

6051  
El Tordo



**FOR SALE**  
**OWNER-USER OPPORTUNITY | RANCHO SANTA FE**

## The Property



Urban Property Group is pleased to present the opportunity to purchase a multi-level building located at 6051 El Tordo, Rancho Santa Fe, CA.

Known for its luxurious estates, beautiful landscapes, and serene atmosphere, Rancho Santa Fe is considered one of the most exclusive residential areas in the United States. The town's design is inspired by the Spanish colonial architecture, with its buildings featuring red-tiled roofs, white stucco walls, and charming courtyards. The community is home to several world-class golf courses, a vibrant equestrian culture, and a host of other recreational activities. With its picturesque surroundings and upscale amenities, Rancho Santa Fe offers a unique living experience for those seeking an idyllic retreat from the hustle and bustle of city life.

## THE INVESTMENT

**6051 El Tordo**  
Rancho Santa Fe, CA

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**±4,142 SF**  
Building Area

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**±9,583 SF**  
Land Area

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**266-283-03**  
Parcel Number

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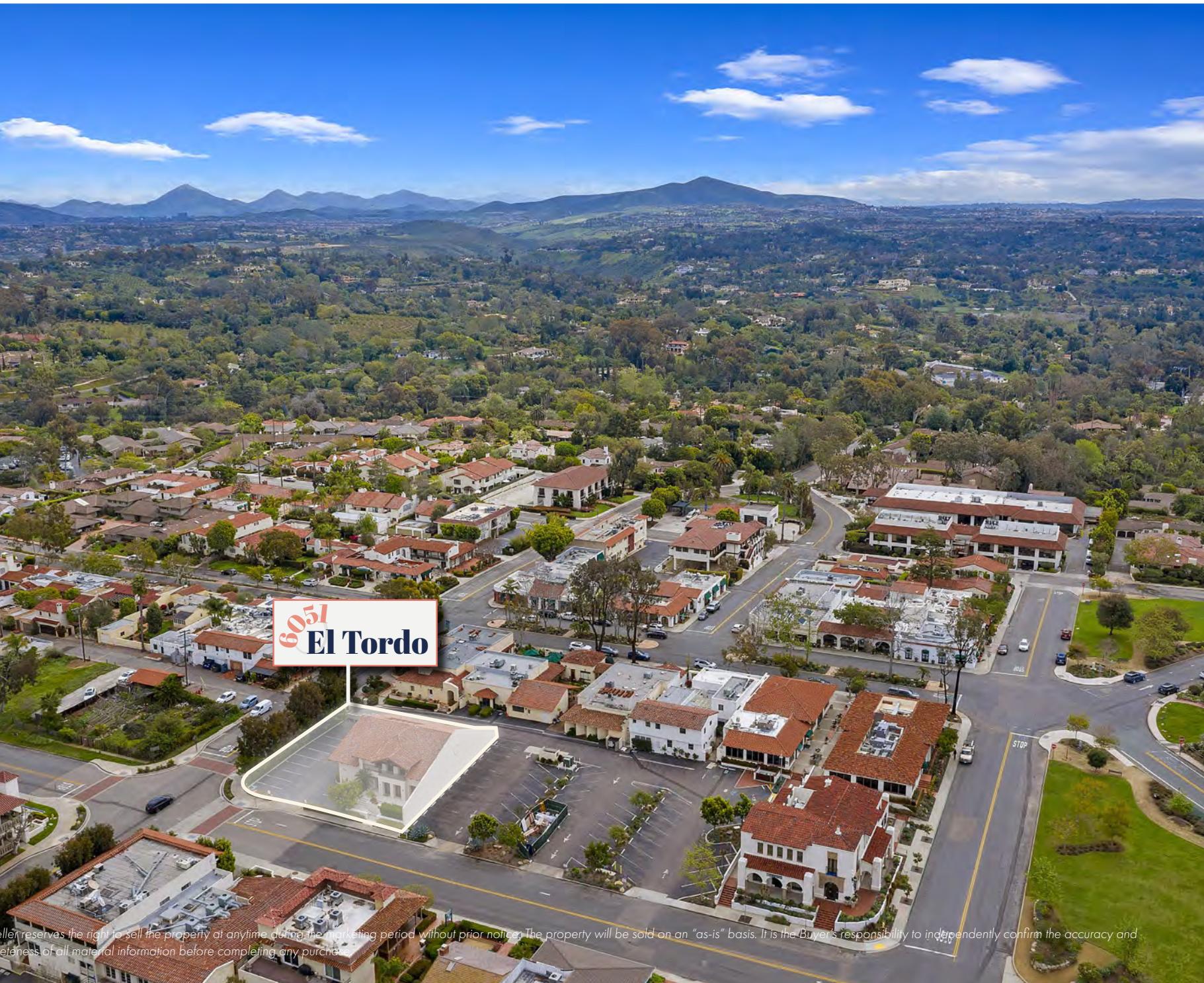
**1998**  
Year Built

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**Office**  
Building Type

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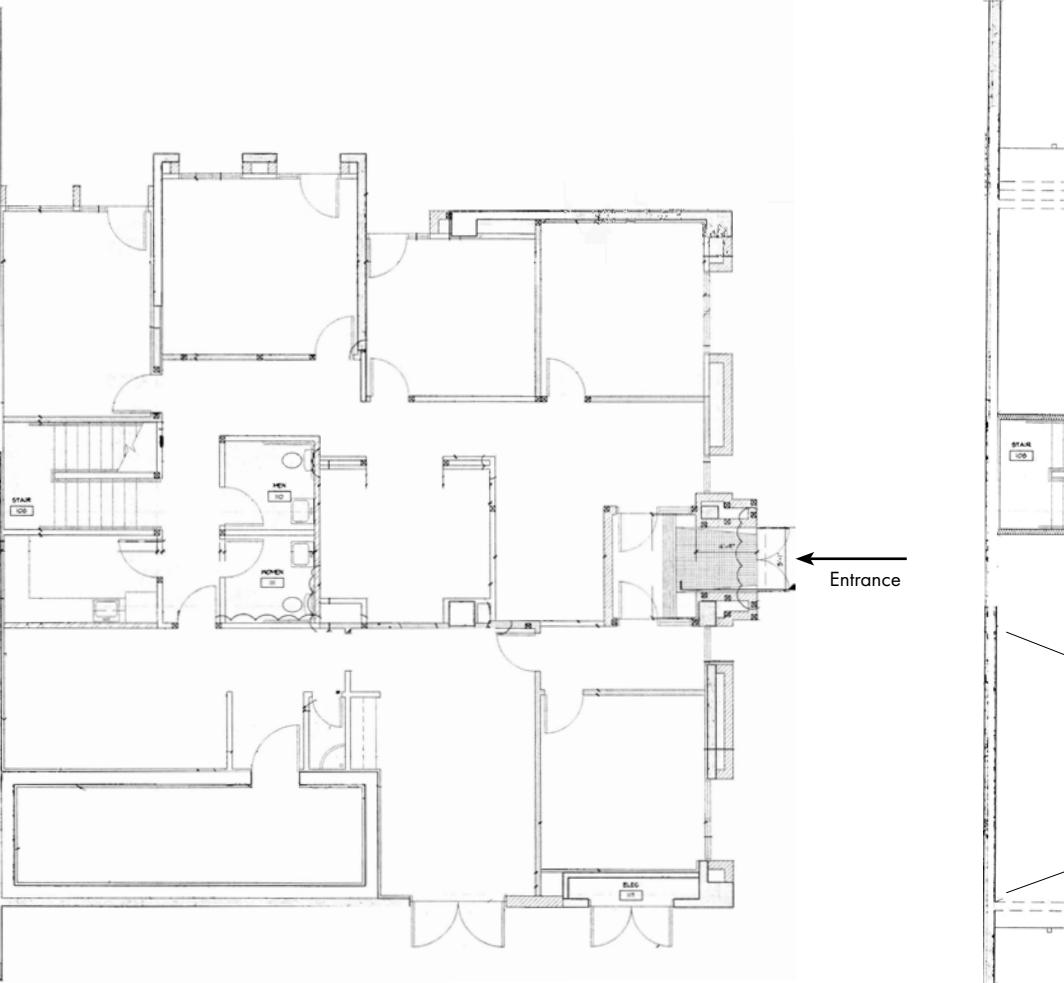
**\$6,590,000**  
Sale Price



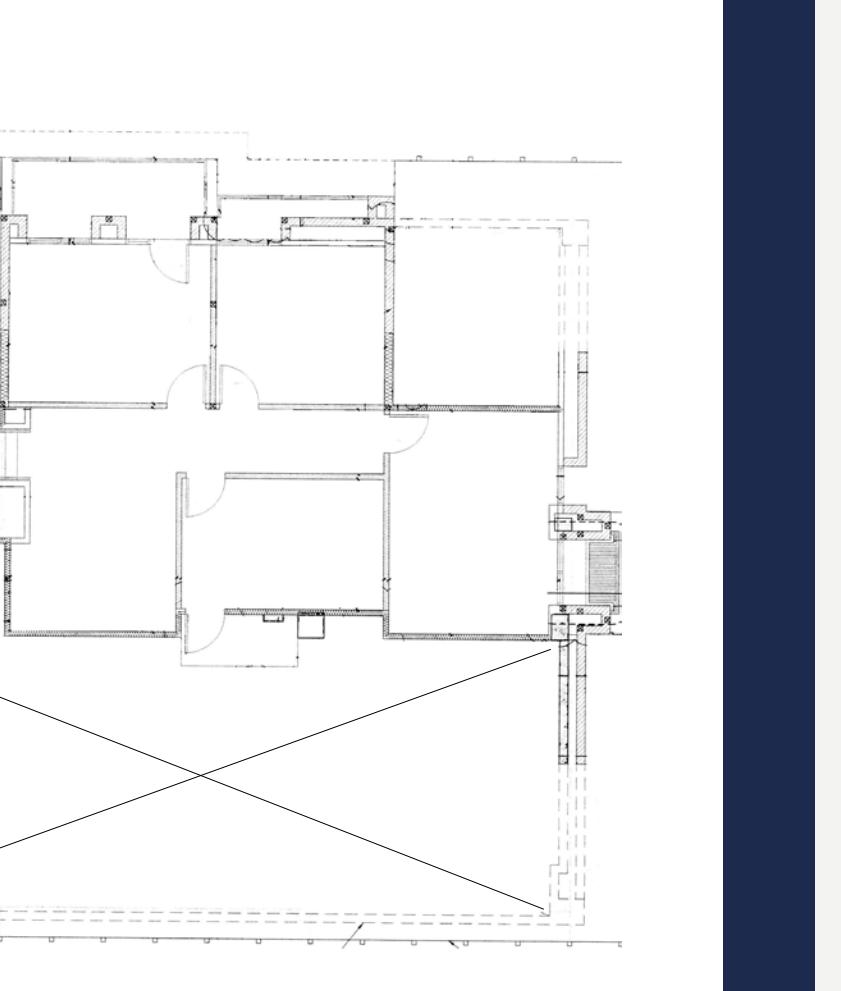
The Seller reserves the right to sell the property at anytime during the marketing period without prior notice. The property will be sold on an "as-is" basis. It is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase.

## SITE PLAN

### First Floor



### Second Floor



## HIGHLIGHTS

### Prime Location

Two story building located in highly desirable historic Rancho Santa Fe Village with dedicated parking lot

### High Visibility

Premier corner location with fantastic signage and identity opportunity

### Functional Design

Multi-level building design allows for an owner-user to expand or reduce their occupancy portion of the building

### Building Features

Space features high ceilings, wide hallways, private office spaces, common areas, multiple balconies and outdoor seating areas

### Former Bank

Former bank branch with vault remaining on ground floor

### Pride of Ownership

Well maintained building with pride of ownership

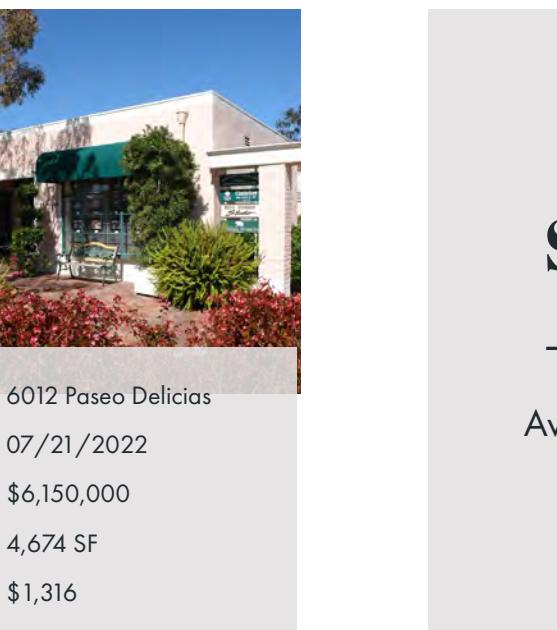
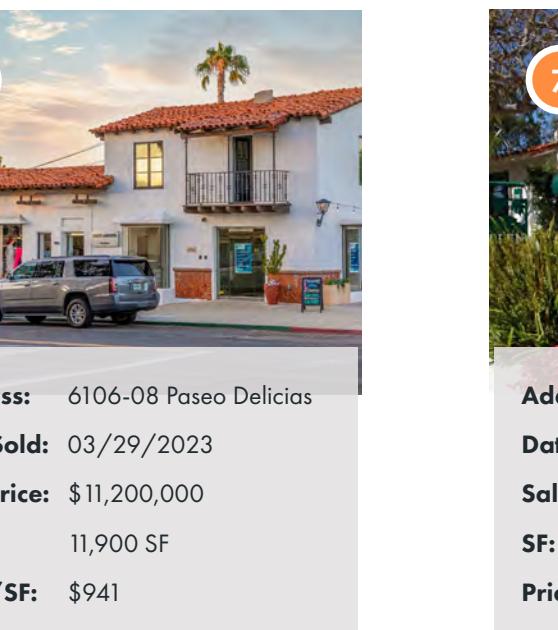
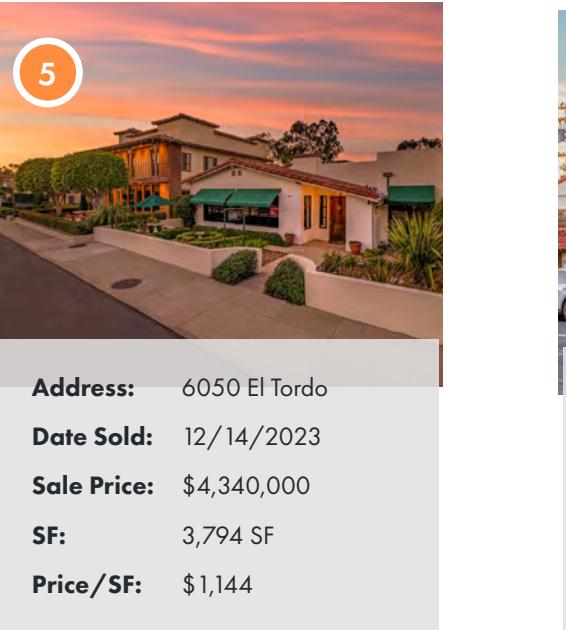
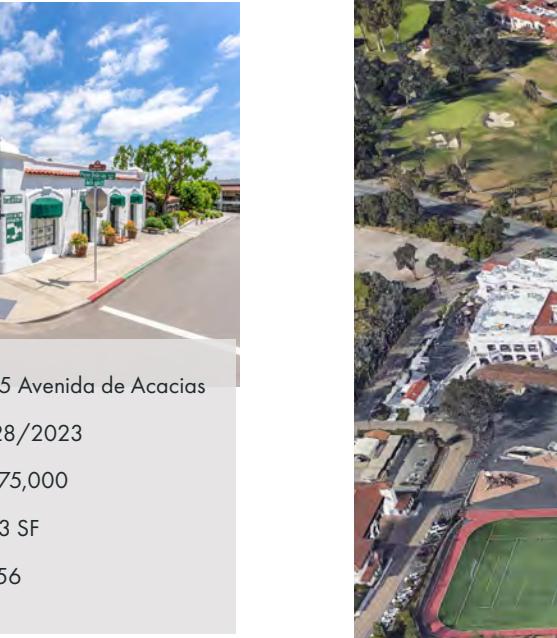
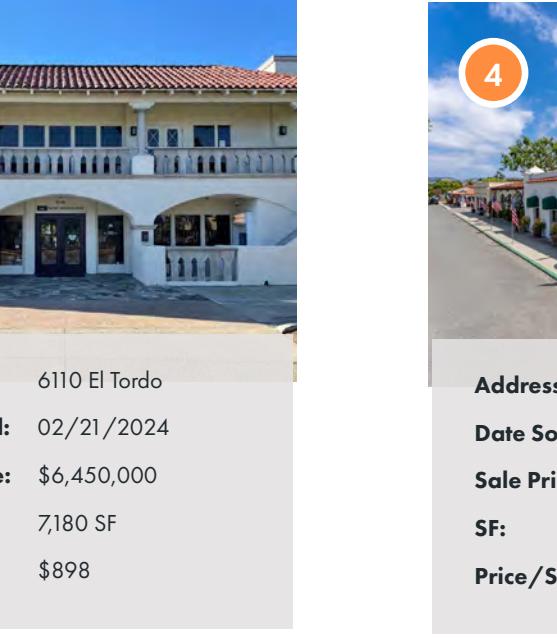
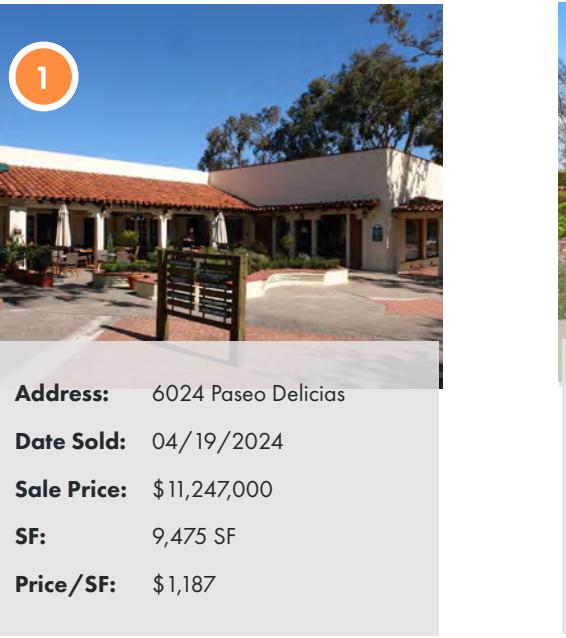
### Abundance of Amenities

Walkable to a plethora of amenities, including retail, restaurants, and banks

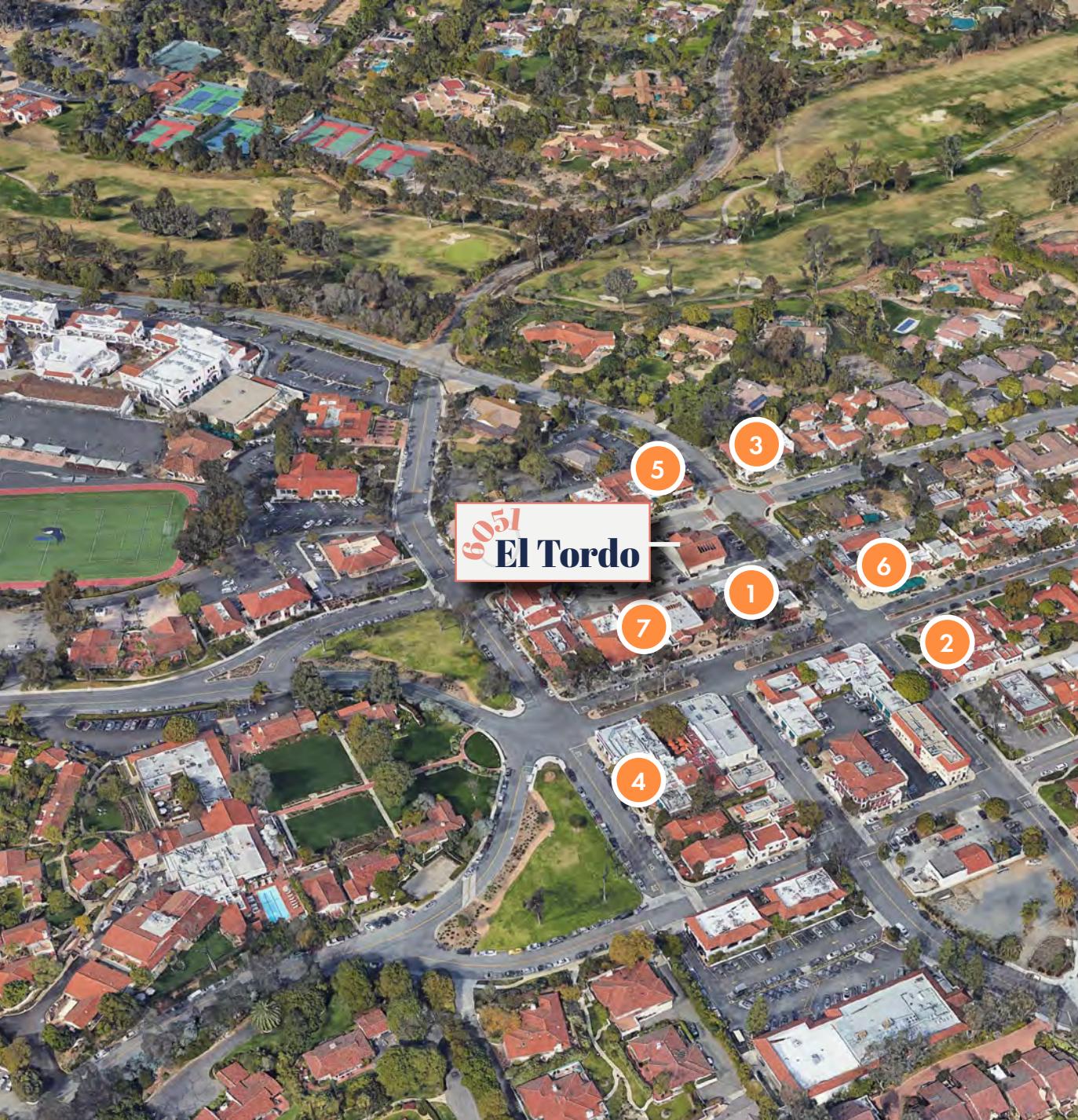


## Sales Comparables

# Sales Comparables



**\$1,079**  
Average Price PSF



## Rancho Santa Fe

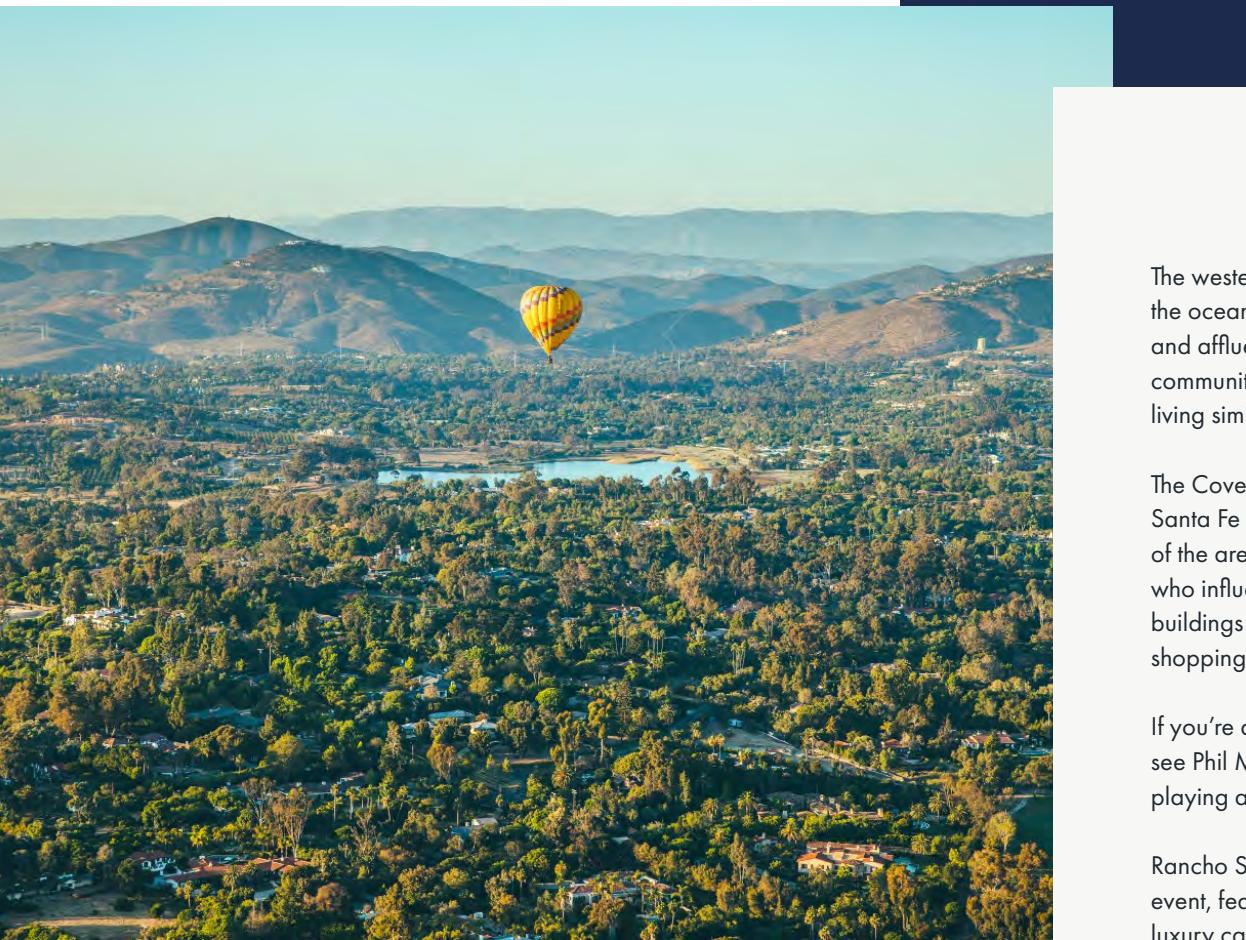
one of the most distinguished  
and desired neighborhoods

Located in the heart of Rancho Santa Fe, 6051 El Tordo enjoys the benefits of this exclusive community, including large lots, a rural ambiance, and close proximity to San Diego. The property is surrounded by luxury homes, private country clubs, and high-end amenities, such as fine dining, upscale shopping, world-class golf courses, and spas.

The surrounding area offers a plethora of entertainment options, including the Rancho Valencia Spa & Resort, the San Diego Botanic Garden, and 37 acres of trails with the largest children's garden on the West Coast. Other nearby attractions include the Rancho Santa Fe Art Gallery, Morgan Run Club & Resort, the Inn at Rancho Santa Fe, and the Rancho Santa Fe Golf Course. With all of these amenities and attractions, 6051 El Tordo is an ideal location for those who value luxury, convenience, and a high quality of life.



## Rancho Santa Fe



**Rolling hills and Eucalyptus trees make up the affluent community of Rancho Santa Fe in North County San Diego.**

The western border of Rancho Santa Fe is about 5 miles from the ocean and 20 miles from San Diego, offering idyllic and affluent suburban living with a host of exclusive gated communities, private golf courses, and a style of sophisticated living similar to Bel-Air, Beverly Hills, Montecito, and Malibu.

The Covenant is the original planned community in Rancho Santa Fe and includes the downtown commercial district. Much of the area was planned by Lillian Rice, a well known architect who influenced the look and style of many of the homes and buildings in the area. The town center offers a host of upscale shopping, fine dining, galleries, events, banks and town offices.

If you're a golfer, you're in luck here. It is not uncommon to see Phil Mickelson, Charlie Hoffman, and Xander Schauffele playing at the Rancho Santa Fe golf course.

Rancho Santa Fe Cars and Coffee is a noteworthy automotive event, featuring a variety of vintage and newer sports and luxury cars. This event is held on the public street at the intersection of Paseo Delicias and Avenida De Acacias every Saturday.

\*Demographics and market information produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

## The Inn at Rancho Santa Fe



# Rancho Santa Fe California

Established in the 1920s and master planned by the Rancho Santa Fe Land Improvement Company and Lillian Rice, Rancho Santa Fe is a haven for equestrian enthusiasts. The community boasts an extensive network of walking and riding trails, as well as a golf course, tennis club, athletic fields, and numerous other amenities. Despite being only a short drive from major employment centers such as San Diego and Encinitas, Rancho Santa Fe exudes a quaint village charm and a peaceful atmosphere.

**3,033**

Rancho Santa Fe population

**1,000+**

Total Employees

**\$231,319**

Avg Household Income

Source: 2010 U.S. Census

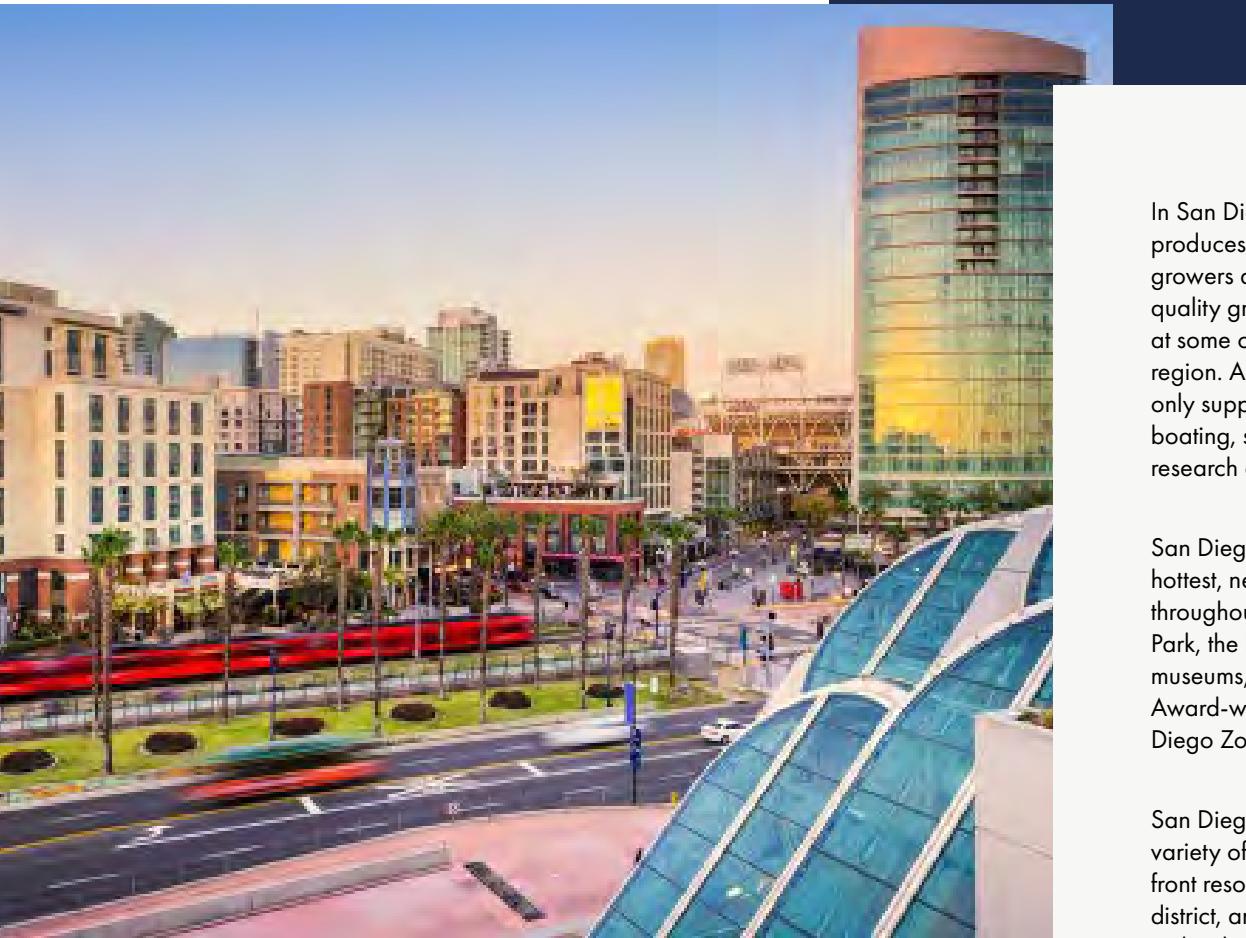
2010

"Rancho Santa Fe, one of the most exclusive areas in California."

Source: Forbes Travel Guide

**Forbes**

**Forbes**  
Travel Guide



## DEMOGRAPHICS

**3.2M+**

population of  
San Diego County

**2nd**

largest city  
in CA

In San Diego's North County, the agricultural community produces quantities of flowers and magnificent produce. Wine growers are also making a mark by growing and harvesting quality grapes that become excellent wines, which are served at some of the most elegant restaurants and resorts in the region. Along the west, 70 miles of Pacific Ocean coastline not only supports year-round outdoor recreation, such as surfing, boating, sailing and swimming, but also important scientific research at the Scripps Institution of Oceanography.

San Diego's arts and culture and culinary arts are booming. The hottest, new culinary arts talents prepare award-winning meals throughout the region's 6,400 eating establishments. Balboa Park, the largest urban cultural park in the U.S., is home to 15 museums, numerous art galleries, beautiful gardens, the Tony Award-winning The Globe Theatres and the world-famous San Diego Zoo.

San Diego County also features 92 golf courses and a variety of exciting participatory and spectator sports, beach front resorts and luxury spas, gaming, a dynamic downtown district, annual special events and unique holiday offerings, multicultural festivals and celebrations, colorful neighborhoods and communities, a rich military history and much more.

The most difficult decision to make regarding a vacation to San Diego is determining what to do and see among the region's vast and diverse offerings. San Diego County promises a truly remarkable vacation experience for everyone.

Information contained in this document is believed to be accurate and up-to-date, but is not guaranteed. It is not intended to be a legal or financial document and is not intended to be relied upon. The information herein is provided without representation or warranty.



# SAN DIEGO

## CALIFORNIA'S 2ND LARGEST CITY

California's second largest city and the United States' eighth largest, San Diego boasts a citywide population of nearly 1.3 million residents and more than 3 million residents countrywide. Within its borders of 4,200 sq. miles, San Diego County encompasses 18 incorporated cities and numerous other charming neighborhoods and communities, including downtown's historic Gaslamp Quarter, Little Italy, Coronado, La Jolla, Del Mar, Carlsbad, Escondido, La Mesa, Hillcrest, Barrio Logan and Chula Vista to name a few.

Ranked No. 1 as the most fun place to live in the U.S. by U.S. News & World Report

**1**

The beloved seaside city of Southern California is firing on all cylinders.

**Forbes**

In the mists of all the action, there's convenient access to just about anywhere.

**TRAVEL + LEISURE**

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