

One of a Kind Restaurant, Bar, Café Property in Del Mar with Lagoon Views

FOR LEASE



1,000 SF + 1,000 SF of patio

2212 Carmel Valley Road, Del Mar, CA 92014



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Sweeping Torrey Pines Reserve and lagoon views

Situated on a major thoroughfare with an average daily traffic count of 14,100

Over 2.5M SF of Class A office within a 3 minute drive

Located in the heart of the affluent trade area of Carmel Valley, Del Mar, Solana Beach and Rancho Santa Fe with close access to Interstate 5 and Interstate 56 Freeways

A very short distance to Torrey Pines State Beach and near a variety of other restaurants, retail shops, tourist attractions, and hotels

Affluent Community with an Average Household Income of \$179,617 within a 1 mile radius

Limited competition in the trade area for food & beverage



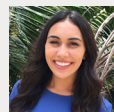
1,000 SF + patio

Available

1Q 2016



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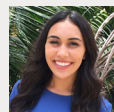


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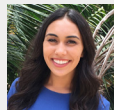


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LOCATION
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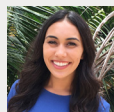


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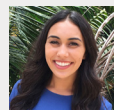
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Renowned Neighbors

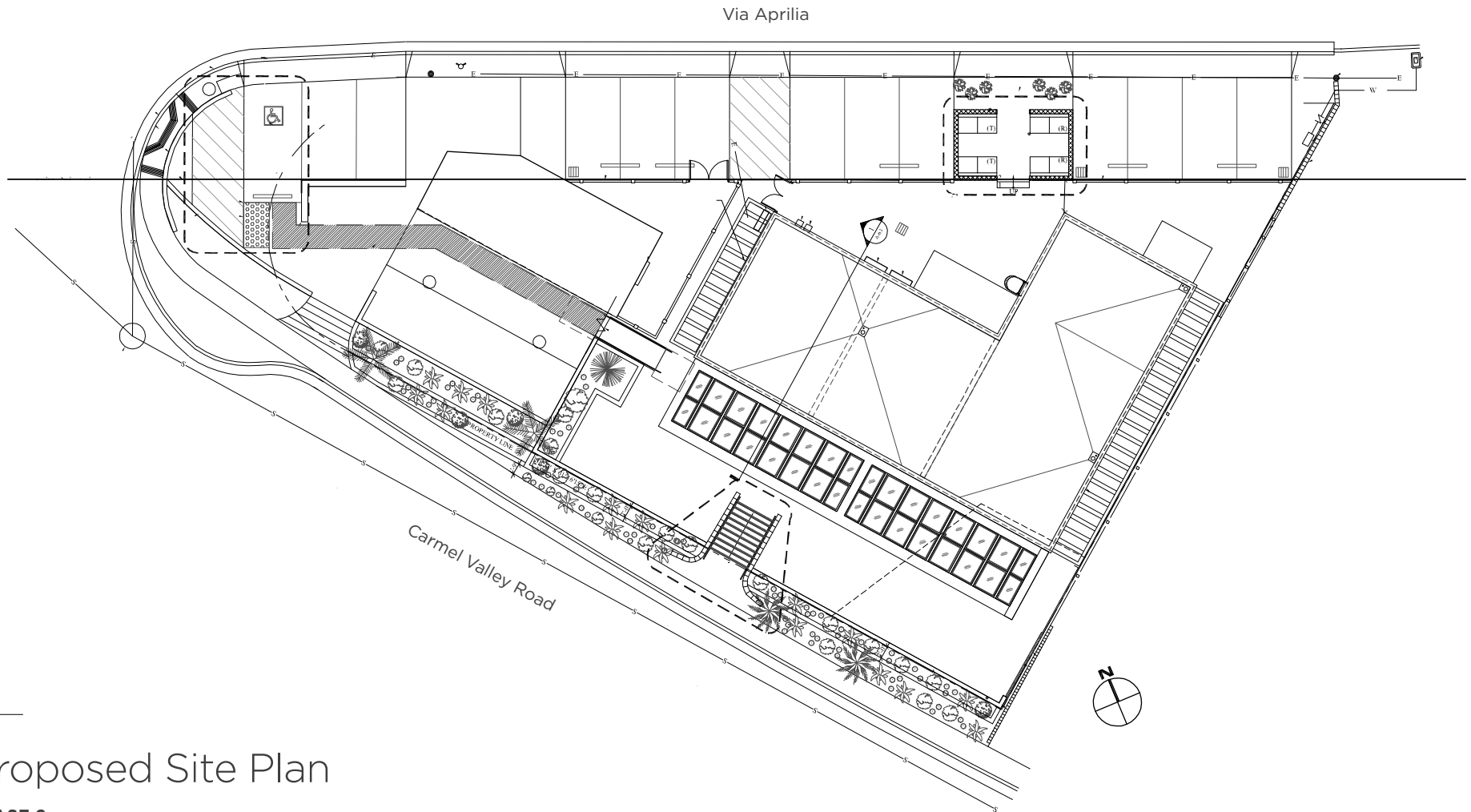


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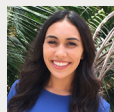


Proposed Site Plan

PHASE 2



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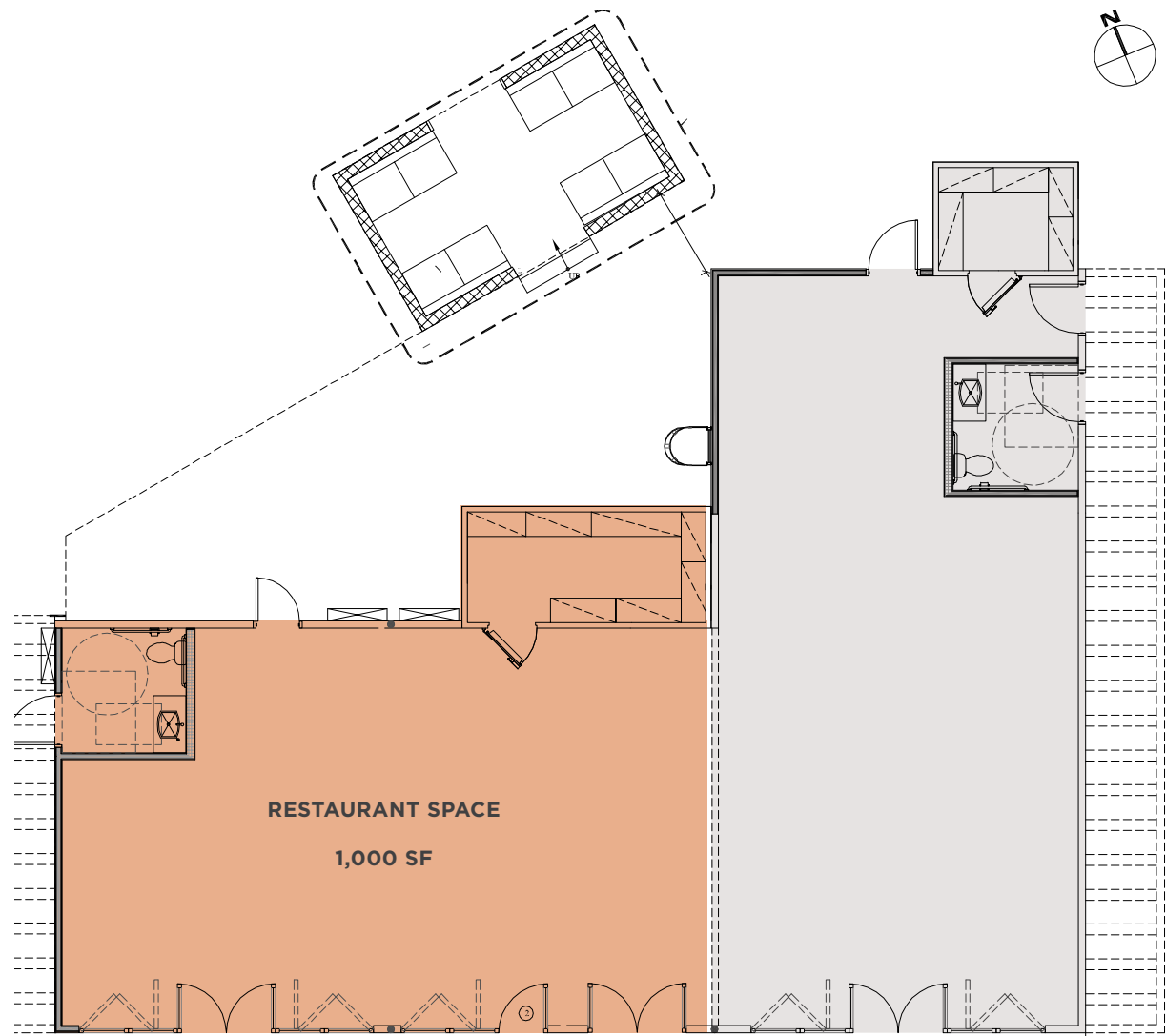


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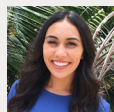


Proposed Floor Plan

PHASE 2

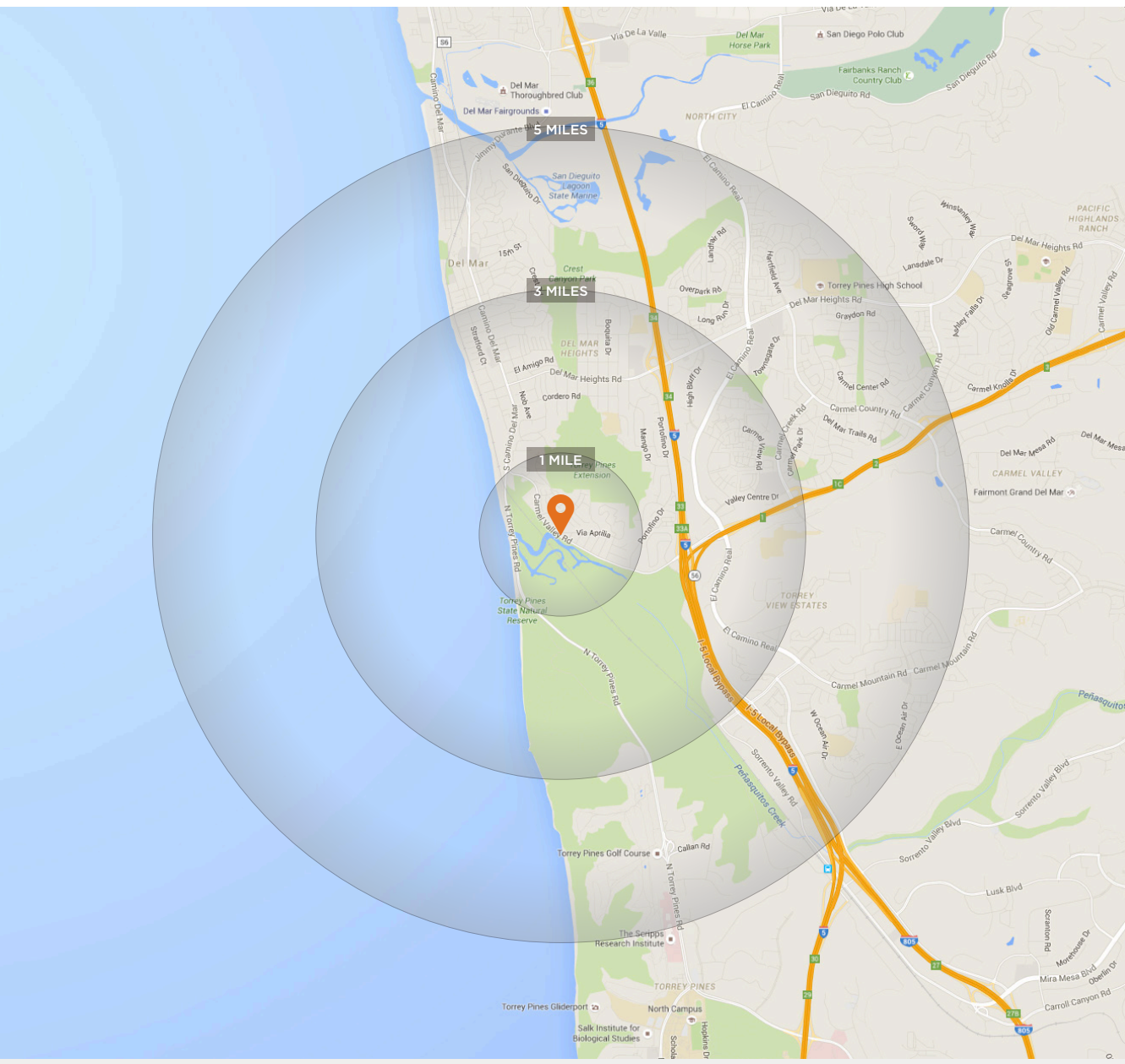


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Demographics

1 MILE	2010	2015	2020
Population	4,418	4,509	4,680

Households	1,939	1,975	2,049
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Household Income	N/A	\$179,617	\$202,732
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3 MILES	2010	2015	2020
Population	47,130	49,446	52,180

Households	18,606	19,350	20,353
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Household Income	N/A	\$164,939	\$189,787
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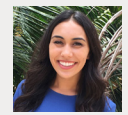
5 MILES	2010	2015	2020
Population	101,592	107,398	113,913

Households	37,637	39,735	42,222
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Household Income	N/A	\$148,095	\$169,989
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