

2002
JIMMY
DURANTE
BLVD.

FOR
LEASE

DEL MAR CALIFORNIA, 92014



18,425 RSF 2 STORY OFFICE, MEDICAL, AND RETAIL SERVICES BUILDING | COASTAL LEASING OPPORTUNITY

Rare Leasing Opportunity!

Beautiful Del Mar Suites Currently Available.

- Ideal for office space, medical, & service retail
- Features beautiful landscaping & ample parking
- Walking distance to the Del Mar Fairgrounds, the ocean, and local restaurants
- Beautifully landscaped with outdoor seating throughout
- Onsite cafe Liquid Bean Cafe is open 7-days a week. Check out Liquid Bean Cafe's website for upcoming events at cafeliquidbean.com



Offering Flexible Sizing & Leasing Terms with Individual Suites As Small as 300 to 2,000 SF

Suites are light & bright with plenty of windows

- Offering flexible lease space and terms with individual suites as small as 300 to 2,000 SF
- Central location to high income neighborhoods which includes Del Mar, Rancho Santa Fe & North Coast San Diego



SUITE AVAILABILITY

SUITE	SF	RATE/AVAILABILITY
100	1,867 RSF	\$3.95 + Electric Available Now
117	196 RSF	\$3.50 + Electric Available Now
118	1,668 RSF	\$3.50 + Electric Available Now

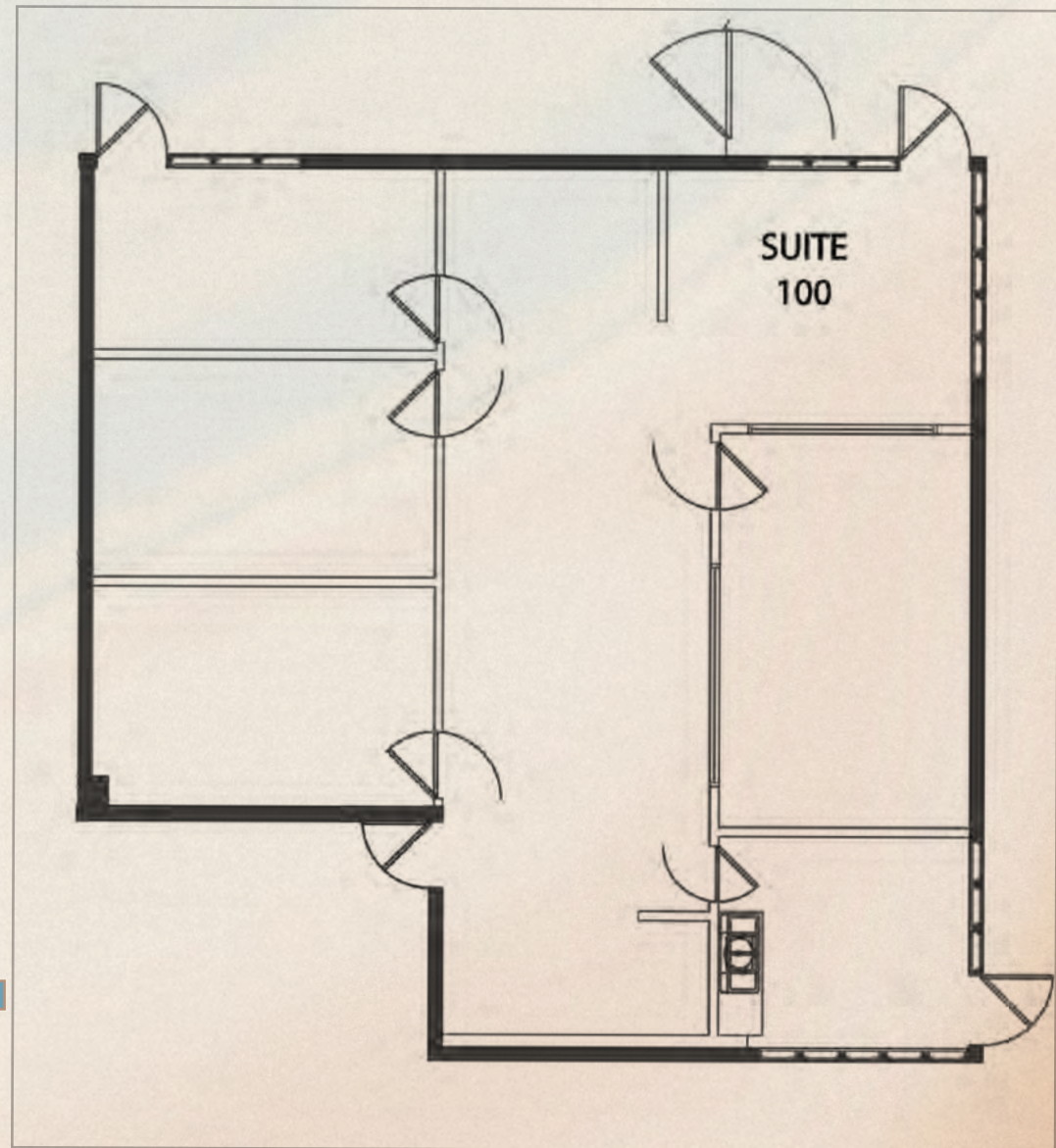


FLOOR PLANS

SUITE 100

\$3.95/SF + ELECTRIC
1,867 SF

- 3 Private Offices
- Conference Room
- Reception Area
- Copier Area
- Kitchenette
- 3 Entrance Points
- Potential for Private Patio

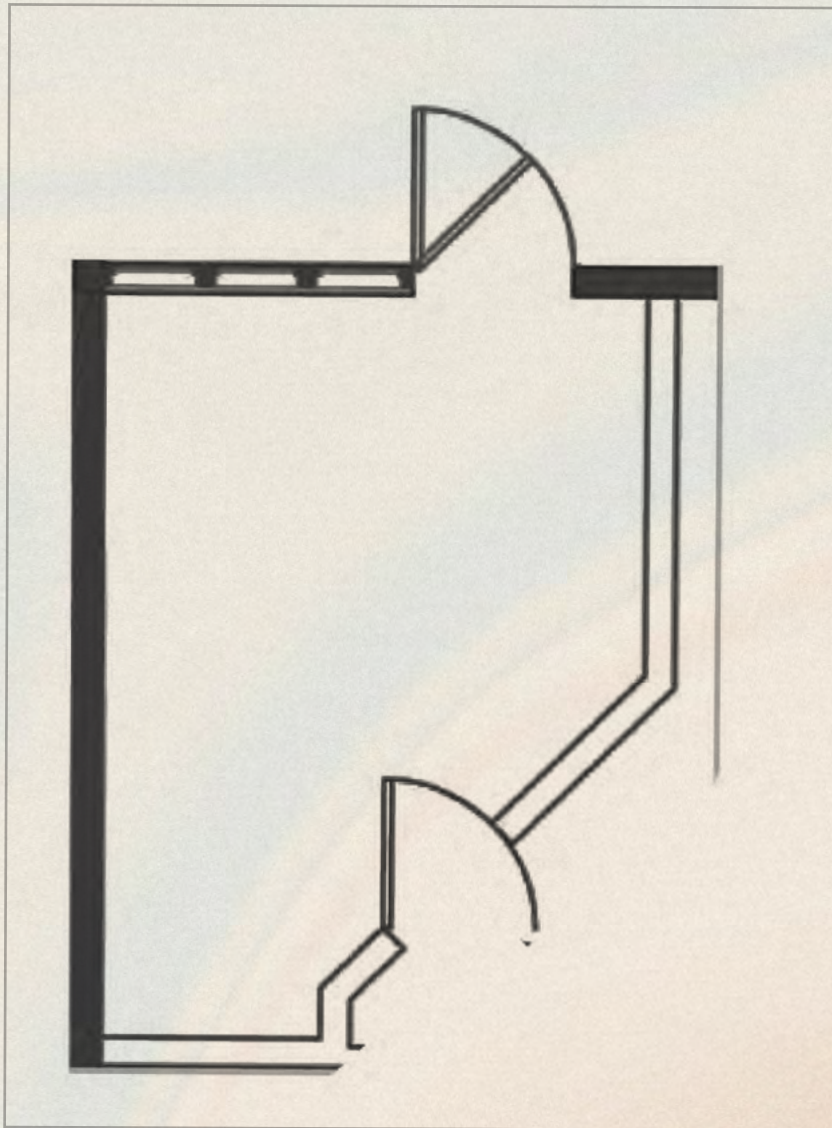


FLOOR PLANS

SUITE 117

\$3.50/SF + ELECTRIC
196 SF

- Private Office

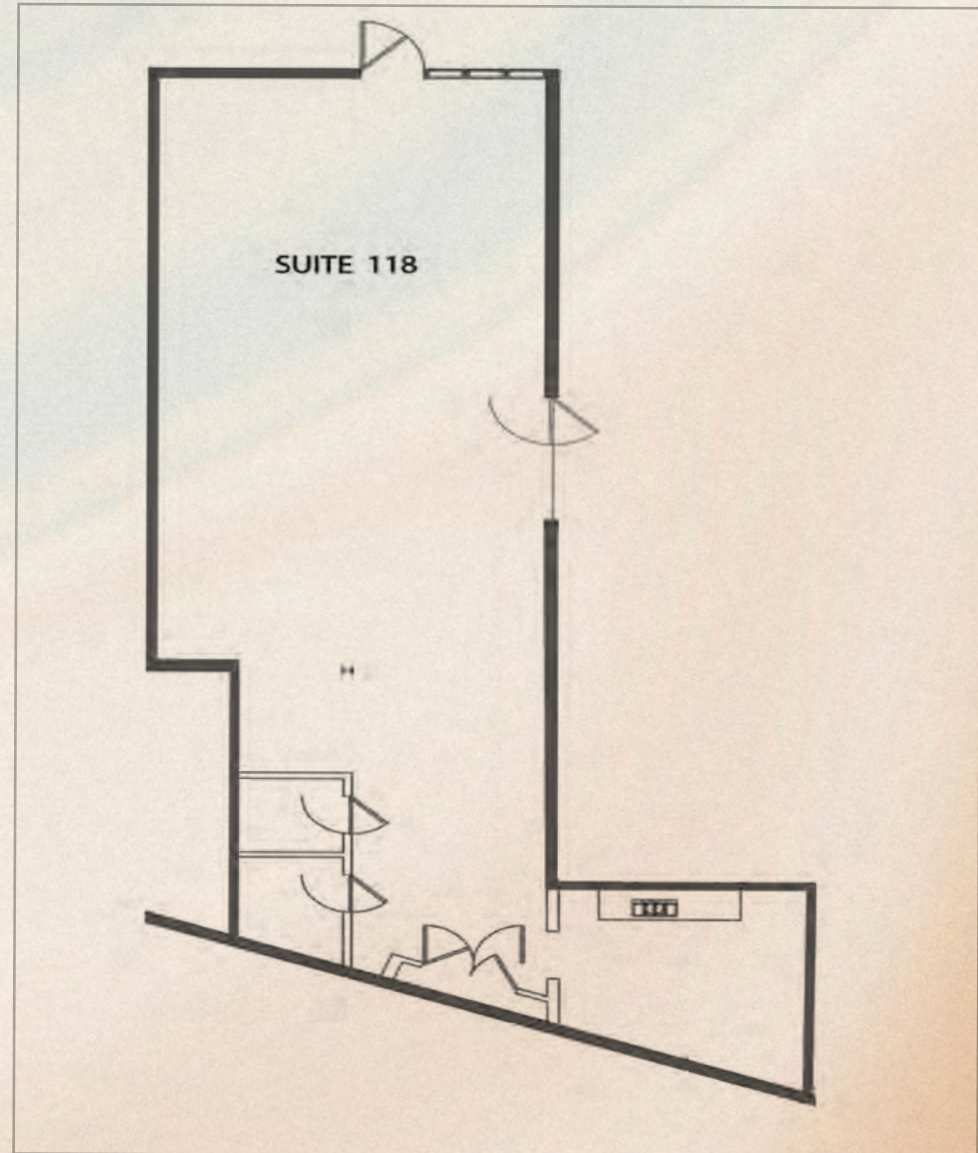
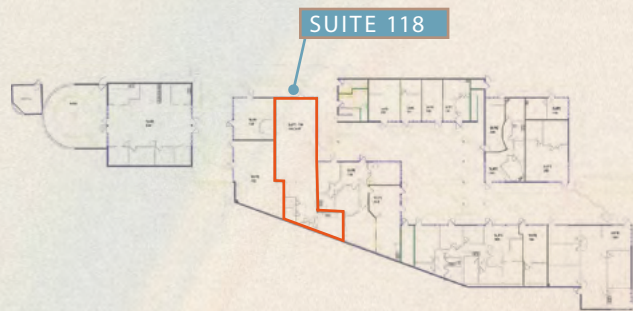


FLOOR PLANS

SUITE 118

\$3.50/SF + ELECTRIC
1,668 SF

- 2 Private Offices
- Open Work Space
- Kitchenette
- 2 Entrance Points
- All New Flooring, Paint & Quartz Counterop in Kitchenette
- Combine with adjacent unit 116 for 2,989 SF



PROPERTY PHOTOS



DEL MAR, CALIFORNIA

Spanning 2.1 Miles, Del Mar, California is a natural playground featuring the Pacific Ocean, walking trails and breathtaking vistas.

Del Mar features the renowned Del Mar Racetrack, San Diego County Fair, and is surrounded by boutique hotels, upscale and casual restaurants and independent shops.





WALK TIMES TO LOCAL AREA HIGHLIGHTS



STARTING POINT
2002 JIMMY DURANTE BLVD



BEACH WALK
5 MINUTES



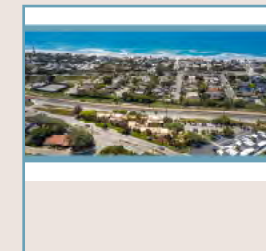
NORTH BEACH WALK
5 MINUTES



RACE TRACK ENTRANCE
10 MINUTES



VIEWPOINT & CAFE
5 MINUTES



EASY DRIVING DESTINATIONS

QUICK ACCESS TO I-5 VIA JIMMY
DURANTE BLVD

2 MINUTE DRIVE TO DEL MAR VILLAGE

An aerial photograph of a coastal region in San Diego County, California. The image shows a mix of urban development, green spaces, and rugged terrain. Interstate 5 is visible as a major highway running north-south through the center. Several locations are highlighted with brown rectangular labels: ENCINITAS, CARDIFF, SOLANA BEACH, DEL MAR FAIRGROUNDS, and DEL MAR HEIGHTS. A label for RANCHO SANTA FE is also present. Three Interstate 5 shields are overlaid on the map, one at the top, one in the middle, and one at the bottom.

ENCINITAS

CARDIFF

SOLANA
BEACH

RANCHO
SANTA FE

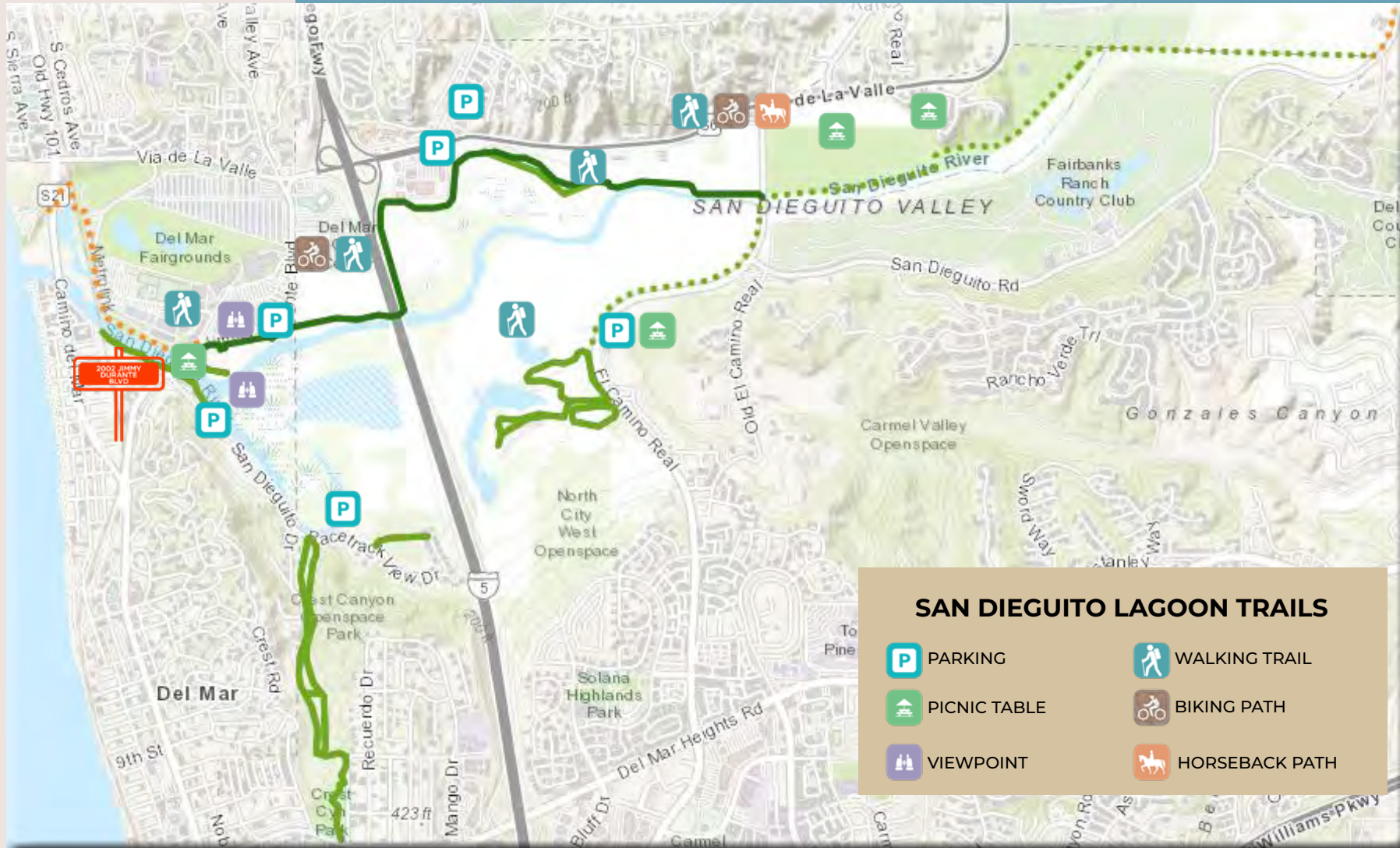
DEL MAR FAIRGROUNDS

DEL MAR
HEIGHTS

CENTRAL NORTH SAN DIEGO COUNTY COASTAL LOCATION

SAN DIEGUITO LAGOON TRAILS

DIRECT ACCESS TO OVER 6 MILES OF HIKING, BIKING, TRAILS & EASY ACCESS TO THE WETLANDS

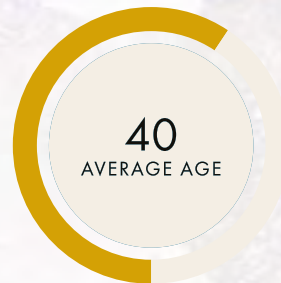
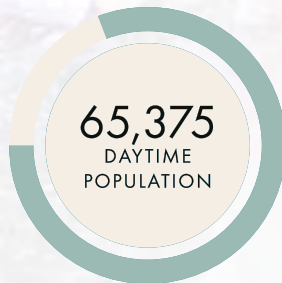
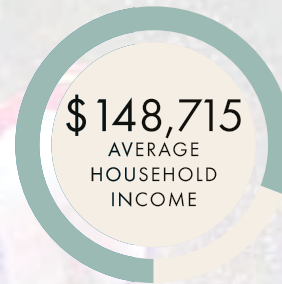
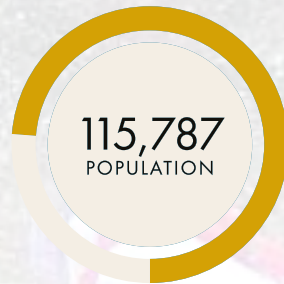


LOCAL AREA AT A GLANCE

5 MILE RADIUS

Local Area At a Glance

5 MILE RADIUS



AREA HIGHLIGHTS





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FOR MORE INFORMATION CONTACT

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