

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 cafe.liquidbean.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	\$3.75 + Electric Available Now
129	533 RSF	\$3.75 + Electric Available Now

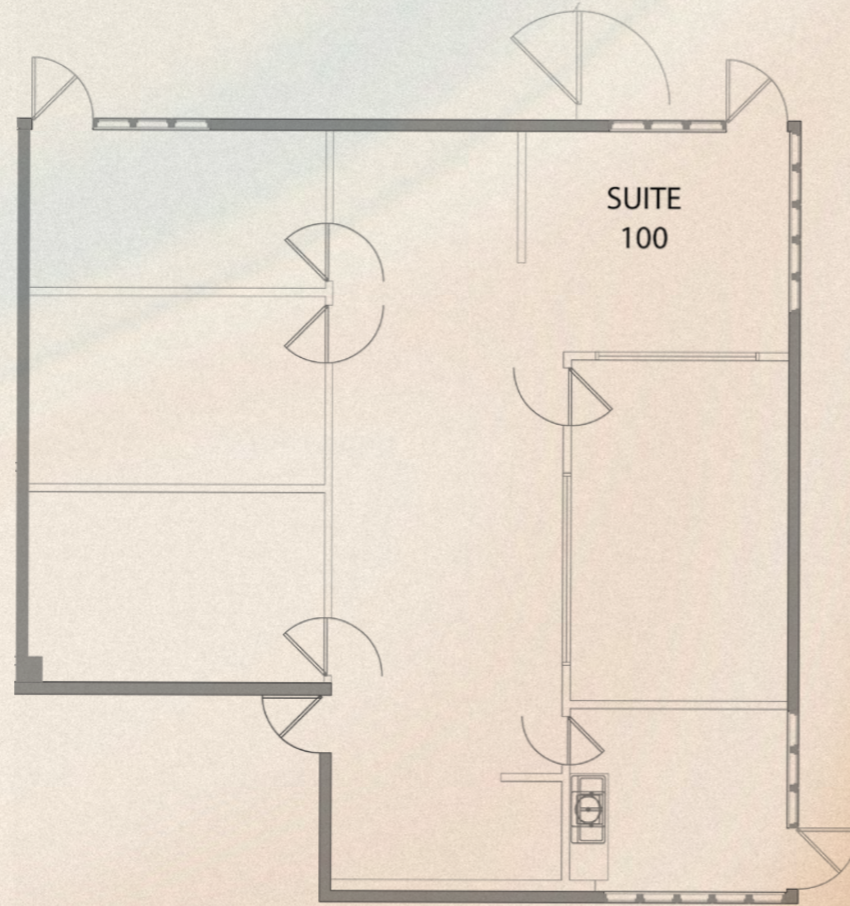


FLOOR PLANS

SUITE 100

\$3.75/SF + ELECTRIC
1,867 SF

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

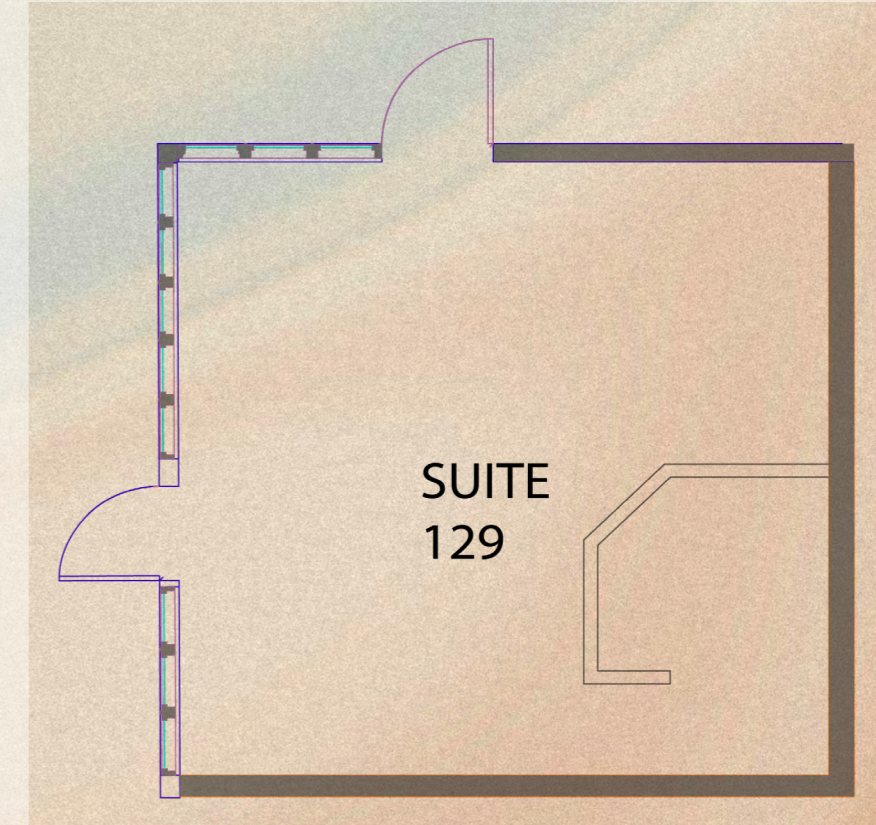
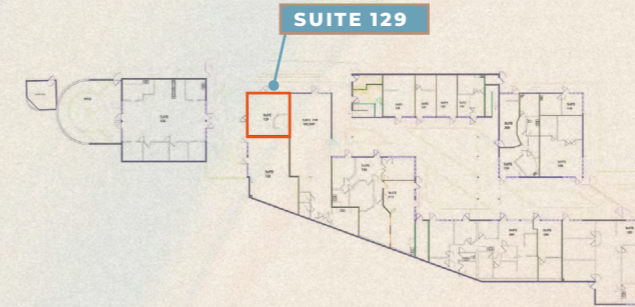


FLOOR PLANS

SUITE 129

\$3.75/SF + ELECTRIC
533 SF

- Open Work Space
- 2 Entrance Points



PROPERTY PHOTOS



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

SAN DIEGUITO RIVER PARK

WEBSITE

SAN DIEGUITO RIVER PARK

INTERACTIVE MAP

EASY DRIVING DESTINATIONS

QUICK ACCESS TO I-5 VIA JIMMY DURANTE BLVD

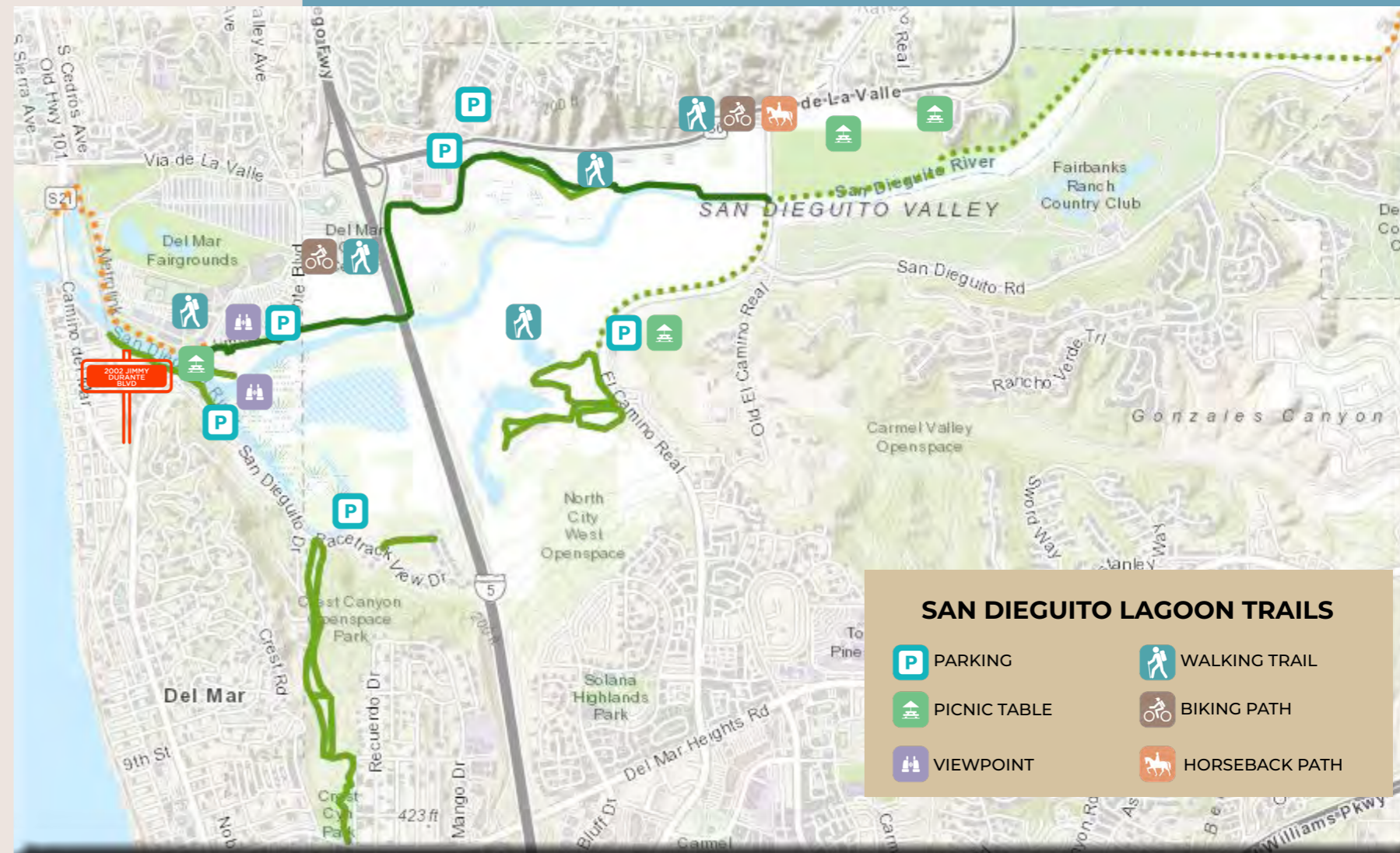
2 MINUTE DRIVE TO DEL MAR VILLAGE



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

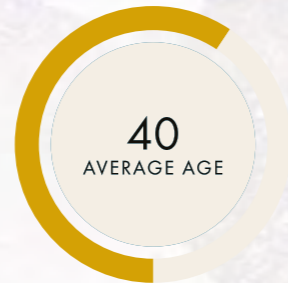
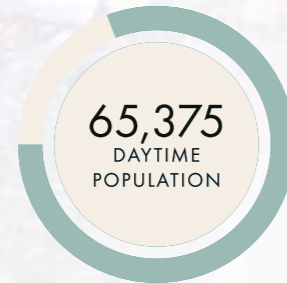
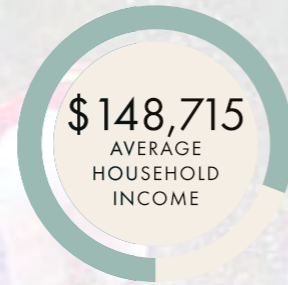
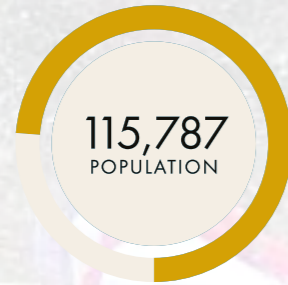


LOCAL AREA AT A GLANCE

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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