

3702 & 3790 VIA DE LA VALLE | DEL MAR, CALIFORNIA

POLO PLAZA



B R I X T O N

RETAIL SHOPS • LUXURY OFFICES • EXECU-OFFICES™

POLO PLAZA

3702 & 3790 VIA DE LA VALLE
DEL MAR, CALIFORNIA 92104

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B R I X T O N

NEW LOCAL OWNERSHIP

Brixton Capital is a preeminent private real estate investment firm that seeks to generate outstanding, risk-adjusted returns by unlocking embedded value in commercial real estate transactions spanning multifamily and retail properties. Headquartered in San Diego County's Solana Beach, California, Brixton is led by a team of seasoned commercial real estate experts with an average of more than 25 years of experience. Brixton currently owns and operates a portfolio of approximately \$2.0 billion AUM, representing over 12 million square feet of multifamily, retail and land investments across the United States. For more information, visit www.brixtoncapital.com.



POLO PLAZA

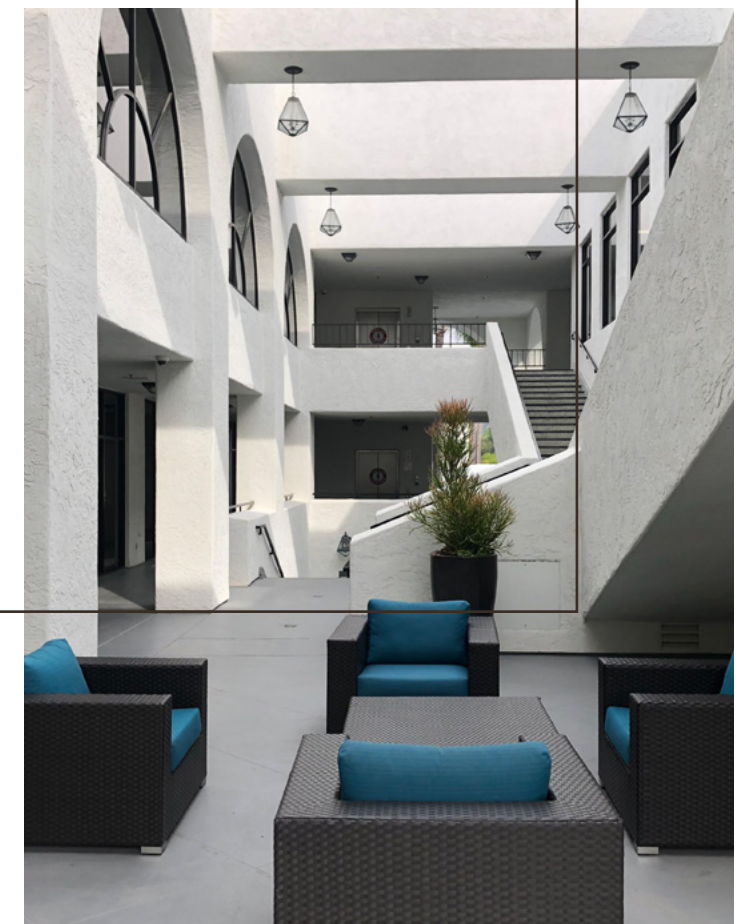


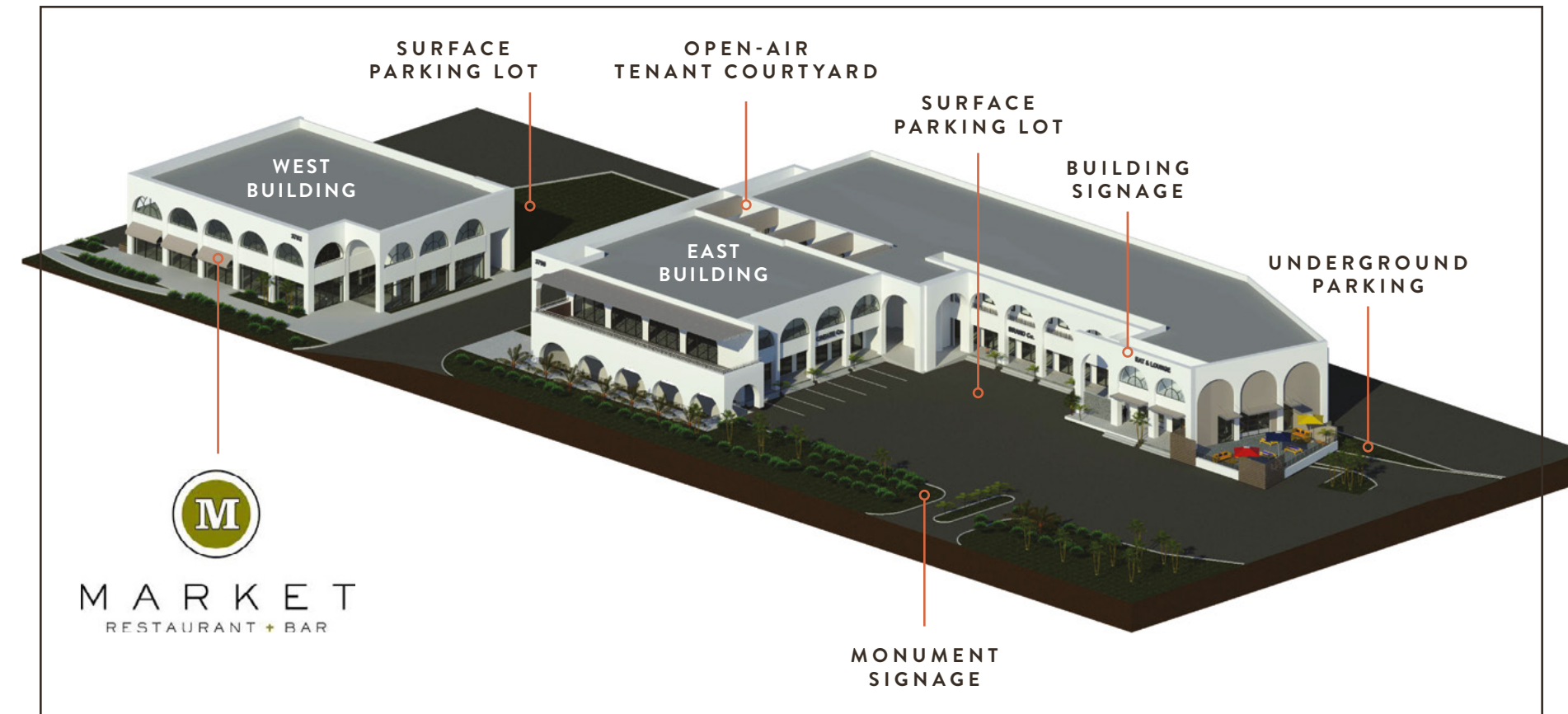
WHERE BUSINESS AND LUXURY CONVERGE

Situated at the threshold between the prestigious residential areas of Rancho Santa Fe and Del Mar, Polo Plaza is where professional and personal life converge. With convenient access to the I-5 freeway and all the nearby North County neighborhoods, the revitalization of this iconic property will turn this exceptional location into a prime destination. Cosmetic improvement plans include a refresh of the façade, new landscaping throughout the project, and a comprehensive new signage program starting shortly.

SOPHISTICATION AT EVERY TURN

Seamlessly blending executive offices with high-end retail spaces, Polo Plaza offers a unique and sophisticated environment for both work and leisure.





AVAILABILITY

3702 VIA DE LA VALLE WEST BUILDING			
Suite	RSF	Available	Comments
103W	3,374	Now	Office Build-Out
202A	855	Now	Office Build-Out
202C	2,636	Now	Spec Suite
3790 VIA DE LA VALLE EAST BUILDING			
Suite	RSF	Available	Comments
100	6,928	TBD	Full-Floor with Patio
210	954	Sep 2024	Office Build-Out
218	2,588	Oct 2024	Creative Office Build-Out with Private Patio



ASKING RATE: \$3.50 NNN
~\$1.15 NETS

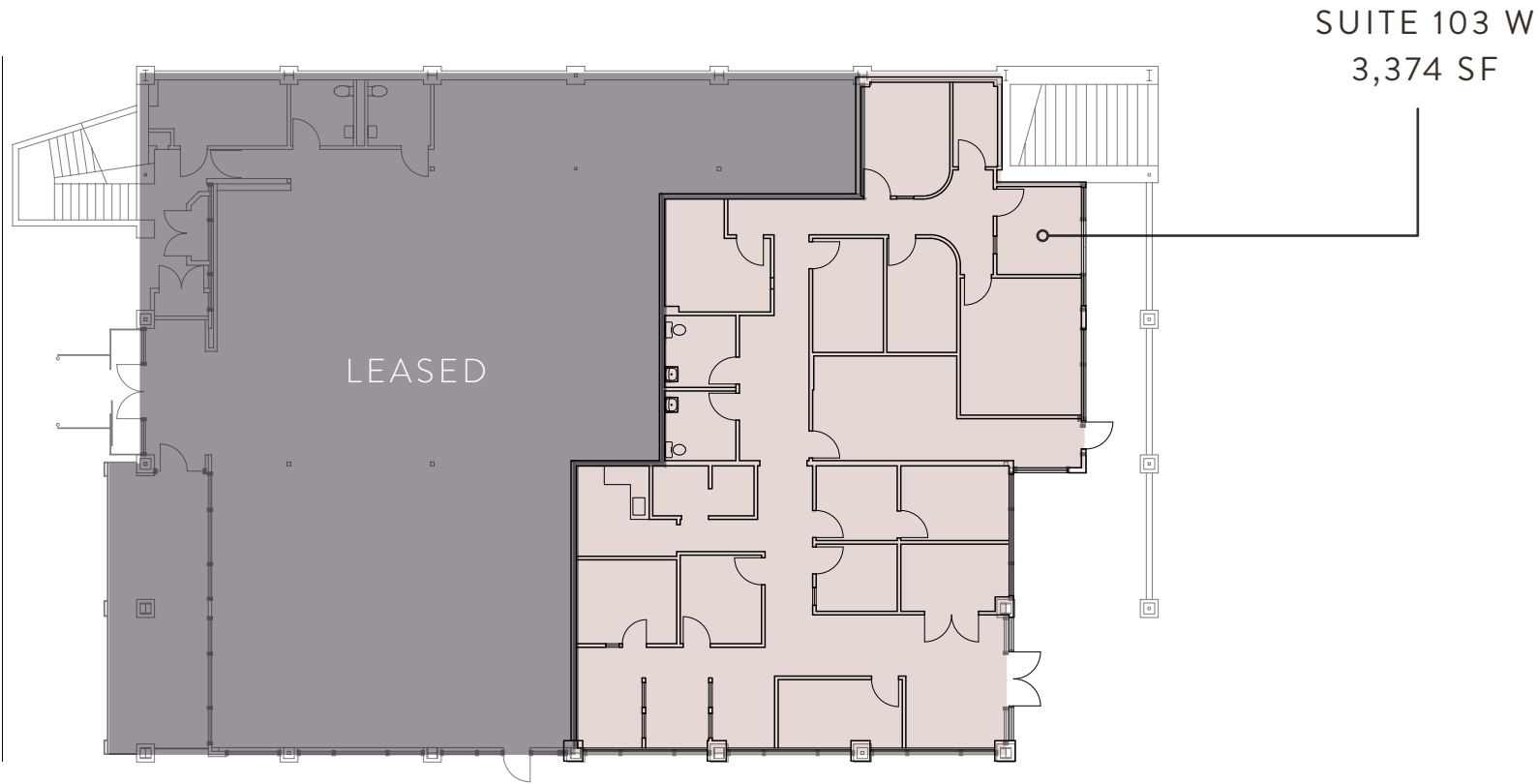
MOVE-IN READY OFFICE SUITES

In line with retail opportunities and ability to accommodate a variety of tenant uses.

3702 VIA DE LA VALLE

WEST BUILDING

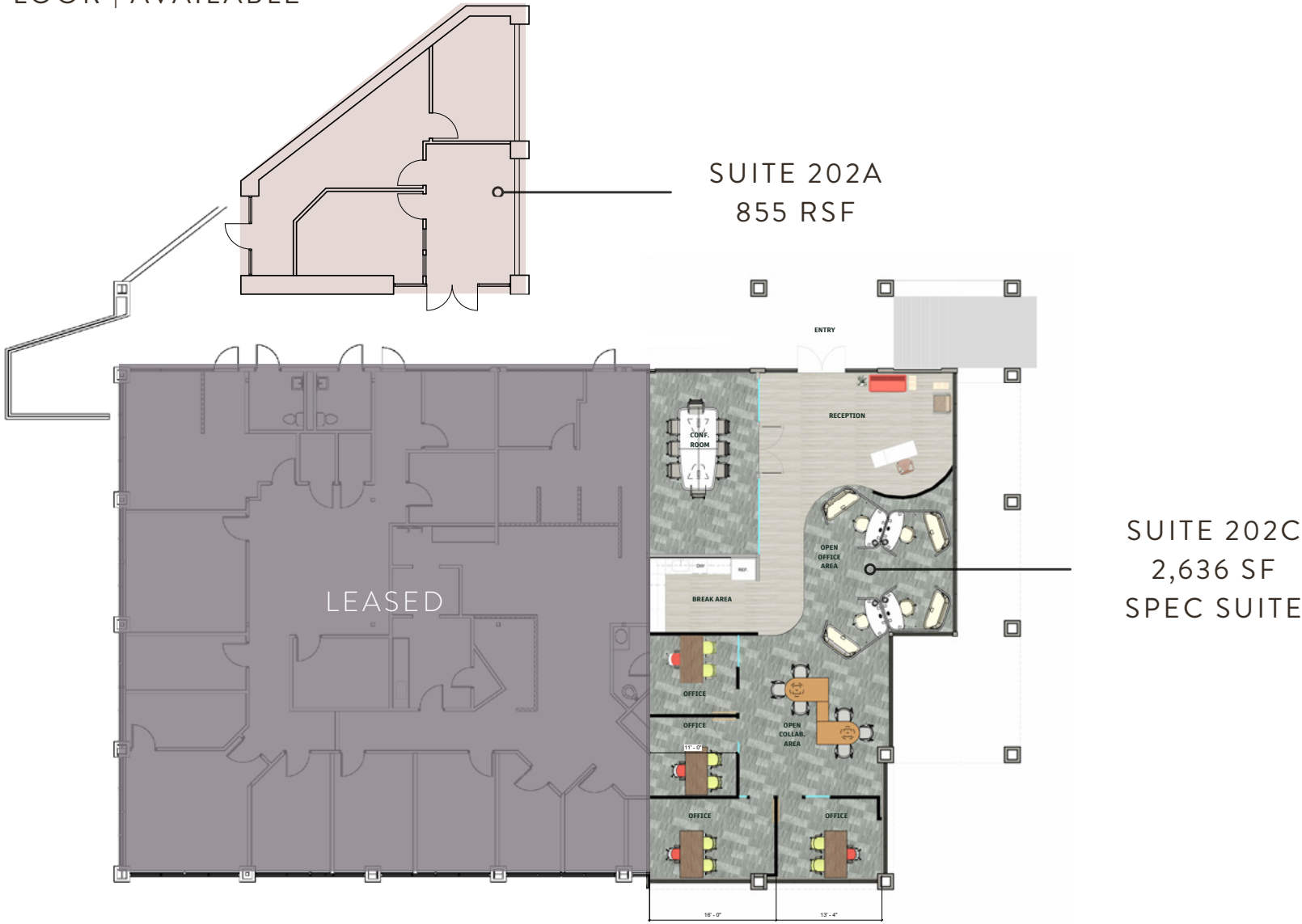
FIRST FLOOR | AVAILABLE



3702 VIA DE LA VALLE

WEST BUILDING

SECOND FLOOR | AVAILABLE



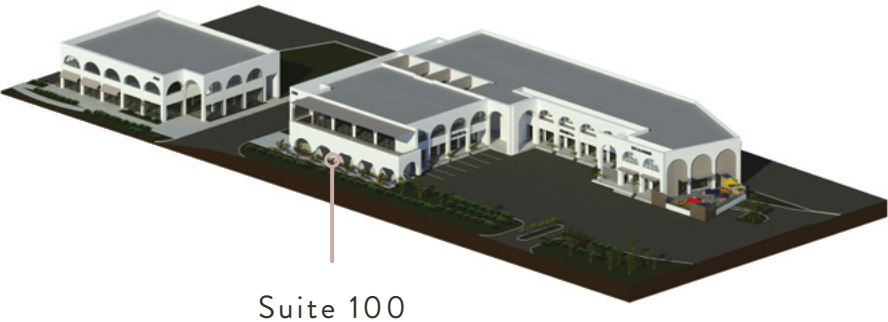
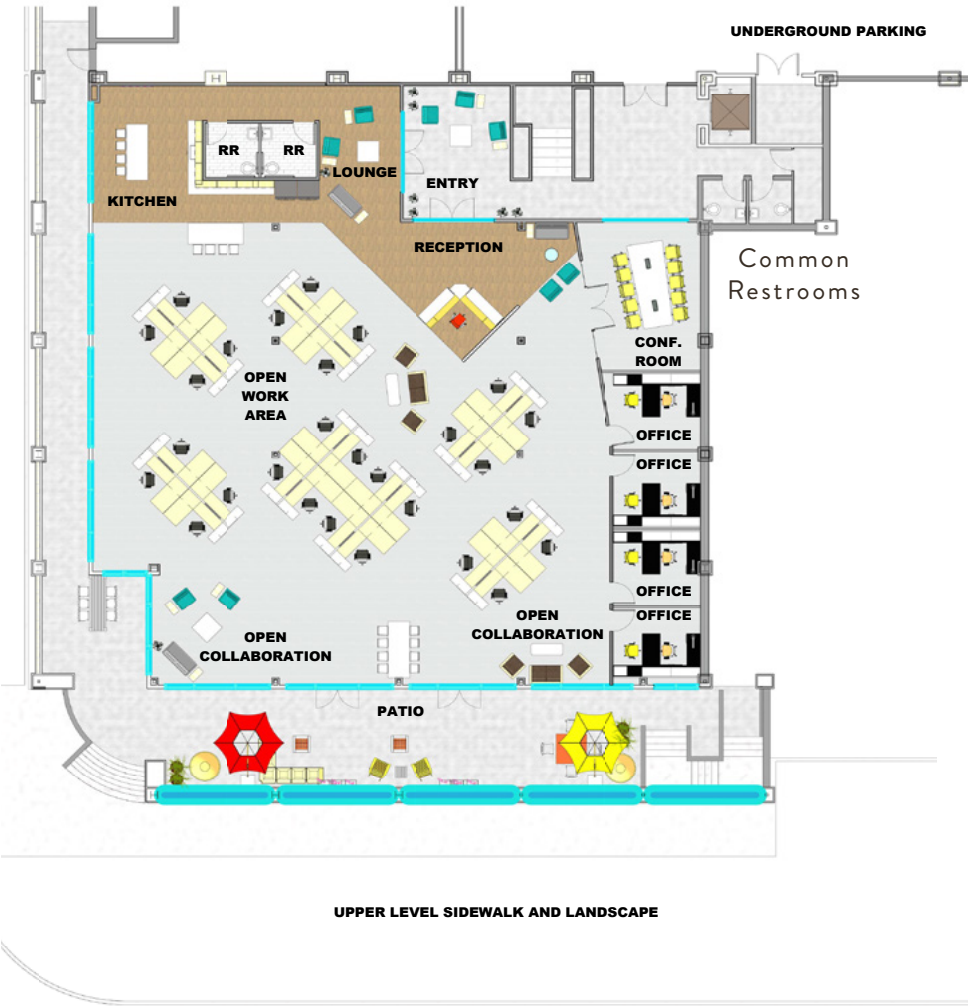
*Surface Parking Available



3790 VIA DE LA VALLE EAST BUILDING LOWER LEVEL SUITE 100 - 6,928 RSF | AVAILABLE PRIVATE PATIO



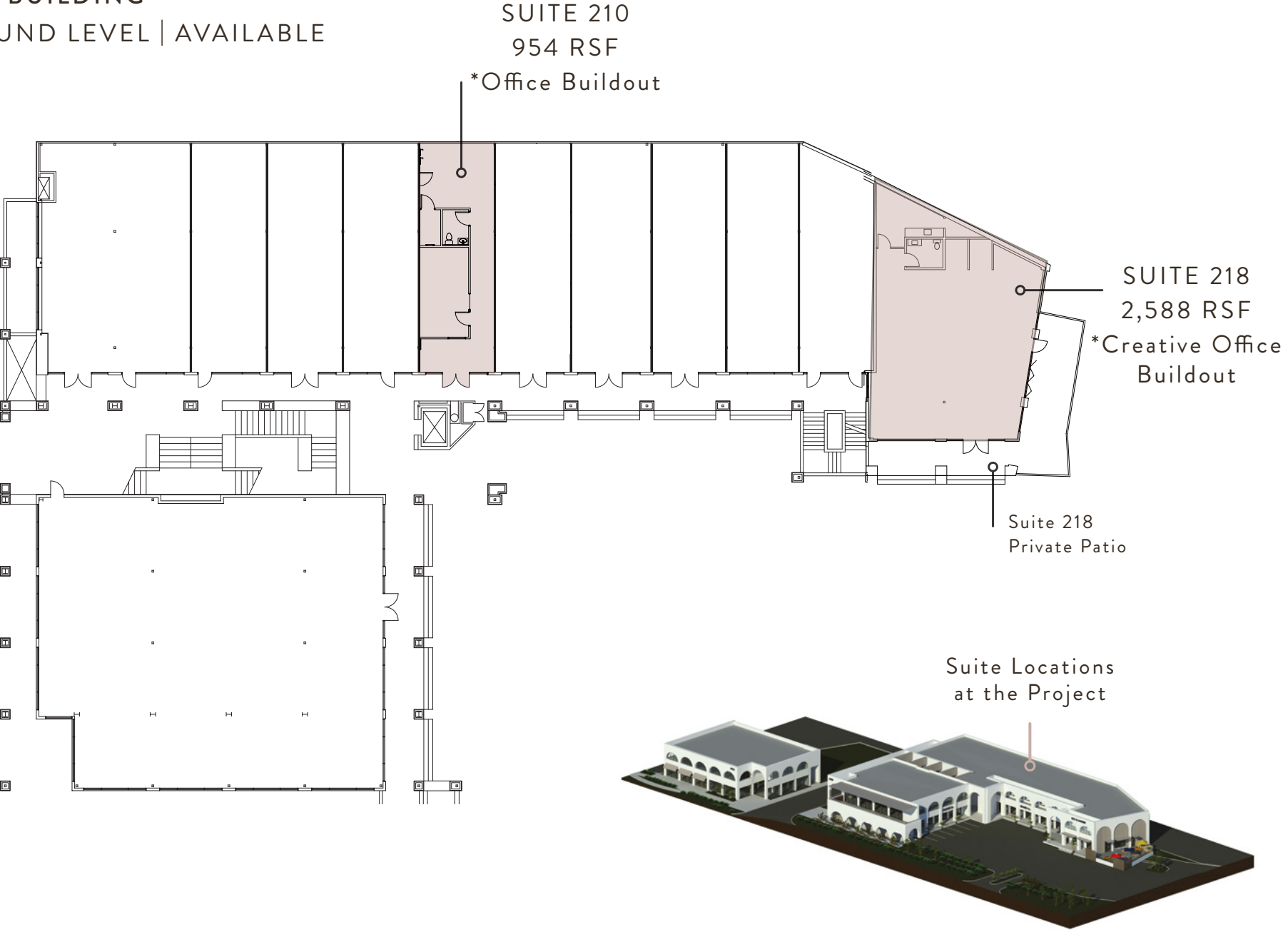
Conceptual Rendering
3790 Suite 100



*Conceptual Plans: Currently in Shell Condition

3790 VIA DE LA VALLE

EAST BUILDING
GROUND LEVEL | AVAILABLE



AREA AMENITIES

SOLANA BEACH

PACIFIC OCEAN

Cedros Avenue
DESIGN DISTRICT

BEACHWALK SHOPPING CENTER

MR. BODHI'S GRUB & SCRUB	YOGASIX	THE BIKING CLUB
Banfield PET HOSPITAL	Solana Beach KITCHEN	Choice
ACHILLES COFFEE ROASTERS	ELEVATE TRAINING	VINO CARTA WINE SHOP & BAR

BRIGANTINE
SEAFOOD & BISTRO BAR

Ranch 45
LOCAL PERURING

FISH MARKET

DEL MAR FAIRGROUNDS

DEL MAR PLAZA

Il Fornaio CUCINA ITALIANA	Yoga Barre	MONARCH
PACIFICA	THE COTTAGE	AMARILLO
URBAN BEACH HOUSE	Kivi Koffee	MARKET VALLEY FARM

DEL MAR

San Andres Dr

Valley Ave

Ida Ave

FLOWER HILL PROMENADE

Milena MEDITERRANEAN RESTAURANT	Starbucks	WELLS FARGO
CUCINA ITALIANA	WHOLE FOODS MARKET	CHIPOTLE MEXICAN BOWL
burgerlounge FRESH BURGERS	RICHARD WALKERS PERFECT BREAD	corepower YOGA

VIA DE LA VALLE



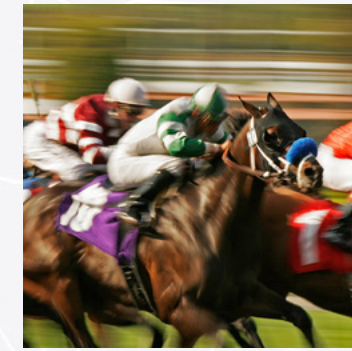
Denny's

Hilton

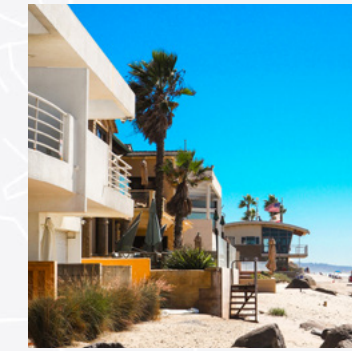
COASTAL KITCHEN



SAN DIEGO COUNTY FAIR



DEL MAR RACES



CITY OF DEL MAR

CHASE

Armstrong Garden Centers
Gardening without Guilt

us bank

MARKET
RESTAURANT + BAR

POLO PLAZA
SUBJECT PROPERTY

DEL MAR SHOPPING CENTER

petco	Chevron	WELLS FARGO
塩水 ENSUI SUSHI	Gelson's	THE GARDEN CENTER
McDonald's	earthbar	MEXICAN FOOD

POLO FIELDS

San Dieguito River

San Dieguito Rd

Caminito Pacific

LA VALLE COASTAL CLUB

FAIRBANKS RANCH COUNTRY CLUB

Fairbanks Ranch CC Lakes

AREA DEMOGRAPHICS

DEL MAR, CALIFORNIA

Nestled along the stunning Southern California coastline, Del Mar offers an idyllic blend of upscale living and natural beauty. Renowned for its pristine beaches, charming village atmosphere, and world-famous racetrack, this coastal gem boasts a delightful Mediterranean climate year-round. With a lively community spirit, top-rated schools, and an array of fine dining, boutique shopping, and outdoor activities, Del Mar is the perfect haven for those seeking a luxurious yet laid-back lifestyle. Whether you're taking a leisurely stroll along the beach, enjoying the scenic ocean views, or partaking in the annual cultural events, Del Mar promises an unparalleled living and working experience.



/ POPULATION

1 Mile	2,204
3 Miles	66,461
5 Miles	136,494

**2023 total population*

/ HOME VALUES

1 Mile	\$2,000,001
3 Miles	\$1,475,310
5 Miles	\$1,422,269

**2023 median home values*

/ AVERAGE INCOME

1 Mile	\$303,021
3 Miles	\$232,987
5 Miles	\$229,472

**2023 average household income*

/ COLLEGE DEGREES

1 Mile	82%
3 Miles	79.8%
5 Miles	76.5%

**Percent of populaton with Bachelor's degree or higher*

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