

RETAIL SHOPS · LUXURY OFFICES · EXECU-OFFICES™

P O L O P L A Z A

3702 & 3790 VIA DE LA VALLE
DEL MAR, CALIFORNIA 92014

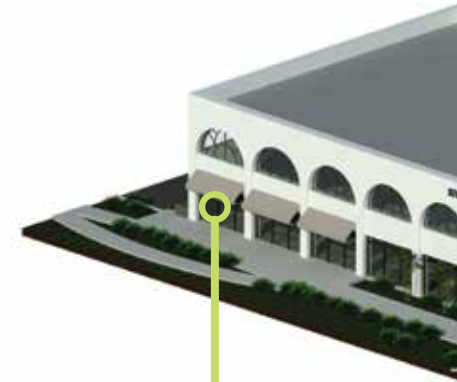
NEWMARK

LPCWEST
LINCOLN PROPERTY COMPANY

POLO PLAZA

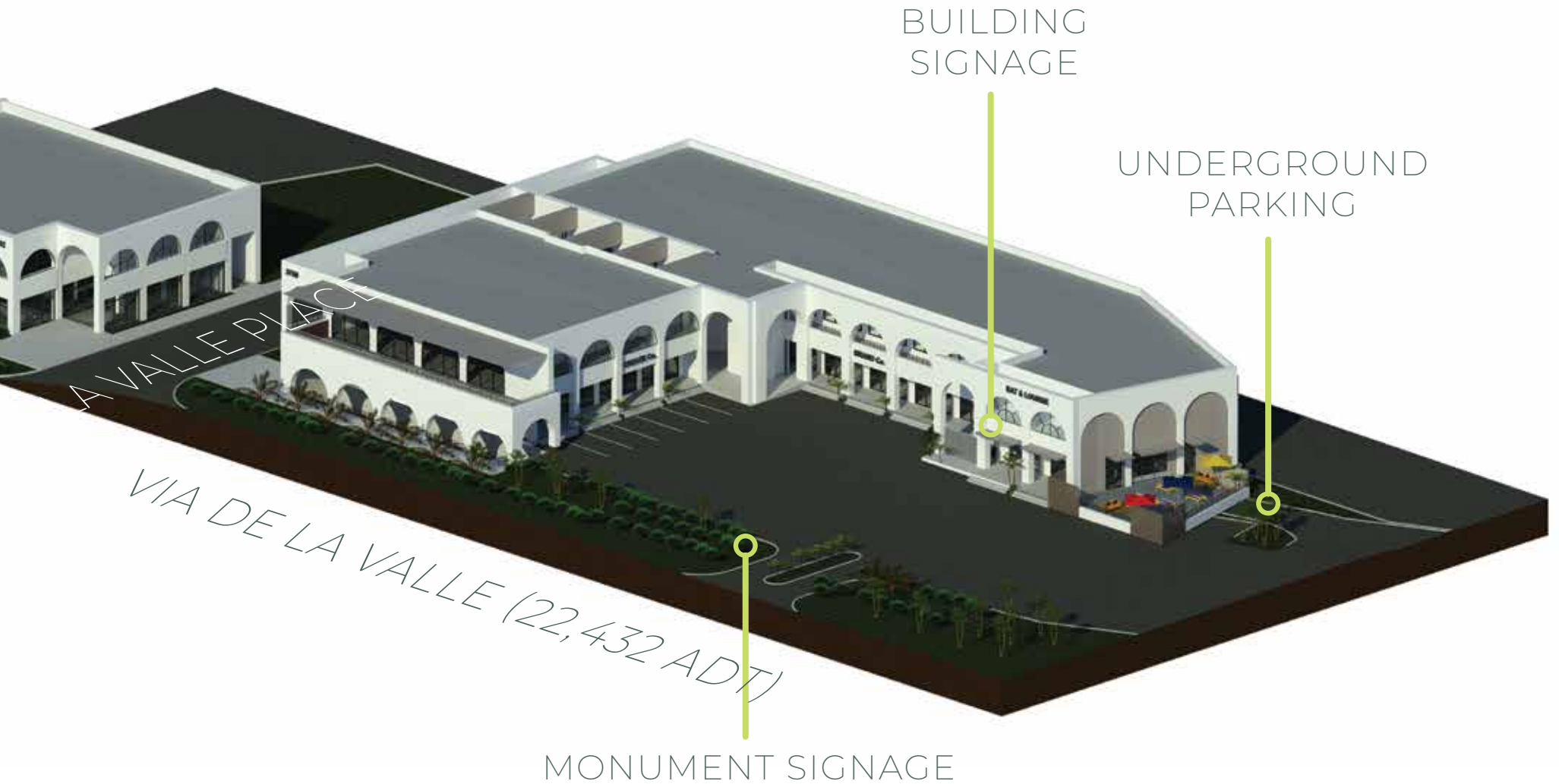
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Located at the gateway between the exclusive residential communities of Rancho Santa Fe and Del Mar, Polo Plaza is where work and lifestyle connect. With easy access to the 5 freeway and all the surrounding North County communities, the reposition of this iconic asset will transform this fantastic location into a destination.



MARKET
RESTAURANT + BAR

WHERE **WORK AND LIFESTYLE** CONNECT



RENOVATIONS COMPLETE

LEASING OPPORTUNITIES



AVAILABILITY

3702 VIA DE LA VALLE

SUITE	RSF	AVAILABLE	COMMENTS
103W	3,374	Now	Office Build-out
202 A	855	Now	Office Build-out
202C	2,636	Now	Shell Condition, Future Spec Suite

3790 VIA DE LA VALLE

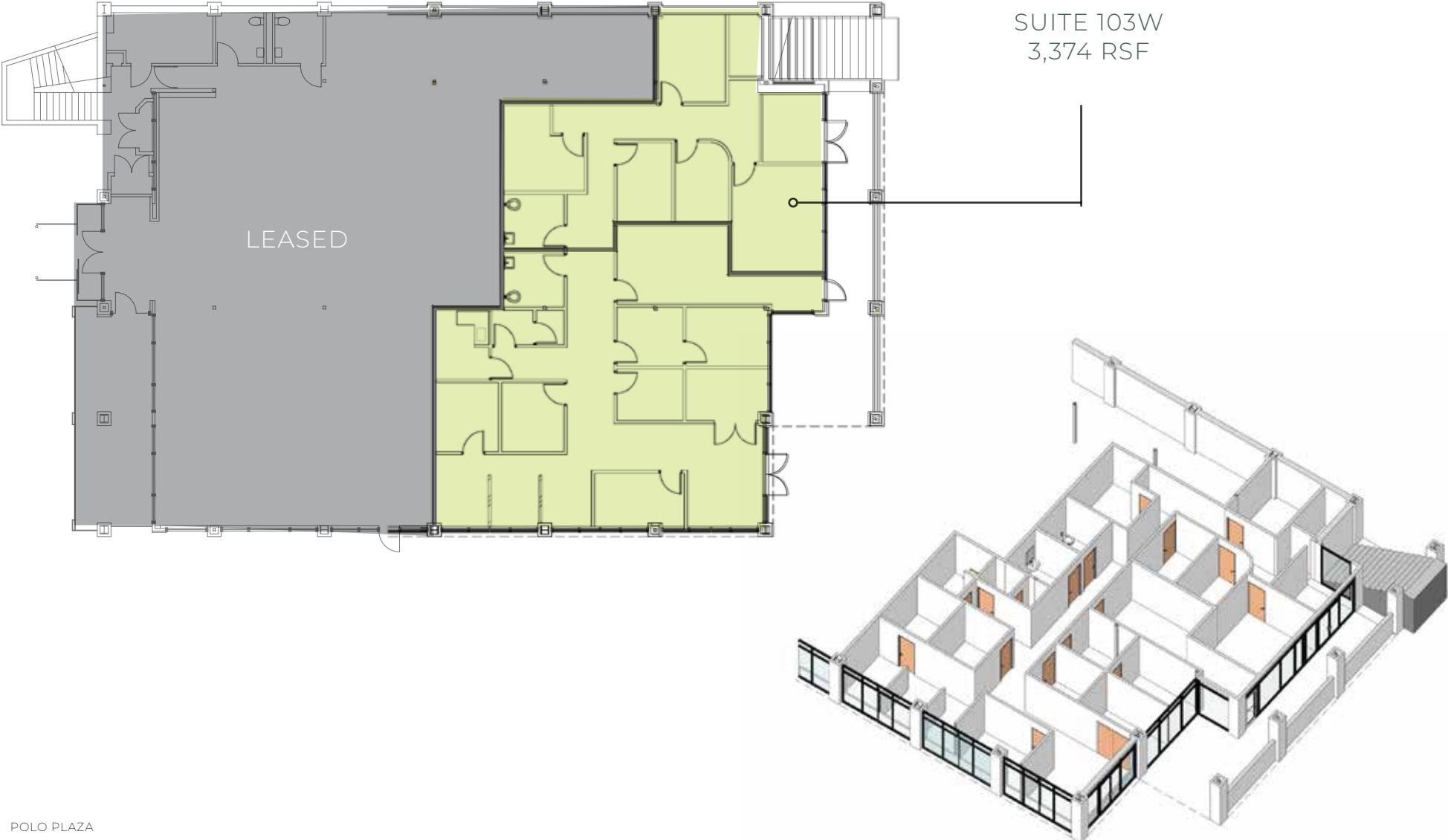
SUITE	RSF	AVAILABLE	COMMENTS
100	6,928	TBD	Full-floor with Patio
211	954	Now	Traditional Office Buildout
217	863	Now	Vacant Shell



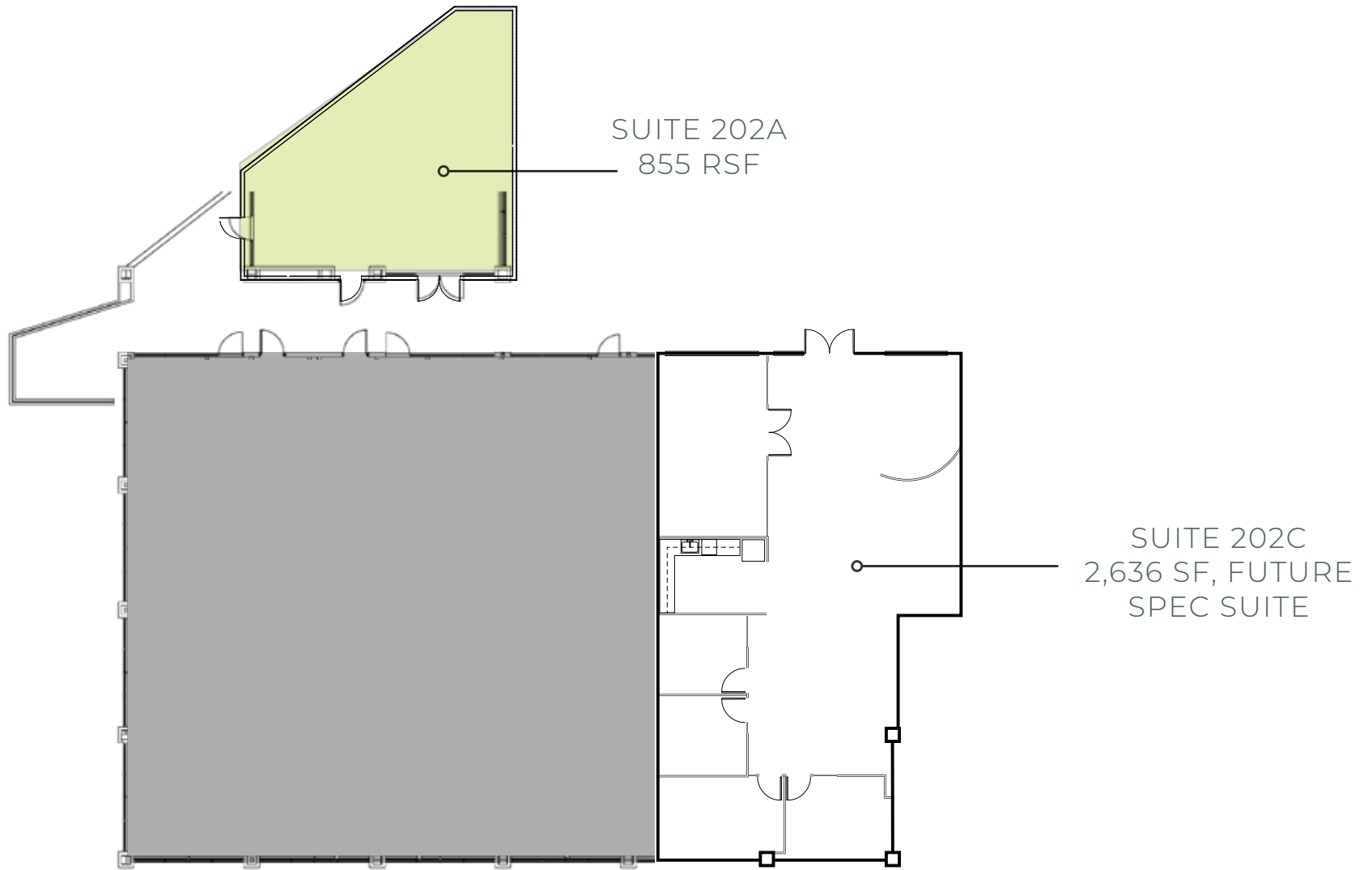
Pacific | Sotheby's
COMMERCIAL REAL ESTATE

3702 VIA DE LA VALLE

FIRST FLOOR



3702 VIA DE LA VALLE SECOND FLOOR





3790 VIA DE LA VALLE
SUITE 100 - 6,928 RSF
PRIVATE PATIO



UPPER LEVEL SIDEWALK AND LANDSCAPE



SUITE 211

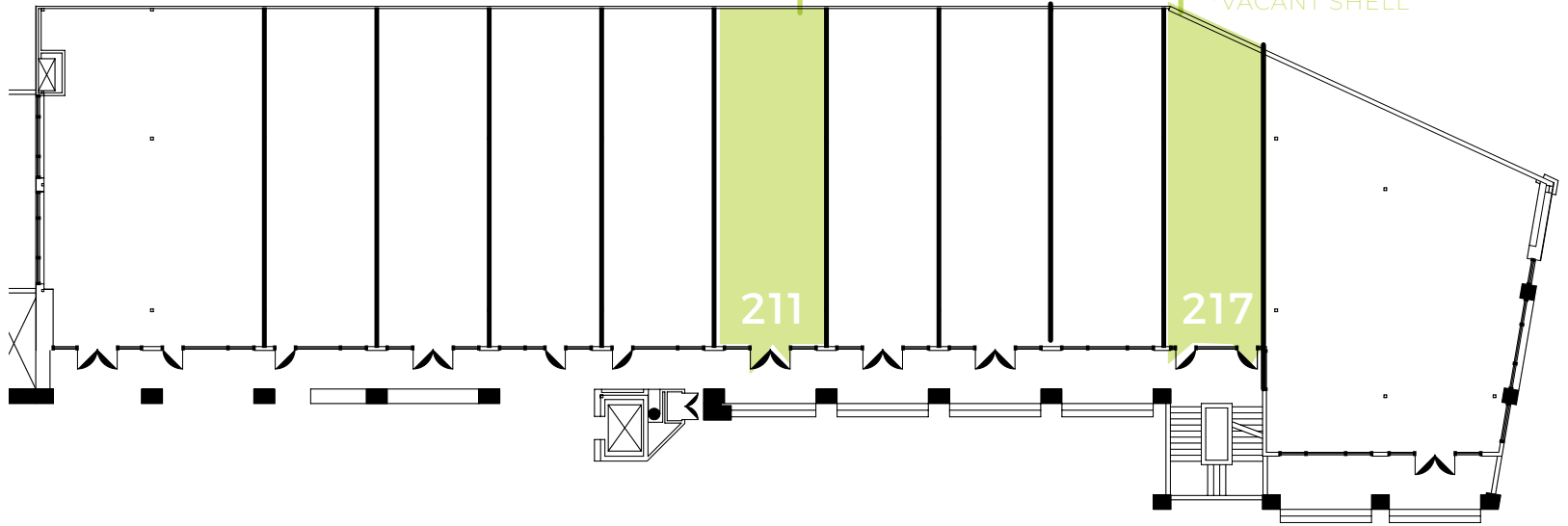
954 RSF

*OFFICE BUILDOUT

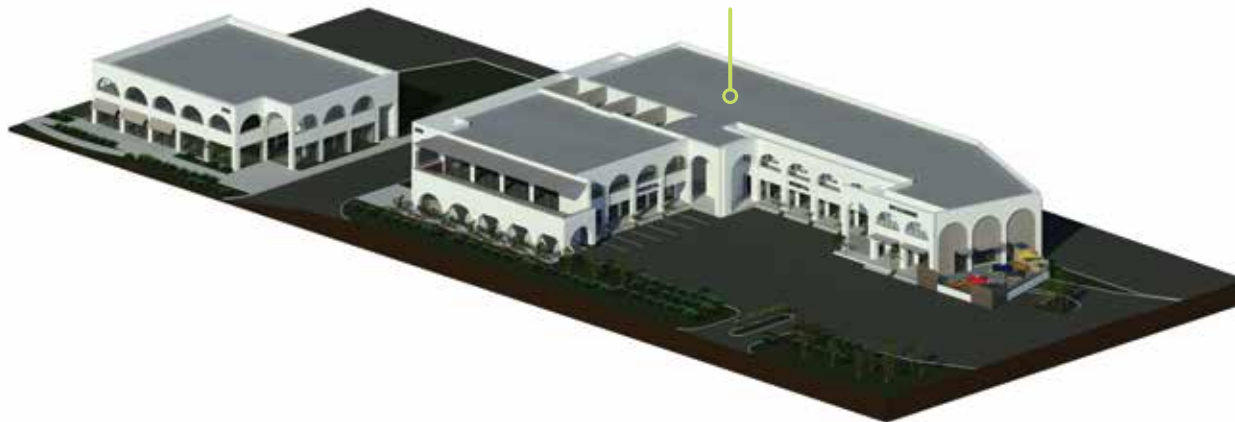
SUITE 217

863 RSF

*VACANT SHELL



SUITE LOCATIONS AT THE PROJECT





AREA AMENITIES

BEACHWALK

Rubio's FRESH MEXICAN GRILL
california PIZZA KITCHEN
YOGA SIX
Banfield PET HOSPITAL
VINO CARTA WINE SHOP & BAR

BRIGANTINE
SEAFOOD & OYSTER BAR

HIGHWAY 101

VIA DE LA VALLE

DEL MAR FAIRGROUNDS

JIMMY DURANTE BLVD

FISH MARKET

FLOWERHILL PROMENADE

WHOLE FOODS MARKET
CUCINA
Starbucks
Muttons
burgerlounge
Yogurtland

Armstrong Garden Centers
CHASE
usbank

DEL MAR SHOPPING CENTER

Gelson's
McDonald's
SHERWIN-WILLIAMS PAINTS
verizon
petco
WELLS FARGO





MORGAN RUN
CLUB & RESORT

POLO PLAZA

M
MARKET
RESTAURANT & BAR

VIA DE LA VALLE

POLO FIELDS

FAIRBANKS RANCH
COUNTRY CLUB







DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2022 Total Population	2,204	66,148	136,175
2027 Total Population	2,164	66,273	136,215
2022 - 2027 Annual Rate	-0.37%	0.04%	0.01%
Total Businesses	236	4,709	8,502
Total Employees	2,035	33,768	66,304
Total Daytime Population	3,350	69,961	142,044
2022 Median Age	54.6	43.5	42.5
HOUSEHOLDS			
2022 Household	841	25,966	51,328
2022 Average Household Size	2.62	2.54	2.64
2022 Housing Units	893	28,686	55,525
Owner Occupied Housing Units	83.8%	61.0%	63.2%
Renter Occupied Housing Units	10.4%	29.5%	29.2%
Vacant Housing Units	5.8%	9.5%	7.6%
2022 Average Home Value	\$1,771,046	\$1,339,517	\$1,313,399
INCOME			
<\$15,000	2.7%	3.0%	3.3%
\$15,000-\$24,999	2.3%	1.9%	1.9%
\$25,000-\$34,999	1.8%	2.5%	2.9%
\$35,000-\$49,999	4.0%	4.1%	3.7%
\$50,000-\$74,999	5.8%	7.8%	7.4%
\$75,000-\$99,999	5.0%	8.2%	8.3%
\$100,000-\$149,999	15.2%	18.0%	17.2%
\$150,000-\$199,999	7.5%	14.0%	14.0%
\$200,000+	55.6%	40.5%	42.0%
2022 Median Household Income	\$200,001	\$163,164	\$167,942
2022 Per Capita Income	\$111,522	\$89,220	\$85,133
2022 Average Household Income	\$293,866	\$228,750	\$226,436

For further leasing information please contact:

OFFICE LEASING

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

NEWMARK

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LINCOLN PROPERTY COMPANY