

2,453 RSF CREATIVE OFFICE AVAILABLE

674 VIA DE LA VALLE

SOLANA BEACH, CA 92075

BROOKS CAMPBELL

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CA LIC # 01972528



**CUSHMAN &
WAKEFIELD**

PATIOS, LOCKER ROOMS & SHOWERS



Availability Map & Floor Plan

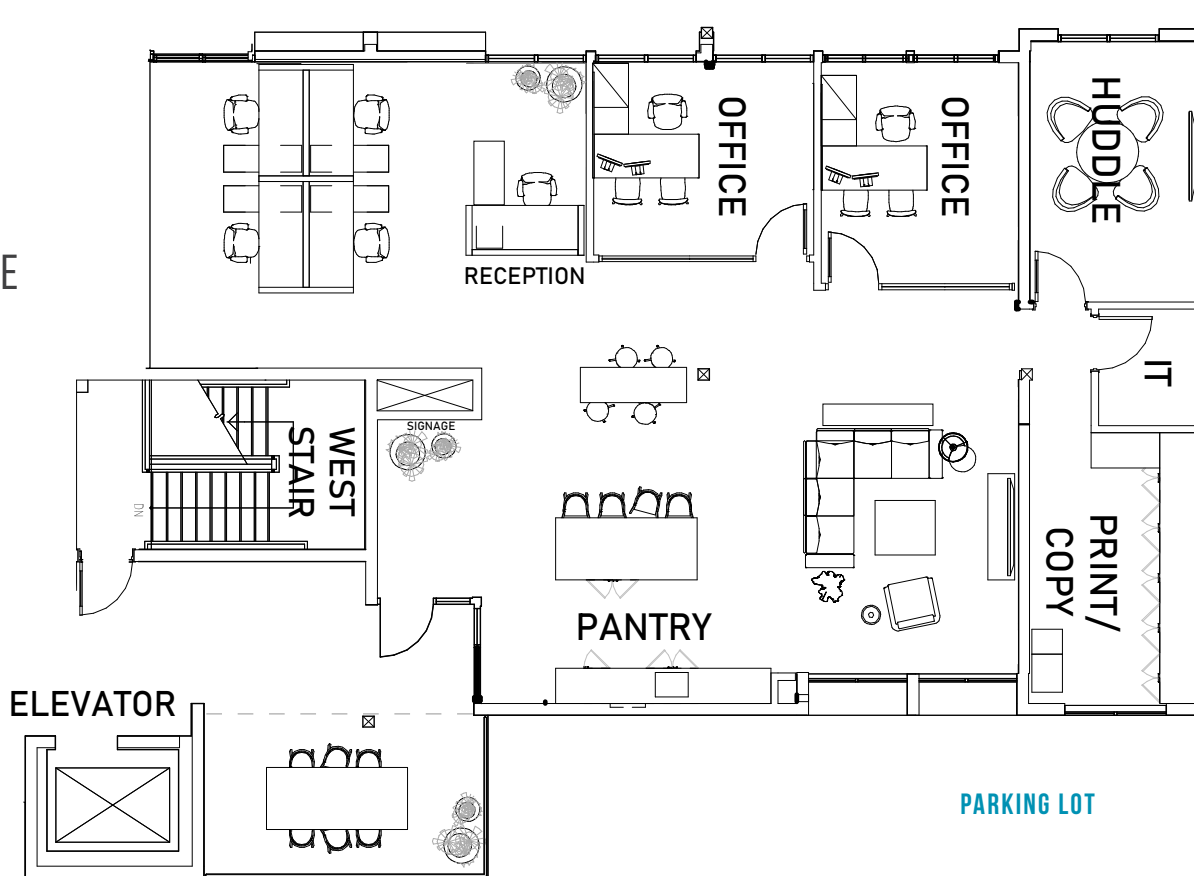
OCEAN & RACE TRACK VIEWS

SUITE 300

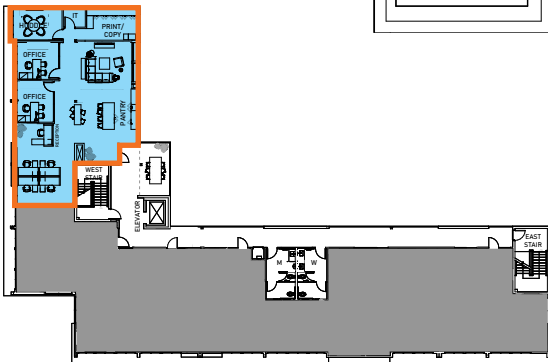
AS BUILT

2,453 RSF

LEASE RATE: \$5.75 + E



PARKING LOT



SUITE 310

OPERABLE WINDOWS, OCEAN BREEZES, AND OUTDOOR SEATING



Property Highlights



A THREE-STORY OFFICE BUILDING - 23,057 RSF
PROFESSIONAL & CREATIVE OFFICE SPACES WITH
COMMUNITY SHOWERS & LOCKER ROOM,
PATIOS & BALCONIES



CLOSE PROXIMITY TO AN ABUNDANCE OF RETAIL &
SERVICE AMENITIES - FLOWER HILL PROMENADE,
DEL MAR PLAZA, CEDROS DESIGN DISTRICT,
& THE SOLANA BEACH TOWNE CENTRE



PANORAMIC OCEAN AND DEL MAR RACETRACK VIEWS
LESS THAN 2 MILES TO THE PACIFIC OCEAN AND
FAMED SOLANA BEACH & DEL MAR BEACHES



FREEWAY ACCESS BY WAY OF VIA DE LA VALLE
PARKING: COVERED GARAGE AND UNCOVERED LOT UP ELEVATED DRIVEWAY





PACIFIC OCEAN



VIA DE LA VALLE

JIMMY DURANTE BLVD



 FLOWERHILL
PROMENADE

DEL MAR
SHOPPING CENTER

DOWNTOWN
DEL MAR


Hilton
SAN DIEGO / DEL MAR



VIA DE LA VALLE

JIMMY DURANTE BLVD

AMENITIES

ADDITIONAL RESTAURANTS

ALCE 101
BOARD AND BREW
BRIGANTINE
BRUEGGER'S BAGELS
CULTURE BREWING
DEL MAR PIZZA
CALIFORNIA PIZZA KITCHEN
EN FUEGO CANTINA & GRILL
FIDEL'S LITTLE MEXICO
FISH MARKET
JAKE'S DEL MAR
LOFTY COFFEE
PAMPLEMOUSSE
POSEIDON RESTAURANT
RANCH 45 LOCAL PROVISIONS
RED TRACTON'S STEAKHOUSE
RARE SOCIETY
SIBICCA
VIEWPOINT BREWING
ZEL'S DEL MAR

ADDITIONAL HOTELS

HOLIDAY INN EXPRESS
COURTYARD MARRIOTT
L'AUBERGE DEL MAR
HILTON
GRAND DEL MAR
INN AT RSF
MARRIOTT
LODGE AT TORREY
PINES
ESTANCIA



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WAKEFIELD**

674
VIA DE LA VALLE

↑
VISITOR LOT
ACCESSIBLE
PARKING



PRIVATE PARKING

See Parking sign for private parking spaces. Private parking spaces are available for use by the building owner and its tenants. Use of private parking spaces is subject to the building owner's discretion.

ACCESSIBLE PARKING

Unpermitted vehicles parked in the designated accessible spaces may be subject to citation and/or removal. Vehicles parked in these spaces must display a valid license plate and be the property of a person with a disability or a vehicle with a disabled person's license plate.

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