

# HISTORIC RANCHO SANTA FE VILLAGE COMMERCIAL BUILDING FOR SALE

6056 EL TORDO, RANCHO SANTA FE, CA

GREAT FUTURE OWNER-USER OR MIXED-USE RESIDENTIAL OPPORTUNITY



- Anchored by Rancho Pharmacy & Spirit Shoppe
- Below Market Rents
- Premier Corner Location on El Tordo & La Granada
- Located in the Highly Coveted Historic Rancho Santa Fe Village
- **PURCHASE PRICE: SUBMIT ALL OFFERS**



**TIM MOORE**

760.448.2450

[tmoore@lee-associates.com](mailto:tmoore@lee-associates.com)

CalDRE Lic #00901527

**AL APUZZO**

760.448.2442

[aapuzzo@lee-associates.com](mailto:aapuzzo@lee-associates.com)

CalDRE Lic #01323215

**BRIANNA LEHMAN**

760.448.2443

[blehman@lee-associates.com](mailto:blehman@lee-associates.com)

CalDRE Lic #02191647



# TABLE OF CONTENTS

- 4 EXECUTIVE SUMMARY
- 5 AERIALS
- 9 PROPERTY INFORMATION
- 10 LEASE & FINANCIAL INFORMATION
- 11 MAP OF NEARBY SHOPS
- 12 SALES COMPARABLES
- 13 PLAT MAP
- 14 ABOUT THE AREA
- 15 DEMOGRAPHICS



# Executive Summary

Lee & Associates- North San Diego County proudly presents 6056 El Tordo, a distinguished property nestled in the heart of Rancho Santa Fe, California. Situated at the esteemed northwest corner of El Tordo and La Granada, this offering is a hallmark of the cherished historic Rancho Santa Fe Village.

Boasting a prime location, this property embodies convenience and prestige. With a footprint of approximately 6,152 square feet of leasable space atop 5,706 square feet of

land, it stands as a beacon of opportunity in the commercial landscape. Zoned for commercial use, it features a diverse mix of retail and office suites, anchored by the renowned Rancho Pharmacy and Spirit Shoppe. It is currently the only pharmacy in the covenant.

Strategically positioned at the intersection of two major thoroughfares, El Tordo and La Granada, the property enjoys unrivaled visibility and accessibility. Its central locale ensures a seamless blend of

convenience and sophistication, with an array of amenities including retail outlets, restaurants, and financial institutions just steps away.

Discover the epitome of prime real estate in Rancho Santa Fe Covenant, where every detail embodies excellence, and every opportunity promises success. Rare opportunity to own a prime asset in Rancho Santa Fe, one of California's most distinguished and desired neighborhoods.



Bank of America



Rancho Santa Fe  
Community Center

Library Guild of  
Rancho Santa Fe

R. Roger  
Rowe School

Rancho Santa Fe  
Golf Club

El Tordo

La Granada



RANCHO ROASTERS

THIRD BLOOM  
FLORALS & GIFTS

Thyme  
in the ranch

mile fleurs

WELLS FARGO

The Inn  
AT RANCHO SANTA FE

Línea Del Cielo

Paseo Delicias

Avenida De Acacias

El Tordo

La Granada

N

Rancho Santa Fe  
Golf Club

La Granada

El Tordo





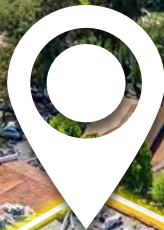
Rancho Santa Fe  
Golf Club

Rancho Santa Fe  
Tennis Club

R. Roger  
Rowe School

Rancho Santa Fe  
Community Center

Library Guild of  
Rancho Santa Fe



El Tordo

La Granada





<b>Property Location</b>	The subject property is approximately 6,152 square feet of retail/office space and is located on the northwest corner of El Tordo and La Granada and is a part of the highly coveted historic Rancho Santa Fe Village.
<b>Jurisdiction</b>	County of San Diego / Rancho Santa Fe Covenant
<b>APN</b>	266-263-05-00
<b>Lot Size</b>	0.131 acres
<b>Zoning</b>	C-36 ( <a href="#">Click to View Permitted Uses</a> )
<b>General Plan</b>	Village Core Mixed Use
<b>Current Use</b>	Retail/Office
<b>Building SF</b>	6,152 SF
<b>Parking</b>	6 Stalls plus street parking
<b>Building Stories</b>	3 (Approx. 800SF basement included)
<b>Year Built</b>	1960
<b>School District</b>	Rancho Santa Fe School District
<b>Services</b>	<p><b>Water/Sewer:</b> Santa Fe Irrigation District</p> <p><b>Electric/Gas:</b> San Diego Gas &amp; Electric (SDG&amp;E)</p> <p><b>Fire:</b> Rancho Santa Fe Fire Protection District</p> <p><b>Police:</b> San Diego County Sheriff's Department</p>
<b>Tenants</b>	Currently leased to two tenants (Pharmacy, Liquor Store and Office)
<b>Financing Options</b>	<b>SBA Owner User &amp; Conventional Financing Available</b> – Call Broker for Details

<b>1st Floor</b>				
Tenant	Rentable SF	Gross Annual Rent	Lease Expiration	Options
Rancho Santa Fe Pharmacy & Spirit Store	2,791 SF	\$179,220	12/31/2025	One @ 2 Years

<b>2nd Floor</b>				
Tenant	Rentable SF	Gross Annual Rent	Lease Expiration	Options
Pollin Group	1,400 SF	\$24,000	Month-to-Month	None
Vacant	1,061 SF	\$0.00	N/A	N/A

<b>Basement</b>				
Tenant	Rentable SF	Gross Annual Rent	Lease Expiration	Options
Vacant	900 SF	\$0.00	N/A	N/A

# Map of Nearby Shops

## Dining

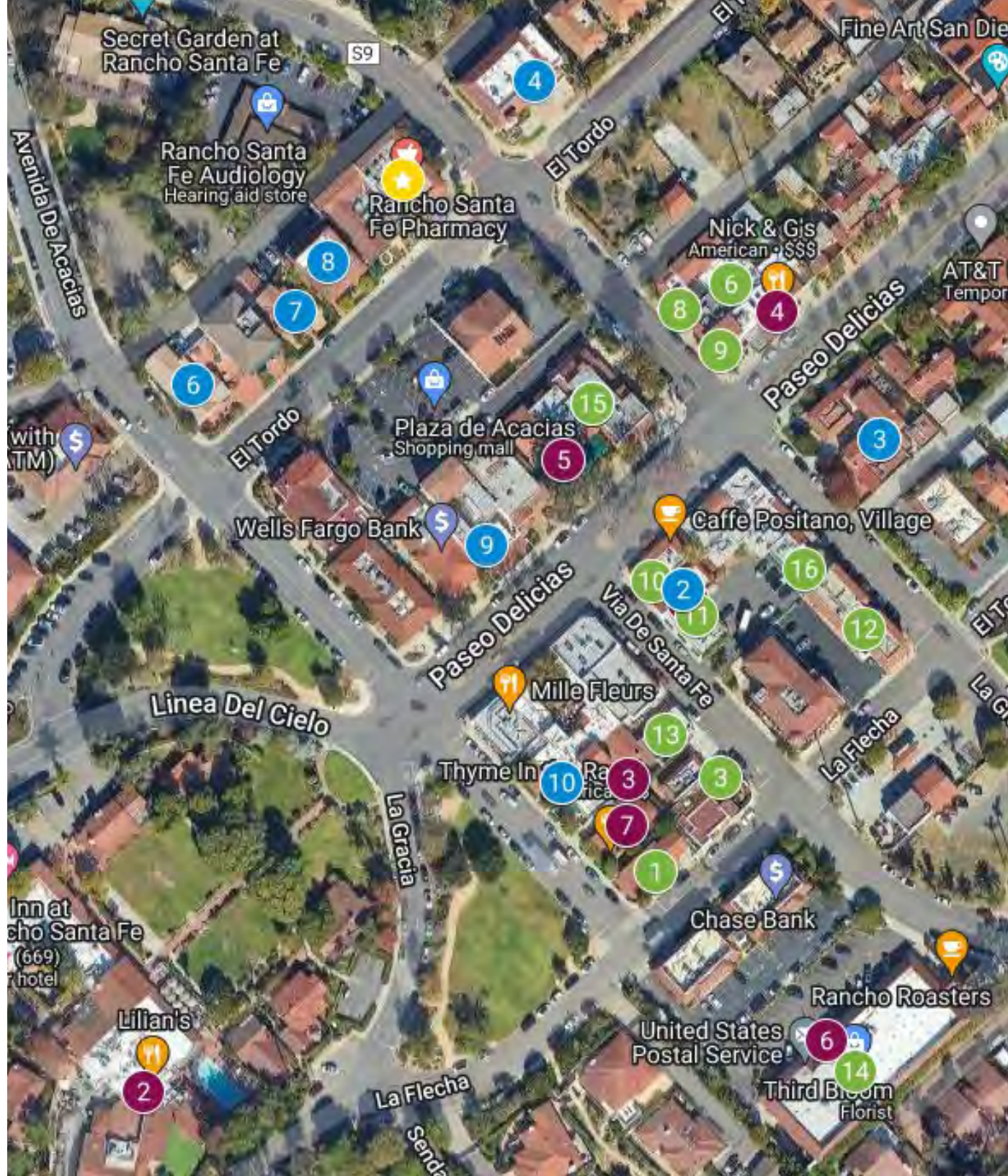
1. Caffè Positano, Village
2. Lilian's
3. Mille Fleurs
4. Nick & G's
5. Rancho Santa Fe Bistro
6. Rancho Roasters
7. Thyme In the Ranch

## Shopping

1. Amy Meler
2. Barber Salon
3. Beyond Pilates Studio
4. Browtique Spa
5. Cars & Coffee
6. D&K Curated
7. Estate and Fine Jewelry
8. Lollia Blooms
9. Love Datsiya Boutique
10. Parcels and Post
11. RTHxBeauty
12. Shiva's Style Salon
13. Skin In The Ranch
14. Third Bloom
15. Village Cleaners
16. Vohg Hair

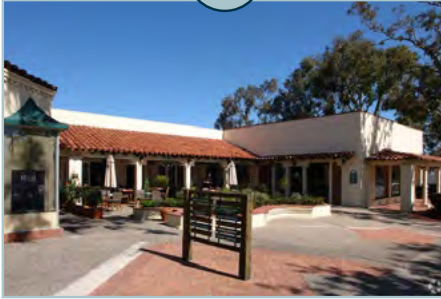
## Offices/Banks

1. Berkshire Hathaway
2. Coldwell Banker
3. RSF Insurance
4. Pacific Western Bank
5. Pacific Sotheby's International Realty
6. Property Management Group
7. The Heritage Escrow Company
8. Wells Fargo Bank
9. Willis Allen Real Estate
10. WM Luxury Real Estate



# Comparables

1



**6024 Paseo Delicias**  
Rancho Santa Fe, CA

<b>Sale Date</b>	04/19/2024
<b>Sale Price</b>	\$11,247,000
<b>\$/SF</b>	\$1,187.02
<b>Building Size</b>	9,475 SF
<b>Land Size</b>	0.46 AC (20,038 SF)
<b>Year Built</b>	1926

2



**6012 Paseo Delicias**  
Rancho Santa Fe, CA

<b>Sale Date</b>	07/21/2022
<b>Sale Price</b>	\$6,150,000
<b>\$/SF</b>	\$1,315.79
<b>Building Size</b>	4,674 SF
<b>Land Size</b>	0.14 AC (6,098 SF)
<b>Year Built</b>	1945; Renov 2000

3



**6004-6008 Paseo Delicias**  
Rancho Santa Fe, CA

<b>Sale Date</b>	08/27/2021
<b>Sale Price</b>	\$15,521,149
<b>\$/SF</b>	\$1,431.72
<b>Building Size</b>	8,260 SF
<b>Land Size</b>	0.62 AC (26,814 SF)
<b>Year Built</b>	1985

4



**6015 Paseo Delicias**  
Rancho Santa Fe, CA

<b>Sale Date</b>	02/05/2024
<b>Sale Price</b>	\$2,850,000
<b>\$/SF</b>	\$1,140.00
<b>Building Size</b>	5,000 SF
<b>Land Size</b>	0.13 AC (5,663 SF)
<b>Year Built</b>	1923

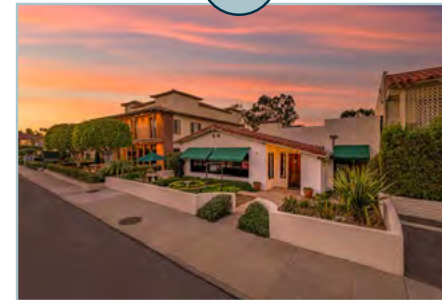
5



**16915 Avenida De Acacias**  
Rancho Santa Fe, CA

<b>Sale Date</b>	12/28/2023
<b>Sale Price</b>	\$3,675,000
<b>\$/SF</b>	\$1,755.85
<b>Building Size</b>	2,093 SF
<b>Land Size</b>	0.07 AC (3,012 SF)
<b>Year Built</b>	1923

6



**6050 El Tordo**  
Rancho Santa Fe, CA

<b>Sale Date</b>	12/14/2023
<b>Sale Price</b>	\$4,340,000
<b>\$/SF</b>	\$1,143.91
<b>Building Size</b>	3,794 SF
<b>Land Size</b>	0.13 AC (5,663 SF)
<b>Year Built</b>	1970

# Plat Map

266-26



A.V.B.  
12-11-74  
SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 266 PAGE 26

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 2089 - RHO SANTA FE RESUB PO  
ROS 12419

# About the Area

## Rancho Santa Fe

Rancho Santa Fe is renowned for its expansive residential estates, the prestigious Rancho Santa Fe Golf Club reserved exclusively for Association property owners, the distinguished Rancho Santa Fe School District, secluded equestrian and hiking trails, and its idyllic coastal proximity. The community's exclusive ambiance and pastoral charm contribute to its widespread appeal as a highly coveted residential destination. Upholding the community's rich heritage and distinct character is the paramount mission of the Rancho Santa Fe Association.

Established in 1927, the Association spearheaded the creation of the enduring "Protective Covenant" in 1928, a binding agreement among property owners aimed at safeguarding the

community's unique essence and rare features. The Rancho Santa Fe Village, founded in 1928, boasts architectural splendor characterized by the Spanish Colonial Revival style, a timeless aesthetic that still graces many village buildings and remains integral to the Covenant. As California's oldest active planned community, Rancho Santa Fe stands as a pinnacle of refined living, offering approximately 10 square miles of pristine landscape and serving as the cherished home to around 4,300 residents.



# Demographics

## 1 mile



population  
2,065



estimated households  
784



average household income  
\$327,783



median household income  
\$226,798



total employees  
684

## 3 miles



population  
21,723



estimated households  
8,321



average household income  
\$302,459



median household income  
\$203,453



total employees  
6,959

## 5 miles



population  
136,306



estimated households  
50,009



average household income  
\$260,795



median household income  
\$188,851



total employees  
45,729



## LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

## FOR MORE INFORMATION:

**TIM MOORE**

760.448.2450

[tmoore@lee-associates.com](mailto:tmoore@lee-associates.com)

CalDRE Lic #00901527

**AL APUZZO**

760.448.2442

[aapuzzo@lee-associates.com](mailto:aapuzzo@lee-associates.com)

CalDRE Lic #01323215

**BRIANNA LEHMAN**

760.448.2443

[blehman@lee-associates.com](mailto:blehman@lee-associates.com)

CalDRE Lic #02191647

1902 Wright Place, Suite 180, Carlsbad, CA 92008 | P. 760.929.9700 | [lee-associates.com](http://lee-associates.com) | Corporate Lic 01096996







## FOR MORE INFORMATION: PRIMARY CONTACT

**TIM MOORE**  
760.448.2450  
tmoore@lee-associates.com  
CalDRE Lic #00901527

**AL APUZZO**  
760.448.2442  
aapuzzo@lee-associates.com  
CalDRE Lic #01323215

**BRIANNA LEHMAN**  
760.448.2443  
blehman@lee-associates.com  
CalDRE Lic #02191647

