

Palma de la Reina

In Beautiful Rancho Santa Fe

OFFICE & RETAIL FOR LEASE | 5531-5535 CANCHA DE GOLF



NEWMARK

PALMA DE LA REINA

Palma de la Reina offers a 21,868-square-foot, two-story Class A office building and a 10,360-square-foot one-story retail building located at 5531-5535 Cancha de Golf. The property is located in Rancho Santa Fe at the entrance to the Whispering Palms resort community and the acclaimed La Valle Coastal Club & Resort right off of Via de la Valle.

PROJECT HIGHLIGHTS

- An approximate 21,868-square-foot two-story office building
- Approximately 10,254 square feet of retail shops
- Office availability: 7,247 square feet of office available
 - *Suites from 1,026 to 1,869 square feet available
- Retail availability: Several 740-square-foot suites; can be combined up to 1,480 SF
- Ideal office and retail environments
- Located in the premier Rancho Santa Fe submarket
- Parking ratio 4.8/1,000
- Varying suite sizes to accommodate numerous types of tenants including: retail, medical, and office
- Close proximity to restaurants, retail amenities, new residential developments and world-class golf in a coveted neighborhood
- Great accessibility from Interstate 5 off of Via de la Valle (2.7 miles), minutes away from Del Mar, UTC and less than 30 minutes from Downtown San Diego

LEASE RATE

- OFFICE: \$4.25 per square foot + E
- RETAIL: Negotiable



OFFICE LEASING

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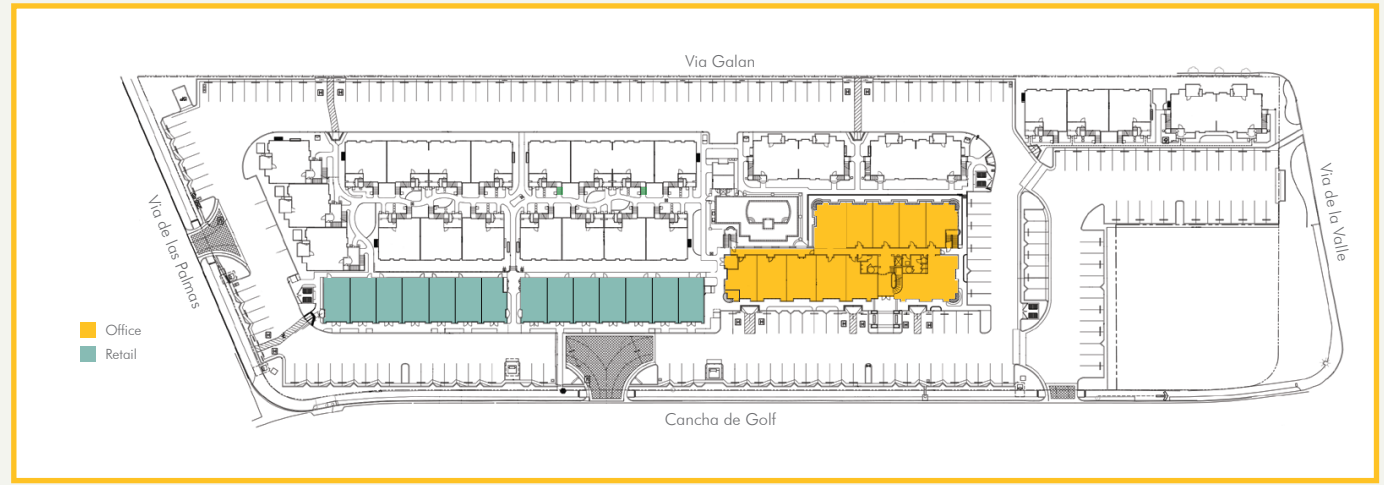
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RETAIL LEASING

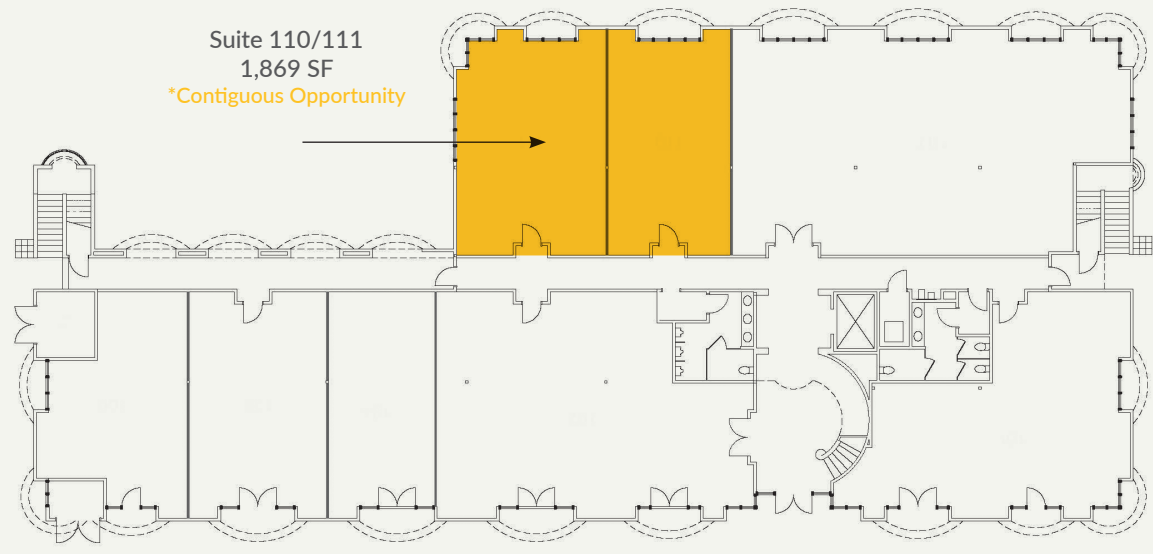


SITE PLAN

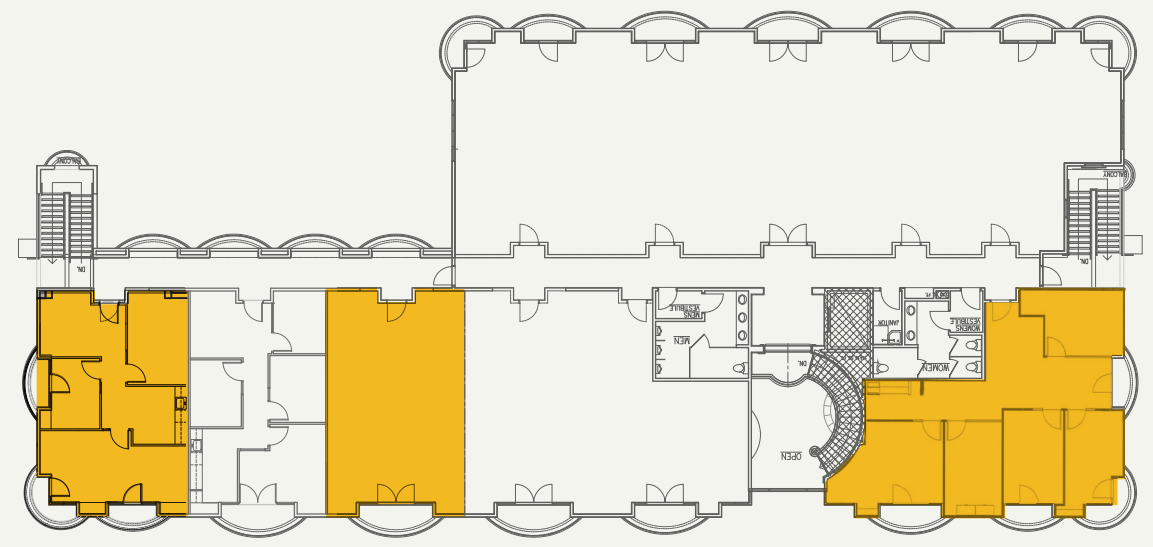


OFFICE | 5531 CANCHA DE GOLF

FIRST FLOOR



SECOND FLOOR

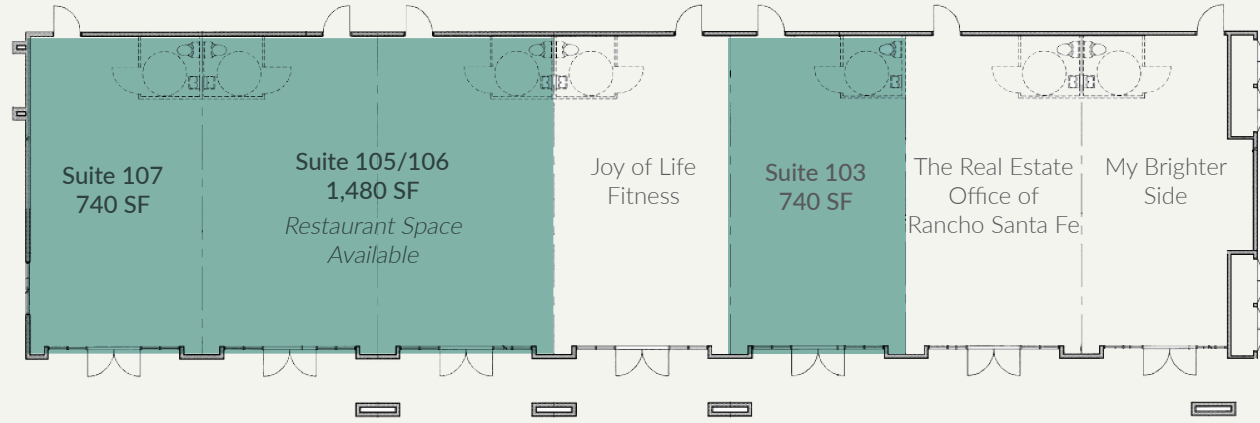


OFFICE SPEC SUITE FINISHES

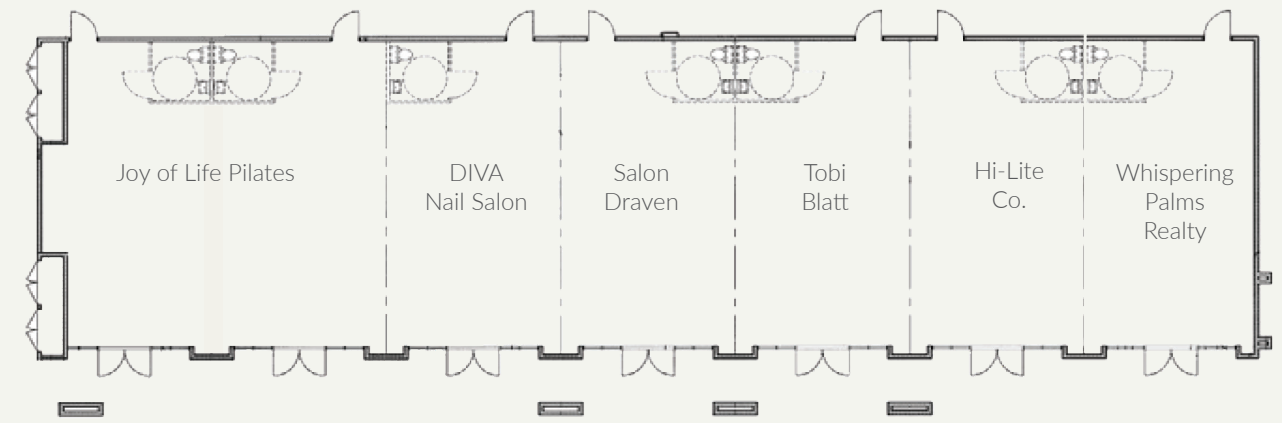


RETAIL | 5533 & 5535 CANCHA DE GOLF

5535 BUILDING

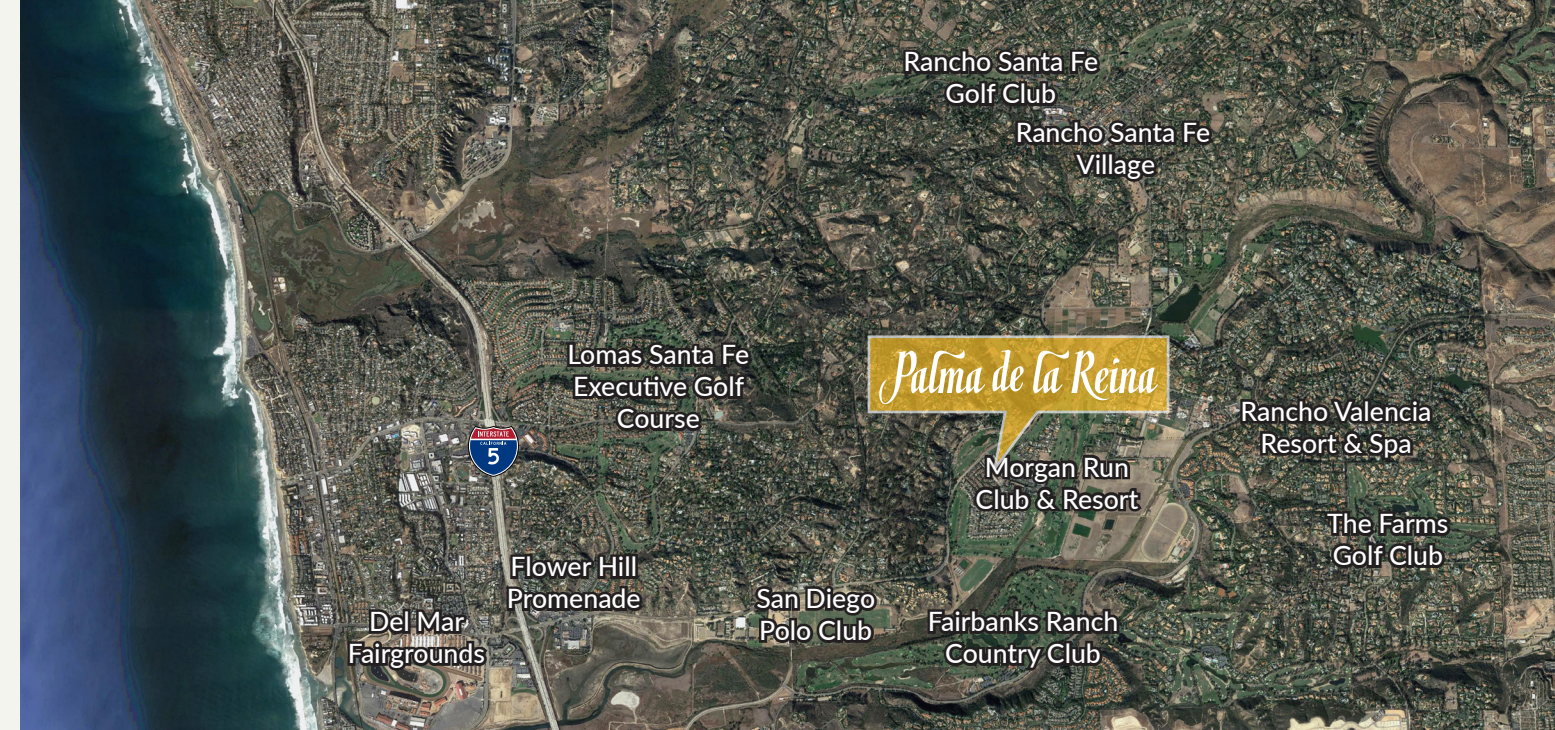


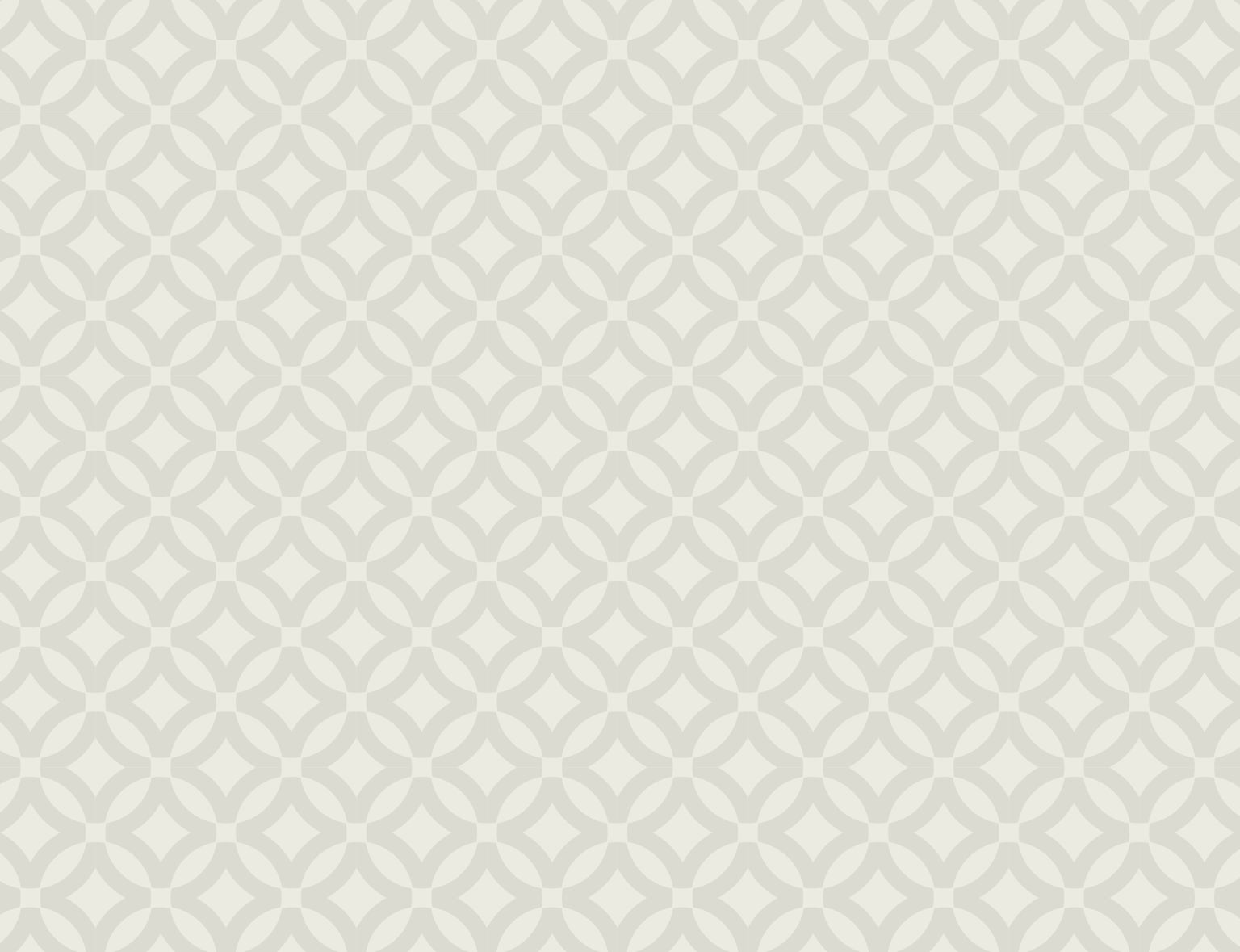
5533 BUILDING



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2024 Population	1,916	46,518	156,867
Total Businesses	104	2,527	8,616
Total Daytime Population	2,235	46,457	152,644
2024 Median Age	54.7	44.8	43.8
HOUSEHOLDS			
2024 Housing Units	978	18,173	62,170
Owner Occupied Housing Units	73.7%	67.2%	65.6%
Renter Occupied Housing Units	14.5%	25.9%	27.1%
Vacant Housing Units	11.8%	6.9%	7.3%
2024 Median Home Value	\$2,000,001	\$1,762,081	\$1,508,224
INCOME			
\$50,000 - \$74,999	4.5%	5.3%	5.8%
\$75,000 - \$99,999	2.8%	4.5%	6.0%
\$100,000 - \$149,999	12.9%	12.0%	14.2%
\$150,000 - \$199,999	10.2%	11.0%	13.5%
\$200,000+	54.0%	53.1%	49.0%
2024 Average Household Income	\$256,152	\$247,949	\$242,847
2024 Median Household Income	\$200,001	\$200,001	\$195,303
2024 Per Capita Income	\$104,599	\$90,499	\$89,447





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