




FLOWERHILL
PROMENADE

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.



LOCATION
LOCATION
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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



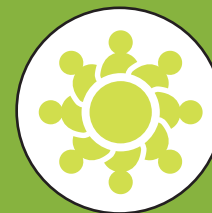
120,169

POPULATION



\$172,152

AVERAGE HOUSE
HOLD INCOME



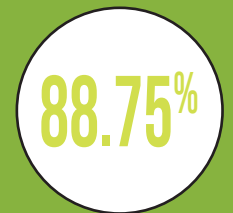
127,382

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.

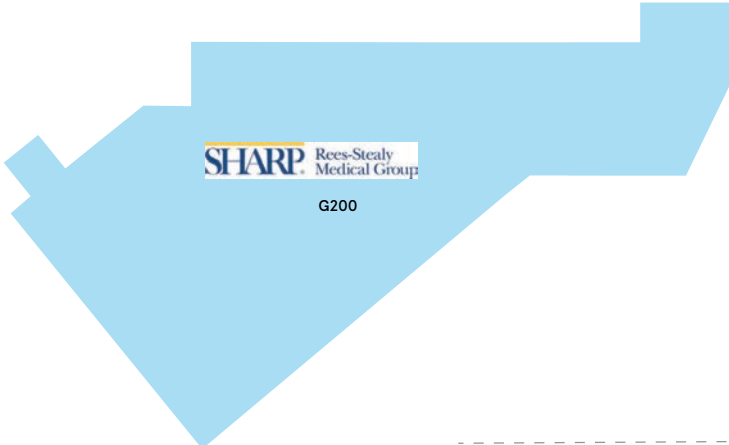


SITE PLAN

Flower Hill Promenade



FLOOR PLAN



SHARP Rees-Steady Medical Group
G200



FS - 2636

PARKING GARAGE

G101 IB Pet
G102
G103
G104 Starbucks
First Bank Yogurtland

WHOLE FOODS MARKET
G100

C130 The Wine Connection
C210

FS - 2





TENANT DIRECTORY

NO.	TENANT	NO.	TENANT	NO.	TENANT
A-220	Available (1,244 SF)	B-210	CorePower Yoga	D-150	Available 2/1/25 (617 SF)
A-225	Available 1/1/25 (622 SF)	B-250	Available (3,252 SF)	D-160	Bespoke Treatments
B-170	Available (3,388 SF)	B-270	Club Champion	D-220	Del Mar Nail Lounge
15770	Santé Wellness	B-275	Burger Lounge	D-222	Available 5/1/25 (617 SF)
FS-2660	Available 6/1/26 (6,906 SF)	B-280	Diamond Boutique	D-225	Bare Organic Tan
FS-2730	Available 12/1/25 (10,846 SF)	B-290	Chipotle Mexican Grill	D-230	Available 4/1/25 (2,136 SF)
2750	Circle K	C-140	Venissimo Cheese	D-240	TRE Boutique
A-110	Geppetto's	C-150	Available 5/1/25 (1,296 SF)	D-250	See's Candy
A-125	Lavender	C-155	Bon Jewels	D-260	Oakwood Escrow
A-150	Sweetpea	C-160	Optical Illusion	E-110	Nectarine Grove Café
A-170	cre8tive DIY	C-210	Available-Divisible (5,443 SF)	FS- 2636	Available 8/1/25 (2,363 SF)
A-210	Deal Pending (2,400 SF)	C-230	Liberty Tobacco	G-100	Whole Foods
A-230	Van De Vort	C-240	Patrick James	G-101	IB Pet
A-240	Richard Walker's Pancake House	C-250	Finnia	G-102	First Bank
A-270	Available 5/1/25 (456 SF)	D-210	Flower Child	G-103	Yogurtland
B-110	SALT Hot Pilates	D-130	Available (1,092 SF)	G-104	Starbucks
B-130	Available (1,821 SF)	D-140	Sound Cuts	G-200	Sharp Healthcare



NOTABLE PARTNERS



LEASING OPPORTUNITIES

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

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BOARDWALK
INVESTMENTS GROUP



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