



# FLOWERHILL

P R O M E N A D E



**FLOCKE &  
AVOYER**

Commercial Real Estate

Premier  
Restaurant  
Space Available

We Are Pleased to Present This Exceptional Opportunity  
to Lease a Premium Restaurant Space at  
The 165,000 SF Flower Hill Promenade Shopping Center

## HIGHLIGHTS

Address: 2720 Via de la Valle Del Mar, CA 92014

Size: 11,156 SF Including upstairs enclosed patio

Rent: Please Contact Broker

First Floor Total Occupancy: 278

First Floor Seating Occupancy: 120

Second Floor Total Occupancy: 135

Second Floor Seating Occupancy: 125

Parking: Abundant parking on premises

The space features an open kitchen,  
bustling communal bar area, and  
an intimate glass dining room  
along with a second floor open  
air covered patio.

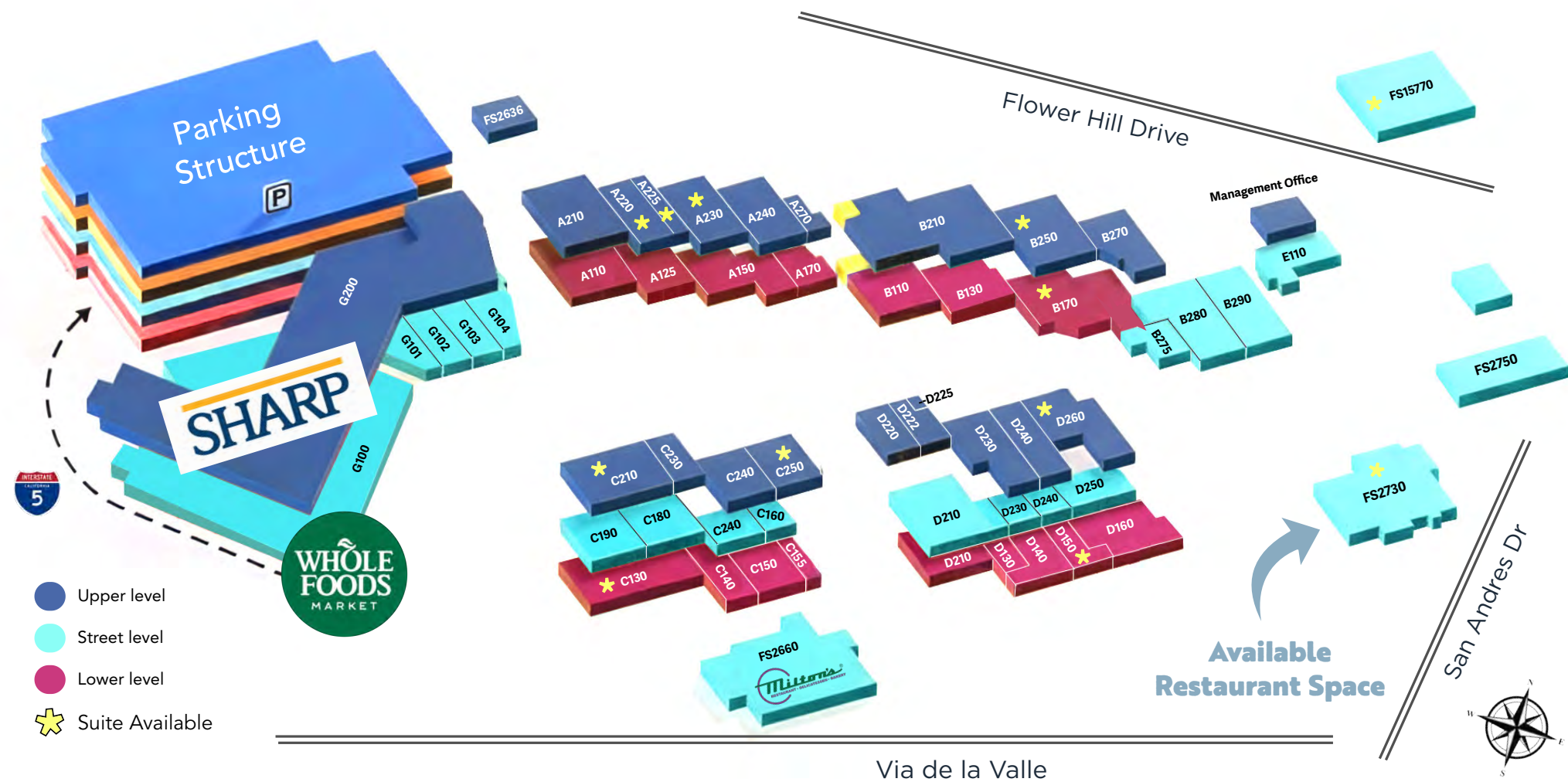
Ideal conversion opportunity for  
an experienced operator at a  
fraction of the cost of a new build-out.





## Welcome to Del Mar, Flower Hill Promenade Shopping Center

- Opportunity awaits at Flower Hill Promenade in Del Mar, anchored by a top producing Whole Foods
- Prime location with close proximity to the Del Mar Race Track (4 mins), beach (7 mins), transit station (7 mins)
- Neighboring the affluent communities of Solana Beach, Rancho Santa Fe, Encinitas, and Fairbanks Ranch
- Prime location in the desirable community of Del Mar with an average household income over \$270,000
- 927+ convenient parking spaces including a 400-space parking garage



- |  |   |  |   |  |
|--|---|--|---|--|
| <p><b>FITNESS:</b></p> <ul style="list-style-type: none"> <li>D160 Bespoke Treatments</li> <li>B210 CorePower Yoga</li> <li>C150 If I Was A Bird Yoga</li> <li>B130 RowVival</li> <li>B110 SaltVault Hot Pilates</li> </ul> <p><b>HOME &amp; GARDEN:</b></p> <ul style="list-style-type: none"> <li>A125 Lavender</li> </ul> <p><b>JEWELRY:</b></p> <ul style="list-style-type: none"> <li>C155 Bon Jewels</li> <li>B280 Diamond Boutique</li> </ul> | <p><b>HEALTH &amp; BEAUTY:</b></p> <ul style="list-style-type: none"> <li>D225 Bare Organic Tan</li> <li>FS2636 Capsyl Salon</li> <li>A270 Del Mar Brow</li> <li>D220 Del Mar Nail Lounge</li> <li>A210 Serotonin Centers</li> <li>D222 Skybright Day Spa</li> <li>D140 Sound Cuts</li> <li>D130 Source Sanctuary</li> </ul> <p><b>CHILDREN'S:</b></p> <ul style="list-style-type: none"> <li>A110 Geppetto's</li> <li>A150 Sweetpea</li> </ul> | <p><b>RESTAURANTS:</b></p> <ul style="list-style-type: none"> <li>C190 Bacio di Latte</li> <li>B275 Burger Lounge</li> <li>B290 Chipotle</li> <li>FS2730 Cucina Enoteca</li> <li>D210 Flower Child</li> <li>FS2660 Milton's</li> <li>E110 Nectarine Grove</li> <li>G104 Starbucks</li> <li>C180 Toastique</li> <li>G103 Yogurtland</li> <li>A240 Richard Walker's Pancake House</li> </ul> | <p><b>WOMEN'S FASHION:</b></p> <ul style="list-style-type: none"> <li>D230 Annmarie D'Ercole</li> <li>C250 Finnia</li> <li>D240 TRE Boutique</li> </ul> <p><b>SPECIALTY FOOD:</b></p> <ul style="list-style-type: none"> <li>D250 See's Candy</li> <li>C140 Venissimo Cheese</li> <li>G100 Whole Foods</li> </ul> <p><b>MEN'S FASHION:</b></p> <ul style="list-style-type: none"> <li>C240 Patrick James</li> </ul> | <p><b>SPECIALTY SHOPS:</b></p> <ul style="list-style-type: none"> <li>B270 Club Champion</li> <li>A170 Cre8tive DIY</li> <li>G101 IB Pet</li> <li>C230 Liberty Tobacco</li> <li>B270 Optical Illusions</li> </ul> <p><b>SERVICES:</b></p> <ul style="list-style-type: none"> <li>FS2750 Circle K</li> <li>G102 First Bank</li> <li>D260 Oakwood Escrow</li> <li>G200 Sharp Healthcare</li> </ul> |
|--|---|--|---|--|



**FIRST FLOOR  
DINING ROOM**



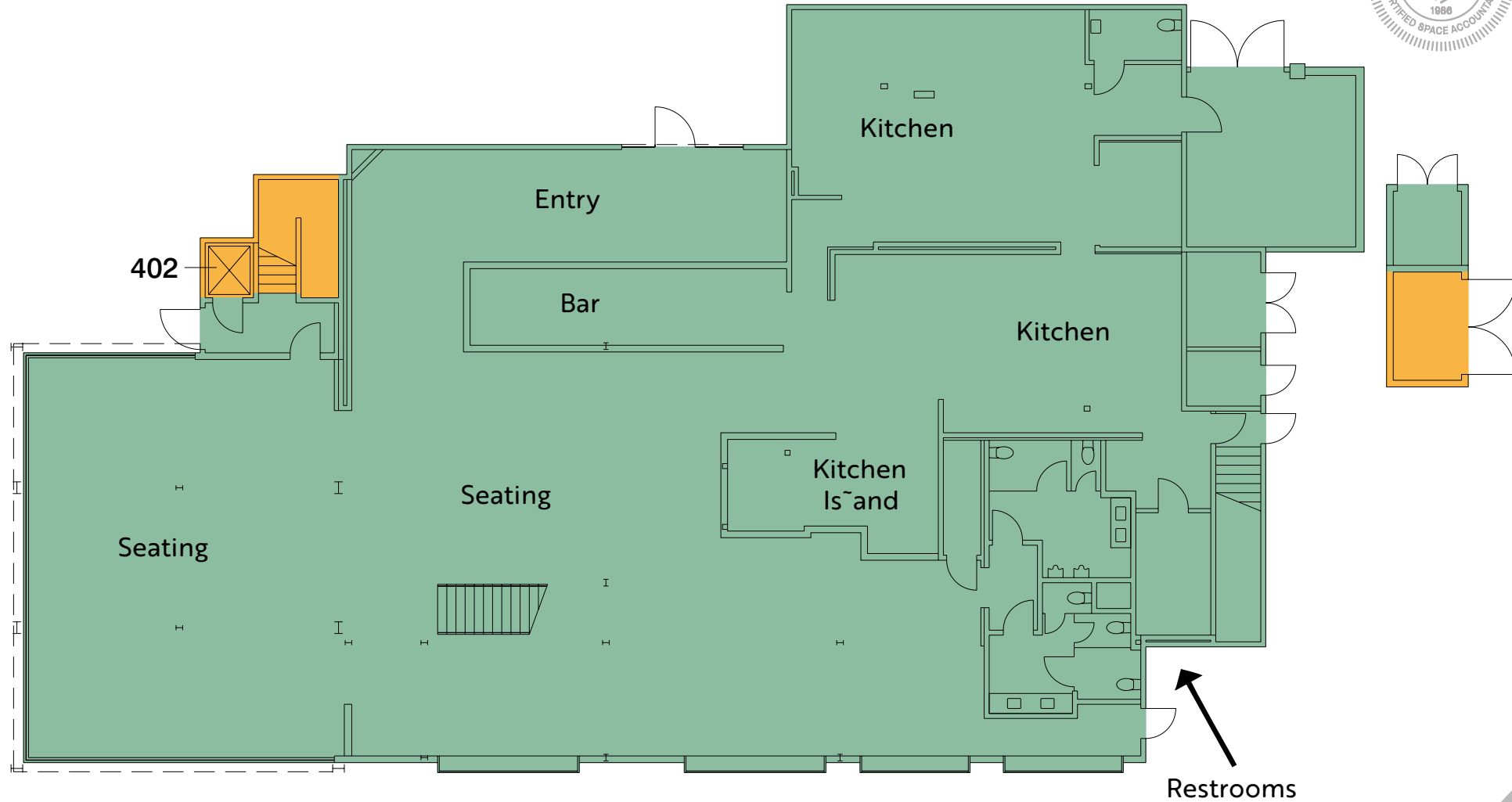
# KITCHEN



The space features an open-kitchen concept that creates a dynamic connection between the kitchen and the dining room



# First Floor Site Plan



2.4.25 2610 Via De La Valle

Floor 2610 Via De La Valle  
Del Mar, CA 92014

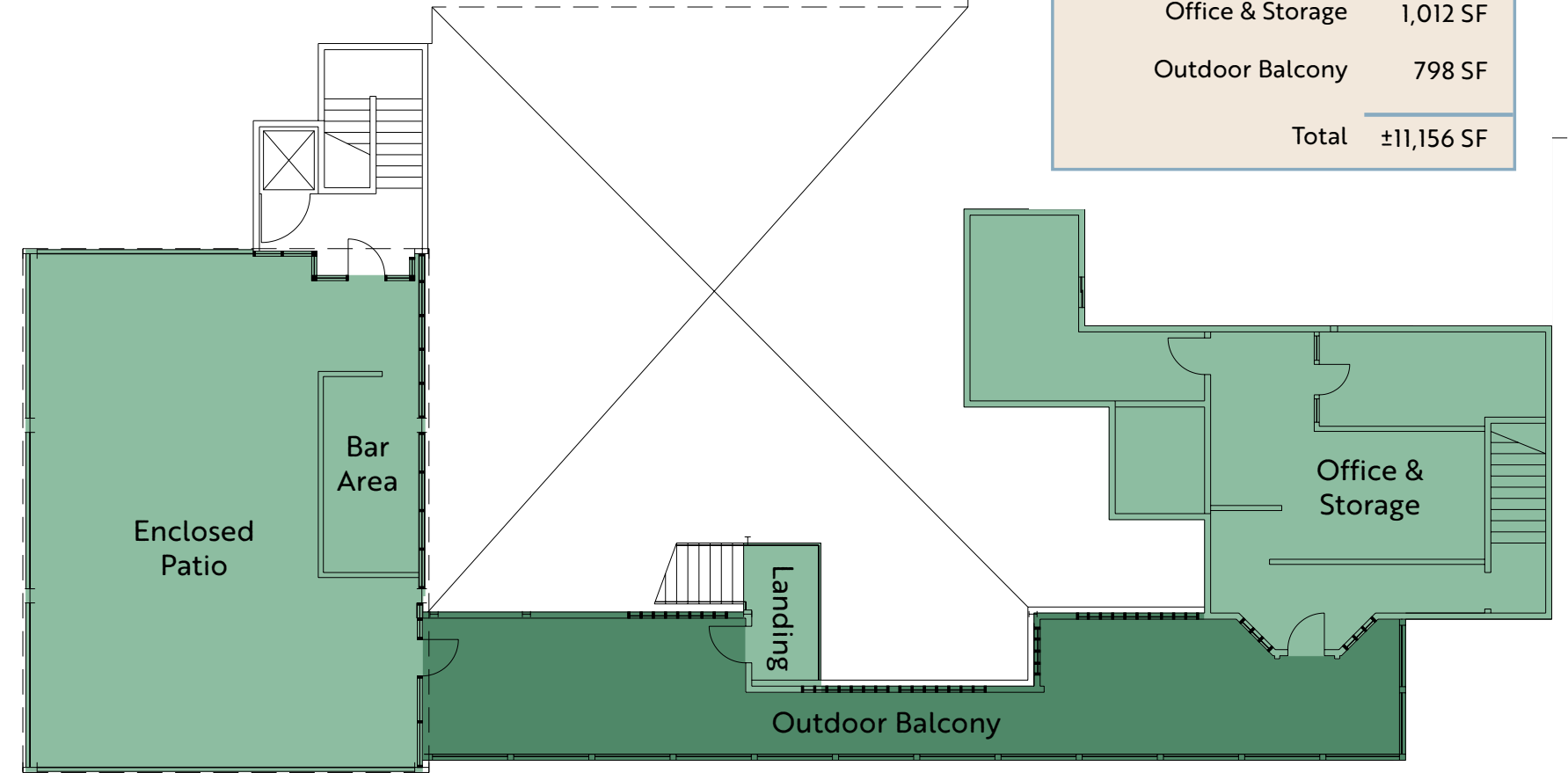
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Report ID 4



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# Second Floor Site Plan



## Restaurant Size Summary:

First Floor	7,887 SF
Upstairs Enclosed Patio	1,382 SF
Stairwell Landing	77 SF
Office & Storage	1,012 SF
Outdoor Balcony	798 SF
<b>Total</b>	<b>±11,156 SF</b>



2.4.25 2610 Via De La Valle

Floor 2610 Via De La Valle  
Del Mar, CA 92014

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Report ID 4



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**SECOND FLOOR  
ENCLOSED PATIO**





**EXTERIOR VIEW**  
Via de la Valle





FLOWERHILL  
P R O M E N A D E

## LEASING OPPORTUNITIES

For More Information and  
to Schedule a Personal Tour,  
Please Contact:

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**FLOCKE &  
AVOYER**

Commercial Real Estate

BOARDWALK  
INVESTMENTS GROUP

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