

FOR LEASE

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



2,000 SF + | Divisible to 700 sq. ft. + 2,000 SF of patio

2212 Carmel Valley Road, Del Mar, CA 92014



2212 Carmel Valley Road, Del Mar, CA 92014

FOR LEASE

- 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

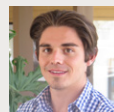


2,000 SF +
Divisible to 700 SF +
2,000 SF of patio

Available
1Q 2016



Michael Spilky CA LIC #01469032
858-792-5521
mike@locationmatters.com



David Armstrong CA LIC #02016697
858-964-7494
david@locationmatters.com

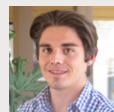


2212 Carmel Valley Road, Del Mar, CA 92014

FOR LEASE



Michael Spilky CA LIC #01469032
858-792-5521
mike@locationmatters.com



David Armstrong CA LIC #02016697
858-964-7494
david@locationmatters.com

LOCATION
MATTERS



Michael Spilky CA LIC #01469032
 858-792-5521
 mike@locationmatters.com



David Armstrong CA LIC #02016697
 858-964-7494
 david@locationmatters.com

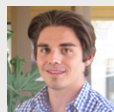


2212 Carmel Valley Road, Del Mar, CA 92014

FOR LEASE



Michael Spilky CA LIC #01469032
858-792-5521
mike@locationmatters.com



David Armstrong CA LIC #02016697
858-964-7494
david@locationmatters.com



2212 Carmel Valley Road, Del Mar, CA 92014

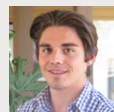
FOR LEASE



Renowned Neighbors

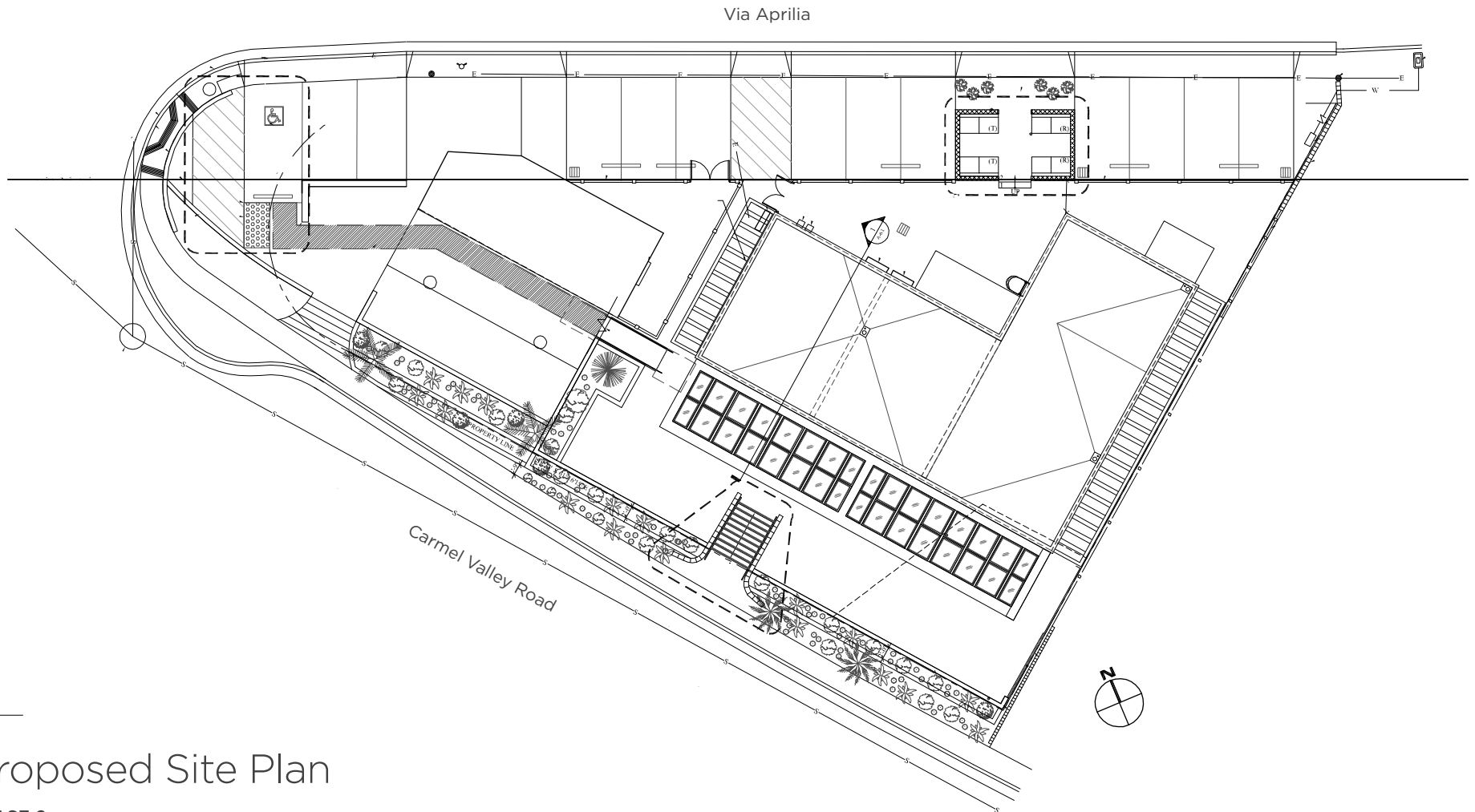


Michael Spilky CA LIC #01469032
858-792-5521
mike@locationmatters.com



David Armstrong CA LIC #02016697
858-964-7494
david@locationmatters.com



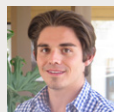


Proposed Site Plan

PHASE 2



Michael Spilky CA LIC #01469032
858-792-5521
mike@locationmatters.com

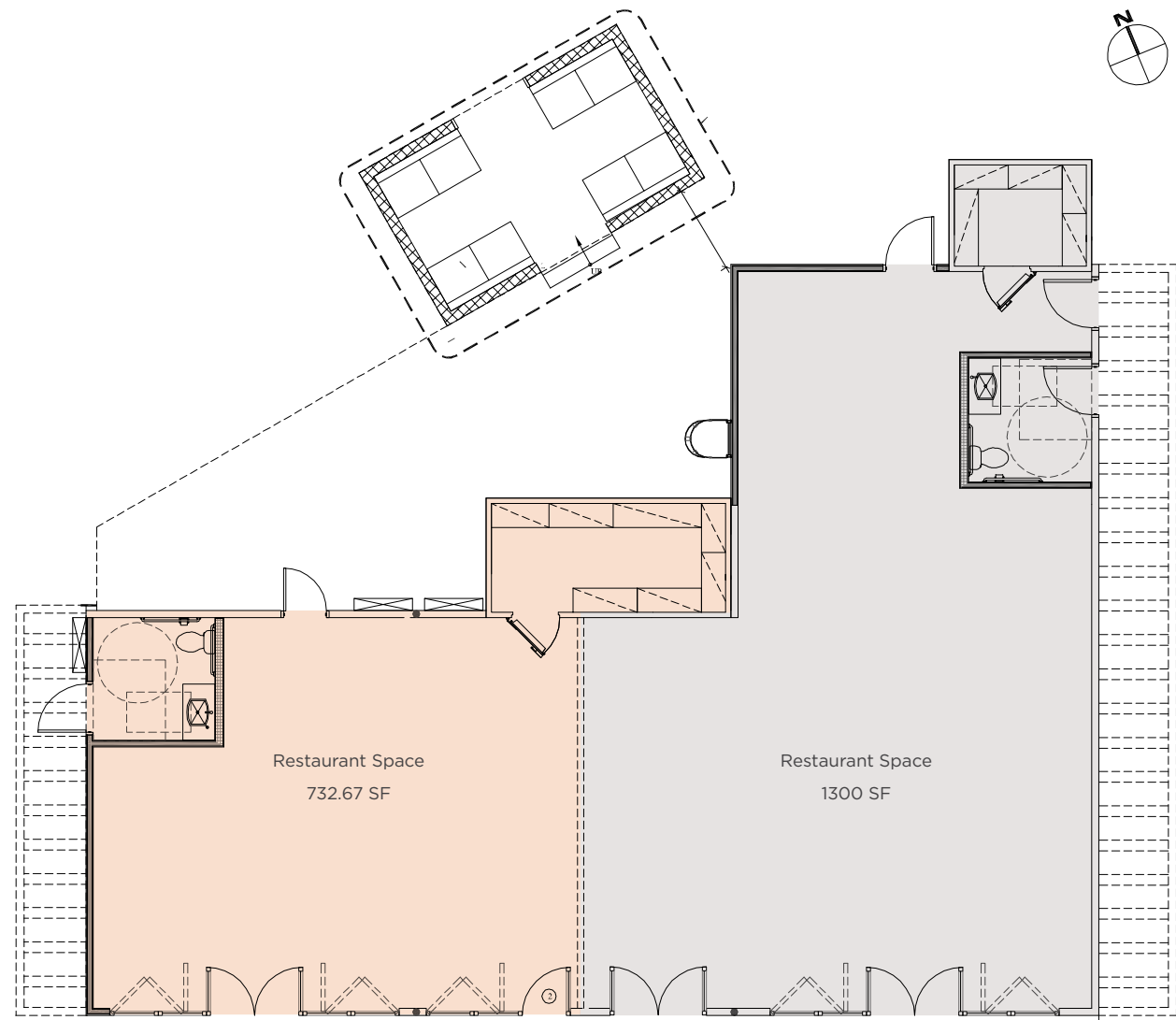


David Armstrong CA LIC #02016697
858-964-7494
david@locationmatters.com

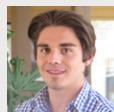


Proposed Floor Plan

PHASE 2

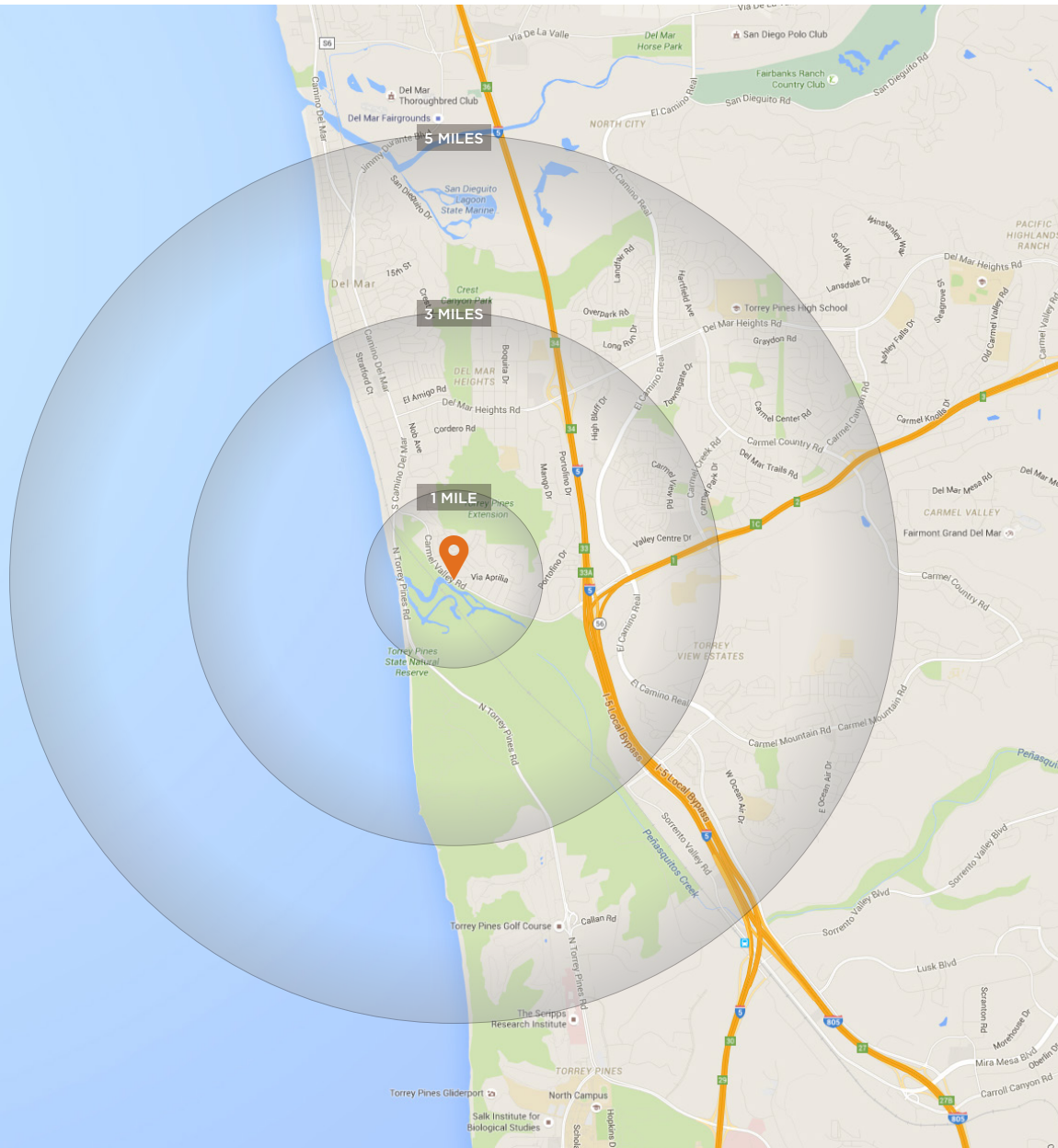


Michael Spilky CA LIC #01469032
858-792-5521
mike@locationmatters.com



David Armstrong CA LIC #02016697
858-964-7494
david@locationmatters.com





Demographics

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

Households	1,939	1,975	2,049
-------------------	-------	-------	-------

Household Income	N/A	\$179,617	\$202,732
-------------------------	-----	-----------	-----------

5 MILES	2010	2015	2020
Population	47,130	49,446	52,180

Households	18,606	19,350	20,353
-------------------	--------	--------	--------

Household Income	N/A	\$164,939	\$189,787
-------------------------	-----	-----------	-----------

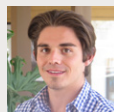
10 MILES	2010	2015	2020
Population	101,592	107,398	113,913

Households	37,637	39,735	42,222
-------------------	--------	--------	--------

Household Income	N/A	\$148,095	\$169,989
-------------------------	-----	-----------	-----------



Michael Spilky CA LIC #01469032
858-792-5521
mike@locationmatters.com



David Armstrong CA LIC #02016697
858-964-7494
david@locationmatters.com

