

for lease

BEACHSIDE DEL MAR



2662-2676 DEL MAR HEIGHTS ROAD | DEL MAR, CA | 92014



VIRTUAL TOUR AVAILABLE

EXCLUSIVE BROKER



OWNED & OPERATED BY





±98,854 SF SHOPPING CENTER

PROPERTY HIGHLIGHTS

- Easy accessibility and visibility from Interstate 5 & Del Mar Heights Road
- Household incomes average \$239,436 within a 3 mile radius giving Del Mar Heights Village one of the highest customer purchasing power in all of Southern California
- Surrounded by ±5.1 million SF of Class “A” office

TRAFFIC COUNTS

- Del Mar Heights Rd: 37,764 ADT
- Interstate 5: 249,175 ADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2024)	16,684	66,015	107,509
AHH Income	\$229,107	\$239,436	\$239,072
Daytime Pop.	10,819	50,493	150,142

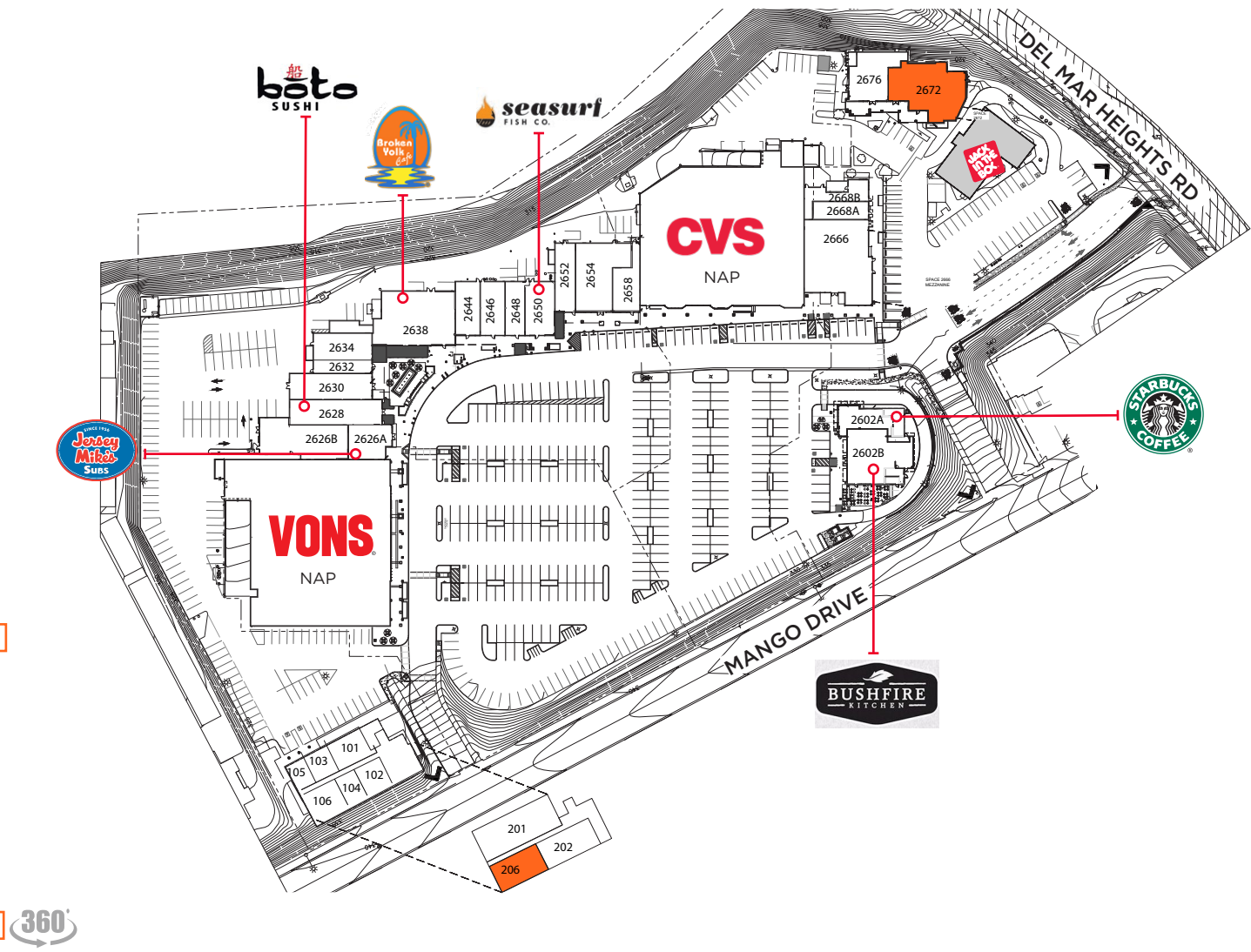
TENANTS



AVAILABILITIES

RETAIL		
SUITE	TENANT	SF
MAJ 1	Vons #2348	
MAJ 2	CVS	
2602 A	Starbucks	1,675
2602 B	Bushfire Kitchen	3,107
2626 A	Jersey Mike's Subs	1,510
2626 B	Del Mar Veteranary	3,087
2628	Boto Sushi	2,393
2630	Verve Cycle	2,201
2632	Sport Clips	915
2634	Le Bambou Restaurant	1,500
2638	Broken Yolk	3,667
2644	Bio Safe Dry Cleaner	1,375
2646	Crumbl Cookies	1,335
2648	Nail Salon	1,200
2650	SeaSurf Fish Co	1,633
2652	Huntington Learning Center	1,440
2654	Pilates Republic	3,087
2658	Postal Annex	1,313
2666	AAA Automobile Club	5,324
2668 A	UBREAKIFIX	1,003
2668 B	Kotijas Jr. Mexican Restaurant	1,228
2672	AVAILABLE	3,536
2676	Del Mar Coin Laundry	2,165
2690	Jack in the Box #87	3,051

MEDICAL OFFICE		
SUITE	TENANT	SF
101	Dr. Daniel Charlton, DDS	1,661
102	Del Mar Asthetics Clinic	1,178
103	Advanced Hair Aesthetics	901
104	Dr. Eaton Therapy Clinic	402
106	Children and Preventative Dental	904
201	Dr. Pizzi, DDS	2,629
202	Dr. Ron Barry, DMD	2,225
206	AVAILABLE	1,317



DISCLAIMER: This drawing is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations and warranties as to the size and nature of improvements to be constructed (or that any improvements will be constructed) or as to the identity or nature of any occupants thereof.

AERIAL




GALLERY




DEMOGRAPHICS

1 Mile Radius


Demographic and Income Profile						
13983 Mango Dr, Del Mar, California, 92014 4						
13983 Mango Dr, Del Mar, California, 92014						
Ring: 1 mile radius						
Latitude: 32.95167, Longitude: -117.24718						
						
Summary	Census 2010	Census 2020	2024	2029		
Population	14,006	15,081	16,684	16,487		
Households	6,361	6,523	7,394	7,437		
Families	3,923	-	4,524	4,560		
Average Household Size	2.20	2.29	2.24	2.20		
Owner Occupied Housing Units	4,013	-	4,047	4,139		
Renter Occupied Housing Units	2,348	-	3,347	3,298		
Median Age	42.0	-	43.5	44.7		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	-0.24%	0.09%	0.30%			
Households	0.12%	0.38%	0.49%			
Families	0.16%	0.37%	0.44%			
Owner HHs	0.45%	0.58%	0.66%			
Median Household Income	2.11%	2.70%	2.57%			
Households by Income	2024		2029			
	Number	Percent	Number	Percent		
<\$15,000	237	3.2%	199	2.7%		
\$15,000 - \$24,999	178	2.4%	124	1.7%		
\$25,000 - \$34,999	194	2.6%	147	2.0%		
\$35,000 - \$49,999	257	3.5%	187	2.5%		
\$50,000 - \$74,999	386	5.2%	295	4.0%		
\$75,000 - \$99,999	484	6.5%	416	5.6%		
\$100,000 - \$149,999	1,480	20.0%	1,366	18.4%		
\$150,000 - \$199,999	1,173	15.9%	1,288	17.3%		
\$200,000+	3,006	40.7%	3,415	45.9%		
Median Household Income		\$166,922		\$185,263		
Average Household Income		\$229,107		\$258,079		
Per Capita Income		\$99,472		\$114,070		
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	696	5.0%	681	4.1%	647	3.9%
5 - 9	773	5.5%	748	4.5%	669	4.1%
10 - 14	865	6.2%	865	5.2%	809	4.9%
15 - 19	749	5.3%	880	5.3%	820	5.0%
20 - 24	479	3.4%	964	5.8%	931	5.6%
25 - 34	1,931	13.8%	2,232	13.4%	2,180	13.2%
35 - 44	2,176	15.5%	2,334	14.0%	2,257	13.7%
45 - 54	2,312	16.5%	2,412	14.5%	2,263	13.7%
55 - 64	1,990	14.2%	2,179	13.1%	2,217	13.4%
65 - 74	1,258	9.0%	1,830	11.0%	1,842	11.2%
75 - 84	573	4.1%	1,174	7.0%	1,370	8.3%
85+	203	1.4%	386	2.3%	483	2.9%

3 Mile Radius

Demographic and Income Profile						
13983 Mango Dr, Del Mar, California, 92014 4						
13983 Mango Dr, Del Mar, California, 92014						
Ring: 3 mile radius						
Latitude: 32.95167, Longitude: -117.24718						
						
Summary	Census 2010	Census 2020	2024	2029		
Population	58,477	63,439	65,015	65,065		
Households	23,252	24,809	25,846	26,419		
Families	15,724	-	17,562	17,954		
Average Household Size	2.51	2.55	2.51	2.45		
Owner Occupied Housing Units	15,212	-	15,777	16,243		
Renter Occupied Housing Units	8,040	-	10,069	10,177		
Median Age	40.2	-	43.2	44.3		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	0.02%	0.09%	0.30%			
Households	0.44%	0.38%	0.49%			
Families	0.44%	0.37%	0.44%			
Owner HHs	0.58%	0.58%	0.66%			
Median Household Income	1.36%	2.70%	2.57%			
Households by Income	2024		2029			
	Number	Percent	Number	Percent		
<\$15,000	878	3.4%	727	2.8%		
\$15,000 - \$24,999	431	1.7%	295	1.1%		
\$25,000 - \$34,999	511	2.0%	383	1.4%		
\$35,000 - \$49,999	974	3.8%	699	2.6%		
\$50,000 - \$74,999	1,314	5.1%	1,021	3.9%		
\$75,000 - \$99,999	1,787	6.9%	1,525	5.8%		
\$100,000 - \$149,999	4,263	16.5%	4,073	15.4%		
\$150,000 - \$199,999	3,510	13.6%	3,822	14.5%		
\$200,000+	12,179	47.1%	13,875	52.5%		
Median Household Income		\$186,964		\$200,001		
Average Household Income		\$239,436		\$267,531		
Per Capita Income		\$94,762		\$108,102		
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,346	5.7%	2,747	4.2%	2,697	4.1%
5 - 9	4,163	7.1%	3,434	5.3%	3,071	4.7%
10 - 14	4,567	7.8%	4,188	6.4%	3,809	5.9%
15 - 19	3,690	6.3%	4,308	6.6%	3,930	6.0%
20 - 24	2,026	3.5%	3,852	5.9%	3,740	5.7%
25 - 34	6,713	11.5%	7,148	11.0%	7,884	12.1%
35 - 44	9,877	16.9%	8,490	13.1%	7,978	12.3%
45 - 54	10,609	18.1%	10,389	16.0%	9,697	14.9%
55 - 64	7,277	12.4%	9,054	13.9%	9,227	14.2%
65 - 74	3,703	6.3%	6,479	10.0%	6,987	10.7%
75 - 84	1,789	3.1%	3,717	5.7%	4,513	6.9%
85+	718	1.2%	1,208	1.9%	1,533	2.4%

DEMOGRAPHICS (continued)

5 Mile Radius

Demographic and Income Profile						
13983 Mango Dr, Del Mar, California, 92014 4						
13983 Mango Dr, Del Mar, California, 92014						
Ring: 5 mile radius						
Latitude: 32.95167, Longitude: -117.24718						
						
Summary	Census 2010	Census 2020	2024	2029		
Population	91,278	105,929	107,509	107,564		
Households	34,457	38,820	40,012	40,828		
Families	23,703	-	27,904	28,521		
Average Household Size	2.56	2.62	2.59	2.54		
Owner Occupied Housing Units	23,203	-	25,394	26,149		
Renter Occupied Housing Units	11,254	-	14,618	14,679		
Median Age	39.1	-	41.5	42.3		
Trends: 2023-2028 Annual Rate	Area	State		National		
Population	0.01%	0.09%		0.30%		
Households	0.40%	0.38%		0.49%		
Families	0.44%	0.37%		0.44%		
Owner HHs	0.59%	0.58%		0.66%		
Median Household Income	0.92%	2.70%		2.57%		
Households by Income	2024		2029			
	Number	Percent	Number	Percent		
<\$15,000	1,803	4.5%	1,489	3.6%		
\$15,000 - \$24,999	749	1.9%	511	1.3%		
\$25,000 - \$34,999	930	2.3%	690	1.7%		
\$35,000 - \$49,999	1,330	3.3%	953	2.3%		
\$50,000 - \$74,999	2,213	5.5%	1,722	4.2%		
\$75,000 - \$99,999	2,372	5.9%	2,068	5.1%		
\$100,000 - \$149,999	6,252	15.6%	6,052	14.8%		
\$150,000 - \$199,999	5,088	12.7%	5,486	13.4%		
\$200,000+	19,275	48.2%	21,858	53.5%		
Median Household Income	\$191,063		\$200,001			
Average Household Income	\$239,072		\$267,268			
Per Capita Income	\$88,783		\$101,212			
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,094	5.6%	4,574	4.3%	4,497	4.2%
5 - 9	6,295	6.9%	5,706	5.3%	5,165	4.8%
10 - 14	6,748	7.4%	6,992	6.5%	6,476	6.0%
15 - 19	7,488	8.2%	9,426	8.8%	8,807	8.2%
20 - 24	4,617	5.1%	7,571	7.0%	7,328	6.8%
25 - 34	9,913	10.9%	11,227	10.4%	12,239	11.4%
35 - 44	14,476	15.9%	13,481	12.5%	12,934	12.0%
45 - 54	15,757	17.3%	16,628	15.5%	15,652	14.6%
55 - 64	10,963	12.0%	14,017	13.0%	14,156	13.2%
65 - 74	5,924	6.5%	10,106	9.4%	10,891	10.1%
75 - 84	2,868	3.1%	5,920	5.5%	7,080	6.6%
85+	1,136	1.2%	1,862	1.7%	2,341	2.2%



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