

# 1302

CAMINO DEL MAR



**RESTAURANT | RETAIL | OFFICE**  
**7,500 SF (DIVISIBLE)**

**VIDEO**

**UPT**

**SAN DIEGO**  
est. 1989

**BILL SHRADER**  
+1 858 677 5324  
bill.shrader@colliers.com

**DAVID MAXWELL**  
+1 858 677 5343  
david.maxwell@colliers.com

**SERENA PATTERSON**  
+1 858 677 5307  
serena.patterson@colliers.com

# HIGHLIGHTS

- › Highly visible corner site with prominent frontage
- › Exceptional building interior with original trestles
- › Features patio space with fireplace
- › Located in Del Mar Village - emerging restaurant row
- › Del Mar draws local tourists from all over the country and world



**Old world charm,  
modern luxury.**

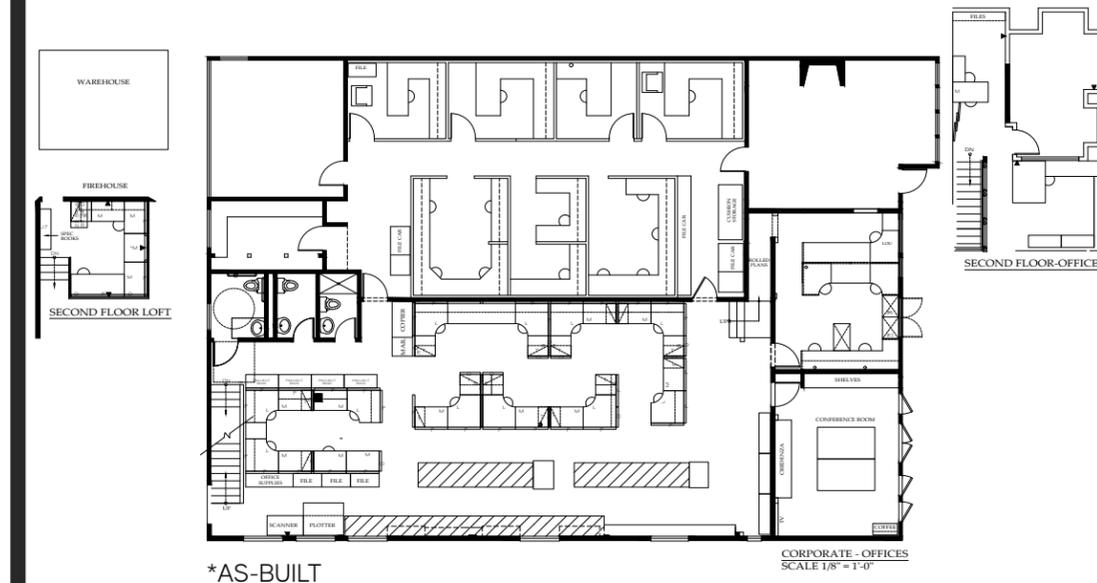


# DETAILS

<b>Property</b>	1302 Camino Del Mar Del Mar, CA 92014
<b>Building Area</b>	7,500 SF (divisible)
<b>Asking Rent</b>	\$3.75 PSF, NNN
<b>Parking</b>	Underground & adjacent
<b>TI Allowance</b>	Negotiable



03 | 1302 CAMINO DEL MAR



\*AS-BUILT

CORPORATE - OFFICES  
SCALE 1/8" = 1'-0"



## DEL MAR

Dating back to the 1880s, Del Mar's old world charm is reflected in the quaint half-timbered Tudor-style architecture. The Village of Del Mar, located between 9th and 15th streets, contains a variety of specialty boutiques and bistro-style patio dining.

The destination for many a celebrity or movie star as well as those with a taste for fast horses, beautiful beaches and award-winning cuisine. Del Mar is a quaint seaside village 20 minutes north of San Diego on the Southern California Coastline. A regular host to events such as the annual County fair, horse races and concerts, Del Mar's breathtaking vistas, world-class golf courses and pristine beaches make it an ideal place to not only live, but visit.

# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population (2017)	6,652	49,758	93,698
Projected Population (2022)	6,765	52,171	102,016
Projected Pop. Growth (2017-2022)	1.7%	4.8%	8.9%
Total Daytime Population	8,450	68,338	138,498
Total Households	2,964	20,384	35,615
Avg. Household Size	2.2	2.5	2.6
Avg. Household Income	\$187,903	\$167,637	\$180,304
Median Household Income	\$122,093	\$115,616	\$125,927



# DEL MAR

Daytime Population  
**6,922**

Residential Population  
**4,480**

Residents with a College Degree  
**78.2%**

Median Home Price  
**\$1.99 M**

Household Salary over \$100,00  
**57%**



**21**

Miles of Beach



**3**

World Class Resorts  
L'Auberge - Fairmont - Hilton SD



**5**

Renown Beaches & Parks

Del Mar's **15th Street Beach** ranked **#4** in Time Magazine's '100 Greatest Beaches in the World'

Del Mar is known for its quaint half-timbered, Tudor-style architecture. From 1890 to 1940, some American buildings were built based on a medley of late Medieval and early Renaissance styles. European-trained architects, influenced by Old World styles, brought the eclectic, asymmetrical Tudor style here toward the end of the 19th century. Tudor houses were built of solid masonry with elaborate decorative stone and brickwork. The Tudor style fell out of popularity around WWII when a resurgence of patriotism encouraged an appreciation for a more American style, that is, Colonial Revival.

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4350 La Jolla Village Drive, Suite 500  
San Diego, CA 92122 | Lic. No. 01908588  
[colliers.com/sandiego](http://colliers.com/sandiego)



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