

3702 & 3790 VIA DE LA VALLE | DEL MAR, CALIFORNIA

# POLO PLAZA



B R I X T O N

RETAIL SHOPS • LUXURY OFFICES • EXECU-OFFICES™



# POLO PLAZA

3702 & 3790 VIA DE LA VALLE  
DEL MAR, CALIFORNIA 92104

## OFFICE LEASING



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## RETAIL LEASING

## NEWMARK

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## NEW LOCAL OWNERSHIP

Brixton Capital is a preeminent private real estate investment firm that seeks to generate outstanding, risk-adjusted returns by unlocking embedded value in commercial real estate transactions spanning multifamily and retail properties. Headquartered in San Diego County's Solana Beach, California, Brixton is led by a team of seasoned commercial real estate experts with an average of more than 25 years of experience. Brixton currently owns and operates a portfolio of approximately \$2.0 billion AUM, representing over 12 million square feet of multifamily, retail and land investments across the United States. For more information, visit [www.brixtoncapital.com](http://www.brixtoncapital.com).





POLO PLAZA

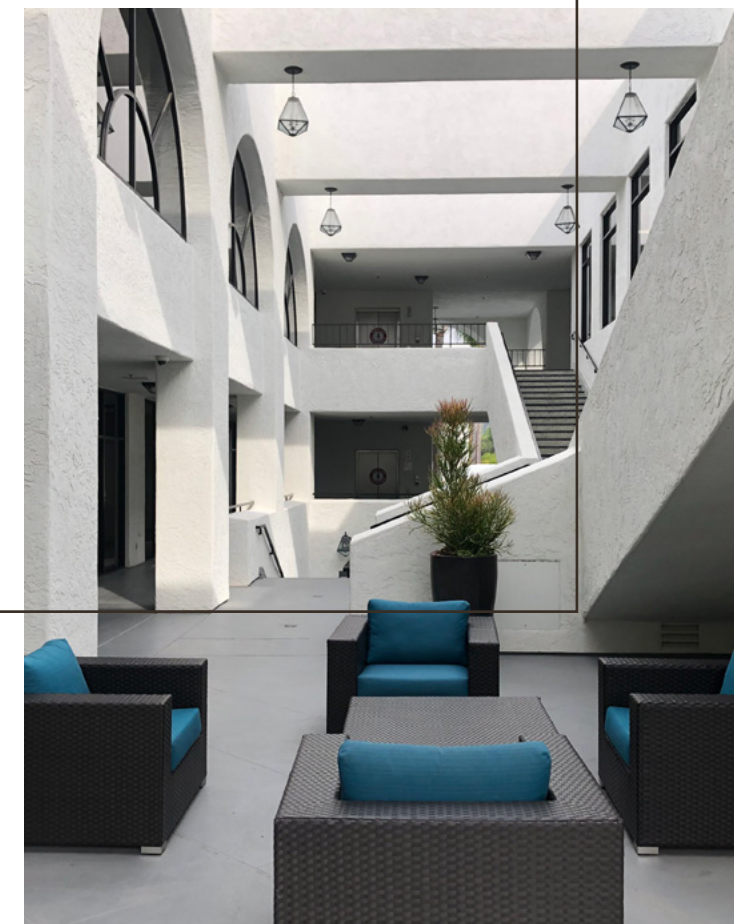


WHERE BUSINESS AND LUXURY CONVERGE

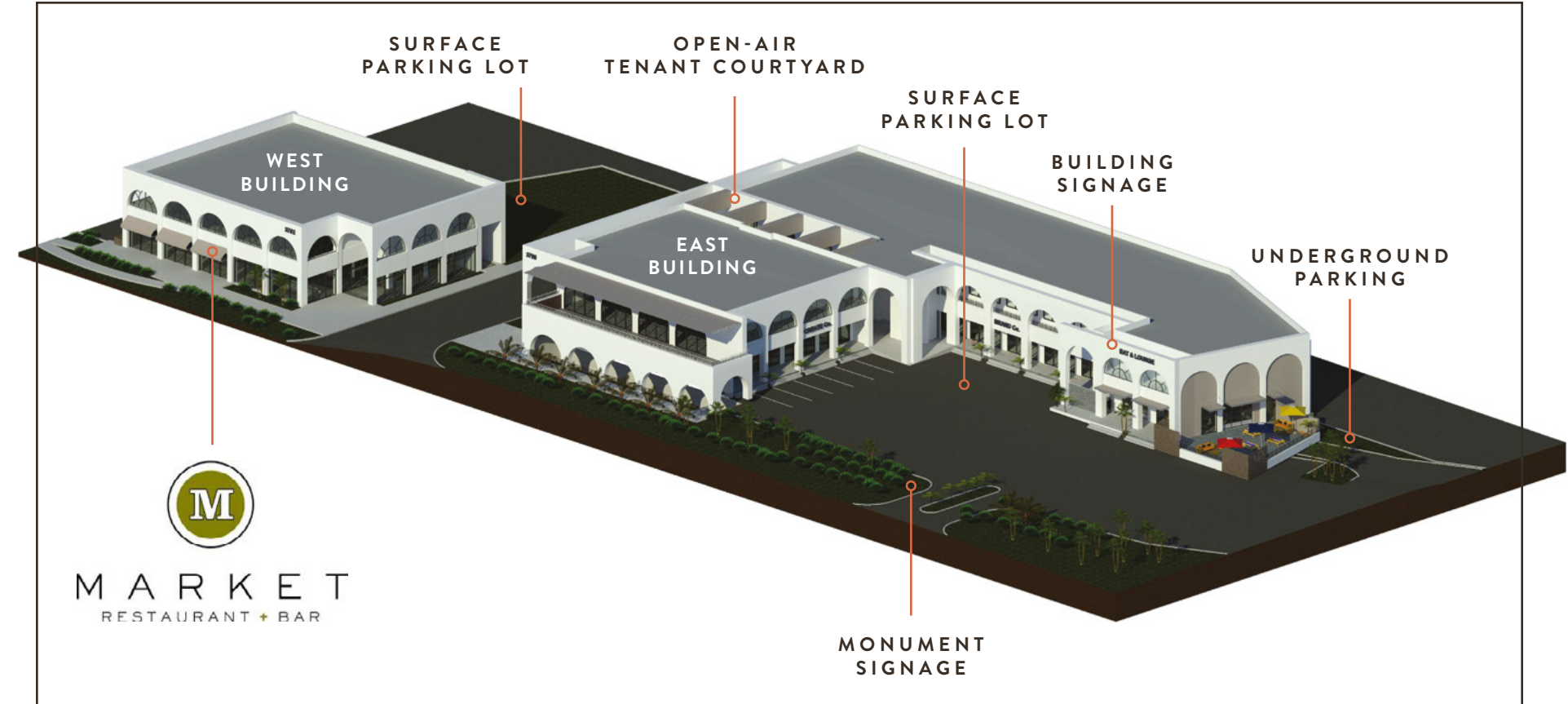
Situated at the threshold between the prestigious residential areas of Rancho Santa Fe and Del Mar, Polo Plaza is where professional and personal life converge. With convenient access to the I-5 freeway and all the nearby North County neighborhoods, the revitalization of this iconic property will turn this exceptional location into a prime destination. Cosmetic improvement plans include a refresh of the façade, new landscaping throughout the project, and a comprehensive new signage program starting shortly.

SOPHISTICATION AT EVERY TURN

Seamlessly blending executive offices with high-end retail spaces, Polo Plaza offers a unique and sophisticated environment for both work and leisure.







**AVAILABILITY**

3702 VIA DE LA VALLE   WEST BUILDING			
Suite	RSF	Available	Comments
103W	3,374	Now	Office Build-Out
202A	855	Now	Office Build-Out
202C	2,636	Now	Spec Suite
3790 VIA DE LA VALLE   EAST BUILDING			
Suite	RSF	Available	Comments
100	6,928	TBD	Full-Floor with Patio
210	954	Sep 2024	Office Build-Out
211	954	Now	Traditional Office Build-Out
217	863	Now	Vacant Shell
218	2,588	Oct 2024	Creative Office Build-Out with Private Patio



**ASKING RATE: \$3.50 NNN**  
~\$1.15 NETS

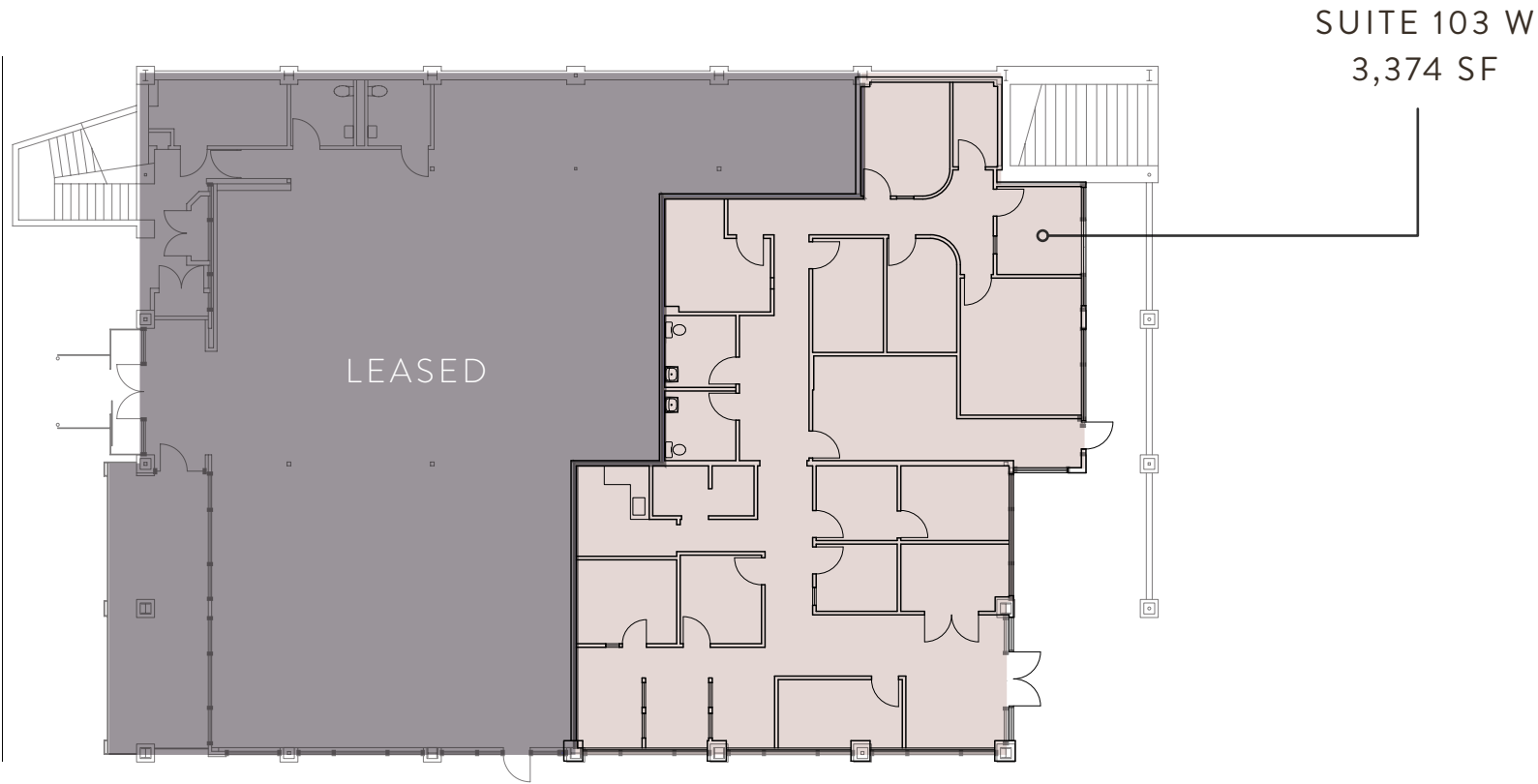
### MOVE-IN READY OFFICE SUITES

In line with retail opportunities and ability to accommodate a variety of tenant uses.

# 3702 VIA DE LA VALLE

WEST BUILDING

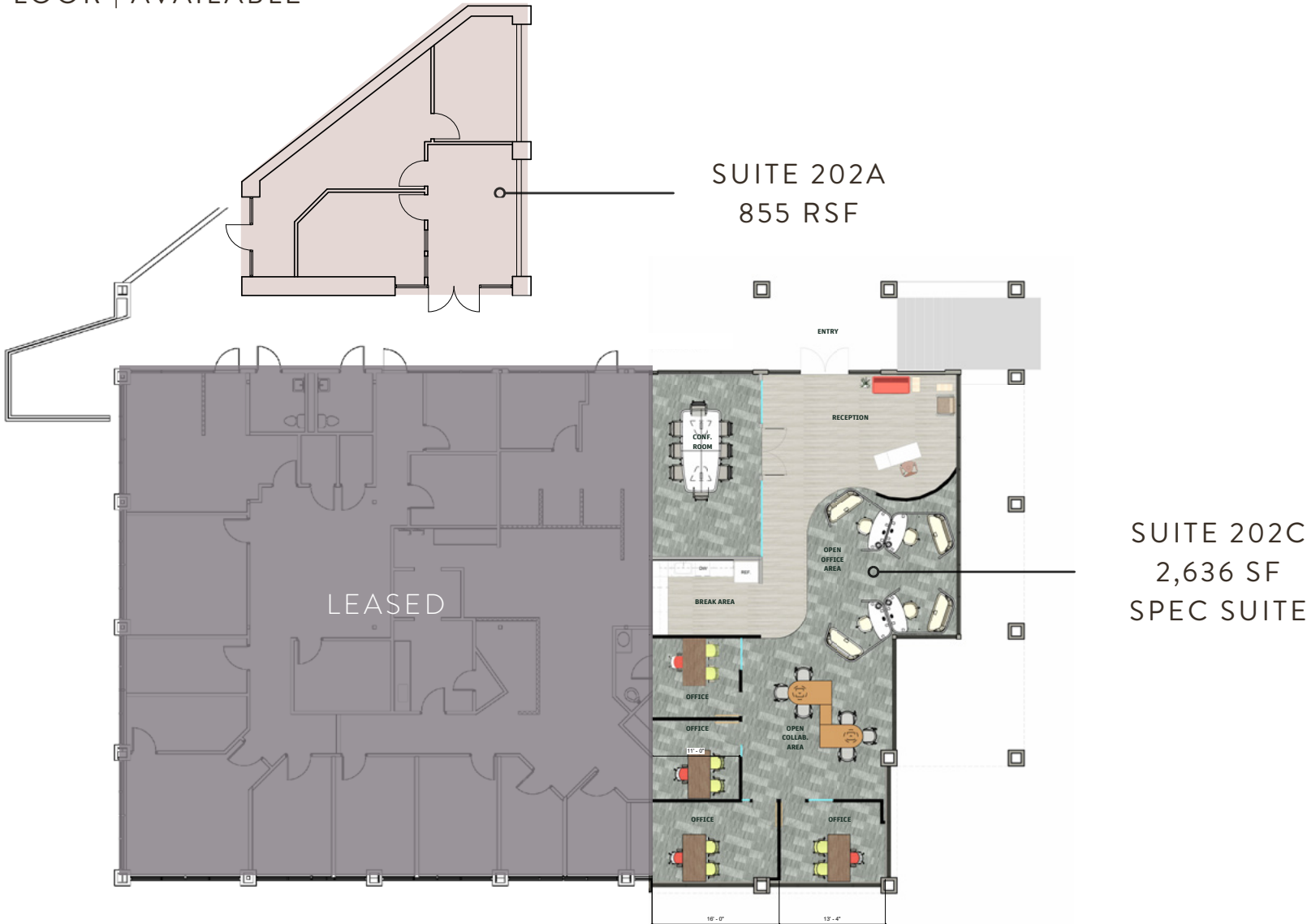
FIRST FLOOR | AVAILABLE



# 3702 VIA DE LA VALLE

WEST BUILDING

SECOND FLOOR | AVAILABLE



\*Surface Parking Available

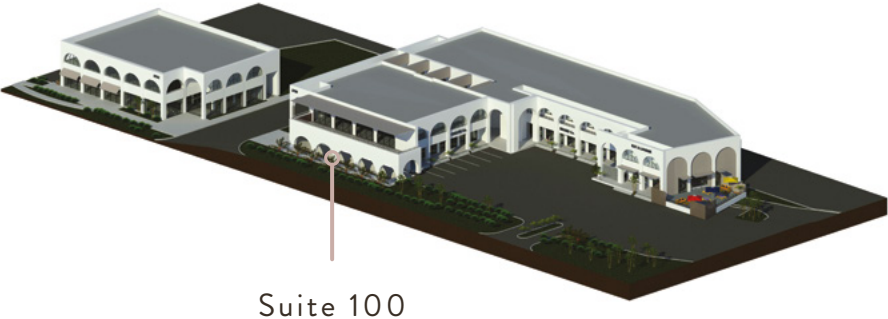




# 3790 VIA DE LA VALLE EAST BUILDING LOWER LEVEL SUITE 100 - 6,928 RSF | AVAILABLE PRIVATE PATIO



Conceptual Rendering  
3790 Suite 100



Suite 100

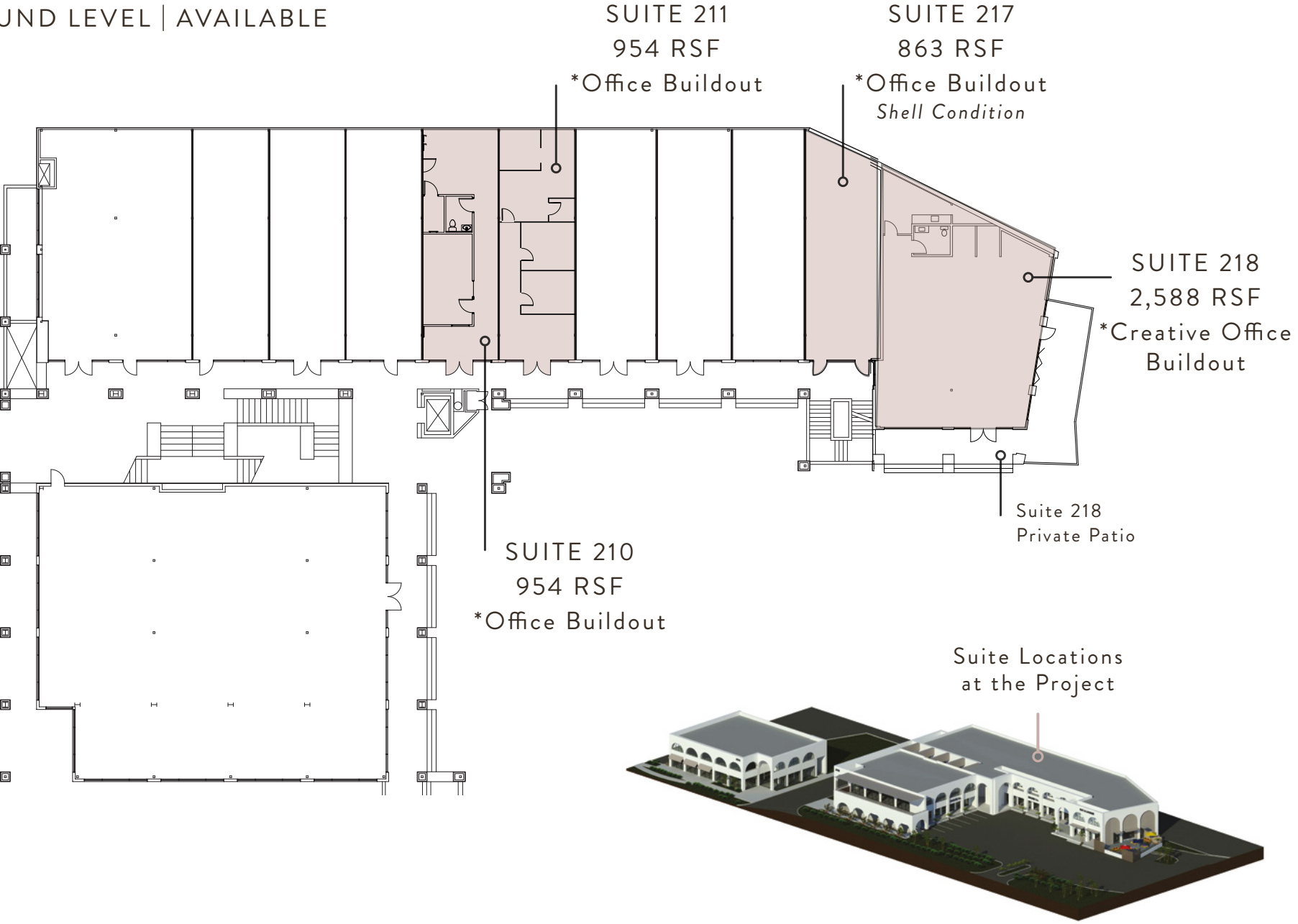
\*Conceptual Plans: Currently in Shell Condition



# 3790 VIA DE LA VALLE

EAST BUILDING

GROUND LEVEL | AVAILABLE





# AREA AMENITIES

SOLANA BEACH

PACIFIC OCEAN

DEL MAR



### BEACHWALK SHOPPING CENTER



DEL MAR FAIRGROUNDS

### DEL MAR PLAZA



San Andres Dr

Valley Ave

Ida Ave

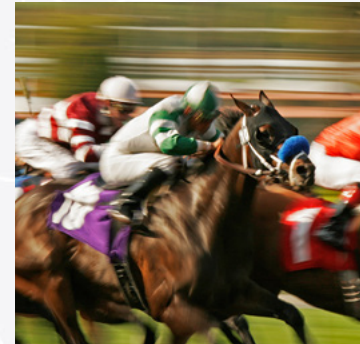
### FLOWER HILL PROMENADE



VIA DE LA VALLE



SAN DIEGO COUNTY FAIR



DEL MAR RACES



CITY OF DEL MAR

LA VALLE COASTAL CLUB

VIA DE LA VALLE

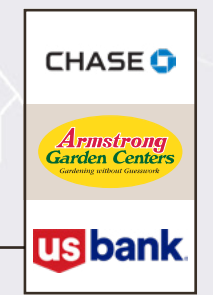
El Camino Real



POLO FIELDS

FAIRBANKS RANCH COUNTRY CLUB

Fairbanks Ranch CC Lakes



### DEL MAR SHOPPING CENTER



San Dieguito River

San Dieguito Rd

Caminito Pacific



# AREA DEMOGRAPHICS

## DEL MAR, CALIFORNIA

Nestled along the stunning Southern California coastline, Del Mar offers an idyllic blend of upscale living and natural beauty. Renowned for its pristine beaches, charming village atmosphere, and world-famous racetrack, this coastal gem boasts a delightful Mediterranean climate year-round. With a lively community spirit, top-rated schools, and an array of fine dining, boutique shopping, and outdoor activities, Del Mar is the perfect haven for those seeking a luxurious yet laid-back lifestyle. Whether you're taking a leisurely stroll along the beach, enjoying the scenic ocean views, or partaking in the annual cultural events, Del Mar promises an unparalleled living and working experience.



### / POPULATION

1 Mile	2,204
3 Miles	66,461
5 Miles	136,494

*\*2023 total population*

### / HOME VALUES

1 Mile	\$2,000,001
3 Miles	\$1,475,310
5 Miles	\$1,422,269

*\*2023 median home values*

### / AVERAGE INCOME

1 Mile	\$303,021
3 Miles	\$232,987
5 Miles	\$229,472

*\*2023 average household income*

### / COLLEGE DEGREES

1 Mile	82%
3 Miles	79.8%
5 Miles	76.5%

*\*Percent of populaton with Bachelor's degree or higher*



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