



Rare Leasing Opportunity!

Beautiful Del Mar Suites Currently Available.

- Ideal for office space, medical, & service retail
- · Features beautiful landscaping & ample parking
- •Walking distance to the Del Mar Fairgrounds, the ocean, and local resturants
- Beautifly landscaped with outdoor seating throughout
- Onsite cafe Liquid Bean Cafe is open 7-days a week. Check out Liquid Bean Cafe's website for upcoming events at <u>cafeliquidbean.com</u>



Offering Flexible Sizing & Leasing Terms with Individual Suites As Small as 300 to 2,000 SF

Suites are light & bright with plenty of windows

- Offering flexible lease space and terms
- Central location to high income neighborhoods which includes Del Mar, Rancho Santa Fe & North Coast San Diego



SUITE AVAILABILITY

SUITE	SF	RATE/AVAILABILITY
100	1,867	\$3.75 + Electric Avilable Now

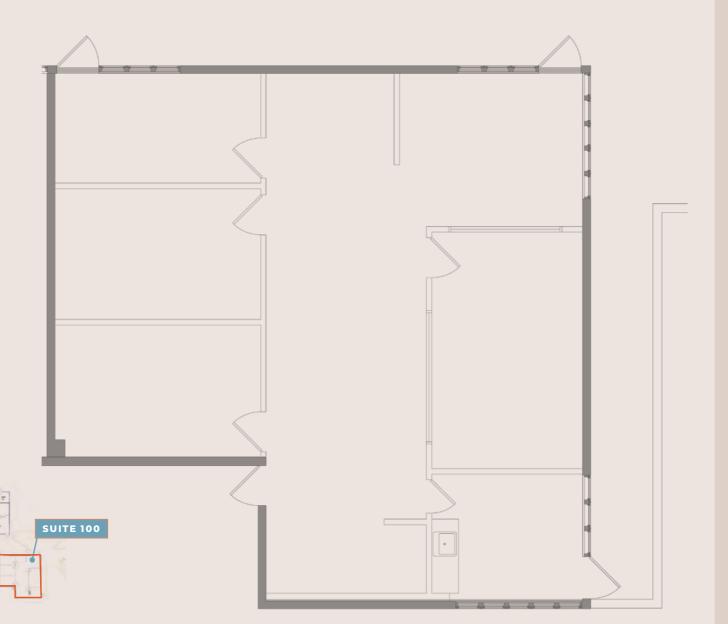


FLOOR PLANS

SUITE 100

\$3.75/SF + ELECTRIC 1,867 SF

- 3 Private Offices
- · Conference Room
- · Reception Area
- · Copier Area
- Kitchenette
- 3 Entrance Points



SUITE PHOTOS



PROPERTY PHOTOS

PROPERTY PHOTOS

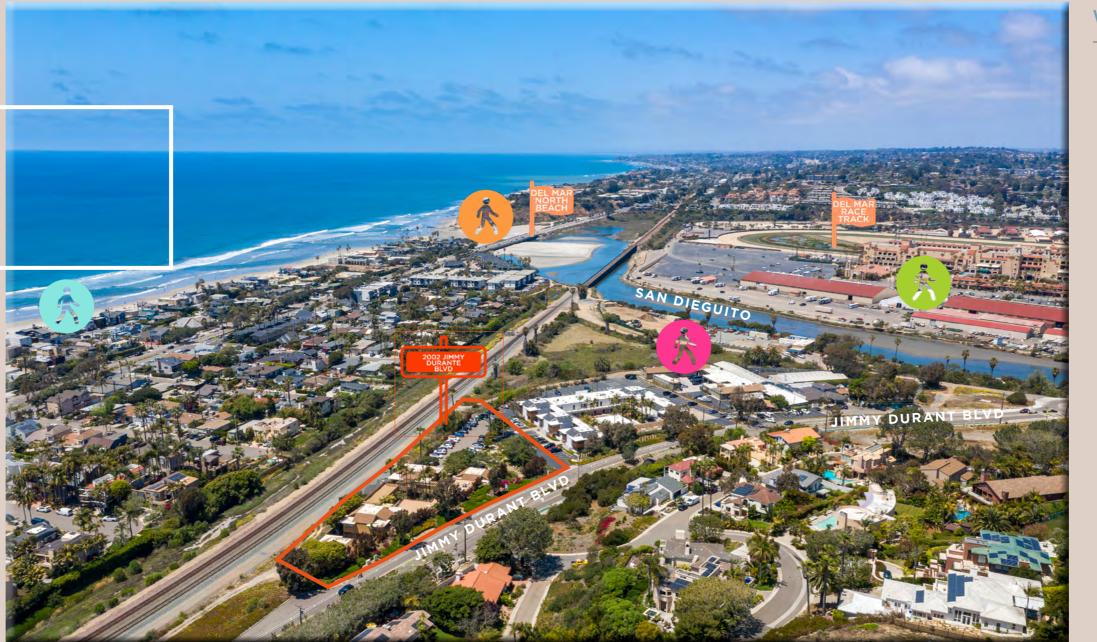




DEL MAR, CALIFORNIA

Spanning 2.1 Miles, Del Mar, California is a natural playground featuring the Pacific Ocean, walking trails and breathtaking vistas.

Del Mar features the renowned Del Mar Racetrack, San Diego County Fair, and is surrounded by boutique hotels, upscale and casual restaurants and independent shops.



WALK TIMES TO LOCAL AREA HIGHLIGHTS





BEACH WALK 5 MINUTES



NORTH BEACH WALK 5 MINUTES



RACE TRACK ENTRANCE
10 MINUTES



VIEWPOINT & CAFE 5 MINUTES

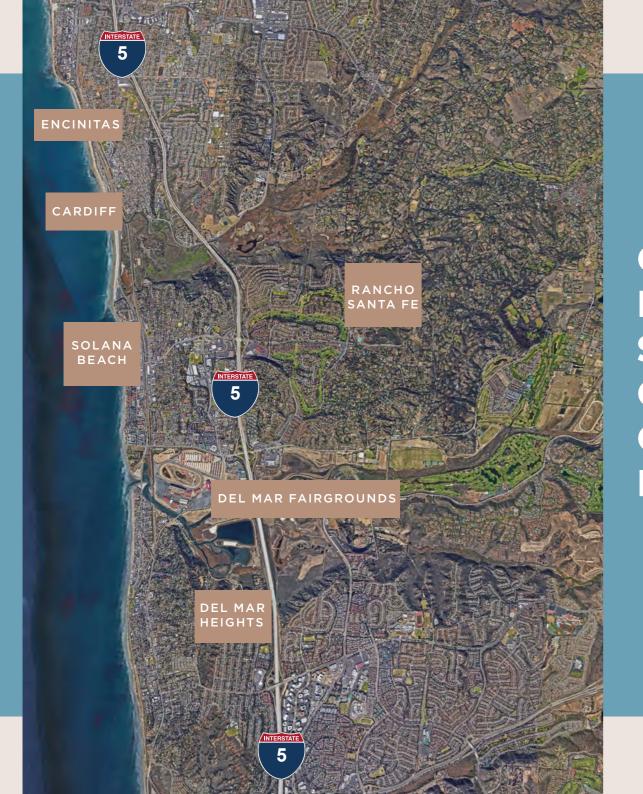




EASY DRIVING DESTINATIONS

QUICK ACCESS TO I-5 VIA JIMMY DURANTE BLVD

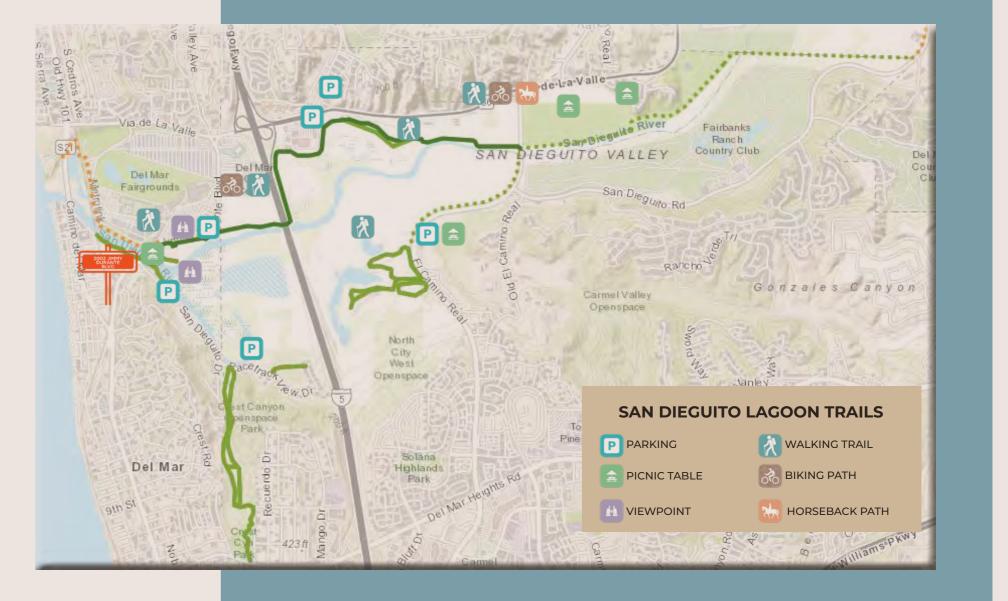
2 MINUTE DRIVE TO DEL MAR VILLAGE



CENTRAL
NORTH
SAN DIEGO
COUNTY
COASTAL
LOCATION

SAN DIEGUITO LAGOON TRAILS

DIRECT ACCESS TO OVER 6MILES OF HIKING, BIKING, TRAILS & EASY ACCESS TO THE WETLANDS

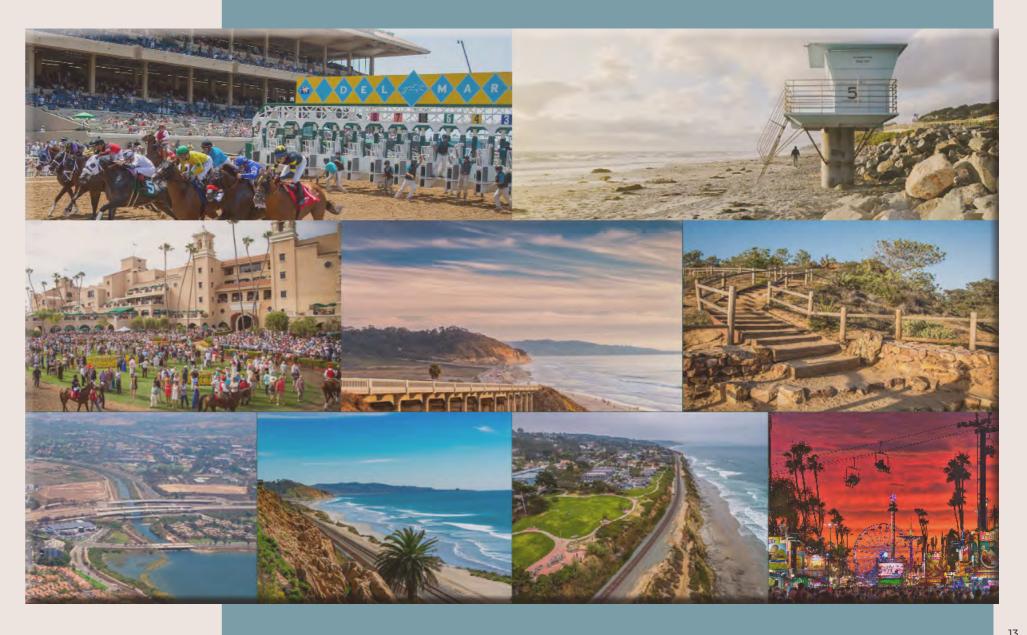


LOCAL AREA AT A GLANCE

5 MILE RADIUS



AREA HIGHLIGHTS





FOR MORE INFORMATION CONTACT

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