

# EL CAMINO CROSSING

3702 & 3790 VIA DE LA VALLE | DEL MAR, CA 92014







## NEW LOCAL OWNERSHIP

Brixton Capital is a preeminent private real estate investment firm that seeks to generate outstanding, risk-adjusted returns by unlocking embedded value in commercial real estate transactions spanning multifamily and retail properties. Headquartered in San Diego County's Solana Beach, California, Brixton is led by a team of seasoned commercial real estate experts with an average of more than 25 years of experience. Brixton currently owns and operates a portfolio of approximately \$2.0 billion AUM, representing over 12 million square feet of multifamily, retail and land investments across the United States. For more information, visit [www.brixtoncapital.com](http://www.brixtoncapital.com).

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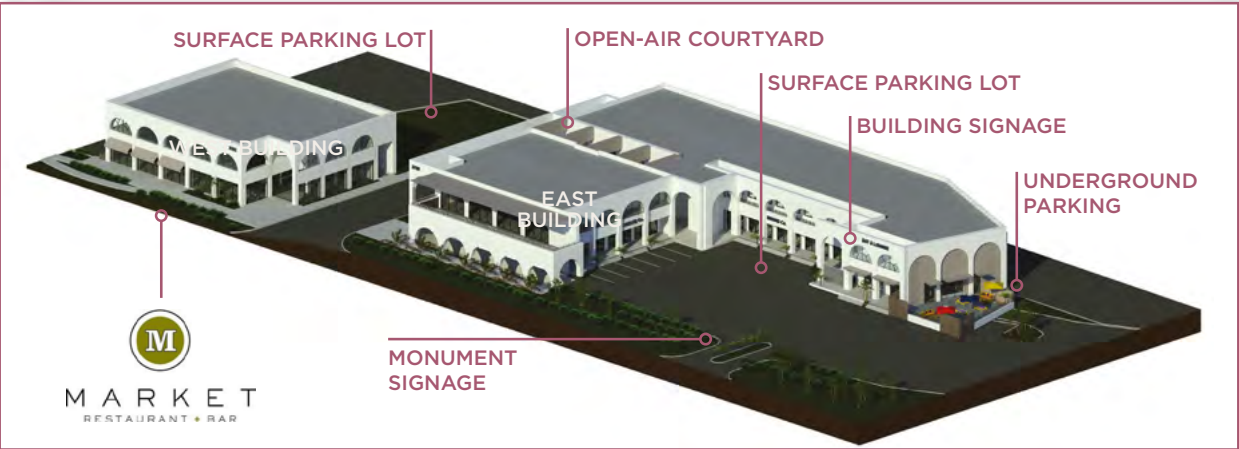


# PROPERTY HIGHLIGHTS

Situated at the threshold between the prestigious residential areas of Rancho Santa Fe and Del Mar, El Camino Crossing is where professional and personal life converge. With convenient access to the I-5 freeway and all the nearby North County neighbourhoods the revitalization of this iconic property will turn this exceptional location into a prime destination. Cosmetic improvement plans include a refresh of the façade, new landscaping throughout the project, and a comprehensive new signage program starting shortly. Seamlessly blending executive offices with high-end retail spaces, El Camino Crossing offers a unique and sophisticated environment for both work and leisure.

## AVAILABILITY

ADDRESS	SUITE	RSF	AVAILABLE	COMMENTS
3702 Via De La Valle   West Building	103W	3,374	Now	Office, Medical, Retail Divisible to 1,600 SF
3702 Via De La Valle   West Building	202A	855	Now	Office Build-Out
3702 Via De La Valle   West Building	202C	2,636	Now	Office Spec Suite
3790 Via De La Valle   East Building	100	6,928	Now	Office, Retail, Medical, Shell Condition, Private Patio Divisible to 3,000 SF
3790 Via De La Valle   East Building	210	954	Now	Retail, Medical
3790 Via De La Valle   East Building	218	2,588	Now	End Cap Retail with Private Patio



## EL CAMINO CROSSING



3702 VIA DE LA VALLE / WEST BUILDING

## FIRST FLOOR PLAN

SUITE 103 W: 3,374 SF

- Office, Medical, Retail
- Divisible to 1,600 SF



3702 VIA DE LA VALLE / WEST BUILDING

## SECOND FLOOR PLAN

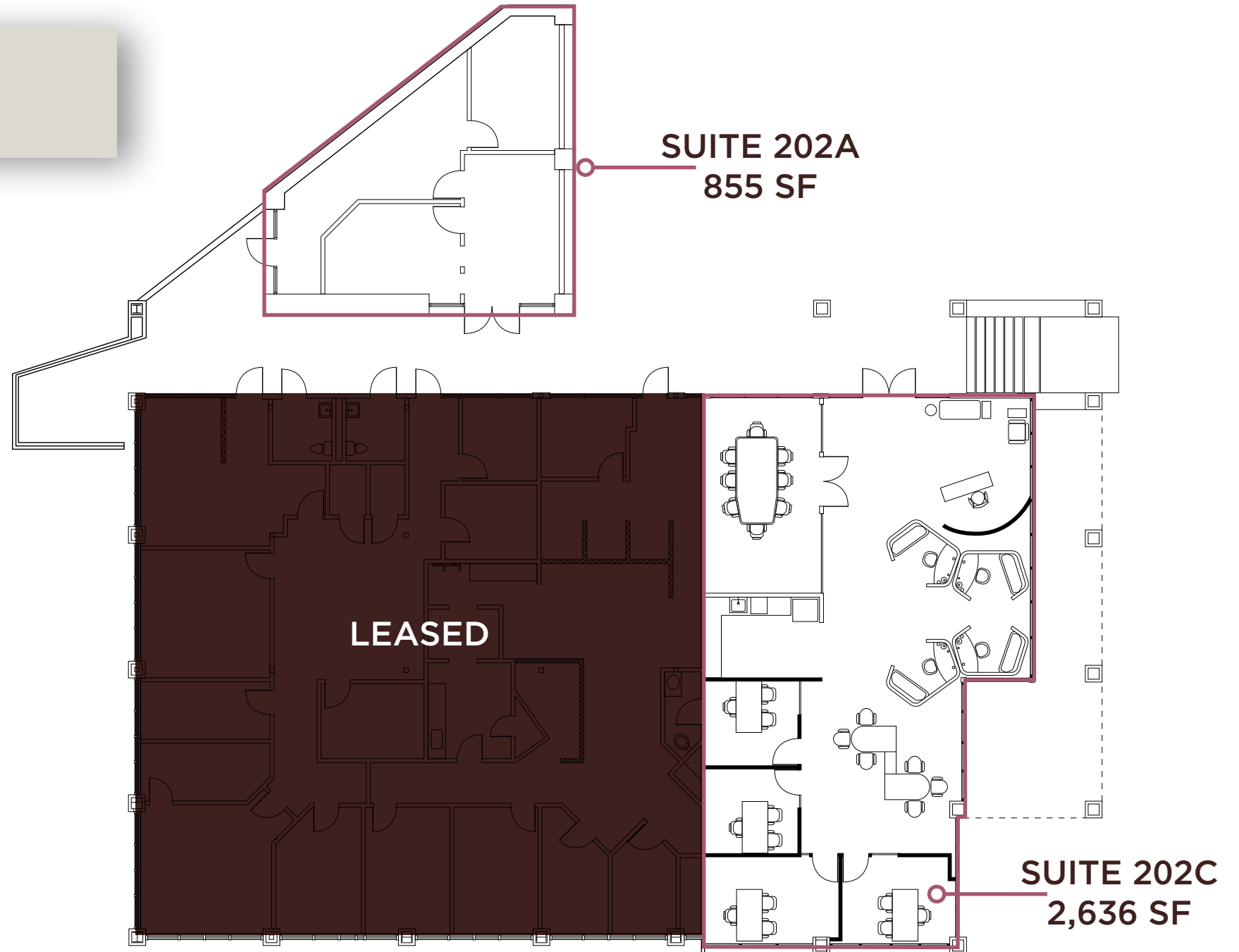
SUITE 202A: 855 SF

- Office Build-out

SUITE 202C: 2,636 SF

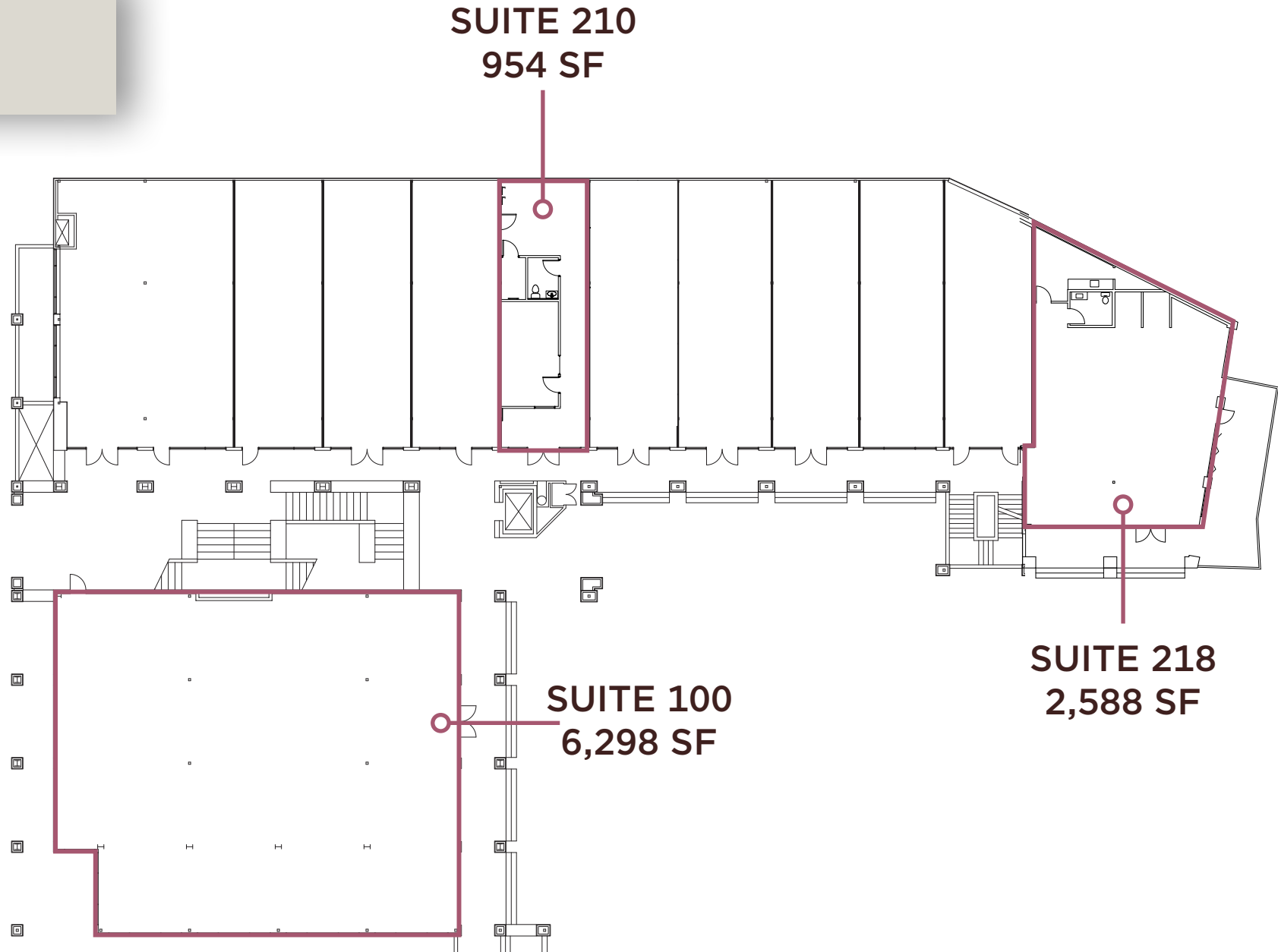
- Office Spec Suite

\*Surface Parking Available



FLOOR PLAN

- SUITE 100: 6,928 SF
- Office, Retail, Medical, Shell Condition
  - Divisible to 3,000 SF
- SUITE 210: 954 SF
- Retail, Medical
- SUITE 218: 2,588 SF
- End Cap Retail
  - Private Patio





3702 VIA DE LA VALLE / WEST BUILDING

## PHOTOS



EL CAMINO CROSSING



3790 VIA DE LA VALLE | EAST BUILDING

PHOTOS



EL CAMINO CROSSING



PROJECT IMPROVEMENTS  
**COMING SOON**



EL CAMINO CROSSING



*The images shown are conceptual and subject to change*



## AREA AMENITIES



**CITY OF  
SOLANA BEACH**

## BEACHWALK



FLOWER HILL PROMENADE



Lomas Santa Fe  
COUNTRY CLUB

## RANCHO SANTA FE

**Morgan Run**  
CLUB & RESORT  
*A Member of the ClubCorp Family*



*Fairbanks Ranch Country Club*

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A RAY CLUB PROPERTY



SHOWPARK OF SAN DIEGO

DEL MAR SHOPPING CENTER



DEL MAR SHOPPING CENTER



## DEL MAR HEIGHTS

**CITY OF  
DEL MAR**

## EL CAMINO CROSSING





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# NEWMARK



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