

*Please Do Not Disturb Tenant



FLOWERHILL

P R O M E N A D E



**FLOCKE &
AVOYER**
Commercial Real Estate

Premier
Restaurant
Space Available

We Are Pleased to Present This Exceptional Opportunity
to Lease a Premium Restaurant Space at
The 165,000 SF Flower Hill Promenade Shopping Center

HIGHLIGHTS

Address: 2720 Via de la Valle Del Mar, CA 92014

Size: 11,156 SF Including upstairs enclosed patio

Rent: Please Contact Broker

First Floor Total Occupancy: 278

First Floor Seating Occupancy: 120

Second Floor Total Occupancy: 135

Second Floor Seating Occupancy: 125

Parking: Abundant parking on premises

The space features an open kitchen, bustling communal bar area, and an intimate glass dining room along with a second floor open air covered patio.

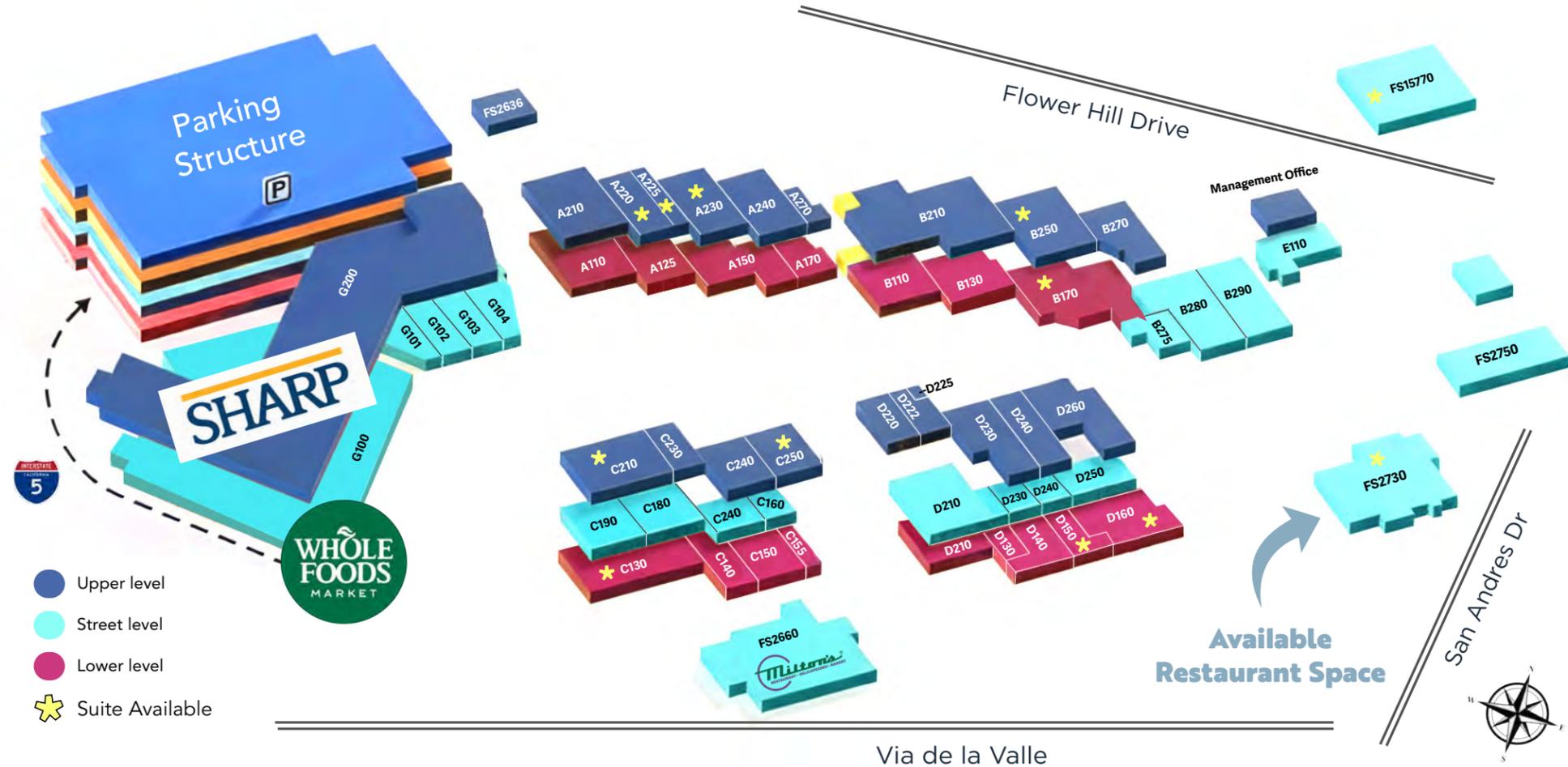
Ideal conversion opportunity for an experienced operator at a fraction of the cost of a new build-out.





Welcome to Del Mar, Flower Hill Promenade Shopping Center

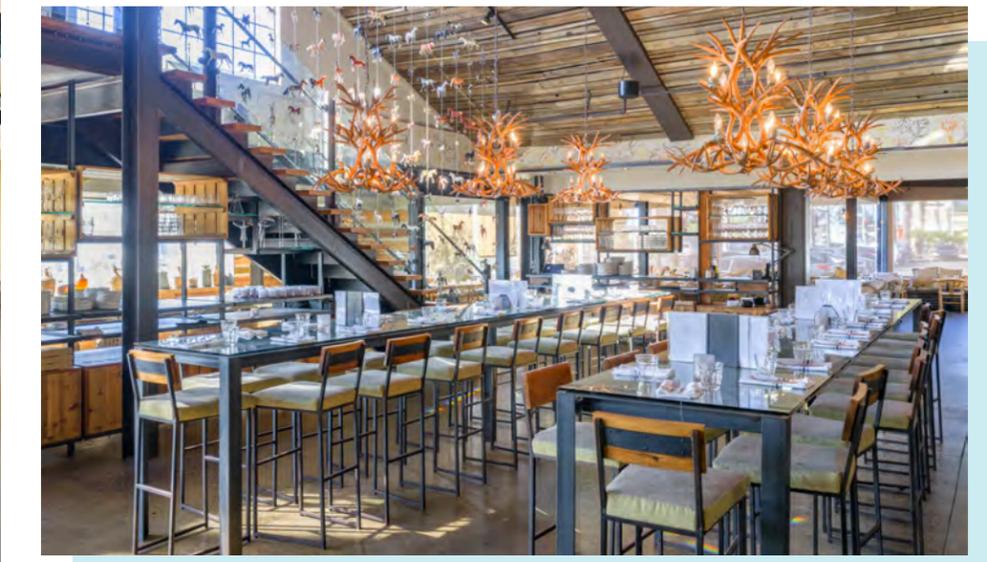
- Opportunity awaits at Flower Hill Promenade in Del Mar, anchored by a top producing Whole Foods
- Prime location with close proximity to the Del Mar Race Track (4 mins), beach (7 mins), transit station (7 mins)
- Neighboring the affluent communities of Solana Beach, Rancho Santa Fe, Encinitas, and Fairbanks Ranch
- Prime location in the desirable community of Del Mar with an average household income over \$270,000
- 927+ convenient parking spaces including a 400-space parking garage



- | | | | | |
|---|--|--|---|---|
| <p>FITNESS:
D160 Bespoke Treatments
B210 CorePower Yoga
C150 If I Was A Bird Yoga
B130 RowVival
B110 SaltVault Hot Pilates</p> <p>HOME & GARDEN:
A125 Lavender</p> <p>JEWELRY:
C155 Bon Jewels
B280 Diamond Boutique</p> | <p>HEALTH & BEAUTY:
D225 Bare Organic Tan
FS2636 Capsyl Salon
A270 Del Mar Brow
D220 Del Mar Nail Lounge
A210 Serotonin Centers
D222 Skybright Day Spa
D140 Sound Cuts
D130 Source Sanctuary</p> <p>CHILDREN'S:
A110 Geppeto's
A150 Sweetpea</p> | <p>RESTAURANTS:
C190 Bacio di Latte
B275 Burger Lounge
B290 Chipotle
FS2730 Cucina Enoteca
D210 Flower Child
FS2660 Milton's
E110 Nectarine Grove
G104 Starbucks
C180 Toastique
G103 Yogurtland
A240 Richard Walker's Pancake House</p> | <p>WOMEN'S FASHION:
D230 Annmarie D'Ercole
C250 Finnia
D240 TRE Boutique</p> <p>SPECIALTY FOOD:
D250 See's Candy
C140 Venissimo Cheese
G100 Whole Foods</p> <p>MEN'S FASHION:
C240 Patrick James</p> | <p>SPECIALTY SHOPS:
B270 Club Champion
A170 Cre8tive DIY
G101 IB Pet
C230 Liberty Tobacco
B270 Optical Illusions</p> <p>SERVICES:
FS2750 Circle K
G102 First Bank
D260 Oakwood Escrow
G200 Sharp Healthcare</p> |
|---|--|--|---|---|



**FIRST FLOOR
DINING ROOM**



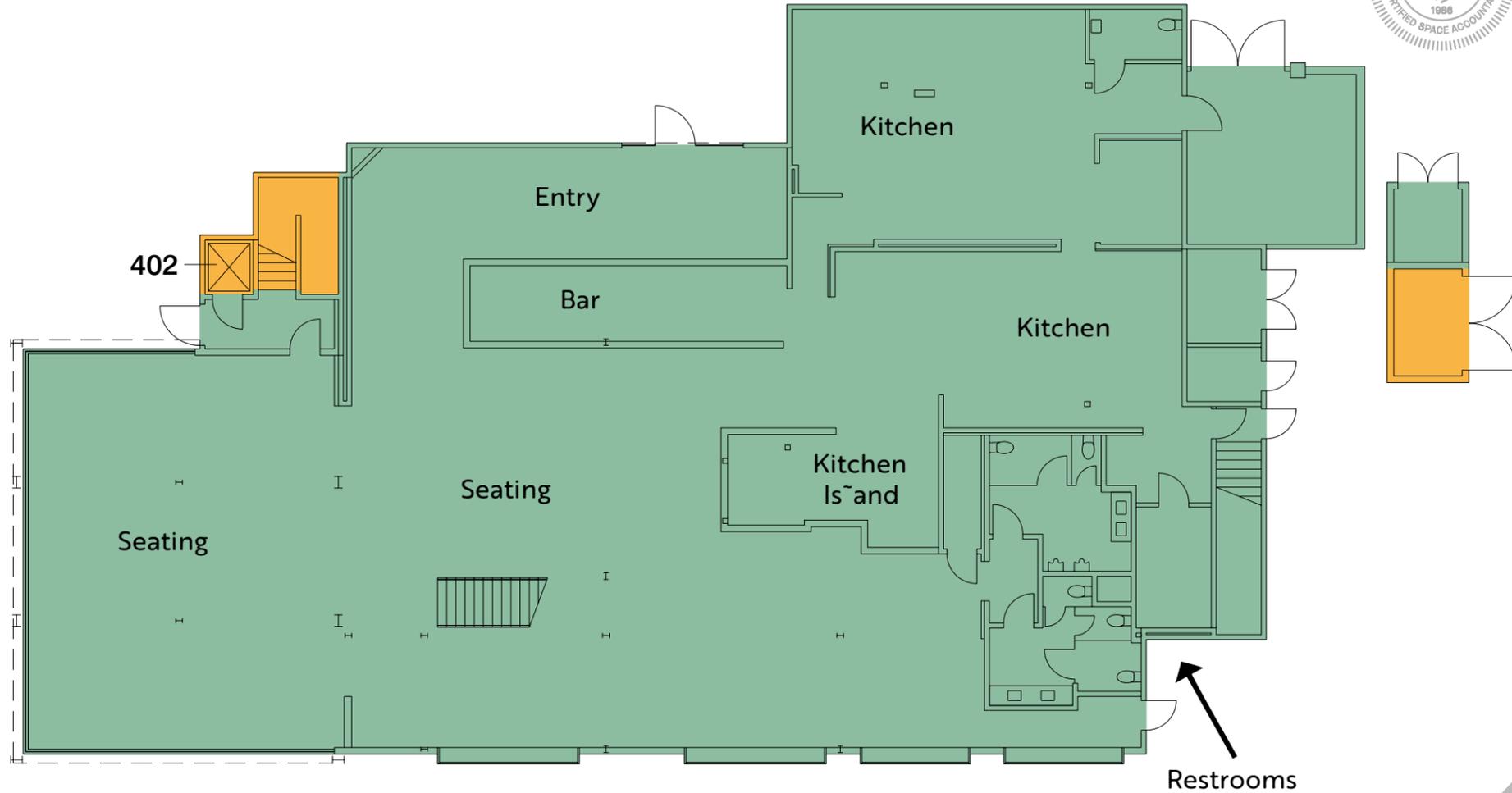
KITCHEN



The space features an open-kitchen concept that creates a dynamic connection between the kitchen and the dining room



First Floor Site Plan



2.4.25 2610 Via De La Valle

Floor 2610 Via De La Valle
Del Mar, CA 92014

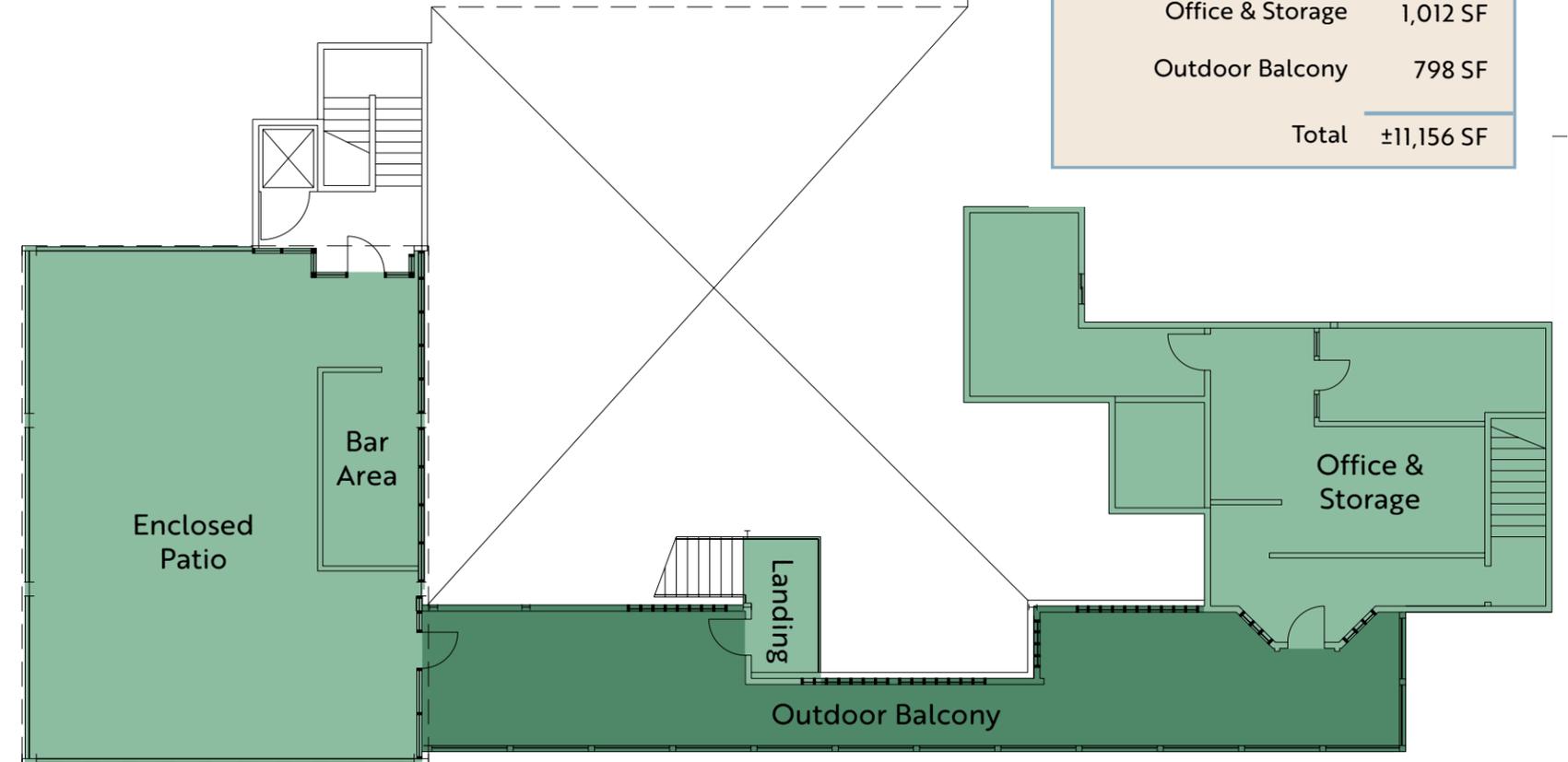
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Report ID 4



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Second Floor Site Plan



Restaurant Size Summary:

First Floor	7,887 SF
Upstairs Enclosed Patio	1,382 SF
Stairwell Landing	77 SF
Office & Storage	1,012 SF
Outdoor Balcony	798 SF
Total	±11,156 SF



2.4.25 2610 Via De La Valle

Floor 2610 Via De La Valle
Del Mar, CA 92014

2730_2

Report ID 4



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**SECOND FLOOR
ENCLOSED PATIO**





EXTERIOR VIEW
Via de la Valle





FLOWERHILL

P R O M E N A D E

LEASING OPPORTUNITIES

For More Information and
to Schedule a Personal Tour,
Please Contact:

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gcourtney@flockeavoyer.com
DRE No. 00952439

STEVE AVOYER
619 280 2600
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Commercial Real Estate

BOARDWALK
INVESTMENTS GROUP

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