

FOR LEASE

THE BUNGALOWS

DEL MAR CA

2010 JIMMY DURANTE BLVD., DEL MAR, CA 92014





The Bungalows

A modern, coastal workplace authentically woven into the vibrant beach community that surrounds it. Designed for those who want their work style to match their life style. Amenitized, accessible and inspiring to enhance productivity and make work seem less worky.

Property Information

- 39,537 square feet building
- Full modern project renovation with light wood siding and white interiors
- Creative suites with high open ceilings and operable windows
- Prominent monument signage available
- Two-story direct access walk-up
- Several electric car charging stations
- Abundant surface parking at 4 spaces per 1,000 square feet
- Expansive outdoor space & patio areas
- Surfboard/bike storage and shower facilities
- Generous TI package and incentives
- On-site food and coffee
- Quick walk to beach via trail
- Minutes to Del Mar Village
- Adjacent to Del Mar Race Track
- Minutes to Gelson's and Whole Foods
- Easy access to I-5 Freeway
- Short drive to the San Diego airport



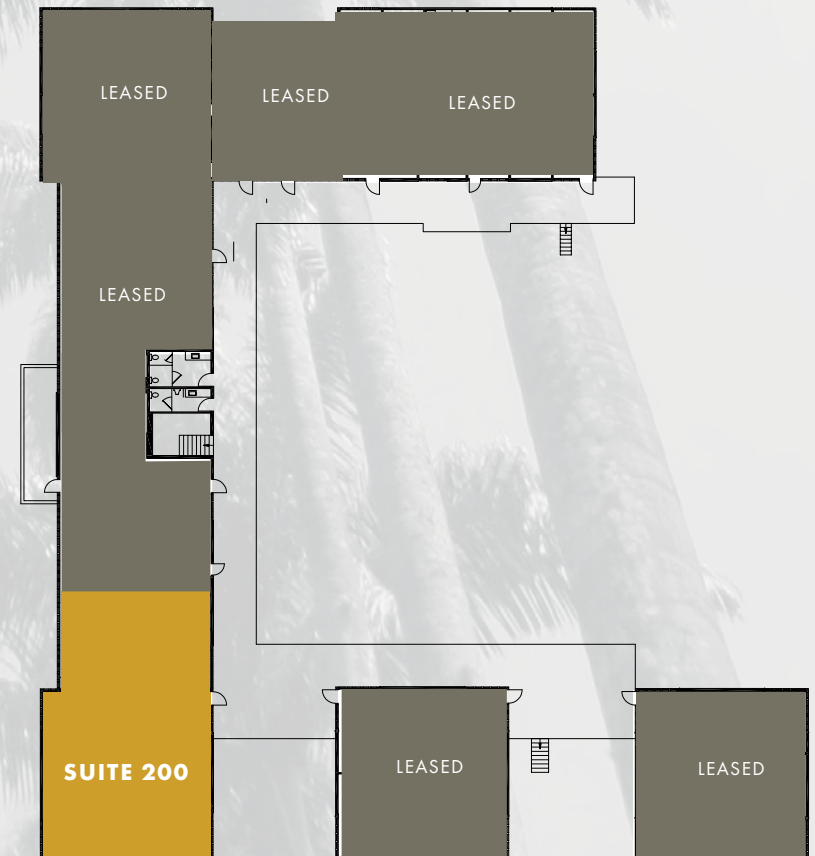
Floor Plan

FLOOR	UNIT #	RSF	DATE AVAILABLE	LEASE RATE
1st	100	2,044	Immediate	\$5.50/RSF +U & J
1st	110	2,385	Immediate	\$5.50/RSF +U & J
2nd	200	3,170	Immediate	\$5.50/RSF +U & J

FIRST FLOOR

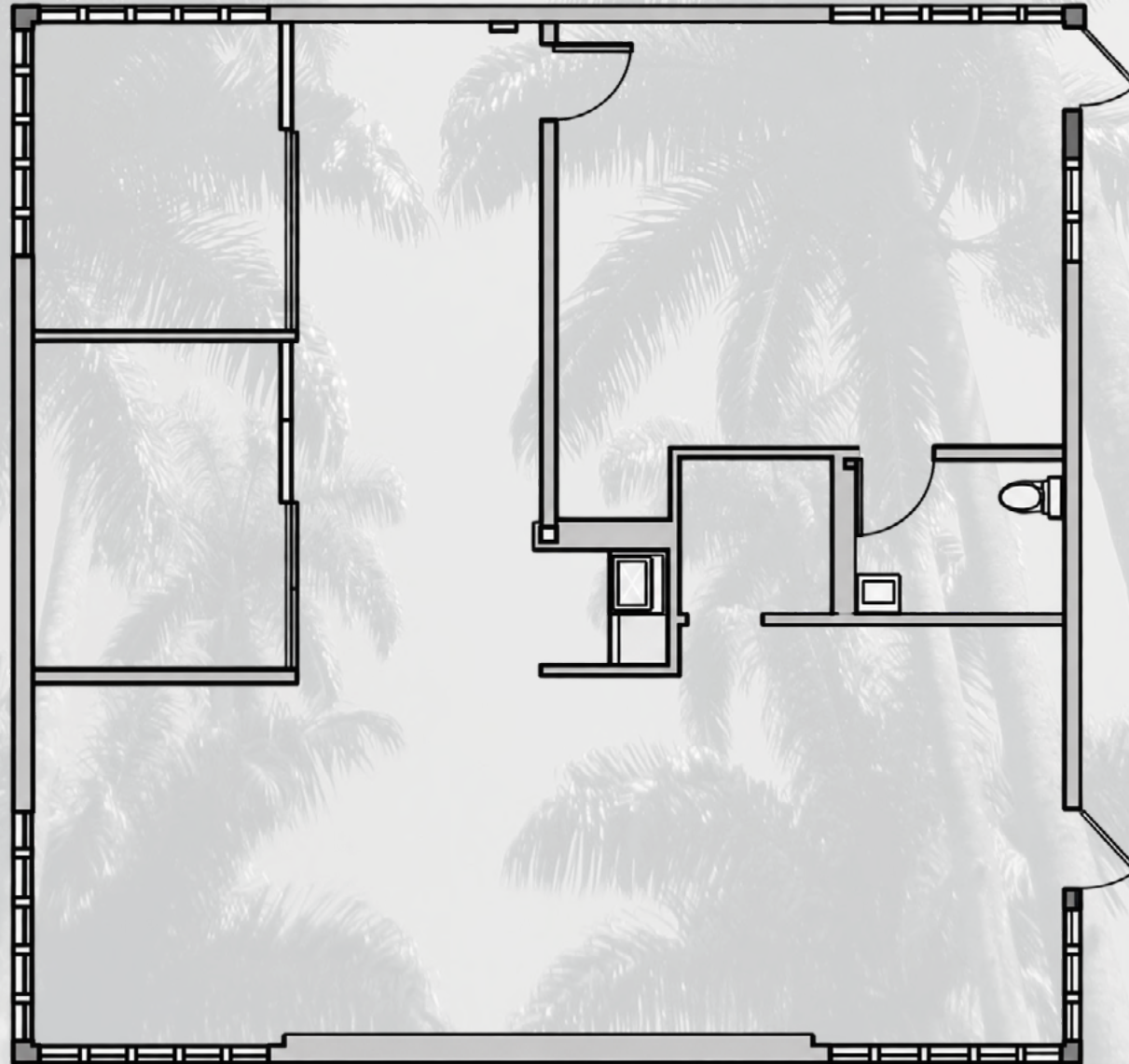


SECOND FLOOR



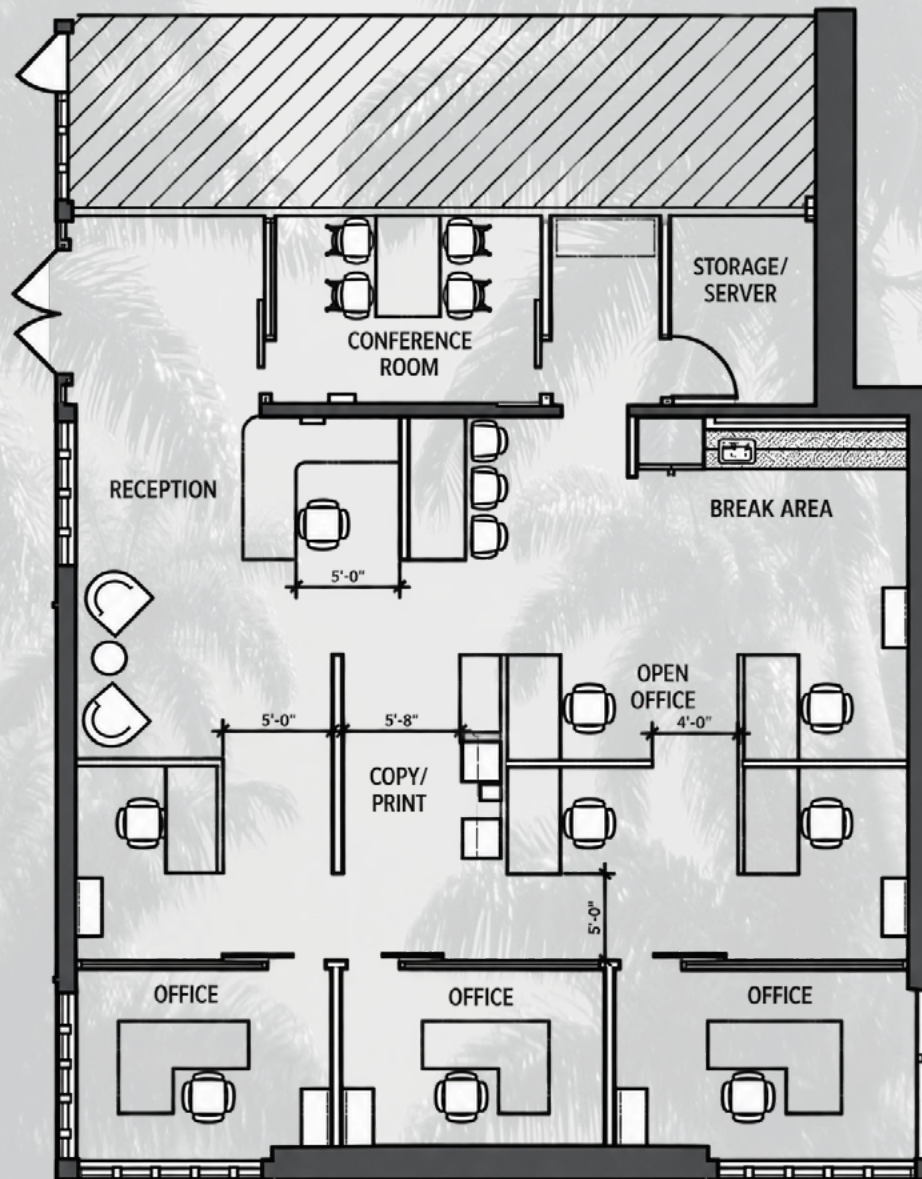
Suite 100

2,044 SF



Suite 110

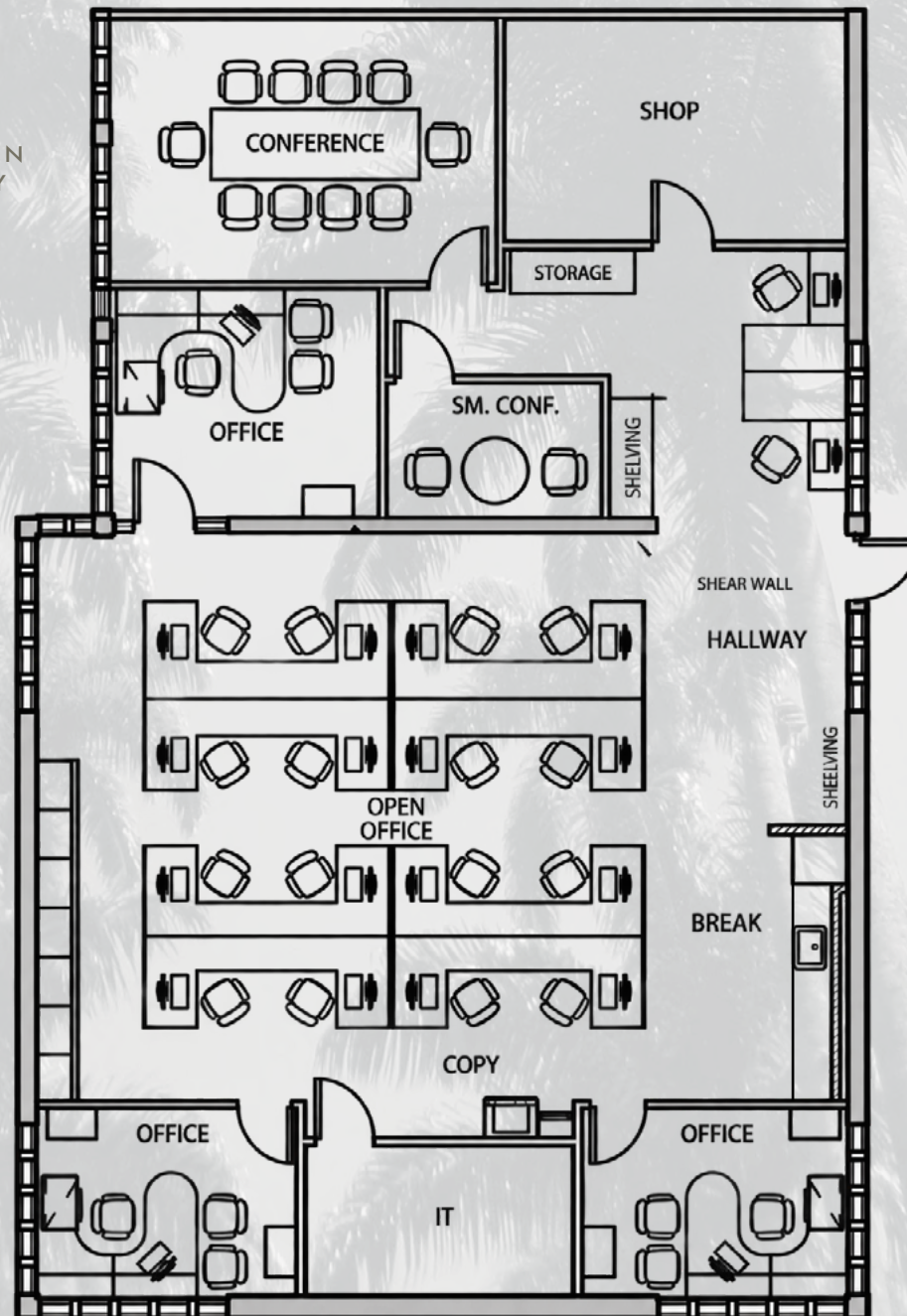
2,385 SF



Suite 200

3,170 SF

FURNITURE FOR
DEMONSTRATION
PURPOSES ONLY



Property Photos



Property Photos



Property Photos



Local Area At a Glance

5 MILE RADIUS

115,787
POPULATION

42,281
OF
HOUSEHOLDS

\$148,715
AVERAGE
HOUSEHOLD
INCOME

\$937,855
MEDIAN HOME
VALUE

65,375
DAYTIME
POPULATION

40
AVERAGE AGE

263
SUNNY DAYS /
YEAR



Location

DEL MAR

DEL MAR
NORTH BEACH

DEL MAR RACE TRACK

SAN DIEGUITO LAGOON

0.4 MILE WALK TO BEACH VIA TRAIL

THE BUNGALOWS

DEL MAR CA

JIMMY DURANTE BLVD.

WALKING DISTANCE TO:

- Dog Beach
- Power House Park
- View Point Brewery
- San Dieguito River Park & Trail System

ADJACENT TO:

- Del Mar Fairgrounds - home of Del Mar Race Track

IMMEDIATE ACCESS TO:

- I-5 and the 56 Interchange
- Solana Beach Station (Amtrak and Coaster)

Location

AREA AMENITIES

SOLANA BEACH

SOLANA BEACH STATION



CEDROS DESIGN DISTRICT



DEL MAR RACETRACK



THE BUNGALOWS
DEL MAR CA



DEL MAR



Contact

THE BUNGALOWS

DEL MAR CA

JOE ANDERSON

Senior Director

Mobile: +1 760 415 3245

Office: +1 760 431 4209

joe.anderson@cushwake.com

LIC# 01280854

BROOKS CAMPBELL

Senior Director

Mobile: +1 760 500 7720

Office: +1 760 431 4215

brooks.campbell@cushwake.com

LIC# 01380901



**CUSHMAN &
WAKEFIELD**

12830 El Camino Real, Suite 100 San Diego, CA 92130
+1 760 431 4200 | +1 760 454 3869 | cushmanwakefield.com

Owned by:



**HARBOR
ASSOCIATES**

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