



853

Camino
Del Mar

DEL MAR, CA 92014
COASTAL SAN DIEGO



INVESTMENT OPPORTUNITY
14,111 SF MULTI-TENANT OFFICE PROJECT
OWNER-USER POTENTIAL | EXPANSIVE ZONING



Property Address	853 Camino Del Mar Del Mar, CA 92014
Property Type	Two-story, Modern Coastal Boutique Multi-tenant Office Building
Property Square Feet	14,111 RSF (BOMA)
# of Tenants	3
Year Built	1977 & Renovated 2021
Current Zoning	PC (Del Mar) - Allows office, medical, dental, limited retail, as well as 100% residential (up to 20 du/ac)
APN #	300-222-31
Lot Size	0.55 AC (23,958 SF)
Asking Price	\$12,995,000

EXECUTIVE SUMMARY

We are pleased to present the opportunity to acquire 853 Camino Del Mar, a boutique office building located in the heart of the seaside community of Del Mar Village. Comprised of 4 office suites within 14,111 square feet of prime commercial real estate, 853 Camino Del Mar represents a one-of-a-kind property with optimal design & construction. The creative & unique architecture takes full advantage of the expansive outdoor space. Operable windows, vaulted & exposed ceiling, spacious patio areas & indoor/outdoor environment provides the perfect atmosphere for the highly sought-after lifestyle office space.

Del Mar Village, is one of San Diego's most desirable community with immediate access to both North & South San Diego County via Interstate 5 & Eastern parts of the County via the 56 Highway. Additionally, 853 Camino Del Mar lies within one of San Diego's most affluent neighborhoods & is surrounded by the communities of Rancho Santa Fe, La Jolla, Solana Beach & Encinitas; which house the vast majority of San Diego's executive housing options. Along with the Del Mar Fairgrounds, home to the Del Mar Races and San Diego County Fair, the historic and charming Del Mar Village offers a variety of unique shops, renowned restaurants, and luxury and beach-style hotels, and spectacular Del Mar beaches.



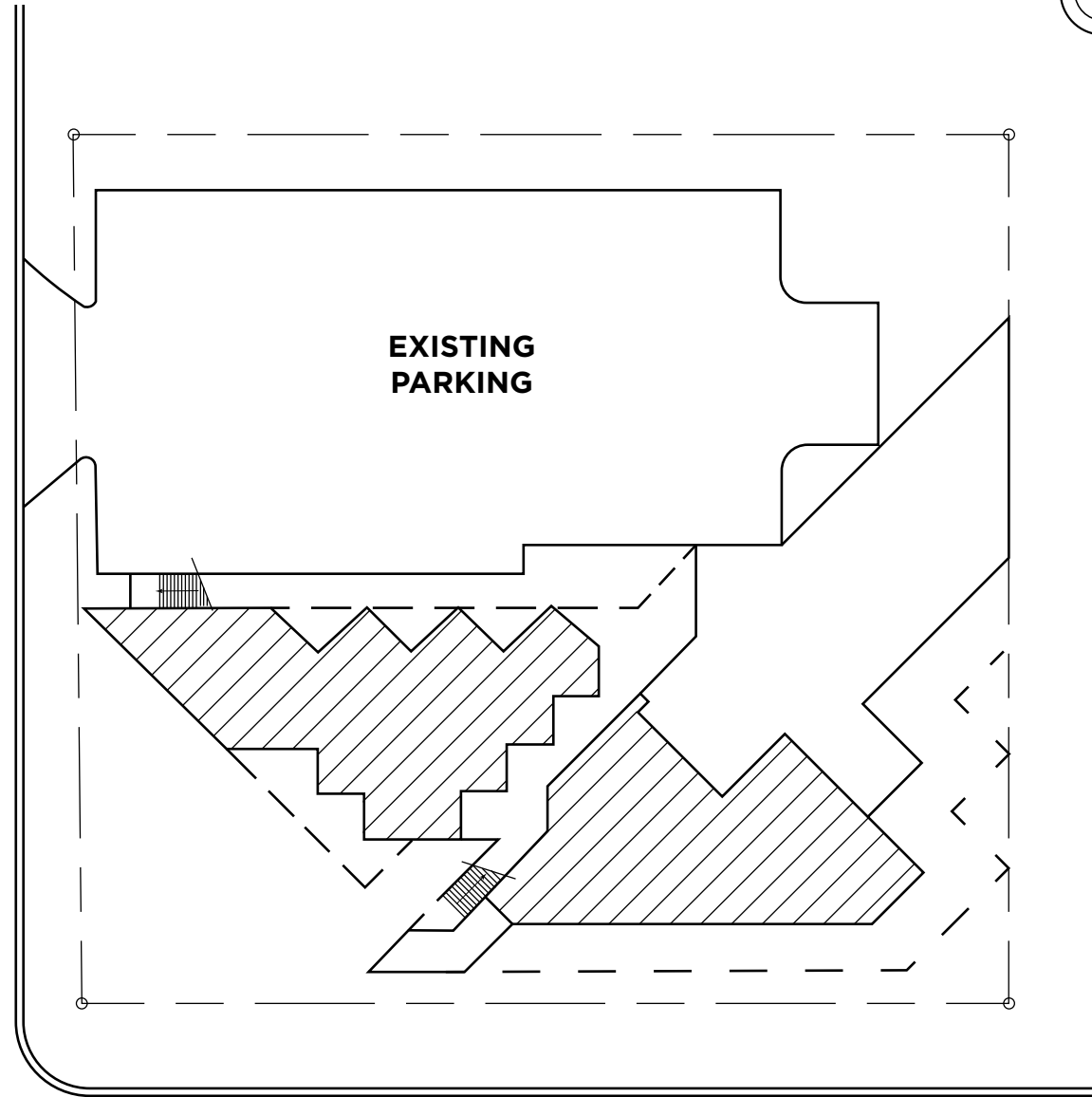
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SITE PLAN



9TH STREET



EXISTING
PARKING

CAMINO DEL MAR



SPACIOUS TENANT PATIOS



FRONTAGE ON CAMINO DEL MAR



FRONTAGE ON CAMINO DEL MAR



3.27/1,000 USF PARKING RATIO

0.55 ACRE COASTAL LOT





CONTACTS

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