



FLOWERHILL

P R O M E N A D E

**FLOCKE &
AVOYER**

Commercial Real Estate

Premier
Restaurant
Space Available

We Are Pleased to Present This Exceptional Opportunity
to Lease a Premium Restaurant Space at
The 165,000 SF Flower Hill Promenade Shopping Center

HIGHLIGHTS

Address: 2720 Via de la Valle Del Mar, CA 92014

Size: 11,156 SF Including upstairs enclosed patio

Rent: Please Contact Broker

First Floor Total Occupancy: 278
First Floor Seating Occupancy: 120

Second Floor Total Occupancy: 135
Second Floor Seating Occupancy: 125

Parking: Abundant parking on premises

The space features an open kitchen, bustling communal bar area, and an intimate glass dinning room along with a second floor open air covered patio.

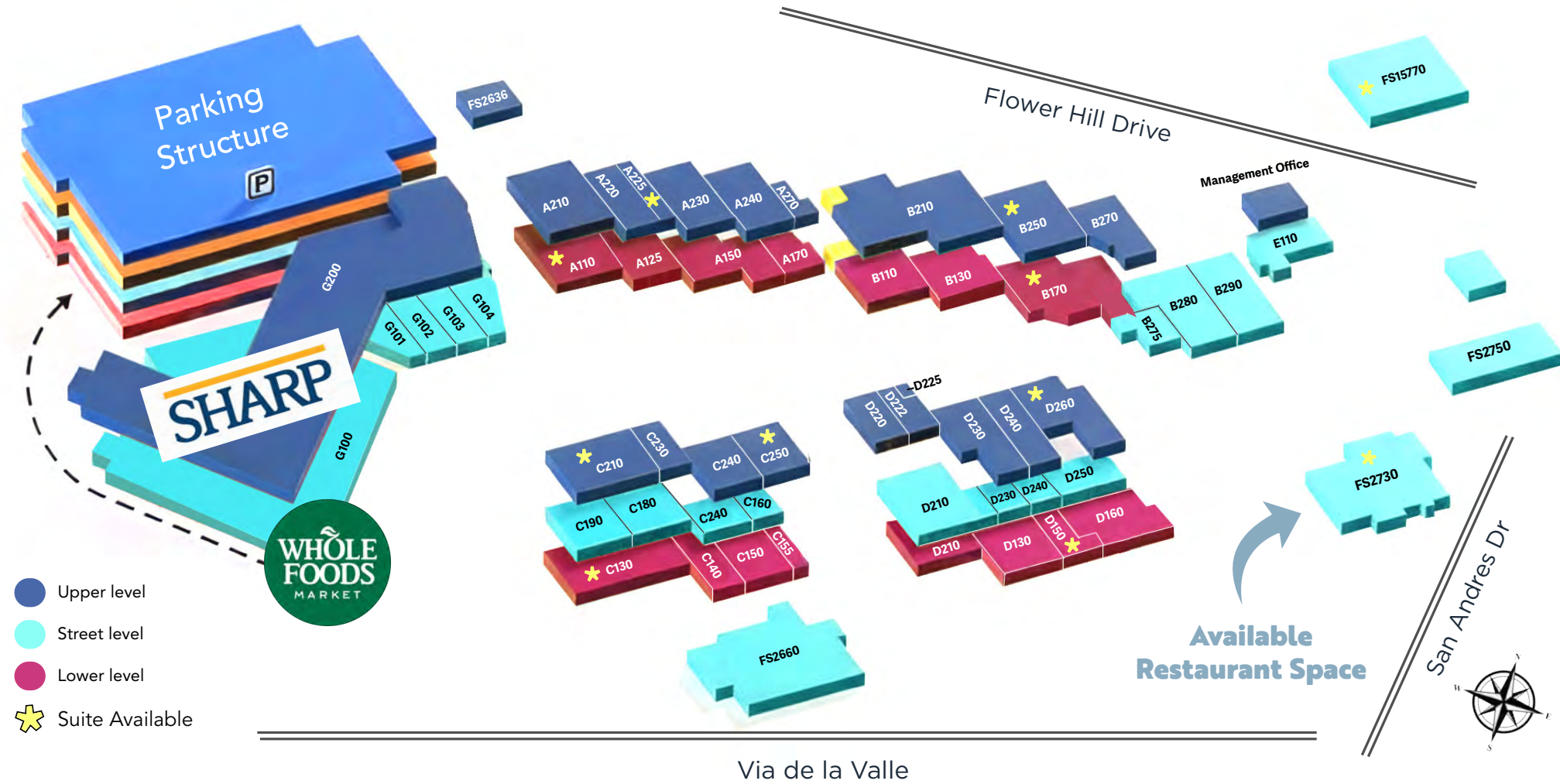
Ideal conversion opportunity for an experienced operator at a fraction of the cost of a new build-out.





Welcome to Del Mar, Flower Hill Promenade Shopping Center

- Opportunity awaits at Flower Hill Promenade in Del Mar, anchored by a top producing Whole Foods
- Prime location with close proximity to the Del Mar Race Track (4 mins), beach (7 mins), transit station (7 mins)
- Neighboring the affluent communities of Solana Beach, Rancho Santa Fe, Encinitas, and Fairbanks Ranch
- Prime location in the desirable community of Del Mar with an average household income over \$270,000
- 927+ convenient parking spaces including a 400-space parking garage



FITNESS:

- D160 Bespoke Treatments
- B210 CorePower Yoga
- C150 If I Was A Bird Yoga
- B130 RowVival
- B110 SaltVault Hot Pilates

HOME & GARDEN:

- A125 Lavender

JEWELRY:

- C155 Bon Jewels
- B280 Diamond Boutique

HEALTH & BEAUTY:

- A220 Aurelia
- D225 Bare Organic Tan
- FS2636 Capsyl Salon
- A270 Del Mar Brow
- D220 Del Mar Nail Bar
- A230 MiSol Nail Lounge
- A210 Serotonin Centers
- D222 Skybright Day Spa
- D130 Source Sanctuary

CHILDREN'S:

- A110 Geppetto's
- A150 Sweetpea

WOMEN'S FASHION:

- D230 Annmarie D'Ercole
- C250 Finnia
- D240 TRE Boutique

SPECIALTY FOOD:

- D250 See's Candy
- C140 Venissimo Cheese
- G100 Whole Foods

MEN'S FASHION:

- C240 Patrick James

RESTAURANTS:

- C190 Bacio di Latte
- B275 Burger Lounge
- B290 Chipotle
- D210 Flower Child
- FS2660 Milton's
- E110 Nectarine Grove
- G104 Starbucks
- C180 Toastique
- G103 Yogurtland
- A240 Richard Walker's Pancake House

SPECIALTY SHOPS:

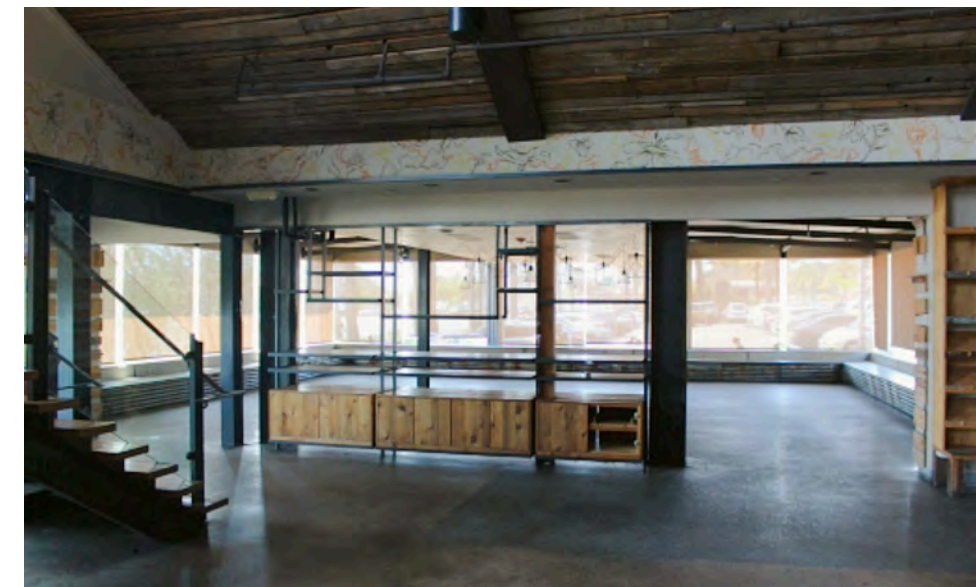
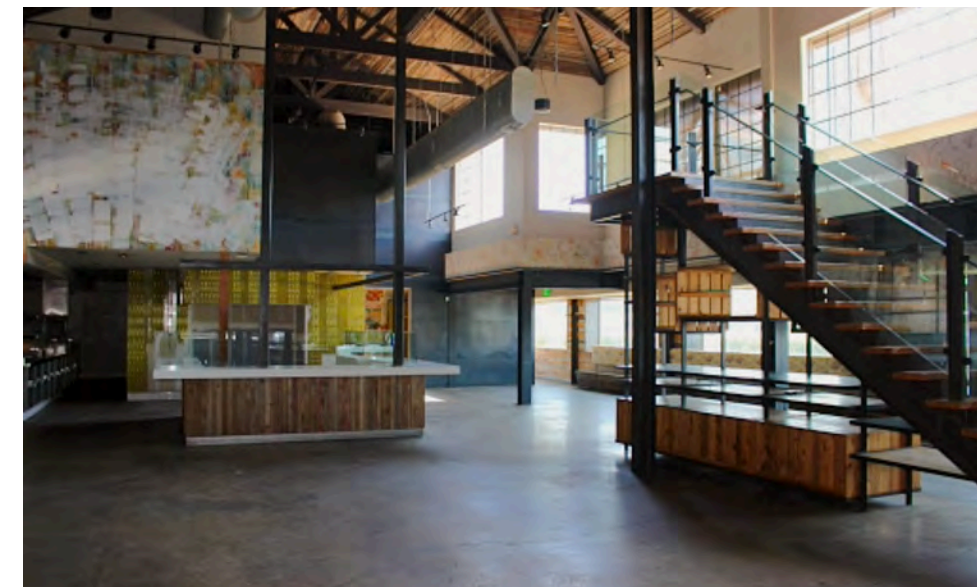
- B270 Club Champion
- A170 Cre8tive DIY
- G101 IB Pet
- C230 Liberty Tobacco
- C160 Optical Illusions

SERVICES:

- FS2750 Circle K
- G102 First Bank
- D260 Oakwood Escrow
- G200 Sharp Healthcare



FIRST FLOOR
DINING ROOM



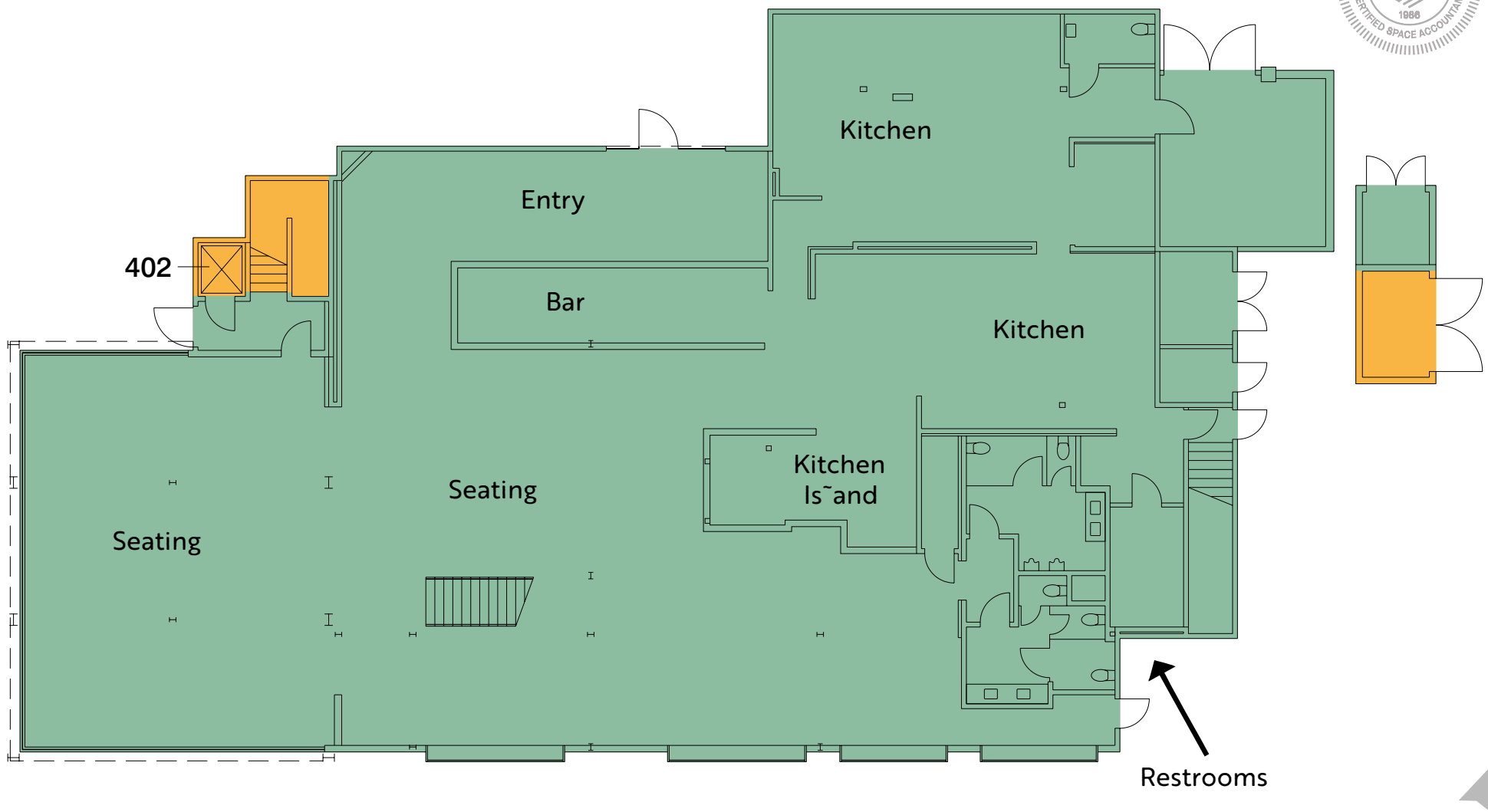
KITCHEN



The space features an open-kitchen concept that creates a dynamic connection between the kitchen and the dining room



First Floor Site Plan



2.4.25 2610 Via De La Valle

Floor 2610 Via De La Valle
Del Mar, CA 92014

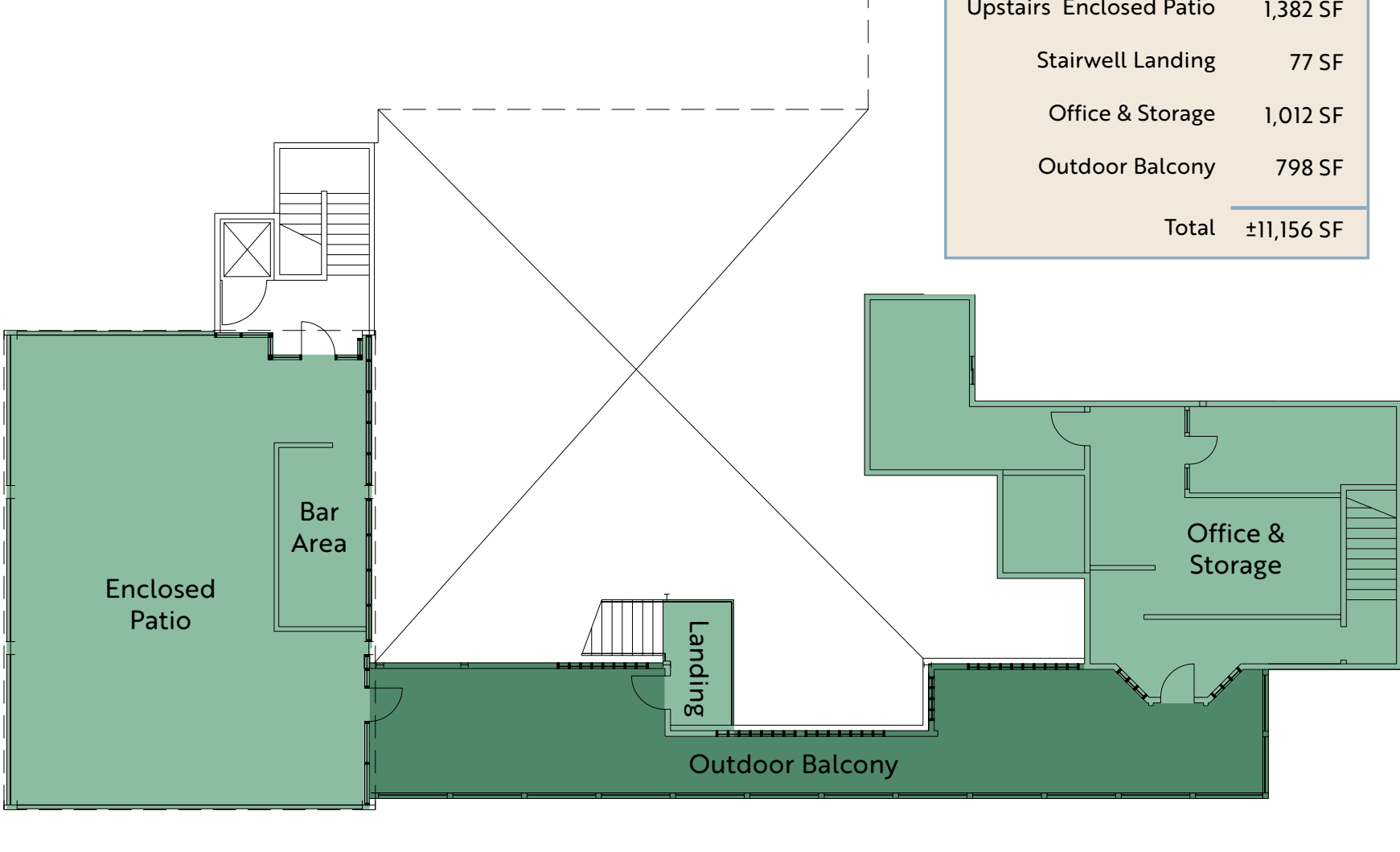
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Report ID 4



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Second Floor Site Plan



Restaurant Size Summary:

First Floor	7,887 SF
Upstairs Enclosed Patio	1,382 SF
Stairwell Landing	77 SF
Office & Storage	1,012 SF
Outdoor Balcony	798 SF
Total	±11,156 SF

2.4.25 2610 Via De La Valle

Floor 2610 Via De La Valle
Del Mar, CA 92014

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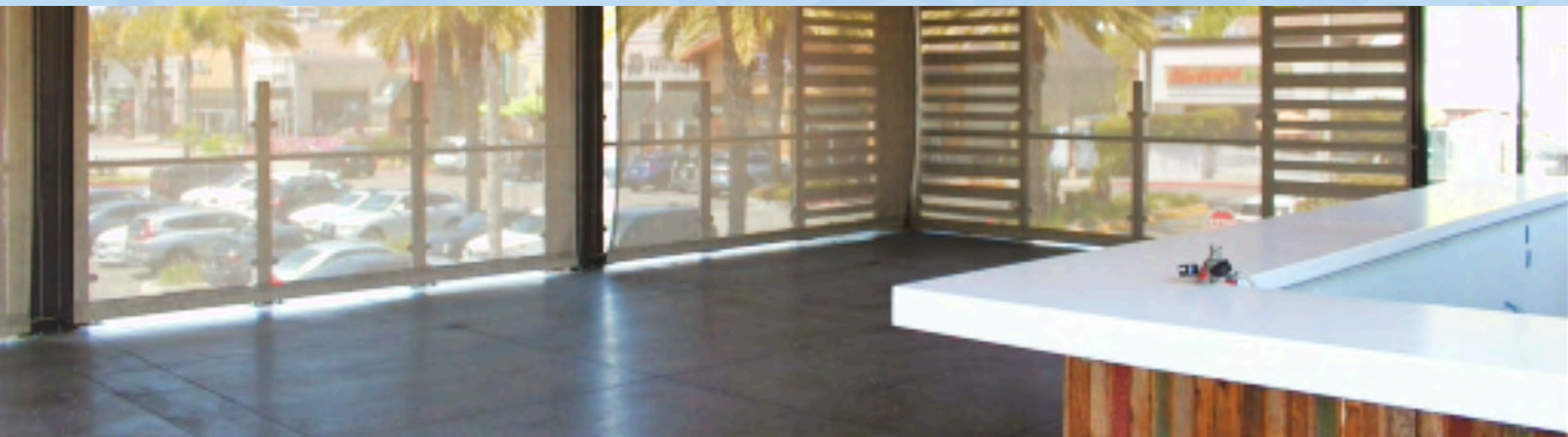
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SECOND FLOOR
ENCLOSED PATIO





EXTERIOR VIEW
Via de la Valle





LEASING OPPORTUNITIES

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

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Commercial Real Estate

BOARDWALK
INVESTMENTS GROUP

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