

# The Fay

7580 & 7590 FAY AVENUE  
LA JOLLA CA 92037



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VIDEO TOUR

±2,094 RSF TO ±6,195 RSF  
OFFICE / RETAIL SUITES  
AVAILABLE FOR LEASE



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**Voit**  
REAL ESTATE SERVICES



7580 & 7590 FAY AVENUE, LA JOLLA, CA 92037



## CURRENT AVAILABILITY

- » ±2,094 RSF to ±6,195 RSF

## PROMOTIONAL LEASE RATE YEAR 1

- » \$1.95 - \$2.95 + Electric PSF/Month



## PROPERTY FEATURES

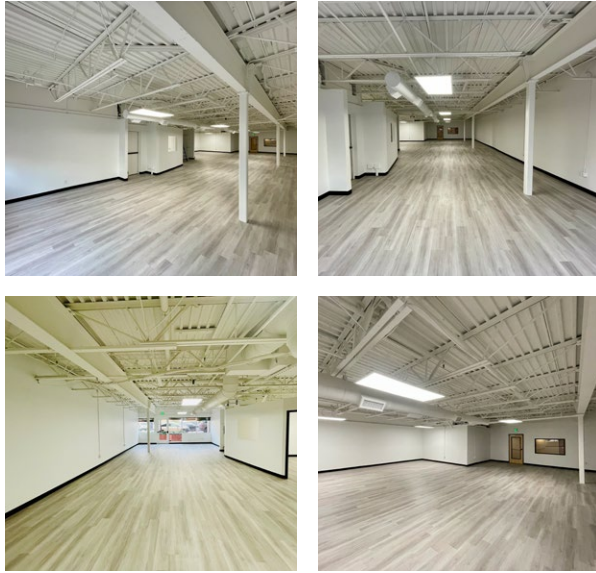
- » ±56,406 SF office/retail building
- » Some suites features ocean and La Jolla hills views
- » Balconies (some suites)
- » On-site property manager
- » On-site secured covered reserved parking available in garage and ample street parking
- » Retail amenities nearby including Von's supermarket, The Conrad Prebys Performing Arts Center & The Lot La Jolla theaters directly across the street
- » Walking Score: 98 (Walker's Paradise)

A rooftop deck with a view of the ocean and city. The deck is furnished with wicker chairs and a table. The view shows a cityscape with a church spire and a beach in the distance. The sky is blue with a large white semi-circle graphic in the upper center.

# Roof top deck with ocean views



# 1<sup>ST</sup> FLOOR



**SUITE 104**  
±2,843 RSF  
(Divisible to ±1,500 RSF)  
Available Now



**SUITE 103**  
±2,094 RSF  
Available Now

**7590**

**7580**

**SUITE 102**  
±2,526 RSF  
Available 60-day notice

**SUITE 100**  
±2,578 RSF  
Available 60-day notice

## AVAILABILITIES

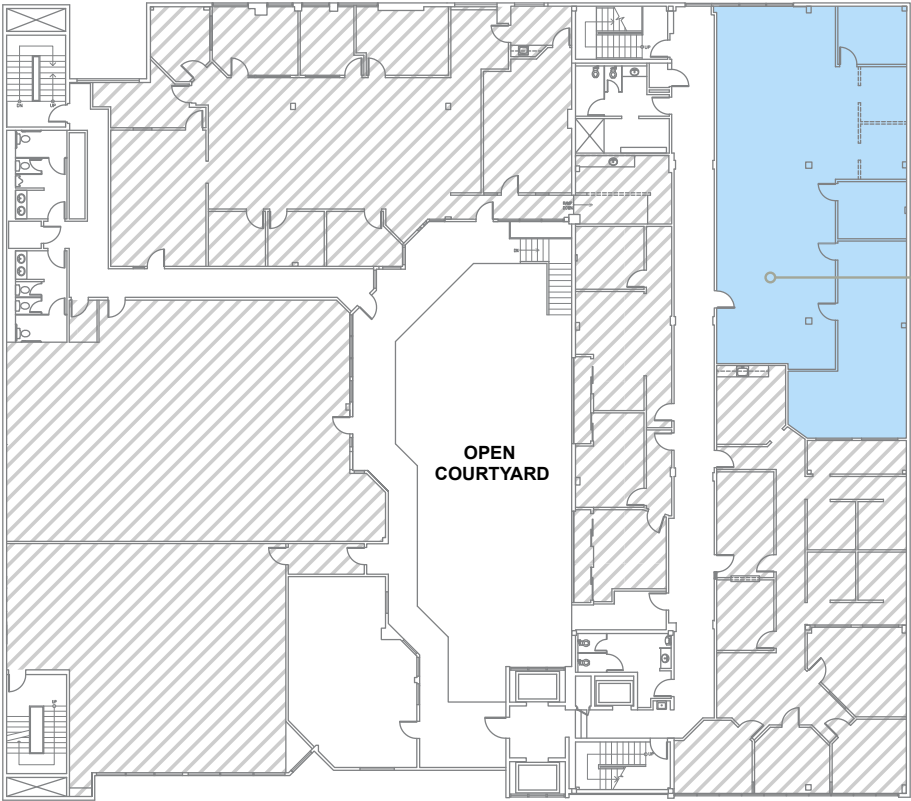
| BUILDING | SUITE | APPROX. RSF | ASKING RATE                 | INCREASES           | COMMENTS                                                                                                                                    |
|----------|-------|-------------|-----------------------------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| 7580     | *104  | 2,843 RSF   | \$2.95 + Electric PSF/Month | 4% Annually         | Ground floor retail space. Large open area, private office, and restroom<br>Available Now                                                   |
| 7580     | 103   | ±2,094 RSF  | \$2.05 + Electric PSF/Month | 4% Annually         | First floor space with courtyard access; (4) private offices; breakroom;<br>Available Now                                                   |
| 7590     | **100 | 2,578 RSF   | \$2.05 + Electric PSF/Month | \$0.20 PSF Annually | First floor space directly off main lobby; Reception; Conference Room; (4)<br>Private Offices, Storage Room; Available with 60 Days Notice. |
| 7590     | **102 | 2,526 RSF   | \$2.25 + Electric PSF/Month | 4% Annually         | First floor space with courtyard views; (8) Private Offices; Break Room;<br>Available with 60 Days Notice.                                  |

\*7580 Suite 104 is Divisible to ±1,500 RSF

\*\*7590 Fay Avenue Entire ground floor available for approximately 6,195 RSF

7580

7590



SUITE 202  
±2,754 RSF  
Available Now

AVAILABILITIES

| BUILDING | SUITE | APPROX. RSF | ASKING RATE                 | INCREASES           | COMMENTS                                                |
|----------|-------|-------------|-----------------------------|---------------------|---------------------------------------------------------|
| 7590     | 202   | 2,754 RSF   | \$1.95 + Electric PSF/Month | \$0.20 PSF Annually | (2) Private Offices; Available Now. Plumbing available. |

# 7590 FAY AVENUE, SUITE 100

VIEW VIRTUAL TOUR



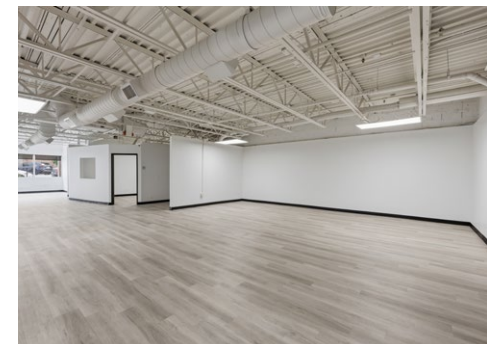
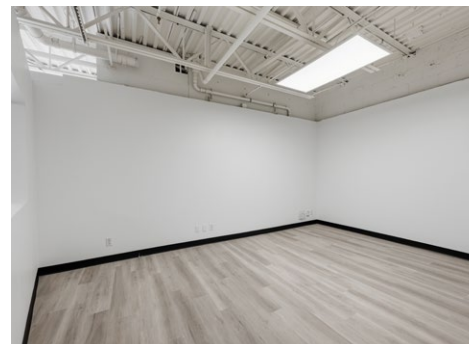
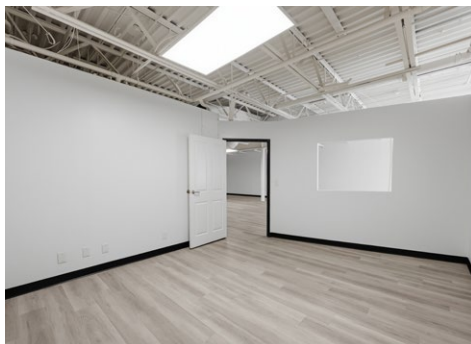
# 7590 FAY AVENUE, SUITE 102

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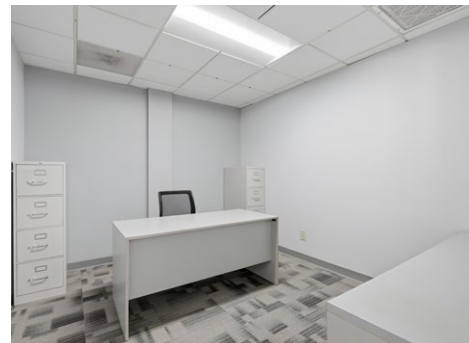
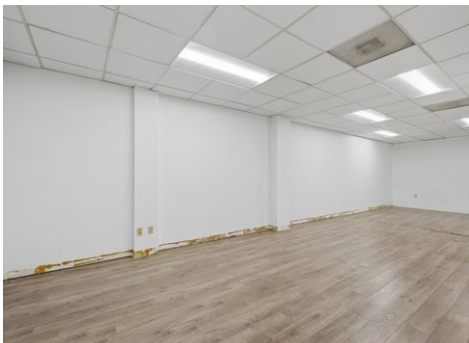
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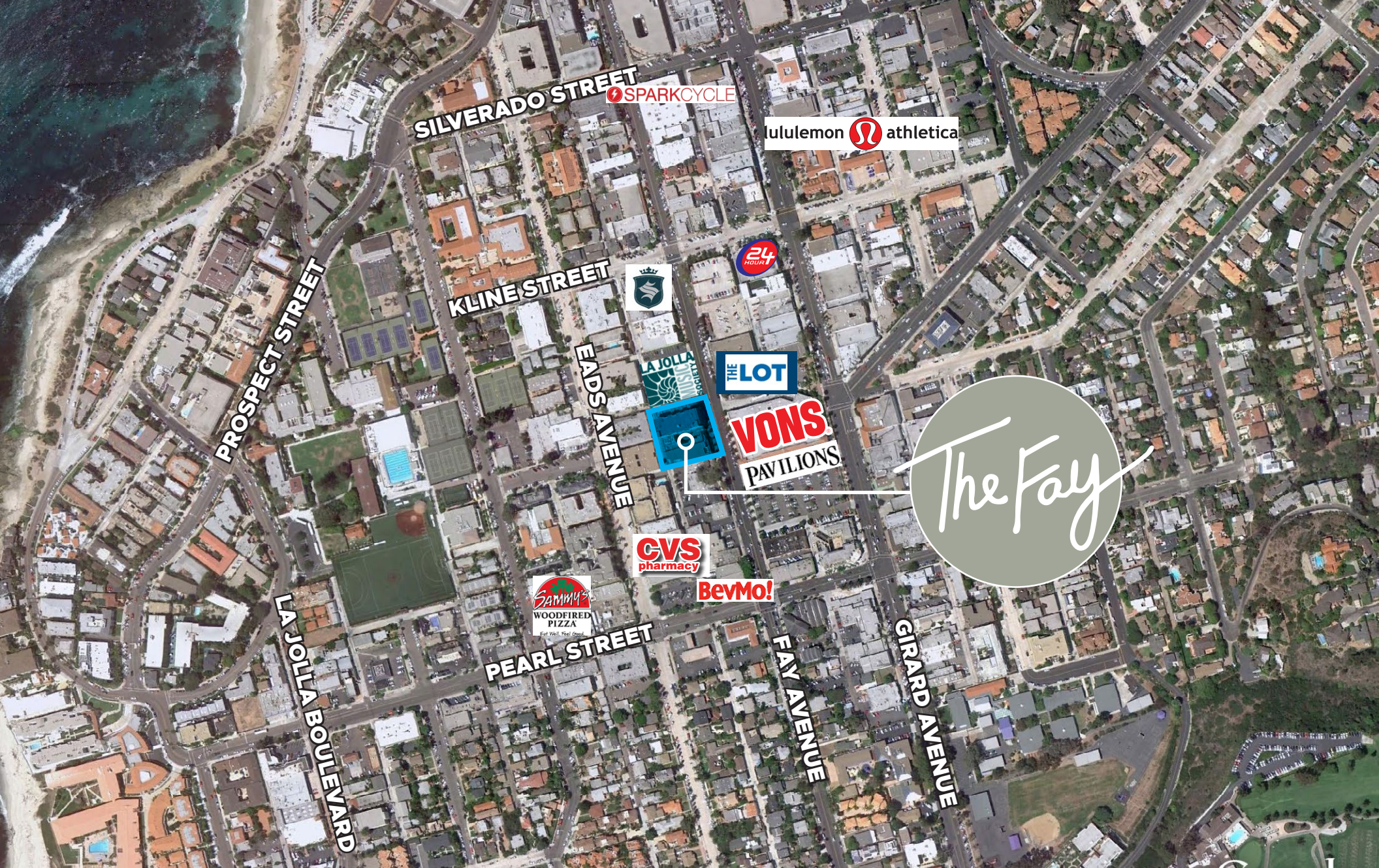
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# 7590 FAY AVENUE, SUITE 202

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