




FLOWERHILL  
PROMENADE

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DEL MAR, CA



# DISCOVER THE UNEXPECTED

# JOIN THE LOCALS



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

# FLOWER HILL PROMENADE

*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, Between the Sheets, Gepettos and many other specialty shops and restaurants.



corepower  
YOGA



FLOWER CHILD  
HEALTHY FOOD FOR A HAPPY WORLD

CUCINA enoteca  
a California inspired Italian Kitchen and Wine Shop



# LOCATION LOCATION LOCATION



## EASILY ACCESSED

just off I-5 Freeway at the Via de la Valle exit

252,100

cars per day drive past on I-5

4 MINS

drive from Del Mar Racetrack and San Diego County Fair

5 MINS

drive from Del Mar Beach

33 MINS

drive from San Diego Airport and Downtown San Diego

# CENTER STATISTICS

*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.

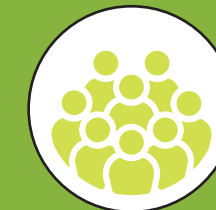
*The center's proximity* to the city's *most affluent neighborhoods* and a growing millennial population along the coast make this a dynamic location and community center.



165,000 SQ FT  
OF RETAIL, RESTAURANT,  
HEALTH/WELLNESS  
AND OFFICE SPACE



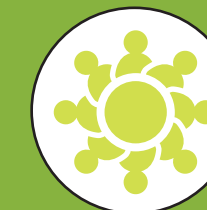
927+  
PARKING  
SPACES



120,169  
POPULATION



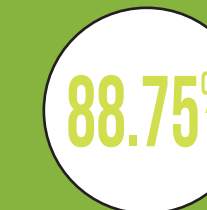
\$172,152  
AVERAGE HOUSE  
HOLD INCOME



127,382  
DAYTIME  
POPULATION



60.47%  
OVER \$100K  
HOUSEHOLD  
INCOMES



88.75%  
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.

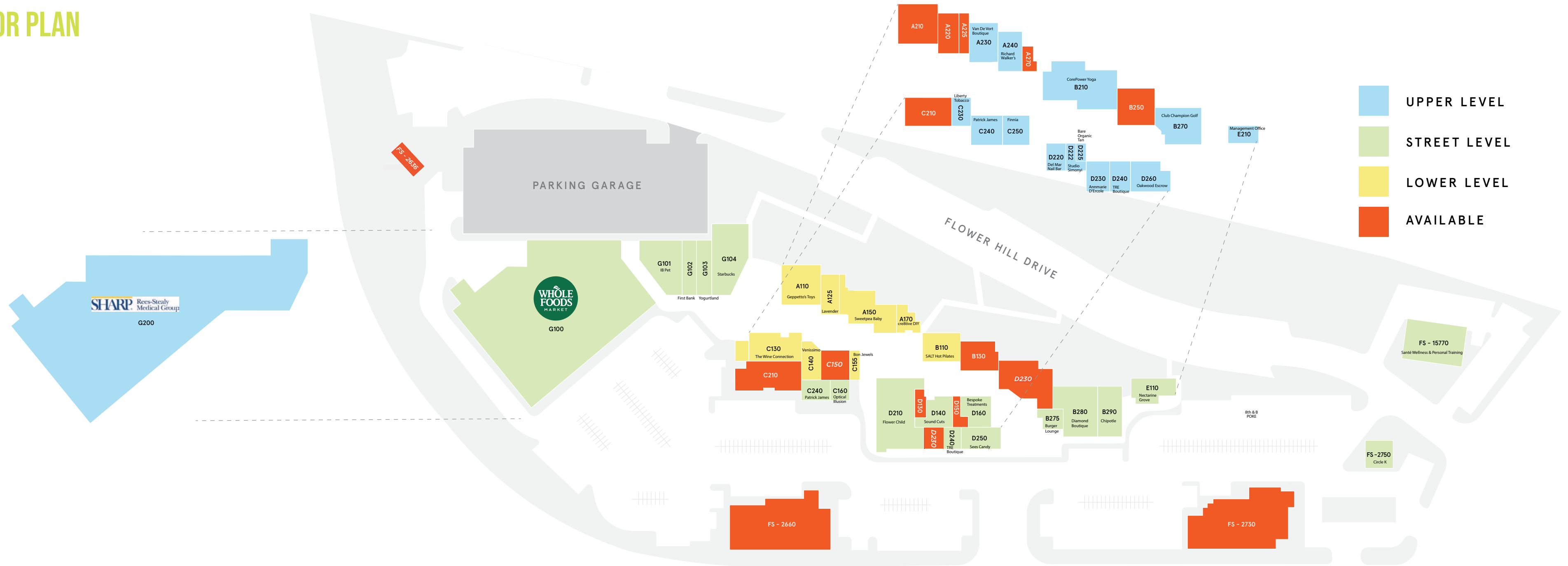
## SITE PLAN

Flower Hill Promenade





# FLOOR PLAN



# TENANT DIRECTORY

NO.	TENANT	NO.	TENANT
A-220	Available (1,244 SF)	B-210	CorePower Yoga
A-225	Available 1/1/25 (622 SF)	B-250	Available (3,252 SF)
B-170	Available (3,388 SF)	B-270	Club Champion
15770	Santé Wellness	B-275	Burger Lounge
FS-2660	Available 6/1/26 (6,906 SF)	B-280	Diamond Boutique
FS-2730	Available 12/1/25 (10,846 SF)	B-290	Chipotle Mexican Grill
2750	Circle K	C-140	Venissimo Cheese
A-110	Geppetto's	C-150	Available 5/1/25 (1,296 SF)
A-125	Lavender	C-155	Bon Jewels
A-150	Sweetpea	C-160	Optical Illusion
A-170	cre8tive DIY	C-210	Available-Divisible (5,443 SF)
A-210	Deal Pending (2,400 SF)	C-230	Liberty Tobacco
A-230	Van De Vort	C-240	Patrick James
A-240	Richard Walker's Pancake House	C-250	Finnia
A-270	Available 5/1/25 (456 SF)	D-210	Flower Child
B-110	SALT Hot Pilates	D-130	Available (1,092 SF)
B-130	Available (1,821 SF)	D-140	Sound Cuts

NO.	TENANT
D-150	Available 2/1/25 (617 SF)
D-160	Bespoke Treatments
D-220	Del Mar Nail Lounge
D-222	Available 5/1/25 (617 SF)
D-225	Bare Organic Tan
D-230	Annamarie D' Ercole
D-240	TRE Boutique
D-250	See's Candy
D-260	Oakwood Escrow
E-110	Nectarine Grove Café
FS- 2636	Available 8/1/25 (2,363 SF)
G-100	Whole Foods
G-101	IB Pet
G-102	First Bank
G-103	Yogurtland
G-104	Starbucks
G-200	Sharp Healthcare

# NOTABLE PARTNERS



VANDEVORT



CITY ROW



# LEASING OPPORTUNITIES

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**For More Information and to Schedule a  
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**BOARDWALK**  
INVESTMENTS GROUP



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