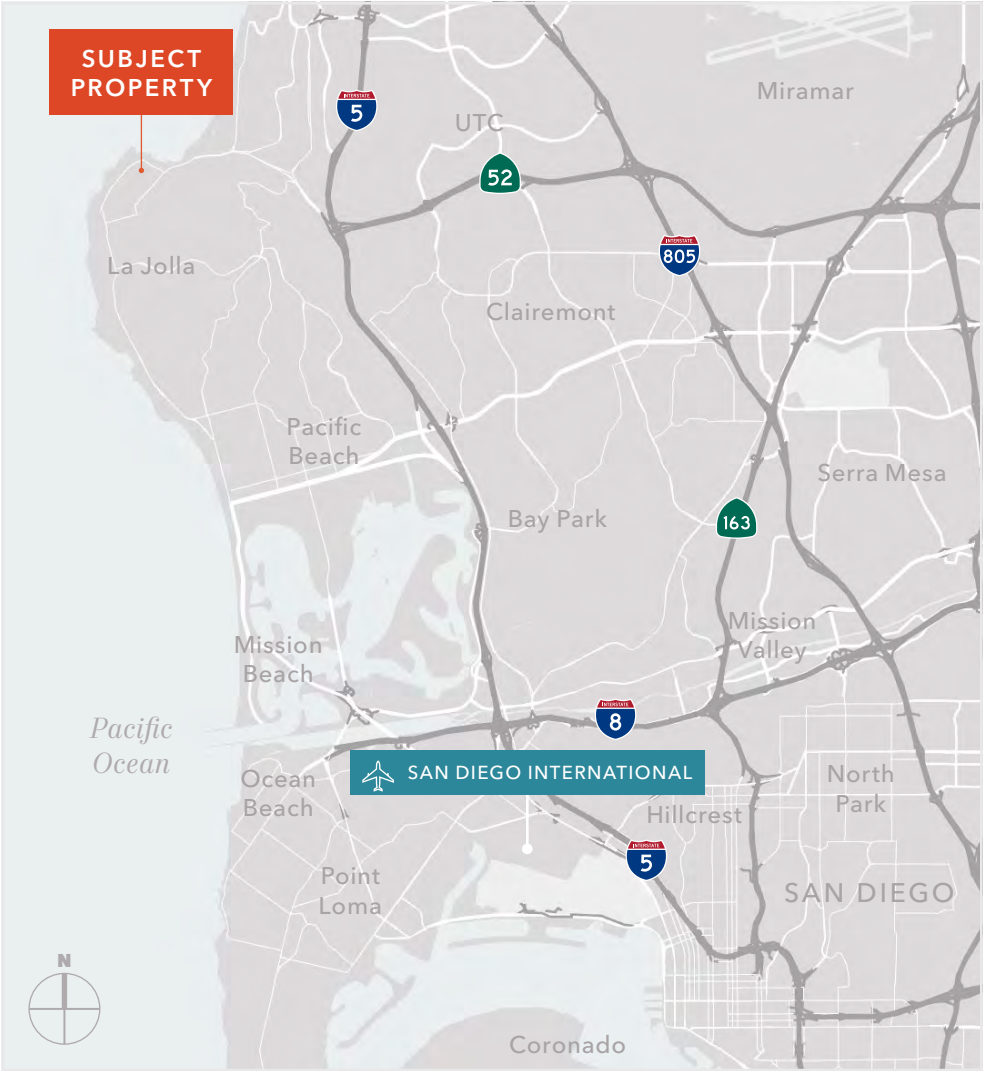
OVERLAY & REVIEW

- 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

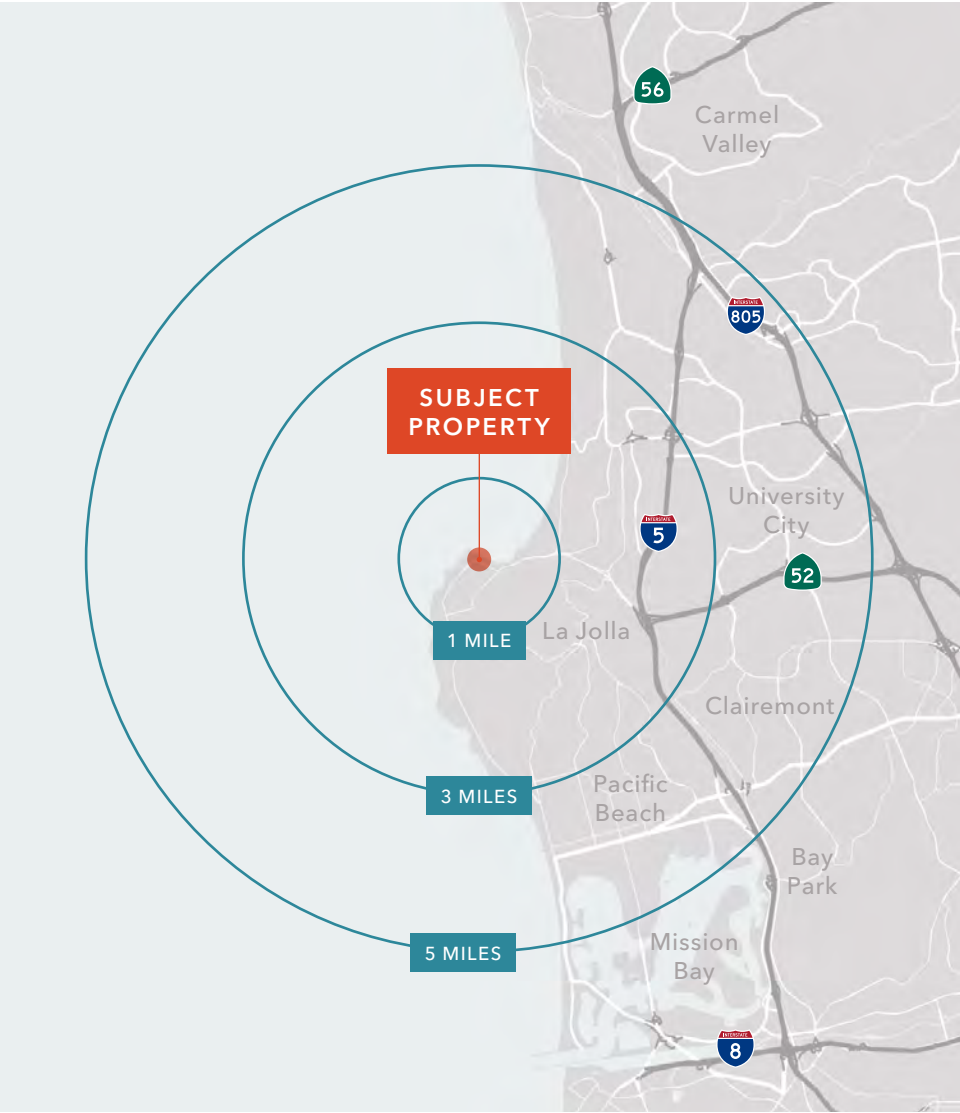


PLAT MAP





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%



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