



DISCOVER THE UNEXPECTED

BOARDWALK  
INVESTMENTS GROUP

**FLOCKE &  
AVOYER**  
Commercial Real Estate



# JOIN THE LOCALS

Flower Hill Promenade, Via de la Valle and I-5, Del Mar, CA





# FLOWER HILL PROMENADE

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Flower Hill Promenade is one of San Diego County's premier destination shopping centers consisting of over 165,000 square feet and a 400-space parking garage.

The property is located in North County San Diego, along I-5 at Via de la Valle in the seaside resort town of Del Mar. Across the freeway from the famous Del Mar Racetrack and San Diego County Fair, Flower Hill Promenade has been serving the upscale communities of Del Mar, Carmel Valley, Rancho Santa Fe, Fairbanks Ranch and surrounding neighborhoods for almost 40 years.

Flower Hill Promenade offers retailers a strong tenant mix of both national and local businesses including Whole Foods, Flower Child, Milton's Deli, Chipotle, Burger Lounge, Starbucks, The Diamond Boutique, Cucina Enoteca, Gepettos and many other specialty shops and restaurants.



LOCATION  
LOCATION  
LOCATION



Via De La Valle

Del Mar Fair Grounds

INTERSTATE 5

232.9K AVERAGE DAILY TRAFFIC

VIA DE LA VALLE

33.6K AVERAGE DAILY TRAFFIC

Flower Hill Promenade, Via de la Valle and I-5, Del Mar, CA



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Flower Hill Promenade, Via de la Valle and I-5, Del Mar, CA

# CENTER STATISTICS

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Everyday conveniences meet the growing demand for retail and restaurant experiences in a unique environment.

The carefully curated tenant mix combines on-trend retailers and notable dining options with health and wellness experiences.

The center's proximity to the city's most affluent neighborhoods and a growing millennial population along the coast make this a dynamic location and community center.



165,000 SQ FT 927+

OF RETAIL, RESTAURANT, HEALTH/ WELLNESS  
AND OFFICE SPACE PARKING SPACES



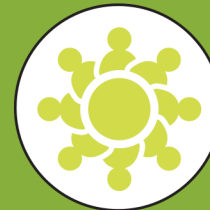
128,010

POPULATION



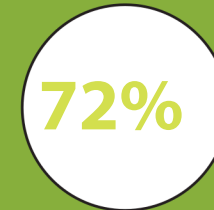
\$269,362

AVERAGE HOUSE  
HOLD INCOME



108,320

DAYTIME  
POPULATION



OVER \$100K

HOUSEHOLD  
INCOMES



COLLEGE  
EDUCATED







## INDULGE

Some of San Diego's best kept fashion secrets are at Flower Hill Promenade. The boutiques are charming and make you feel like you've gone back in time before every shopping center started to look like one another and when shops were run and owned by the people behind the counters. They thoughtfully select each pair of jeans and each pair of shoes. Go ahead. Splurge.



## RELAX

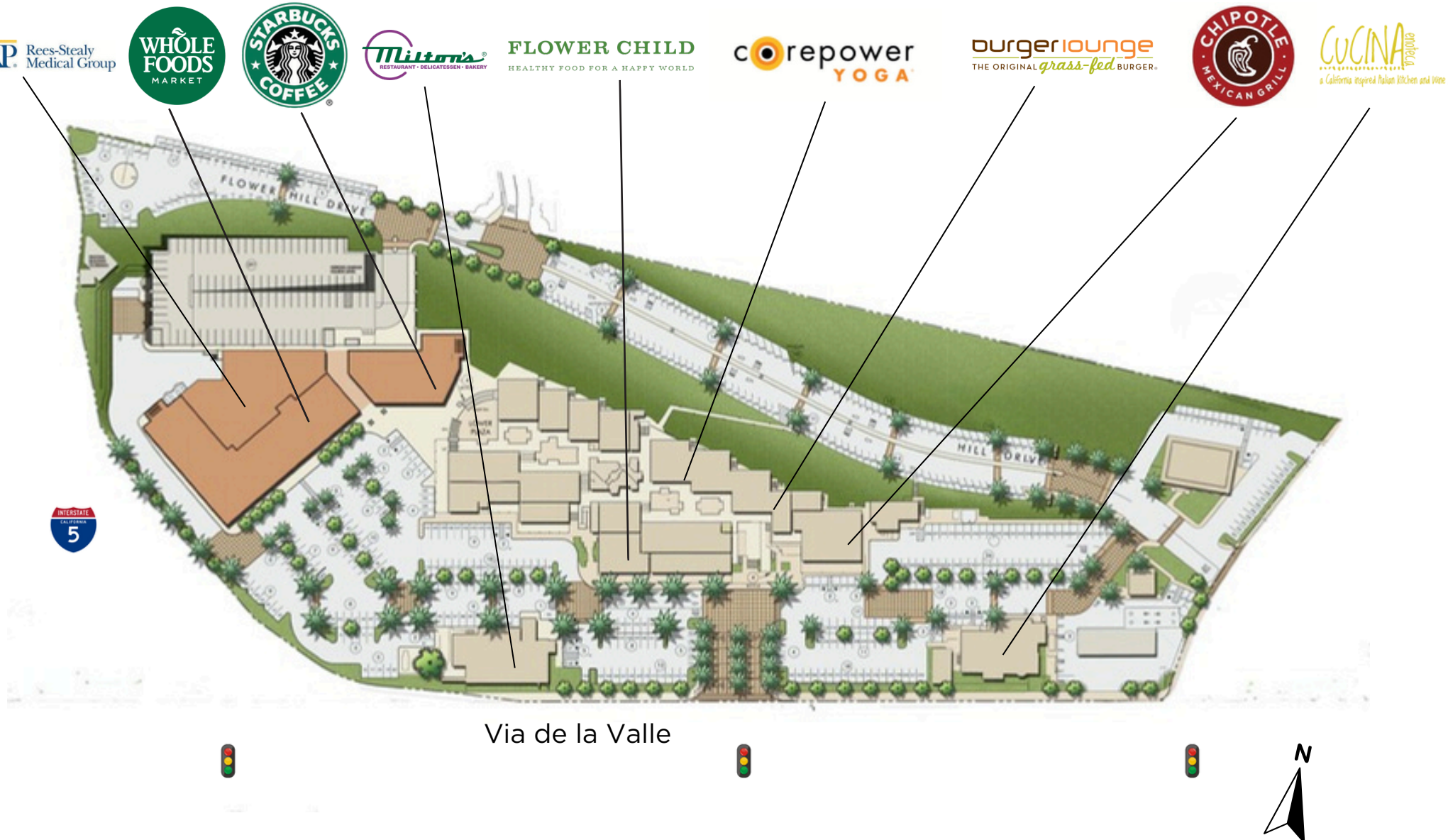
Unwind with an early morning class at CorePower Yoga or treat yourself to a mani/pedi at Del Mar Nail Bar. Escape from the chaos, even if only for an hour.





# SITE PLAN

Flower Hill Promenade



# SITE PLAN







# TENANT DIRECTORY

No.	Tenant	No.	Tenant	No.	Tenant
A-220	Available (1,244 SF)	B-280	Diamond Boutique	D-220	Del Mar Nail Lounge
A-225	Available (622 SF)	B-290	Chipotle Mexican Grill	D-222	Available (617 SF)
A-110	Geppetto's	C-130	Available (2,624 SF)	D-225	Bare Organic Tan
A-125	Lavender	C-140	Venissimo Cheese	D-230	Annmarie D'Ercole
A-150	Sweetpea	C-150	If I Was A Bird Yoga	D-240	TRE Boutique
A-170	cre8tive DIY	C-155	Bon Jewels	D-250	See's Candy
A-210	Serotonin Centers	C-160	Optical Illusion	D-260	Oakwood Escrow
A-230	Van De Vort	C-180	Toastique	E-110	Nectarine Grove Café
A- 240	Richard Walker's Pancake House	C-190	Bacio di Latte	FS-15770	Available 06/26/26 (3,167 SF)
A-270	Del Mar Brow	C-210	Available-Divisible (2,072 SF)	FS-2660	Miltons
B-110	SALT Hot Pilates	C-230	Liberty Tobacco	FS-2636	Capsyl Salon
B-130	RowVival	C-240	Patrick James	FS-2730	Available 12/1/25 (10,846 SF)
B-170	Available (3,388 SF Divisible)	C-250	Finnia	FS-2750	Circle K
B-210	CorePower Yoga	D-210	Flower Child	G-100	Whole Foods
B-250	Available (3,252 SF)	D-130	Source Sanctuary	G-101	IB Pet
B-270	Club Champion	D-140	Sound Cuts	G-102	First Bank
B-275	Burger Lounge	D-150	Available (617 SF)	G-103	Yogurtland
B-280	Diamond Boutique	D-160	Bespoke Treatments	G-104	Starbucks
				G-200	Sharp Healthcare



# NOTABLE PARTNERS

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# LEASING OPPORTUNITIES

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

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