



RENDERING

PRIME COASTAL DEL MAR CORNER - RETAIL/CAFE/CREATIVE OFFICE

THE
TORREY
AT 12TH



The Property

- Prime Del Mar Village corner location with high visibility and signage on Camino Del Mar
- Large outdoor patio space for both upper and lower portions of the project
- Flexibility of suite sizes and can accommodate a variety of uses
- Project undergoing substantial improvements and revitalization
- Steps to the beach, high-volume restaurants, and shops
- World class resorts in the immediate vicinity include L'Auberge, Fairmont Grand Del Mar, and Hilton San Diego
- Del Mar is home to the Del Mar Fairgrounds that features a multitude of events - attracting approximately 3 million annual attendees to the area

Del Mar's 15th Street Beach #4
'100 Greatest Beaches in the World'

TIME



1202 Camino Del Mar

ADDRESS

±243 - 1,834

SQUARE FEET

Retail/Cafe/Office

SPACE USE

Contact Broker

PRICING

RENDERINGS

The Landlord reserves the right to lease the property at anytime during the marketing period without prior notice. It is the Tenant's responsibility to independently confirm the accuracy and completeness of all material information before completing any transaction.

Suite 101
±600 SF | Q2 2025 Delivery

Suite 102
Bohemian Alchemist

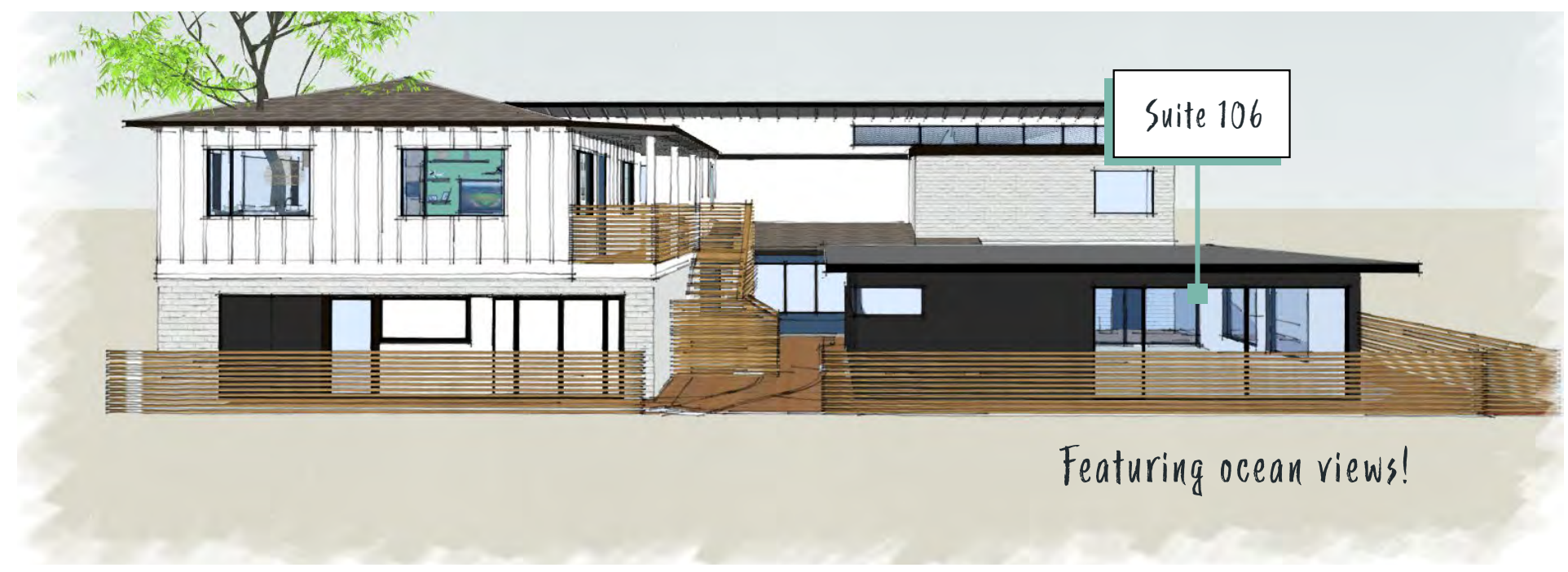
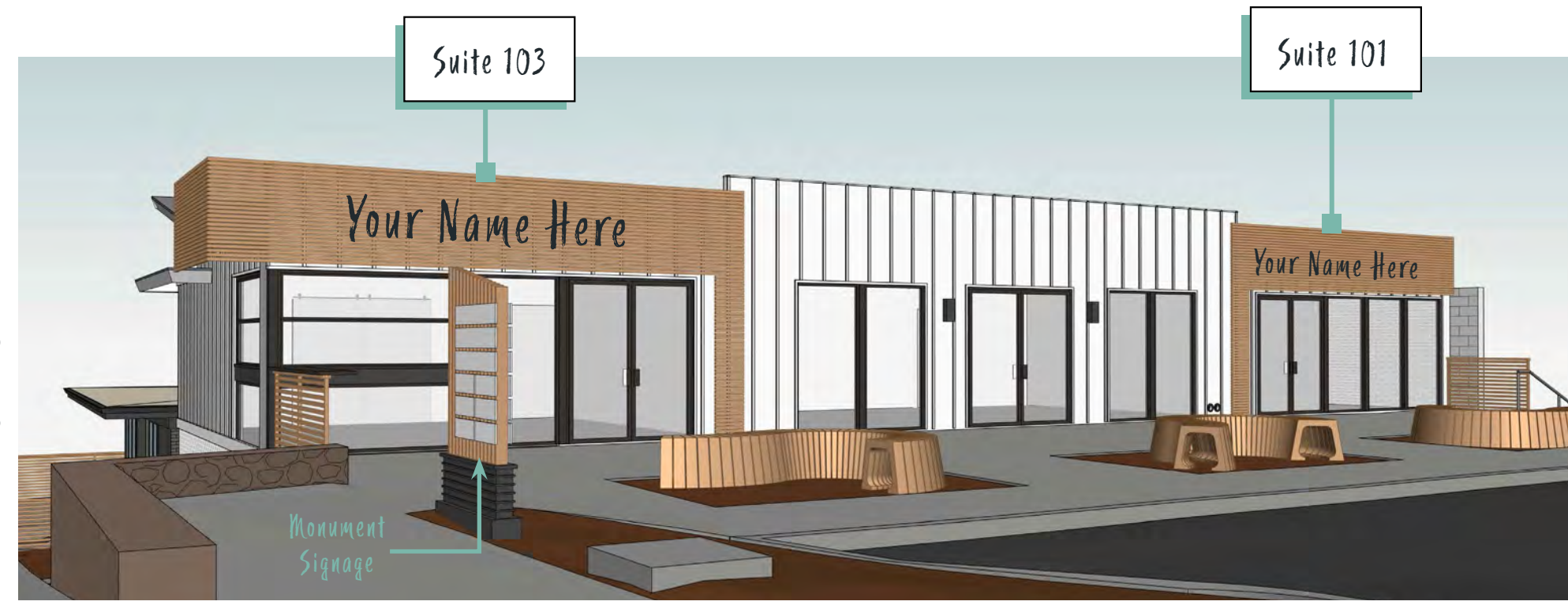
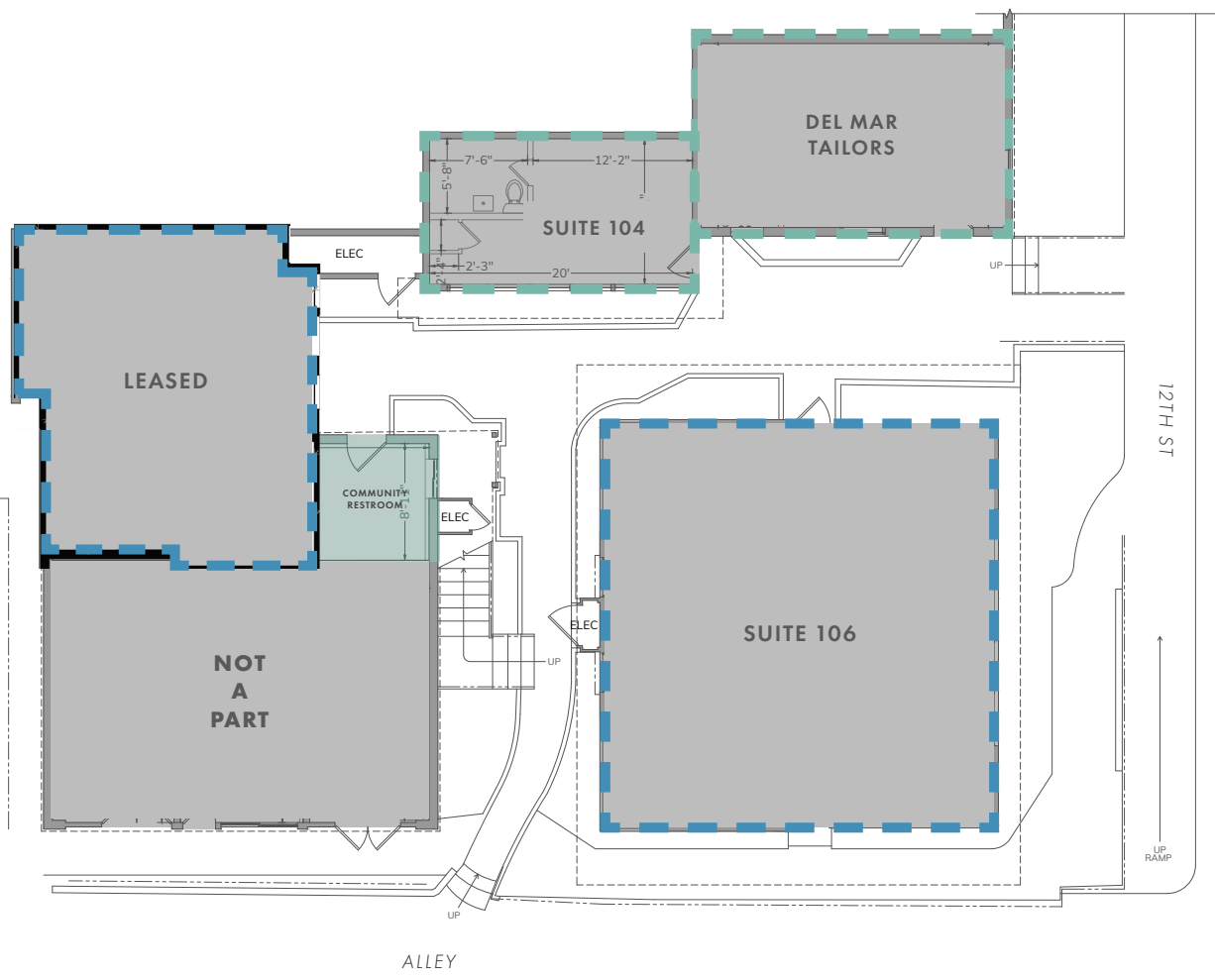
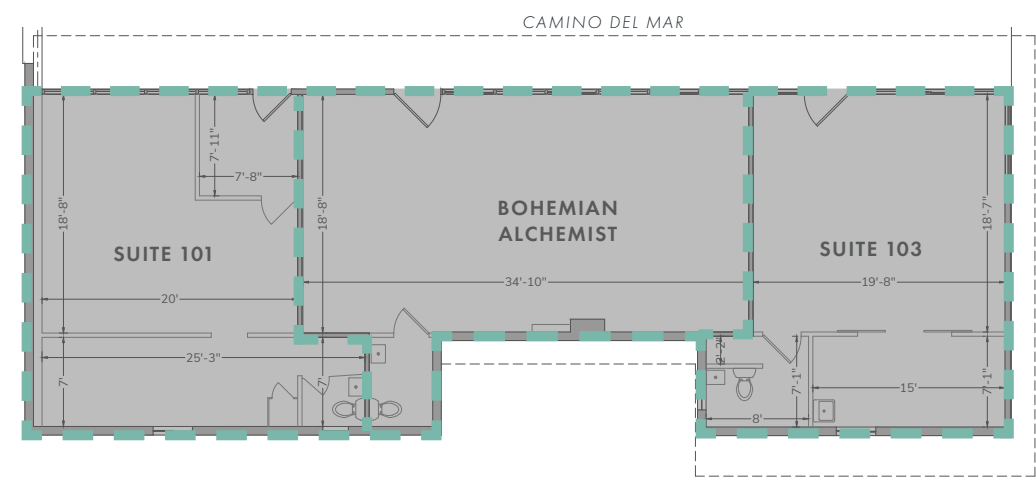
Suite 103
±572 SF | Q2 2025 Delivery

Suite 104
±243 SF | Q1 2025 Delivery

Suite 105
Del Mar Tailors

Suite 106
±1,083 SF | Q4 2024 Delivery

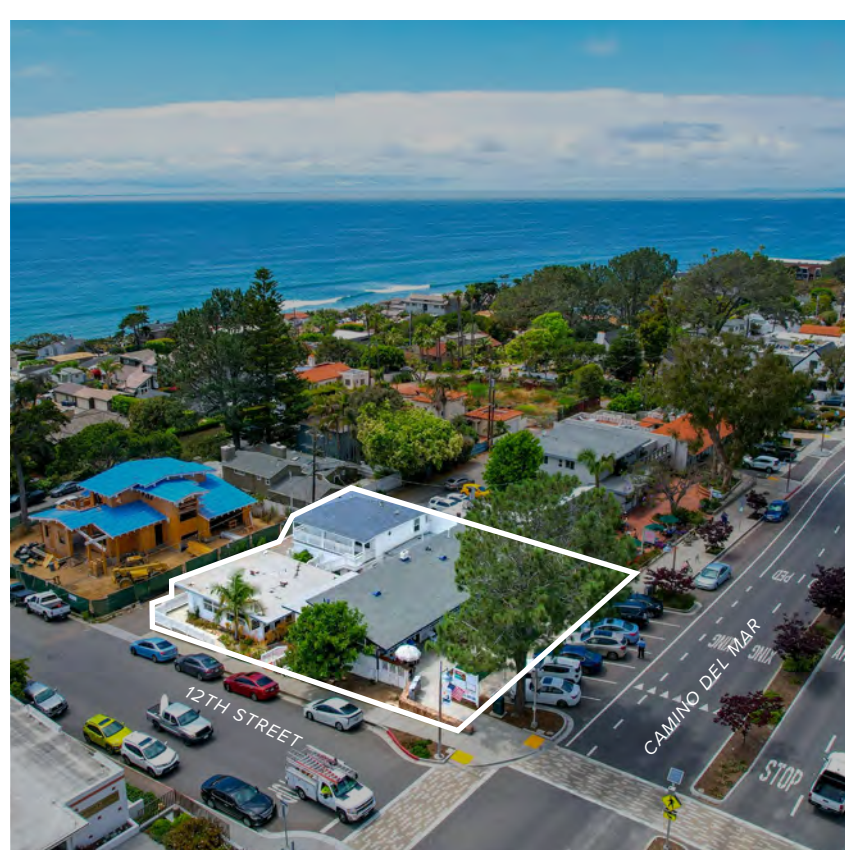
Suite 107
Leased





\$1.78M
Consumer Spending (within 5mi)

18,321
Average Daily Traffic Count



*Hotels,
Restaurants,
Shopping,
Events & More!*



Del Mar

Dating back to the 1880s, Del Mar's old world charm is reflected in the quaint half-timbered Tudor-style architecture. The Village of Del Mar, located between 9th and 15th streets, contains a variety of specialty boutiques and bistro-style patio dining.

The destination for many a celebrity or movie star as well as those with a taste for fast horses, beautiful beaches and award-winning cuisine. Del Mar is a quaint seaside village 20 minutes north of San Diego on the Southern California Coastline. A regular host to events such as the annual County fair, horse races and concerts, Del Mar's breathtaking vistas, world-class golf courses and pristine beaches make it an ideal place to not only live, but visit.

21

Miles of Beach

5

Renown Beaches & Parks

3

World Class Resorts
L'Auberge - Fairmont - Hilton SD

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



*Old world charm,
modern luxury.*

Demographics

Del Mar is known for its quaint half-timbered, Tudor-style architecture. From 1890 to 1940, some American buildings were built based on a medley of late Medieval and early Renaissance styles. European-trained architects, influenced by Old World styles, brought the eclectic, asymmetrical Tudor style here toward the end of the 19th century. Tudor houses were built of solid masonry with elaborate decorative stone and brickwork. The Tudor style fell out of popularity around WWII when a resurgence of patriotism encouraged an appreciation for a more American style, that is, Colonial Revival.

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Daytime Population
8,931

Annual Visitors
2M

Reside a College Degree
78.2%

Median Home Price
\$2M

Median Household Income
\$161,705

[Del Mar] is an icon.

Forbes

A beachside community with a vibrant surf culture and quaint small-town vibes.

TRAVEL+LEISURE

UC San Diego Named Nation's 6th Best Public University

U.S. News & World Report

L'Auberge Del Mar
Top 15 Resorts in California

TRAVEL+LEISURE



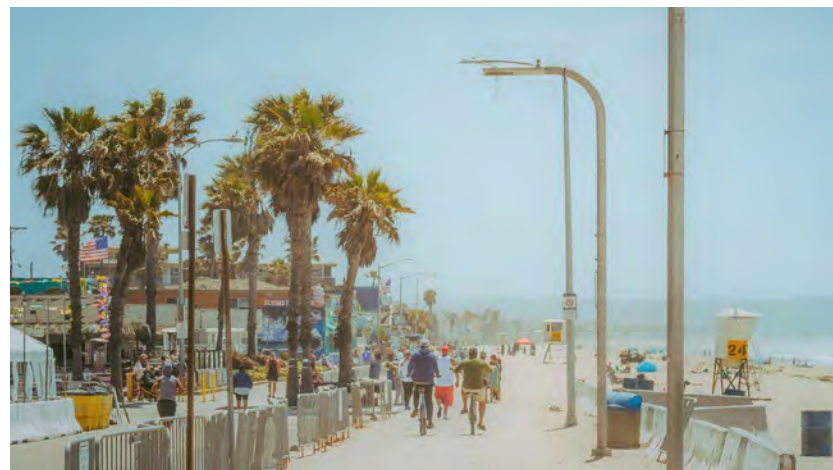
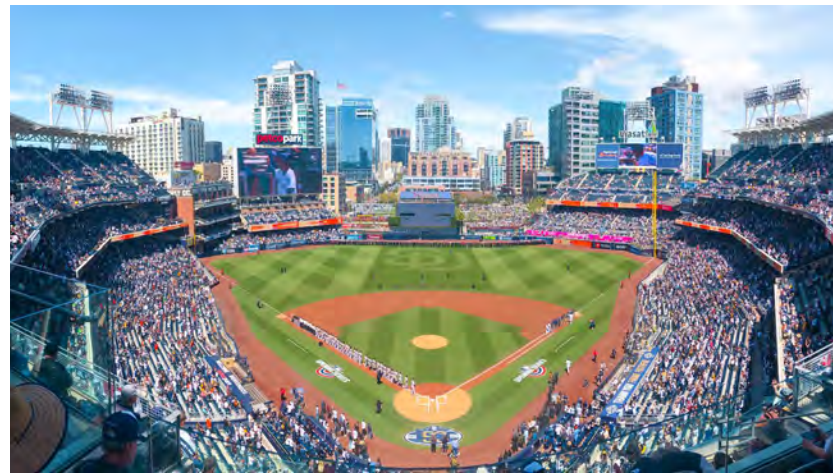
San Diego

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 just to name a few.

America's Finest City is one of the top five cities—alongside Boston, San Jose, San Francisco, and Seattle—with the highest rates of job growth in the technology sector. By 2050, the region is expected to grow by roughly 1 million residents, 500,000 jobs and 330,000 housing units. (SANDAG)

San Diego Is Southern California's Coolest City

TRAVEL+
LEISURE



Visitor Spending Forecast
Predicted to Increase

4-7% every year for the
next five years

Visitors Contribute Over

\$9B every year to San
Diego's economy

Residential Units
Under Construction

10,936 including proposed and
pending construction projects

Visitor Visitors Come
to San Diego

34M every year

Oceanside

Carlsbad

Escondido

Encinitas

Rancho Santa Fe

Solana Beach

Del Mar

Rancho Peñasquitos

THE
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La Jolla

UTC

Pacific Beach

Mission Valley

Downtown

Point Loma

Coronado

Imperial Beach



RENDERING



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THE TORREY AT 12TH