

for lease

BEACHSIDE DEL MAR

VONS

2662-2676 DEL MAR HEIGHTS ROAD | DEL MAR, CA | 92014

360°

VIRTUAL TOUR AVAILABLE

EXCLUSIVE BROKER



OWNED & OPERATED BY





±98,854 SF SHOPPING CENTER

PROPERTY HIGHLIGHTS

- Easy accessibility and visibility from Interstate 5 & Del Mar Heights Road
- Household incomes average \$258,940 within a 3 mile radius giving Del Mar Heights Village one of the highest customer purchasing power in all of Southern California
- Surrounded by ±5.1 million SF of Class “A” office

TRAFFIC COUNTS

- Del Mar Heights Rd: 37,764 ADT
- Interstate 5: 249,175 ADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2025)	16,449	64,623	106,345
AHH Income	\$237,114	\$258,940	\$260,040
Daytime Pop.	8,928	44,357	142,434

TENANTS

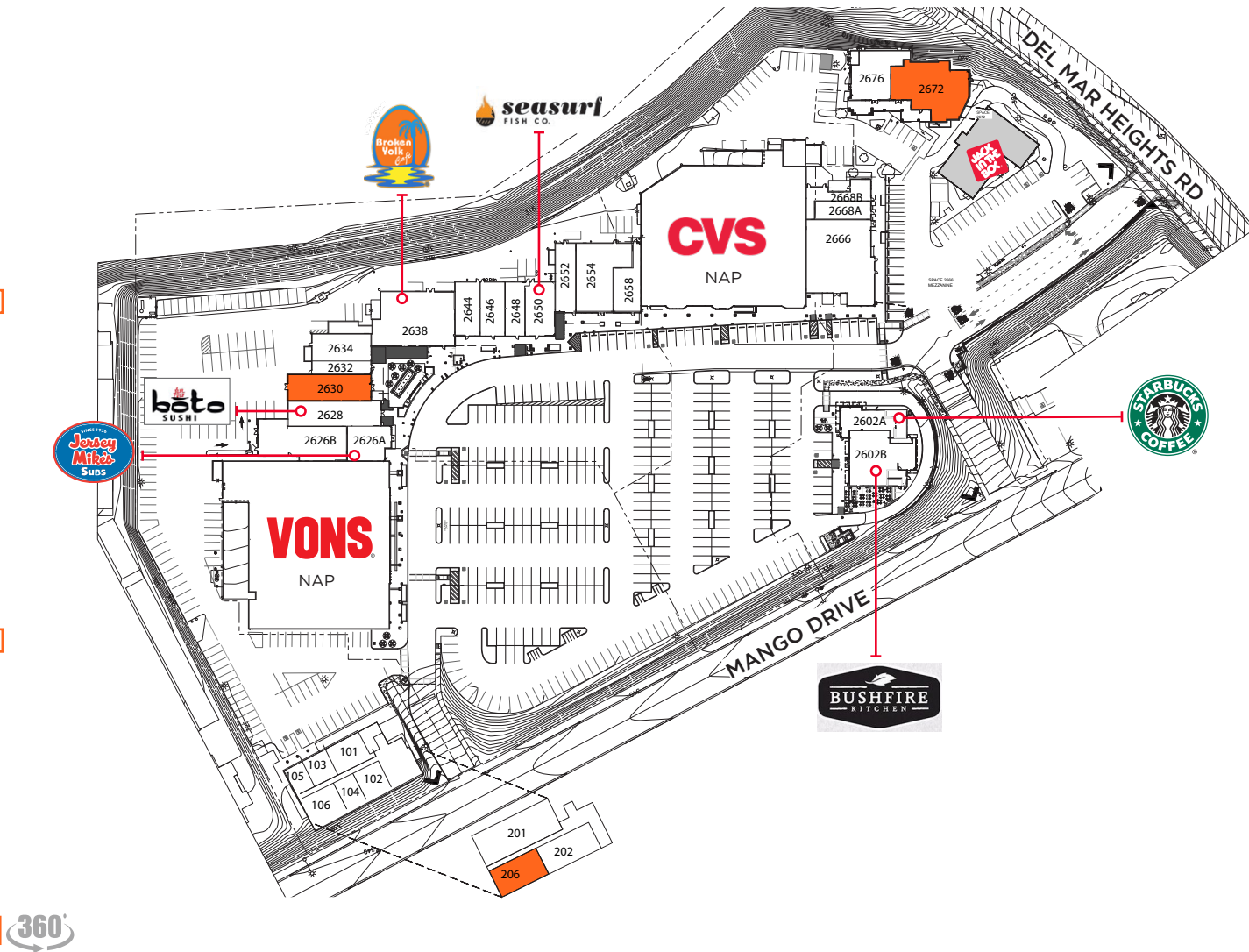
VONS

CVS



AVAILABILITIES

RETAIL		
SUITE	TENANT	SF
MAJ 1	Vons #2348	
MAJ 2	CVS	
2602 A	Starbucks	1,675
2602 B	Bushfire Kitchen	3,107
2626 A	Jersey Mike's Subs	1,510
2626 B	Del Mar Veterinary	3,087
2628	Boto Sushi	2,393
2630	AVAILABLE (2nd Gen Fitness)	2,201
2632	Sport Clips	915
2634	Le Bambou Restaurant	1,500
2638	Broken Yolk	3,667
2644	Bio Safe Dry Cleaner	1,375
2646	Crumbi Cookies	1,335
2648	Nail Salon	1,200
2650	SeaSurf Fish Co	1,633
2652	Huntington Learning Center	1,440
2654	Pilates Republic	3,087
2658	Postal Annex	1,313
2666	AAA Automobile Club	5,324
2668 A	UBREAKIFIX	1,003
2668 B	Kotijas Jr. Mexican Restaurant	1,228
2672	AVAILABLE	3,536
2676	Del Mar Coin Laundry	2,165
2690	Jack in the Box #87	3,051
MEDICAL OFFICE		
SUITE	TENANT	SF
101	Dr. Daniel Charlton, DDS	1,661
102	Del Mar Asthetics Clinic	1,178
103	Advanced Hair Aesthetics	901
104	Dr. Eaton Therapy Clinic	402
106	Children and Preventative Dental	904
201	Dr. Pizzi, DDS	2,629
202	Dr. Ron Barry, DMD	2,225
206	AVAILABLE	1,317



DISCLAIMER: This drawing is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations and warranties as to the size and nature of improvements to be constructed (or that any improvements will be constructed) or as to the identity or nature of any occupants thereof.

AERIAL



GALLERY



DEMOGRAPHICS

1 Mile Radius

3 Mile Radius

Demographic and Income Profile

13983 Mango, Del Mar, California, 92014

Ring: 1 mile radius



Latitude: 32.95166, Longitude: -117.24699

Summary	Census 2010	Census 2020	2025	2030		
Population	13,984	15,063	16,469	16,288		
Households	6,359	6,523	7,367	7,359		
Families	3,923	-	4,505	4,505		
Average Household Size	2.20	2.29	2.22	2.20		
Owner Occupied Housing Units	4,006	-	4,016	4,046		
Renter Occupied Housing Units	2,353	-	3,351	3,313		
Median Age	41.9	-	44.0	44.3		
Trends: 2024-2029 Annual Rate	Area	State	National			
Population	-0.22%	0.07%	0.30%			
Households	-0.02%	0.33%	0.49%			
Families	0.00%	0.32%	0.44%			
Owner HHs	0.15%	0.49%	0.66%			
Median Household Income	2.49%	2.33%	2.57%			
		2025	2030			
Households by Income		Number	Percent	Number	Percent	
<\$15,000		232	3.1%	193	2.6%	
\$15,000 - \$24,999		148	2.0%	114	1.5%	
\$25,000 - \$34,999		148	2.0%	119	1.6%	
\$35,000 - \$49,999		281	3.8%	227	3.1%	
\$50,000 - \$74,999		325	4.4%	269	3.7%	
\$75,000 - \$99,999		494	6.7%	427	5.8%	
\$100,000 - \$149,999		1,250	17.0%	1,077	14.6%	
\$150,000 - \$199,999		1,154	15.7%	1,128	15.3%	
\$200,000+		3,334	45.3%	3,807	51.7%	
Median Household Income		\$181,629		\$205,415		
Average Household Income		\$237,114		\$256,208		
Per Capita Income		\$103,634		\$113,167		
		Census 2010	2025	2030		
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	696	5.0%	656	4.0%	642	3.9%
5 - 9	773	5.5%	713	4.3%	673	4.1%
10 - 14	864	6.2%	855	5.2%	754	4.6%
15 - 19	749	5.4%	928	5.6%	803	4.9%
20 - 24	479	3.4%	999	6.1%	985	6.0%
25 - 34	1,932	13.8%	2,077	12.6%	2,222	13.6%
35 - 44	2,177	15.6%	2,225	13.5%	2,215	13.6%
45 - 54	2,309	16.5%	2,320	14.1%	2,111	13.0%
55 - 64	1,983	14.2%	2,230	13.5%	2,217	13.6%
65 - 74	1,250	8.9%	1,808	11.0%	1,781	10.9%
75 - 84	569	4.1%	1,257	7.6%	1,341	8.2%
85+	202	1.4%	401	2.4%	543	3.3%

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Demographic and Income Profile

13983 Mango, Del Mar, California, 92014

Ring: 3 mile radius



Latitude: 32.95166, Longitude: -117.24699

Summary	Census 2010	Census 2020	2025	2030		
Population	58,685	63,936	64,623	64,468		
Households	23,313	24,962	25,869	26,161		
Families	15,775	-	17,591	17,792		
Average Household Size	2.52	2.55	2.49	2.45		
Owner Occupied Housing Units	15,258	-	15,755	16,008		
Renter Occupied Housing Units	8,055	-	10,114	10,152		
Median Age	40.1	-	43.4	43.9		
Trends: 2024-2029 Annual Rate		Area	State	National		
Population	-0.05%		0.07%	0.30%		
Households	0.22%		0.33%	0.49%		
Families	0.23%		0.32%	0.44%		
Owner HHs	0.32%		0.49%	0.66%		
Median Household Income	1.81%		2.33%	2.57%		
Households by Income			2025	2030		
		Number	Percent	Number	Percent	
<\$15,000		917	3.5%	797	3.0%	
\$15,000 - \$24,999		378	1.5%	288	1.1%	
\$25,000 - \$34,999		455	1.8%	358	1.4%	
\$35,000 - \$49,999		946	3.7%	732	2.8%	
\$50,000 - \$74,999		1,290	5.0%	1,058	4.0%	
\$75,000 - \$99,999		1,695	6.6%	1,439	5.5%	
\$100,000 - \$149,999		3,693	14.3%	3,351	12.8%	
\$150,000 - \$199,999		3,515	13.6%	3,325	12.7%	
\$200,000+		12,979	50.2%	14,813	56.6%	
Median Household Income		\$200,505		\$219,370		
Average Household Income		\$258,940		\$279,080		
Per Capita Income		\$103,050		\$112,569		
Population by Age			Census 2010	2025	2030	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,368	5.7%	2,708	4.2%	2,701	4.2%
5 - 9	4,185	7.1%	3,257	5.0%	3,043	4.7%
10 - 14	4,584	7.8%	4,088	6.3%	3,670	5.7%
15 - 19	3,703	6.3%	4,347	6.7%	3,895	6.0%
20 - 24	2,031	3.5%	3,938	6.1%	3,860	6.0%
25 - 34	6,738	11.5%	7,364	11.4%	7,991	12.4%
35 - 44	9,924	16.9%	8,011	12.4%	7,964	12.4%
45 - 54	10,640	18.1%	9,833	15.2%	9,298	14.4%
55 - 64	7,288	12.4%	9,452	14.6%	9,308	14.4%
65 - 74	3,709	6.3%	6,514	10.1%	6,805	10.6%
75 - 84	1,792	3.1%	3,949	6.1%	4,402	6.8%
85+	720	1.2%	1,161	1.8%	1,532	2.4%

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DEMOGRAPHICS (continued)

5 Mile Radius

Demographic and Income Profile

13983 Mango, Del Mar, California, 92014

Ring: 5 mile radius

Latitude: 32.95166, Longitude: -117.24699



Summary	Census 2010		Census 2020		2025	2030
Population	91,311		105,967		106,345	106,614
Households	34,471		38,837		39,923	40,493
Families	23,714		-		27,827	28,298
Average Household Size	2.56		2.62		2.57	2.54
Owner Occupied Housing Units	23,215		-		25,335	25,764
Renter Occupied Housing Units	11,256		-		14,588	14,729
Median Age	39.1		-		41.5	42.1
Trends: 2024-2029 Annual Rate						
	Area		State		National	
Population	0.05%		0.07%		0.30%	
Households	0.28%		0.33%		0.49%	
Families	0.34%		0.32%		0.44%	
Owner HHs	0.34%		0.49%		0.66%	
Median Household Income	1.87%		2.33%		2.57%	
Households by Income			2025		2030	
			Number	Percent	Number	Percent
<\$15,000			1,681	4.2%	1,414	3.5%
\$15,000 - \$24,999			681	1.7%	513	1.3%
\$25,000 - \$34,999			822	2.1%	634	1.6%
\$35,000 - \$49,999			1,362	3.4%	1,052	2.6%
\$50,000 - \$74,999			2,251	5.6%	1,855	4.6%
\$75,000 - \$99,999			2,313	5.8%	1,981	4.9%
\$100,000 - \$149,999			5,444	13.6%	5,001	12.4%
\$150,000 - \$199,999			5,212	13.1%	4,865	12.0%
\$200,000+			20,157	50.5%	23,178	57.2%
Median Household Income			\$201,413		\$220,962	
Average Household Income			\$260,040		\$281,482	
Per Capita Income			\$97,463		\$106,697	
Population by Age						
	Census 2010		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,096	5.6%	4,468	4.2%	4,458	4.2%
5 - 9	6,298	6.9%	5,413	5.1%	5,077	4.8%
10 - 14	6,750	7.4%	6,544	6.2%	6,177	5.8%
15 - 19	7,489	8.2%	9,272	8.7%	8,514	8.0%
20 - 24	4,619	5.1%	7,757	7.3%	7,520	7.1%
25 - 34	9,916	10.9%	11,911	11.2%	12,832	12.0%
35 - 44	14,483	15.9%	12,364	11.6%	12,518	11.7%
45 - 54	15,763	17.3%	15,537	14.6%	14,740	13.8%
55 - 64	10,966	12.0%	14,869	14.0%	14,651	13.7%
65 - 74	5,926	6.5%	10,191	9.6%	10,788	10.1%
75 - 84	2,868	3.1%	6,210	5.8%	6,939	6.5%
85+	1,137	1.2%	1,809	1.7%	2,400	2.3%

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