

Palma de la Reina

In Beautiful Rancho Santa Fe

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



NEWMARK | PACIFIC

Palma de la Reina

5531-5535 CANCHA DE GOLF
RANCHO SANTA FE, CA 92091



OFFICE LEASING

CONOR EVANS

Vice President
t 858-291-1415
conor.evans@colliers.com
CA RE Lic. #01963596

STEVE BRUCE

Vice Chairman
t 858-922-3056
steve.bruce@colliers.com
CA RE Lic. #01455744

CHRIS HIGH, SIOR

Vice Chairman
t 619-772-2936
chris.high@colliers.com
CA RE Lic. #01734544

JUSTIN WESSEL

Associate Director
t 858-875-5929
justin.wessel@nmrk.com
CA RE Lic. #01946177

RETAIL LEASING

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

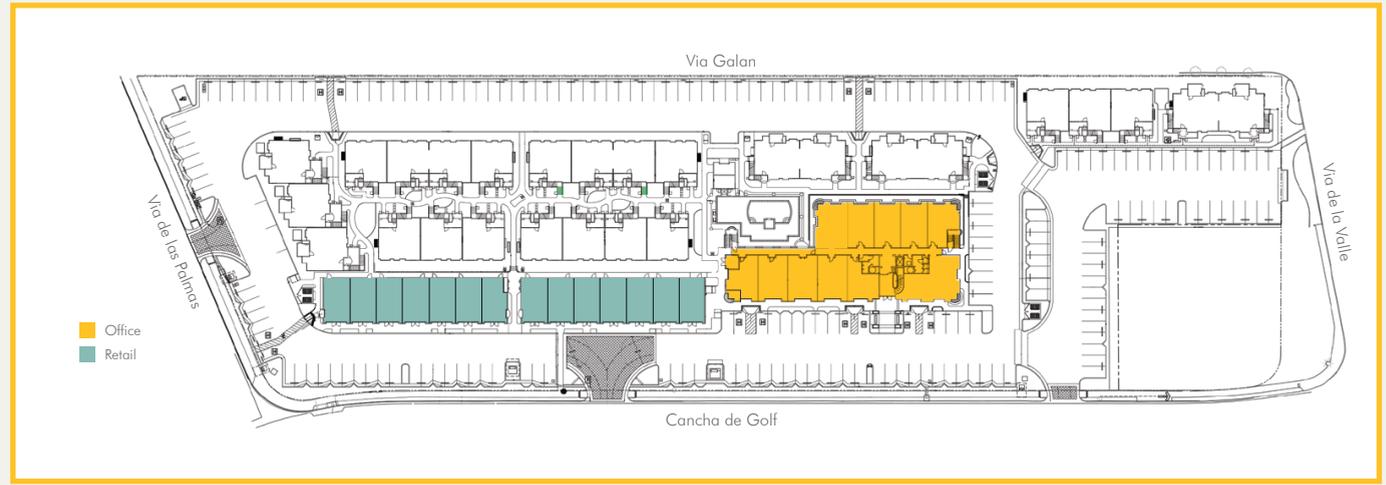
- An approximate 21,868-square-foot two-story office building
- Approximately 10,254 square feet of retail shops
- Office availability: 3,554 square feet of office available
 - *Suites from 869 to 1,659 square feet available
- Retail availability: 2nd Generation Restaurant: 1,480 - 2,220 SF
 - Retail suites: 740 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



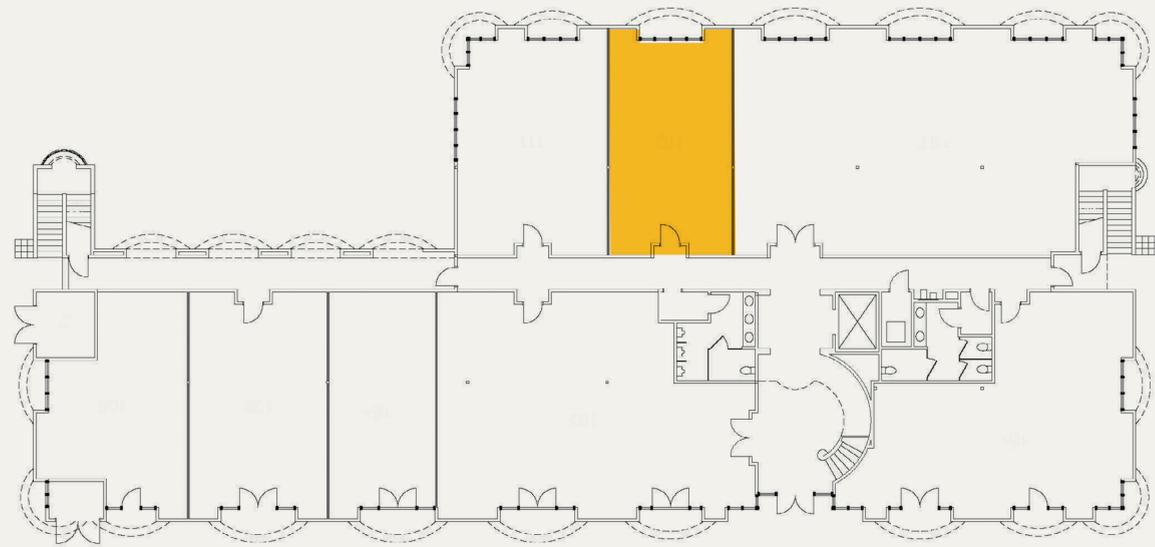
SITE PLAN



OFFICE | 5531 CANCHA DE GOLF

FIRST FLOOR

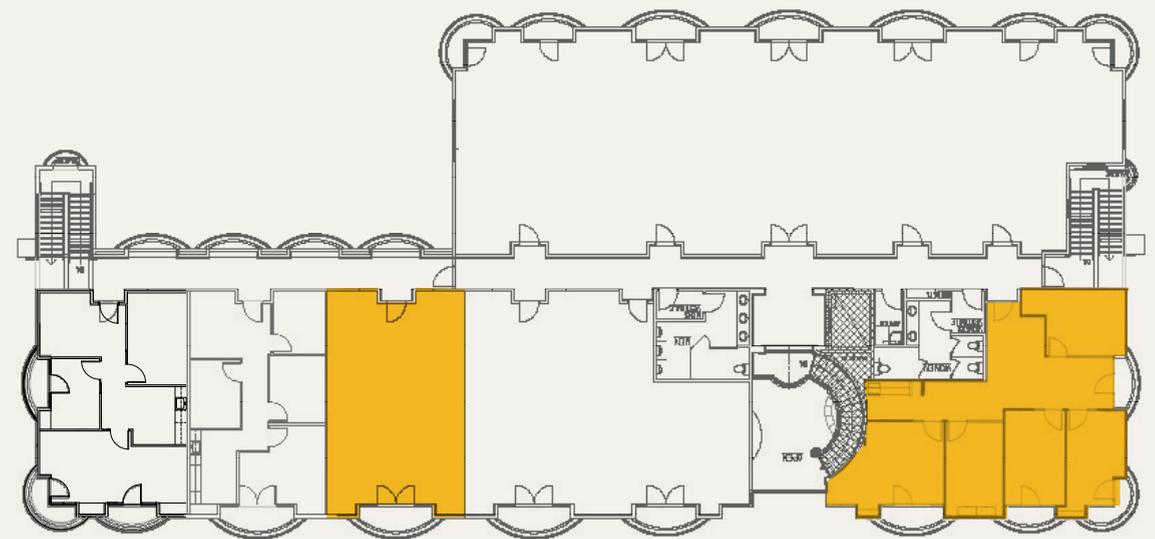
Suite 110
869 SF
Available



SECOND FLOOR

Suite 204
1,026 SF
Shell Condition

Suite 201
1,659 SF
Spec Suite Available

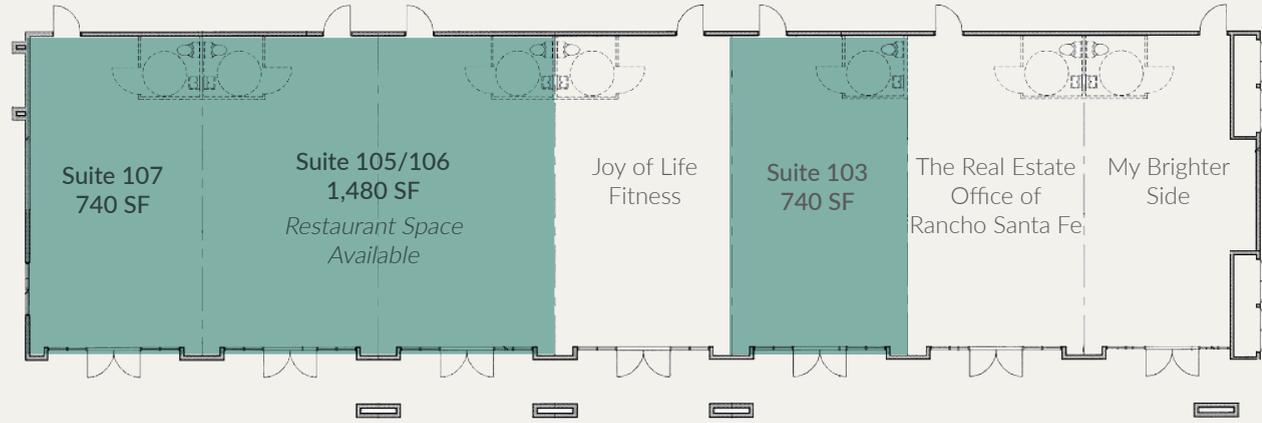


OFFICE SPEC SUITE FINISHES



RETAIL | 5533 & 5535 CANCHA DE GOLF

5535 BUILDING



5533 BUILDING

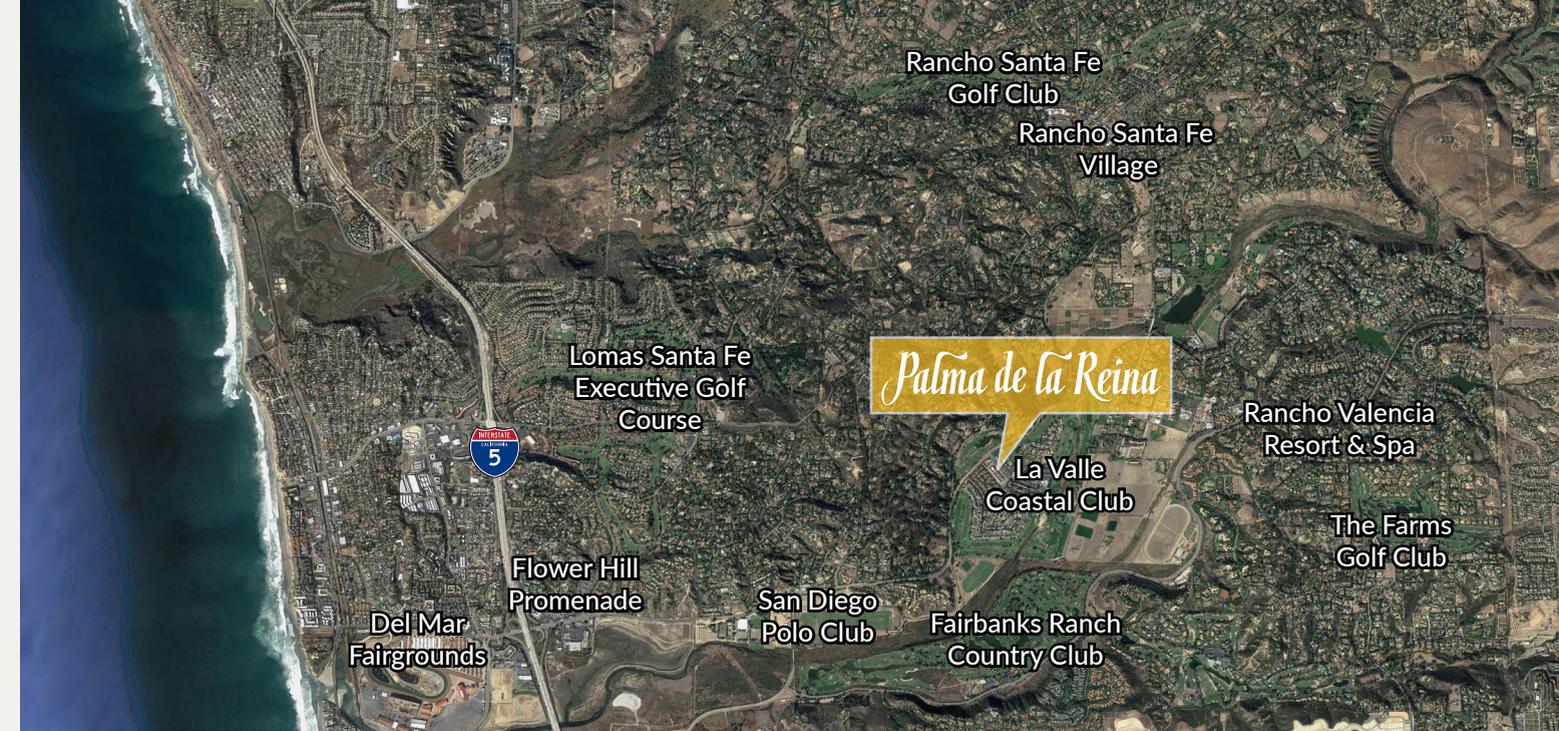


*SUITE 105/106 CAN BE COMBINED WITH SUITE 107 FOR A TOTAL OF 2,220 SF



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2025 Population	1,910	48,896	154,357
Total Businesses	156	2,363	7,754
Total Daytime Population	2,705	48,007	147,793
2025 Median Age	55.0	44.9	44.2
HOUSEHOLDS			
2025 Housing Units	982	19,341	61,770
Owner Occupied Housing Units	73.6%	66.6%	65.7%
Renter Occupied Housing Units	14.6%	26.8%	27.0%
Vacant Housing Units	11.8%	6.6%	7.4%
2025 Median Home Value	\$2,000,001	\$1,848,741	\$1,612,160
INCOME			
\$50,000 - \$74,999	5.0%	5.8%	5.7%
\$75,000 - \$99,999	3.3%	4.7%	5.9%
\$100,000 - \$149,999	11.3%	10.7%	12.6%
\$150,000 - \$199,999	13.0%	12.1%	13.8%
\$200,000+	50.2%	53.4%	51.3%
2025 Average Household Income	\$266,819	\$272,607	\$262,921
2025 Median Household Income	\$200,706	\$209,147	\$203,513
2025 Per Capita Income	\$110,350	\$100,682	\$97,646





OFFICE LEASING

CONOR EVANS

Vice President
t 858-875-3607
conor.evans@colliers.com
CA RE Lic. #01963596

STEVE BRUCE

Vice Chairman
t 858-922-3056
steve.bruce@colliers.com
CA RE Lic. #01455744

CHRIS HIGH, SIOR

Vice Chairman
t 619-772-2936
chris.high@colliers.com
CA RE Lic. #01734544

NEWMARK | PACIFIC

RETAIL LEASING

JUSTIN WESSEL

Associate Director
t 858-875-5929
justin.wessel@nrmk.com
CA RE Lic. #01946177