

# BEACHSIDE DEL MAR

RETAIL FOR LEASE

2662-2676 DEL MAR HEIGHTS ROAD | DEL MAR, CA 92014



2662-2676 DEL MAR HEIGHTS ROAD | DEL MAR, CA 92014

# BEACHSIDE DEL MAR

## PROPERTY HIGHLIGHTS

- Easy accessibility and visibility from Interstate 5 & Del Mar Heights Road
- Household incomes average \$258,940 within a 3-mile radius giving Del Mar Heights Village one of the highest customer purchasing power in all of Southern California
- Surrounded by ±5.1 million SF of Class "A" office

## TRAFFIC COUNTS

- Interstate 5: 200,255 ADT
- Del Mar Heights Rd: 32,182 ADT
- Mango Drive: 10,800 ADT

## TENANTS

**VONS**



**CVS**



# SITE PLAN

± 98,854 SF BEACHSIDE DEL MAR



RETAIL		
SUITE	TENANT	SF
2602 A	Starbucks	1,675
2602 B	Bushfire Kitchen	3,107
2626 A	Jersey Mike's Subs	1,510
2626 B	Del Mar Veterinary	3,087
2628	Boto Sushi	2,393
2630	AVAILABLE (2nd Gen Fitness)	2,201
2632	Sport Clips	915
2634	Le Bambou Restaurant	1,500
2642	AVAILABLE	3,667
2644	Bio Safe Dry Cleaner	1,375
2646	AVAILABLE	1,335
2648	Blue Sky Nails & Lash	1,200
2650	Seasurf Fish Co	1,633
2652	Huntington Learning Center	1,440
2654	Pilates Republic	3,087
2658	Postal Annex	1,313
2666	AAA Automobile Club	5,324
2668 A	UBREAKIFIX	1,003
2668 B	Kotijas Jr. Mexican Restaurant	1,228
2672	Aspen Fitness	3,536
2676	Del Mar Coin Laundry	2,165
2690	Jack in the Box #87	3,051

MEDICAL OFFICE		
SUITE	TENANT	SF
101	Dr. Daniel Charlton, DDS	1,661
102	Del Mar Aesthetics Clinic	1,178
103	Advanced Hair Aesthetics	901
104	Dr. Eaton Therapy Clinic	402
106	Children and Preventative Dental	904
201	Dr. Pizzi, DDS	2,629
202	Dr. Ron Barry, DMD	2,225
206	AVAILABLE	1,317





# STATISTICS

## Success by the numbers

**2.5M**

Annual Visitors to  
Beachside Del Mar

**\$2.75B**

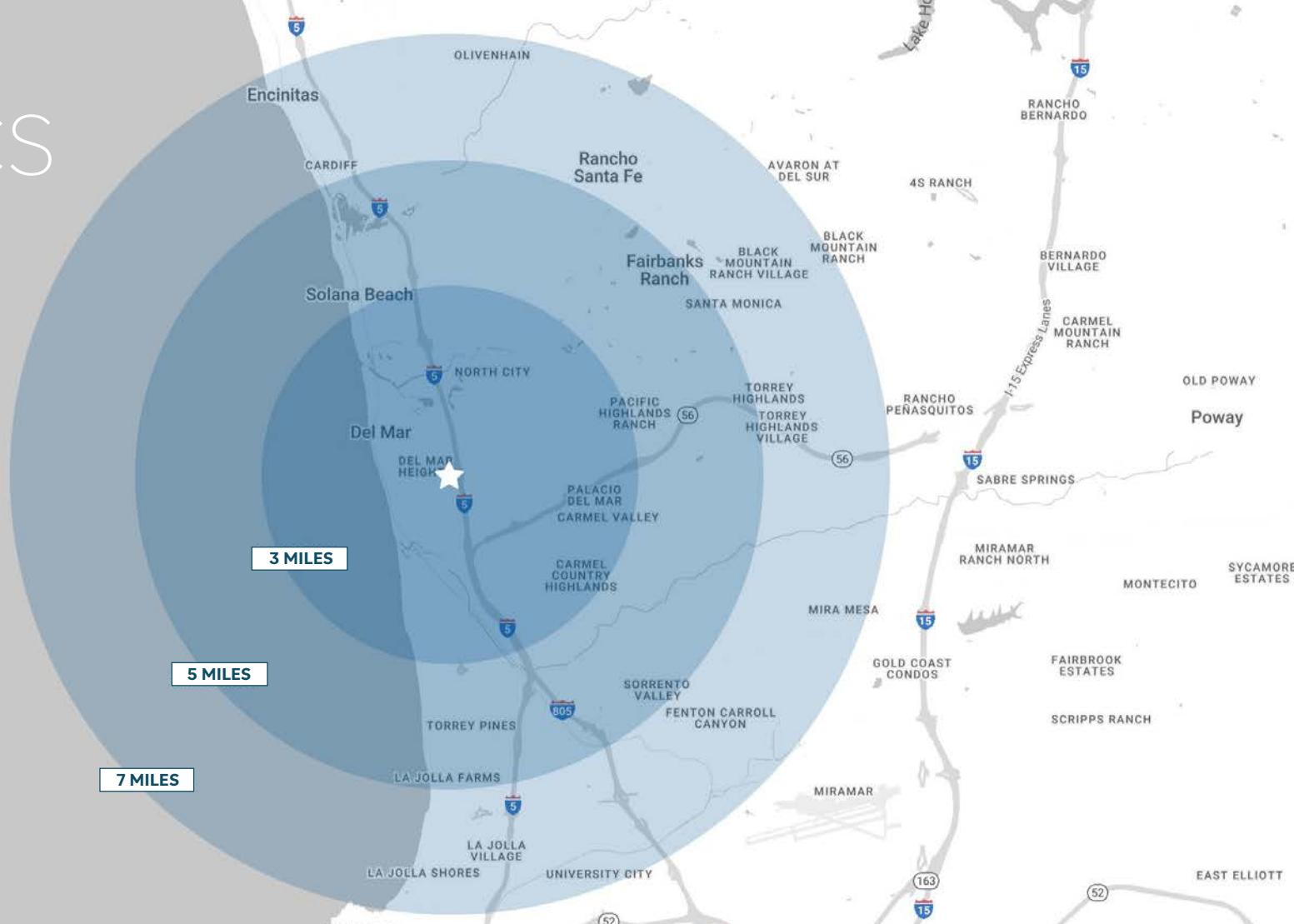
Retail Spending  
within 5 miles

**130K**

Daytime Population  
within 5 miles

**40,512**

Cars per day/main  
and main intersection



## Demographics

within  
3 miles

Avg. household  
income  
**\$277,812**

Daytime  
population  
**63,487**

Total  
Population  
**65,470**

Annual retail  
spending  
**\$1.86B**

within  
5 miles

Avg. household  
income  
**\$283,058**

Datetime  
population  
**129,998**

Total  
population  
**102,603**

Annual retail  
spending  
**\$2.75B**

within  
7 miles

Avg. household  
income  
**\$228,248**

Datetime  
population  
**284,361**

Total  
Population  
**270,823**

Annual retail  
spending  
**\$6.66B**

# BEACHSIDE DEL MAR

RETAIL FOR LEASE

2662-2676 DEL MAR HEIGHTS ROAD | DEL MAR, CA 92014

FOR MORE INFORMATION, CONTACT

**Brian J. Quinn**

Senior Vice President

+1 858 352 2902

brian.quinn@jll.com

LIC. 01009041

Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260

**Bryan A. Cunningham**

Senior Vice President

+1 858 410 6326

bryan.cunningham@jll.com

LIC. 01348498

4727 Executive Drive, 11th Floor, San Diego, CA 92122 | [jll.com](http://jll.com)



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement.

©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.