

Symphony at Del Sur - Mixed-Use Development Under Construction

±1,750-7,495 SF Retail/Office Space Available with Exclusive Patio and Rooftop Deck

FOR LEASE

2ND FLOOR & ROOFTOP AVAILABLE | 2ND FLOOR IS DIVISIBLE

GROUND FLOOR - LEASED

CURO
PET CARE

COMING SOON

CURO
PET CARE

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TEMPLETON ST
San Diego, CA 92127

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

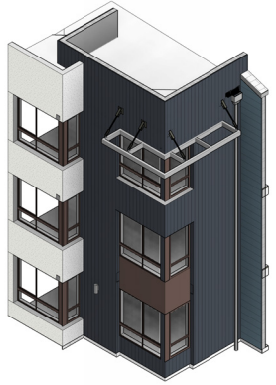
Victor Aquilina
vaquilina@lee-associates.com
D 760-448-1370

Jake Hartbarger
jhartbarger@lee-associates.com
D 419-787-6970

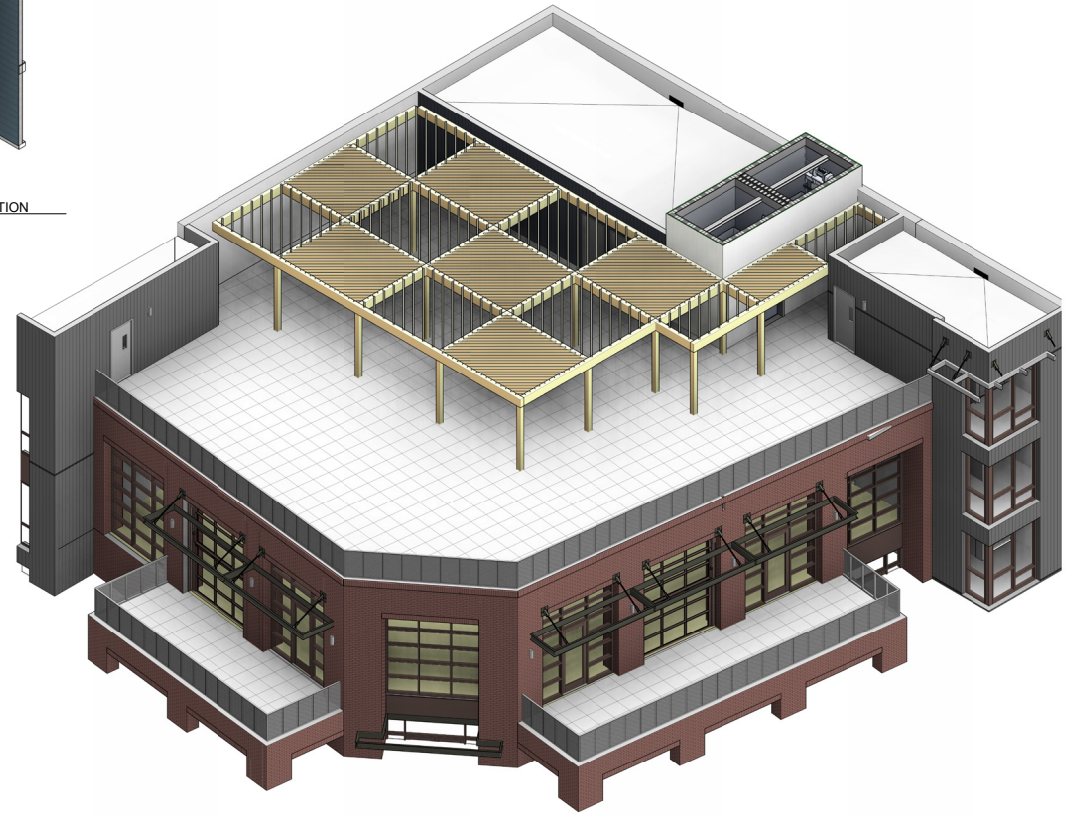
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① RECESSED CORNER WINDOW CONDITION




② RESTAURANT ROOF DECK-AXON



40
Assigned
Parking Spaces



NEW
Construction



171
Residential
Units on Site



Great Retail
Synergy

Property Highlights

INTRODUCING SYMPHONY AT DEL SUR, A NEW \$100M MIXED-USE DEVELOPMENT SET TO OPEN IN SPRING 2026. THIS NEW CONSTRUCTION DEVELOPMENT WILL HOLD 171 APARTMENT UNITS AND A 2-STORY COMMERCIAL SPACE WITH A ROOFTOP DECK ALL WITHIN SAN DIEGO'S DEL SUR NEIGHBORHOOD.

- 11,855 SF OF GROSS LEASABLE AREA
- 3,670 SF GROUND FLOOR WITH DUAL PATIOS (280 SF & 410 SF)
- 3,515 SF SECOND FLOOR WITH DUAL PATIOS (280 SF & 410 SF)
- 3,290 SF ROOFTOP DECK WITH 500 SF BACK OF HOUSE
- 40 RESERVED PARKING SPACES
- ONE PATRON-DEDICATED ELEVATOR
- ONE BACK OF HOUSE ELEVATOR
- STAIR ACCESS

THE PROPERTY OFFERED WILL HAVE STREET FRONTAGE ALONG THE NORTHWEST CORNER OF TEMPLETON STREET AND GARRETSON STREET WITH GREAT VISIBILITY TO CAMINO DEL SUR. THE SUBJECT SITE IS DIRECTLY ADJACENT TO DEL SUR TOWN CENTER WHICH IS RANKED AS A TOP NEIGHBORHOOD CENTER IN THE NATION (95TH PERCENTILE BASED ON PLACER.AI). DEL SUR TOWN CENTER INCLUDES NATIONAL RETAILERS SUCH AS TARGET, SPROUTS, CHICK-FIL-A, AND MORE.



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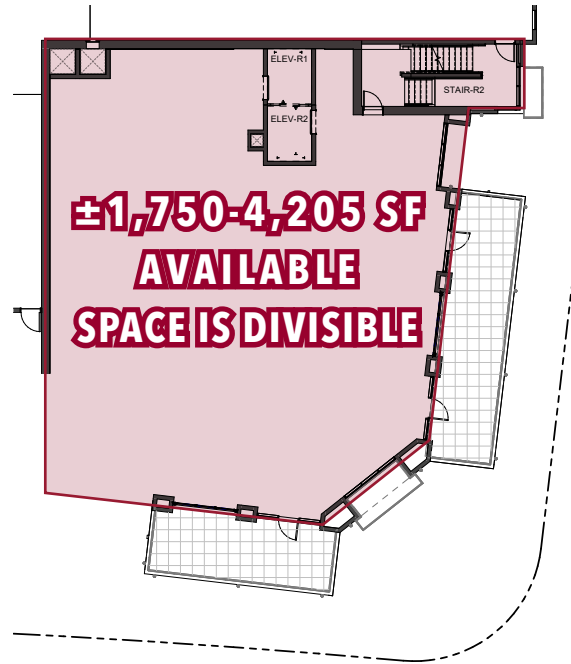
GROUND FLOOR



① COMMERCIAL SPACE - 1ST FLOOR
1/8" = 1'-0"

- 3,670 SF GROUND FLOOR WITH DUAL PATIOS (280 SF & 410 SF)

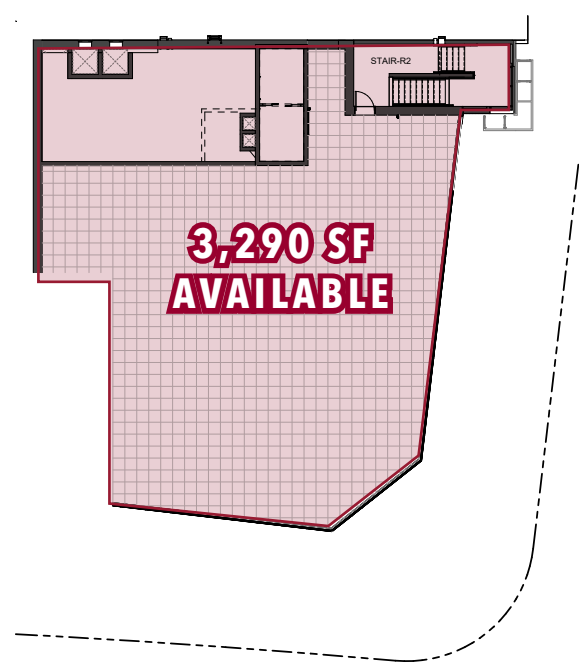
SECOND FLOOR



② COMMERCIAL SPACE - 2ND FLOOR
1/8" = 1'-0"

- 3,515 SF SECOND FLOOR WITH DUAL PATIOS (280 SF & 410 SF)

ROOFTOP DECK



③ COMMERCIAL SPACE - ROOF DECK
1/8" = 1'-0"

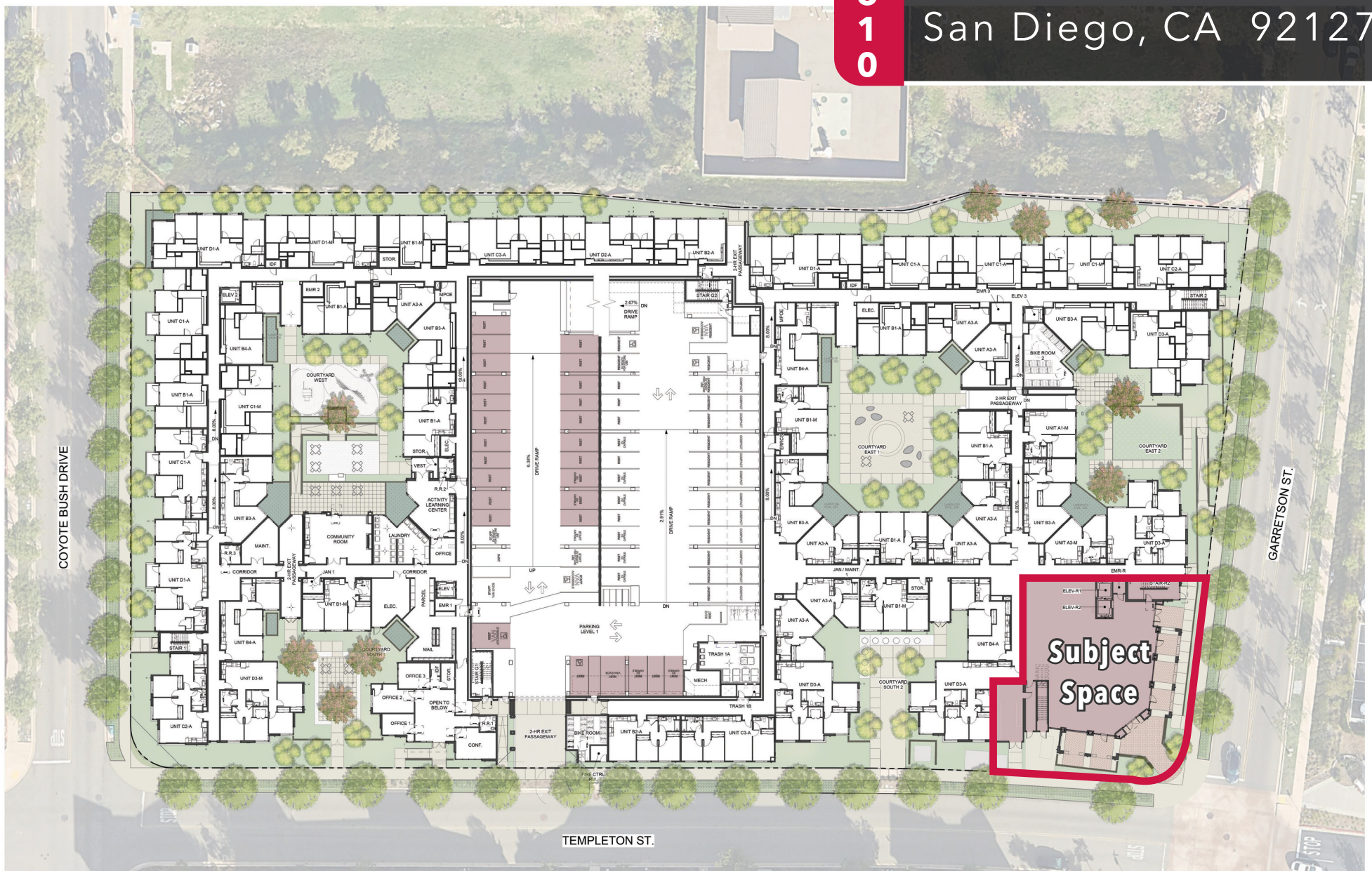
- 3,290 SF ROOFTOP DECK WITH 500 SF BACK OF HOUSE

Commercial Plans by the Floor

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TEMPLETON ST

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Project Site Plan



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Del Sur
Elementary School

Del Norte
High School

cürBAR
Clark Henderson Dental
Coastal Medical Aesthetics

West Coast
Self-Storage
The neighborhood experts!

SDGE

Mitchell1

LASHBAR™ Orangetheory™
FITNESS
Legacy Cleaners

SUBJECT SITE

Skye - Upscale Multi-Family Development
(94 Units)

Fairbanks Terrace
Apartments

TARGET

Avion by Lennar
Homes

Chick-fil-A

±20,000 VPD

DESIGN39
CAMPUS

SPROUTS
FARMERS MARKET

STARBUCKS
COFFEE

Swamis
CAFE

Camino Del Sur

burgerlounge Gor Gai Thai

PONCE'S
MEXICAN RESTAURANT

100%
chiropractic.

PIACERE MIO
RISTORANTE ITALIANO
EST. 2015

Boards & Brew

SUSHI Ren









Bernardo Lakes Dr.

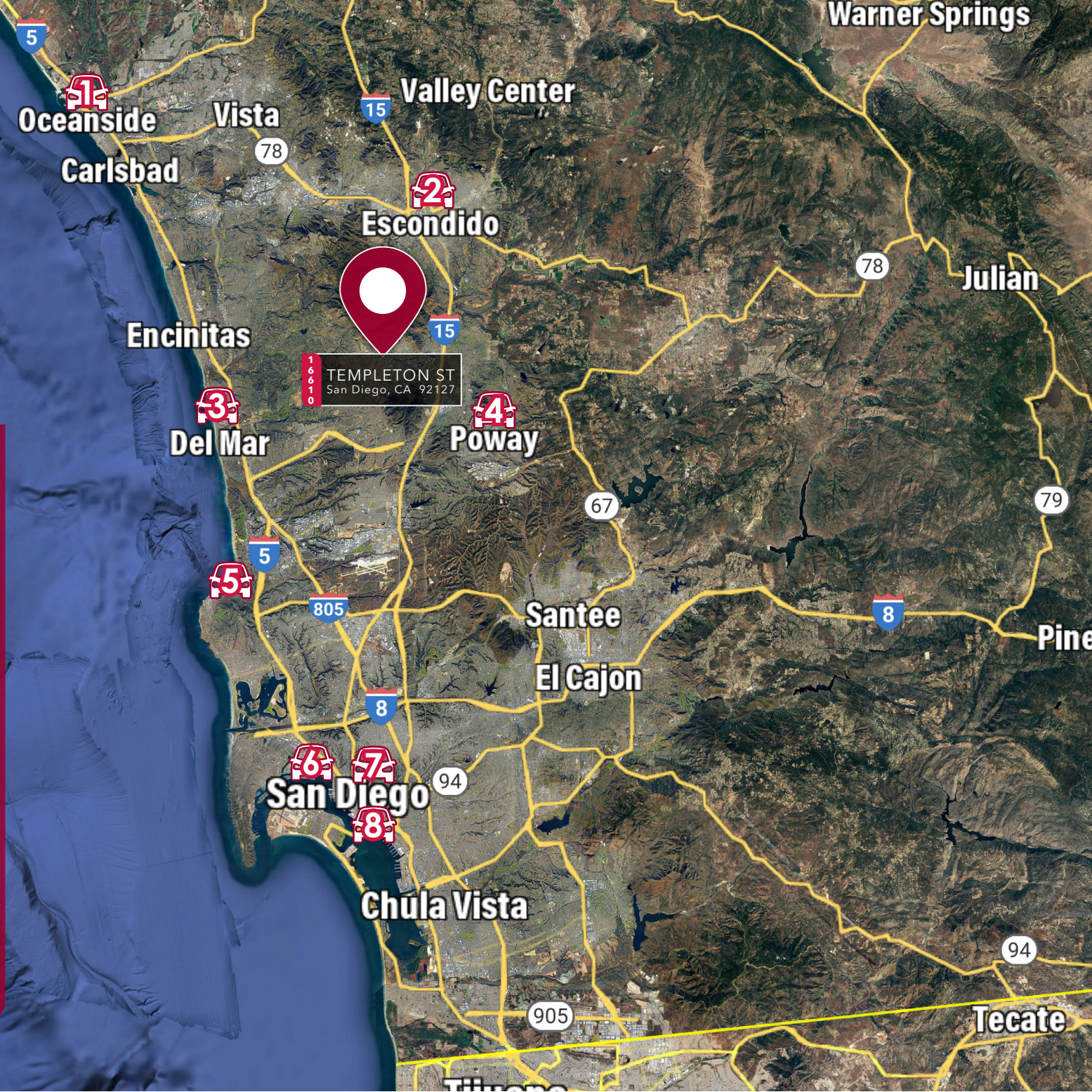
Rancho Santa Fe
Fire Protection District

Tallus Glen



DRIVE TIMES

	Oceanside	36 min
	Escondido	19 min
	Del Mar	25 min
	Poway	18 min
	UCSD	20 min
	San Diego International Airport	35 min
	Balboa Park	29 min
	Gaslamp Quarter	34 min



Del Sur - Market Overview

Del Sur, nestled in the northern part of San Diego, CA, is a master-planned community known for its family-friendly atmosphere and picturesque surroundings. This submarket boasts a mix of modern, upscale homes with charming architectural styles, including Spanish Revival and Contemporary designs. The area is characterized by its well-maintained parks, scenic trails, and top-rated schools, making it an attractive choice for families.

Real estate in Del Sur typically features single-family homes with spacious layouts and community amenities such as pools, clubhouses, and sports courts. The neighborhood enjoys a high quality of life, with a strong sense of community and regular events. Housing prices in Del Sur are generally on the higher end, reflecting the desirability of the area and the quality of local amenities. Overall, Del Sur represents a premium real estate market within San Diego, offering a blend of luxury, convenience, and a welcoming environment.

Demographics

1 MILE - 16,640
3 MILE - 51,623
5 MILE - 152,451
POPULATION

1 MILE - 5,297
3 MILE - 16,936
5 MILE - 54,559
HOUSEHOLDS

1 MILE - \$187,121
3 MILE - \$178,493
5 MILE - \$160,263
AVERAGE HH INCOME



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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

1902 Wright Place, Suite 180
Carlsbad, CA 92008
760-929-9700
lee-associates.com

Victor Aquilina

vaquilina@lee-associates.com
D 760-448-1370
DRE # 01936761

Jake Hartbarger

jhartbarger@lee-associates.com
D 419-787-6970
DRE # 02203197

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