

for lease

BEACHSIDE DEL MAR

VONS

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



±98,854 SF SHOPPING CENTER

PROPERTY HIGHLIGHTS

- Easy accessibility and visibility from Interstate 5 & Del Mar Heights Road
- Household incomes average \$207,366 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 (2022)	16,557	65,957	105,906
AHH Income	\$207,366	\$226,448	\$229,261
Daytime Pop.	14,250	45,983	133,316

TENANTS

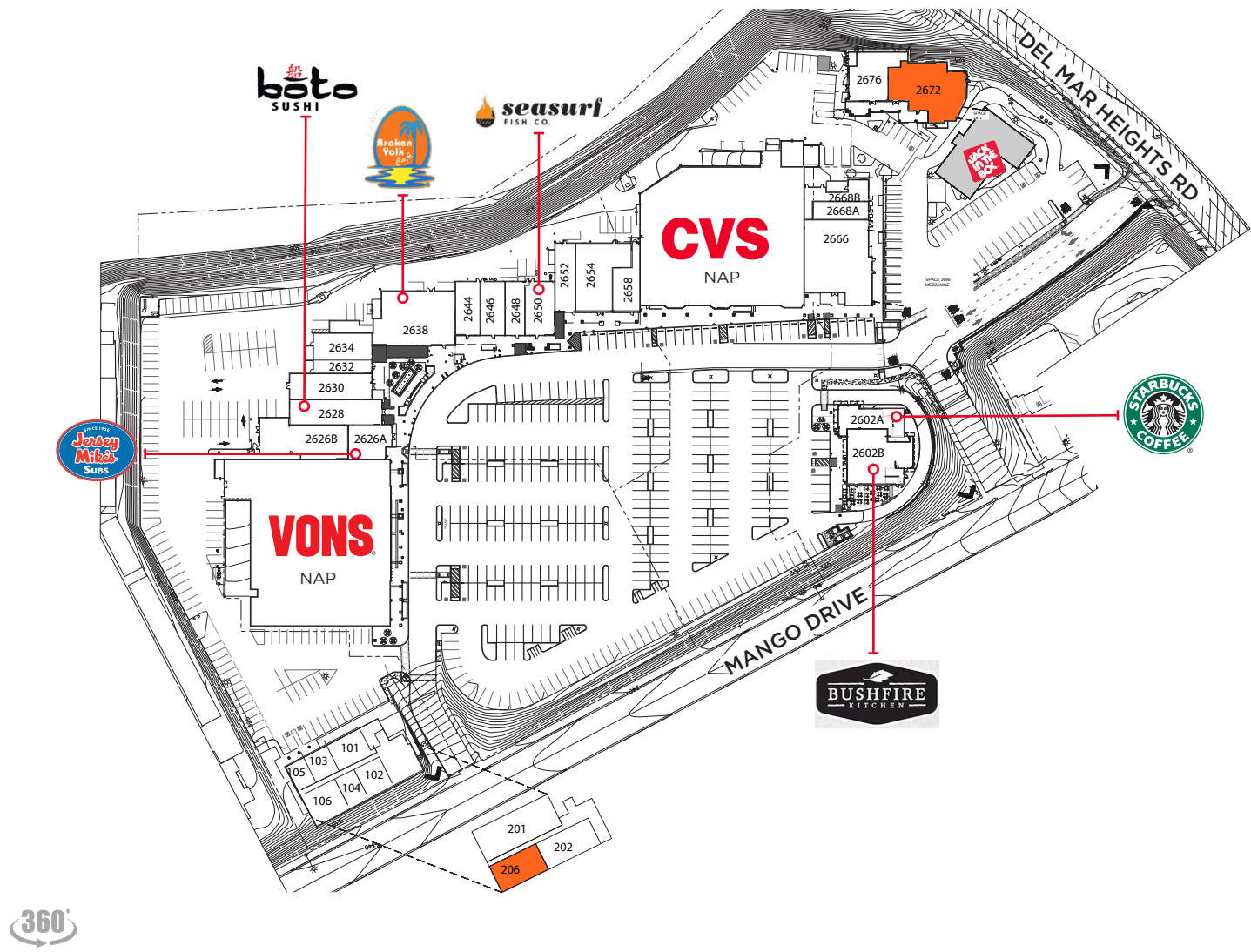
VONS **CVS**



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



AERIAL



GALLERY



DEMOGRAPHICS

1 Mile Radius

13983 Mango Dr, Del Mar, California, 92014 Ring: 1 mile radius				Prepared by Esri Latitude: 32.95167 Longitude: -117.24718				
Summary	Census 2010	Census 2020	2022	2027				
Population	14,239	14,765	16,557	16,525				
Households	6,497	6,438	7,328	7,311				
Families	3,917	-	4,278	4,265				
Average Household Size	2.19	2.27	2.24	2.24				
Owner Occupied Housing Units	4,107	-	4,071	4,036				
Renter Occupied Housing Units	2,390	-	3,256	3,275				
Median Age	41.4	-	42.7	43.5				
Trends: 2022-2027 Annual Rate	Area	State	National					
Population	-0.04%	-0.06%	0.25%					
Households	-0.05%	-0.01%	0.31%					
Families	-0.06%	-0.01%	0.28%					
Owner HHs	-0.17%	0.05%	0.53%					
Median Household Income	2.45%	3.60%	3.12%					
Households by Income		2022	2027					
	Number	Percent	Number	Percent				
<\$15,000	244	3.3%	150	2.1%				
\$15,000 - \$24,999	86	1.2%	48	0.7%				
\$25,000 - \$34,999	151	2.1%	82	1.1%				
\$35,000 - \$49,999	280	3.8%	151	2.1%				
\$50,000 - \$74,999	667	9.1%	480	6.6%				
\$75,000 - \$99,999	829	11.3%	732	10.0%				
\$100,000 - \$149,999	1,373	18.7%	1,335	18.3%				
\$150,000 - \$199,999	1,200	16.4%	1,376	18.8%				
\$200,000+	2,498	34.1%	2,957	40.4%				
Median Household Income		\$151,019	\$170,486					
Average Household Income		\$207,366	\$240,788					
Per Capita Income		\$90,773	\$105,220					
Population by Age	Census 2010	Census 2020	2022	2027				
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	677	4.8%	724	4.4%	723	4.4%		
5 - 9	748	5.3%	795	4.8%	788	4.8%		
10 - 14	839	5.9%	869	5.2%	811	4.9%		
15 - 19	748	5.3%	795	4.8%	707	4.3%		
20 - 24	531	3.7%	784	4.7%	643	3.9%		
25 - 34	2,166	15.2%	2,288	13.8%	2,547	15.4%		
35 - 44	2,202	15.5%	2,635	15.9%	2,444	14.8%		
45 - 54	2,280	16.0%	2,189	13.2%	2,305	13.9%		
55 - 64	1,995	14.0%	2,323	14.0%	2,076	12.6%		
65 - 74	1,274	8.9%	1,846	11.1%	1,940	11.7%		
75 - 84	568	4.0%	1,009	6.1%	1,179	7.1%		
85+	212	1.5%	303	1.8%	362	2.2%		
Race and Ethnicity	Census 2010	Census 2020	2022	2027				
	Number	Percent	Number	Percent	Number	Percent		
White Alone	11,195	78.6%	10,107	68.5%	10,776	65.1%	10,314	62.4%
Black Alone	119	0.8%	144	1.0%	402	2.4%	403	2.4%
American Indian Alone	31	0.2%	33	0.2%	60	0.4%	65	0.4%
Asian Alone	2,136	15.0%	2,615	17.7%	2,958	17.9%	3,205	19.4%
Pacific Islander Alone	15	0.1%	8	0.1%	22	0.1%	22	0.1%
Some Other Race Alone	201	1.4%	417	2.8%	655	4.0%	701	4.2%
Two or More Races	542	3.8%	1,442	9.8%	1,685	10.2%	1,815	11.0%
Hispanic Origin (Any Race)	908	6.4%	1,286	8.7%	1,893	11.4%	1,903	11.5%

3 Mile Radius

13983 Mango Dr, Del Mar, California, 92014 Ring: 3 mile radius				Prepared by Esri Latitude: 32.95167 Longitude: -117.24718				
Summary	Census 2010	Census 2020	2022	2027				
Population	58,413	63,775	65,957	66,059				
Households	23,229	24,910	25,914	25,936				
Families	15,703	-	17,499	17,539				
Average Household Size	2.51	2.55	2.53	2.54				
Owner Occupied Housing Units	15,202	-	16,596	16,731				
Renter Occupied Housing Units	8,027	-	9,318	9,205				
Median Age	40.1	-	41.5	41.9				
Trends: 2022-2027 Annual Rate	Area	State	National					
Population	0.03%	-0.06%	0.25%					
Households	0.02%	-0.01%	0.31%					
Families	0.05%	-0.01%	0.28%					
Owner HHs	0.16%	0.05%	0.53%					
Median Household Income	2.33%	3.60%	3.12%					
Households by Income		2022	2027					
	Number	Percent	Number	Percent				
<\$15,000	804	3.1%	482	1.9%				
\$15,000 - \$24,999	384	1.5%	226	0.9%				
\$25,000 - \$34,999	558	2.2%	278	1.1%				
\$35,000 - \$49,999	932	3.6%	524	2.0%				
\$50,000 - \$74,999	1,830	7.1%	1,141	4.4%				
\$75,000 - \$99,999	2,289	8.8%	1,721	6.6%				
\$100,000 - \$149,999	4,543	17.5%	4,750	18.3%				
\$150,000 - \$199,999	3,716	14.3%	4,661	18.0%				
\$200,000+	10,858	41.9%	12,153	46.9%				
Median Household Income		\$168,272	\$188,821					
Average Household Income		\$226,448	\$256,925					
Per Capita Income		\$88,514	\$100,292					
Population by Age	Census 2010	Census 2020	2022	2027				
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	3,361	5.8%	3,414	5.2%	3,470	5.3%		
5 - 9	4,161	7.1%	4,119	6.2%	4,054	6.1%		
10 - 14	4,563	7.8%	4,702	7.1%	4,305	6.5%		
15 - 19	3,685	6.3%	4,113	6.2%	3,673	5.6%		
20 - 24	2,022	3.5%	3,204	4.9%	2,798	4.2%		
25 - 34	6,721	11.5%	7,172	10.9%	8,313	12.6%		
35 - 44	9,885	16.9%	9,871	15.0%	9,538	14.4%		
45 - 54	10,574	18.1%	10,164	15.4%	9,719	14.7%		
55 - 64	7,255	12.4%	9,219	14.0%	8,648	13.1%		
65 - 74	3,686	6.3%	6,062	9.2%	6,702	10.1%		
75 - 84	1,781	3.0%	2,960	4.5%	3,721	5.6%		
85+	718	1.2%	960	1.5%	1,118	1.7%		
Race and Ethnicity	Census 2010	Census 2020	2022	2027				
	Number	Percent	Number	Percent	Number	Percent		
White Alone	43,750	74.9%	39,810	62.4%	40,138	60.9%	38,340	58.0%
Black Alone	397	0.7%	532	0.8%	790	1.2%	781	1.2%
American Indian Alone	127	0.2%	146	0.2%	173	0.3%	186	0.3%
Asian Alone	10,553	18.1%	14,583	22.9%	15,486	23.5%	16,764	25.4%
Pacific Islander Alone	55	0.1%	54	0.1%	68	0.1%	68	0.1%
Some Other Race Alone	1,341	2.3%	1,964	3.1%	2,225	3.4%	2,354	3.6%
Two or More Races	2,189	3.7%	6,686	10.5%	7,076	10.7%	7,567	11.5%
Hispanic Origin (Any Race)	4,951	8.5%	6,239	9.8%	6,889	10.4%	6,869	10.4%

DEMOGRAPHICS (continued)

5 Mile Radius

13983 Mango Dr, Del Mar, California, 92014 Ring: 5 mile radius				Prepared by Esri Latitude: 32.95167 Longitude: -117.24718				
Summary	Census 2010	Census 2020	2022	2027				
Population	89,375	103,459	105,906	105,889				
Households	34,131	38,326	39,381	39,344				
Families	23,354	-	27,235	27,249				
Average Household Size	2.56	2.62	2.61	2.62				
Owner Occupied Housing Units	22,805	-	26,045	26,189				
Renter Occupied Housing Units	11,326	-	13,336	13,155				
Median Age	39.3	-	40.7	41.0				
Trends: 2022-2027 Annual Rate	Area	State	National					
Population	0.00%	-0.06%	0.25%					
Households	-0.02%	-0.01%	0.31%					
Families	0.01%	-0.01%	0.28%					
Owner HHs	0.11%	0.05%	0.53%					
Median Household Income	2.67%	3.60%	3.12%					
Households by Income		2022	2027					
		Number	Percent	Number	Percent			
<\$15,000		1,309	3.3%	790	2.0%			
\$15,000 - \$24,999		644	1.6%	370	0.9%			
\$25,000 - \$34,999		865	2.2%	436	1.1%			
\$35,000 - \$49,999		1,424	3.6%	804	2.0%			
\$50,000 - \$74,999		2,672	6.8%	1,679	4.3%			
\$75,000 - \$99,999		3,265	8.3%	2,466	6.3%			
\$100,000 - \$149,999		6,840	17.4%	6,912	17.6%			
\$150,000 - \$199,999		5,434	13.8%	6,715	17.1%			
\$200,000+		16,928	43.0%	19,173	48.7%			
Median Household Income		\$171,076		\$195,132				
Average Household Income		\$229,261		\$262,131				
Per Capita Income		\$85,673		\$97,790				
Population by Age	Census 2010	Census 2020	2022	2027				
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	5,072	5.7%	5,359	5.1%	5,446	5.1%		
5 - 9	6,239	7.0%	6,465	6.1%	6,392	6.0%		
10 - 14	6,617	7.4%	7,433	7.0%	6,764	6.4%		
15 - 19	6,791	7.6%	7,973	7.5%	7,272	6.9%		
20 - 24	4,323	4.8%	6,693	6.3%	6,058	5.7%		
25 - 34	9,900	11.1%	10,972	10.4%	12,834	12.1%		
35 - 44	14,374	16.1%	14,795	14.0%	14,281	13.5%		
45 - 54	15,453	17.3%	15,583	14.7%	14,747	13.9%		
55 - 64	10,780	12.1%	14,491	13.7%	13,593	12.8%		
65 - 74	5,848	6.5%	9,718	9.2%	10,654	10.1%		
75 - 84	2,843	3.2%	4,845	4.6%	6,020	5.7%		
85+	1,136	1.3%	1,580	1.5%	1,827	1.7%		
Race and Ethnicity	Census 2010	Census 2020	2022	2027				
	Number	Percent	Number	Percent	Number	Percent		
White Alone	66,472	74.4%	63,439	61.3%	63,489	59.9%	60,586	57.2%
Black Alone	728	0.8%	1,074	1.0%	1,326	1.3%	1,302	1.2%
American Indian Alone	202	0.2%	240	0.2%	267	0.3%	284	0.3%
Asian Alone	16,500	18.5%	24,754	23.9%	26,084	24.6%	28,056	26.5%
Pacific Islander Alone	90	0.1%	111	0.1%	125	0.1%	124	0.1%
Some Other Race Alone	1,899	2.1%	3,109	3.0%	3,387	3.2%	3,565	3.4%
Two or More Races	3,484	3.9%	10,732	10.4%	11,228	10.6%	11,973	11.3%
Hispanic Origin (Any Race)	7,621	8.5%	10,239	9.9%	10,901	10.3%	10,804	10.2%



BEACHSIDE DEL MAR