



FLOWERHILL

P R O M E N A D E



**FLOCKE &  
AVOYER**

Commercial Real Estate

Premier  
Restaurant  
Space Available

We Are Pleased to Present This Exceptional Opportunity  
to Lease a Premium Restaurant Space at  
The 165,000 SF Flower Hill Promenade Shopping Center

## HIGHLIGHTS

Address: 2720 Via de la Valle Del Mar, CA 92014

Size: 11,156 SF Including upstairs enclosed patio

Rent: Please Contact Broker

First Floor Total Occupancy: 278

First Floor Seating Occupancy: 120

Second Floor Total Occupancy: 135

Second Floor Seating Occupancy: 125

Parking: Abundant parking on premises

The space features an open kitchen, bustling communal bar area, and an intimate glass dining room along with a second floor open air covered patio.

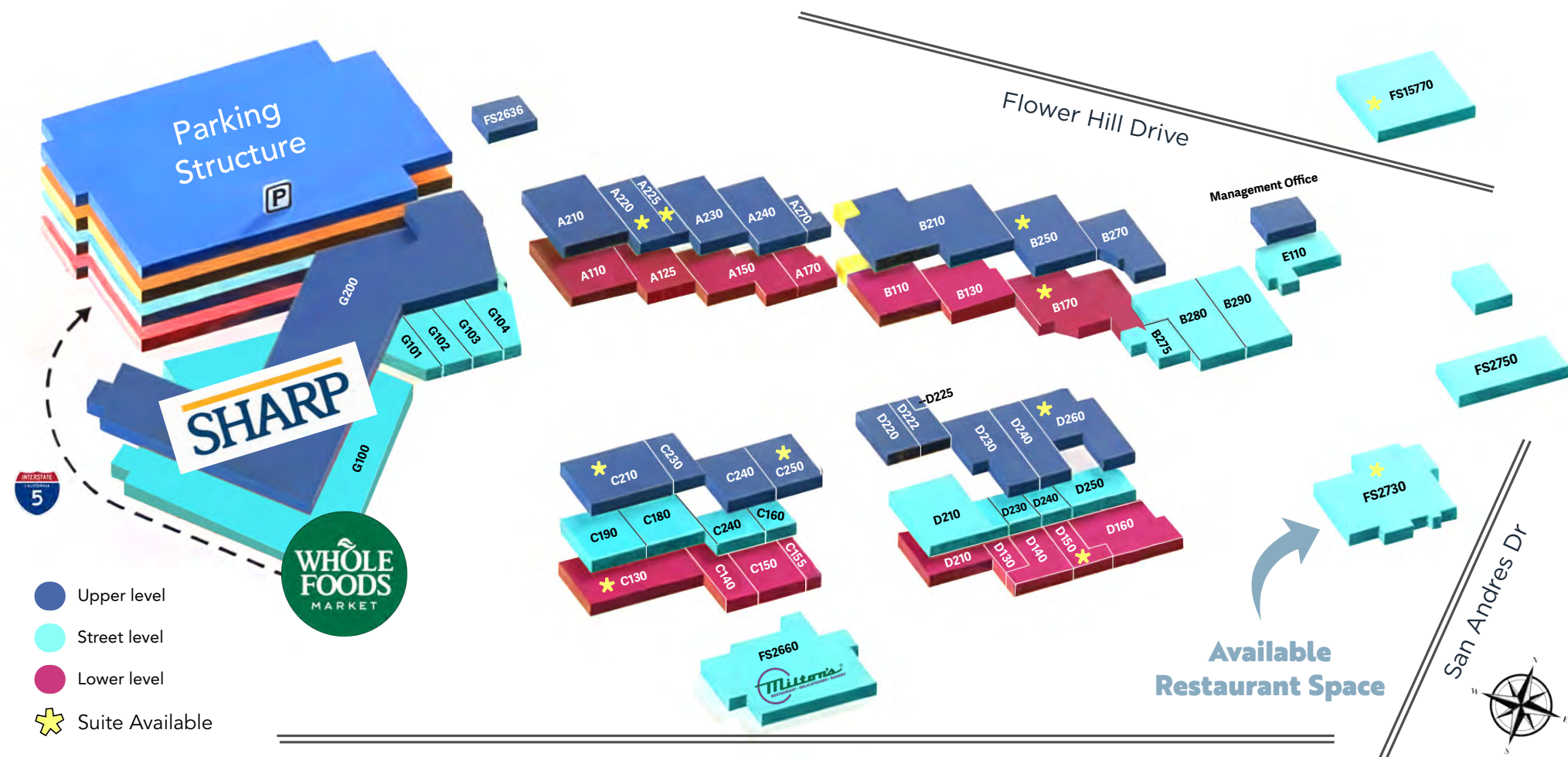
Ideal conversion opportunity for an experienced operator at a fraction of the cost of a new build-out.





## Welcome to Del Mar, Flower Hill Promenade Shopping Center

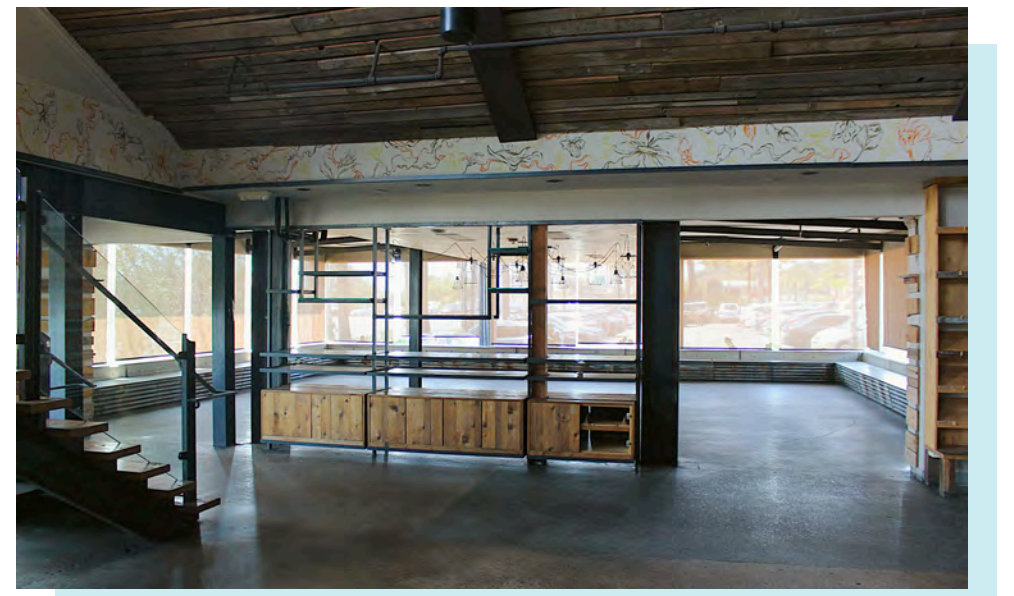
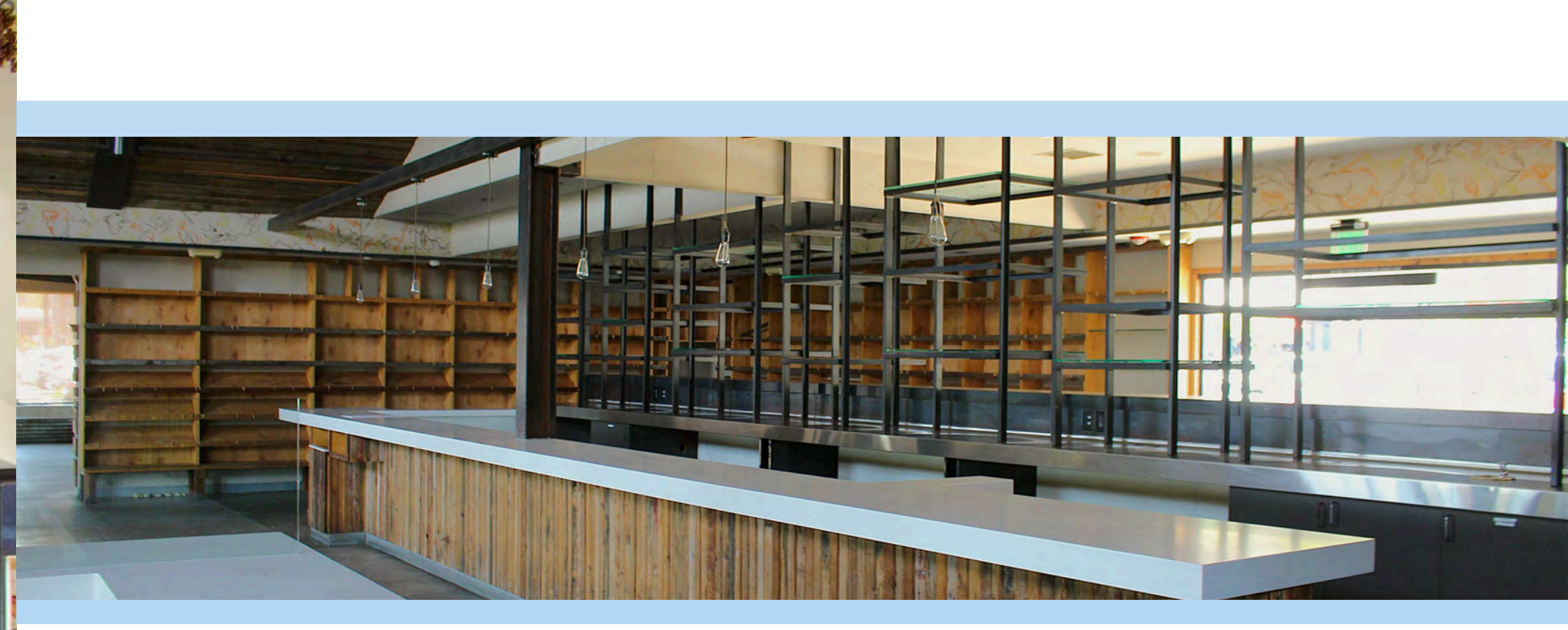
- Opportunity awaits at Flower Hill Promenade in Del Mar, anchored by a top producing Whole Foods
- Prime location with close proximity to the Del Mar Race Track (4 mins), beach (7 mins), transit station (7 mins)
- Neighboring the affluent communities of Solana Beach, Rancho Santa Fe, Encinitas, and Fairbanks Ranch
- Prime location in the desirable community of Del Mar with an average household income over \$270,000
- 927+ convenient parking spaces including a 400-space parking garage



- |   |   |  |   |   |
|---|---|--|---|---|
| <p><b>FITNESS:</b><br/>D160 Bespoke Treatments<br/>B210 CorePower Yoga<br/>C150 If I Was A Bird Yoga<br/>B130 RowVival<br/>B110 SaltVault Hot Pilates</p> <p><b>HOME &amp; GARDEN:</b><br/>A125 Lavender</p> <p><b>JEWELRY:</b><br/>C155 Bon Jewels<br/>B280 Diamond Boutique</p> | <p><b>HEALTH &amp; BEAUTY:</b><br/>D225 Bare Organic Tan<br/>FS2636 Capsyl Salon<br/>A270 Del Mar Brow<br/>D220 Del Mar Nail Bar<br/>A230 MiSol Nail Lounge<br/>A210 Serotonin Centers<br/>D222 Skybright Day Spa<br/>D140 Sound Cuts<br/>D130 Source Sanctuary</p> <p><b>CHILDREN'S:</b><br/>A110 Geppetto's<br/>A150 Sweetpea</p> | <p><b>RESTAURANTS:</b><br/>C190 Bacio di Latte<br/>B275 Burger Lounge<br/>B290 Chipotle<br/>D210 Flower Child<br/>FS2660 Milton's<br/>E110 Nectarine Grove<br/>G104 Starbucks<br/>C180 Toastique<br/>G103 Yogurtland<br/>A240 Richard Walker's Pancake House</p> | <p><b>WOMEN'S FASHION:</b><br/>D230 Annmarie D'Ercole<br/>C250 Finnia<br/>D240 TRE Boutique</p> <p><b>SPECIALTY FOOD:</b><br/>D250 See's Candy<br/>C140 Venissimo Cheese<br/>G100 Whole Foods</p> <p><b>MEN'S FASHION:</b><br/>C240 Patrick James</p> | <p><b>SPECIALTY SHOPS:</b><br/>B270 Club Champion<br/>A170 Cre8tive DIY<br/>G101 IB Pet<br/>C230 Liberty Tobacco<br/>B270 Optical Illusions</p> <p><b>SERVICES:</b><br/>FS2750 Circle K<br/>G102 First Bank<br/>D260 Oakwood Escrow<br/>G200 Sharp Healthcare</p> |
|---|---|--|---|---|



FIRST FLOOR  
DINING ROOM



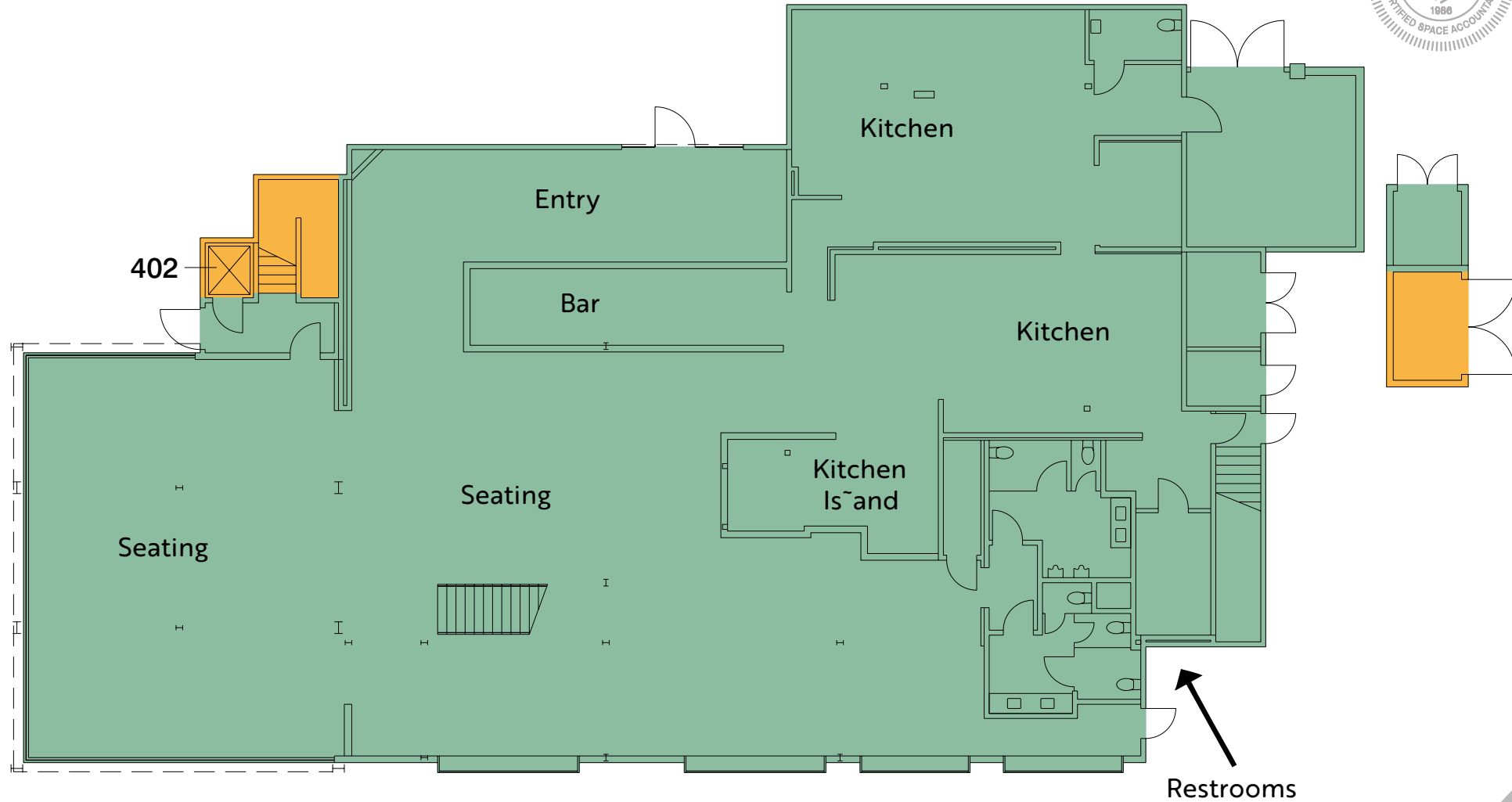
# KITCHEN



The space features an open-kitchen concept that creates a dynamic connection between the kitchen and the dining room



# First Floor Site Plan



2.4.25 2610 Via De La Valle

Floor 2610 Via De La Valle  
Del Mar, CA 92014

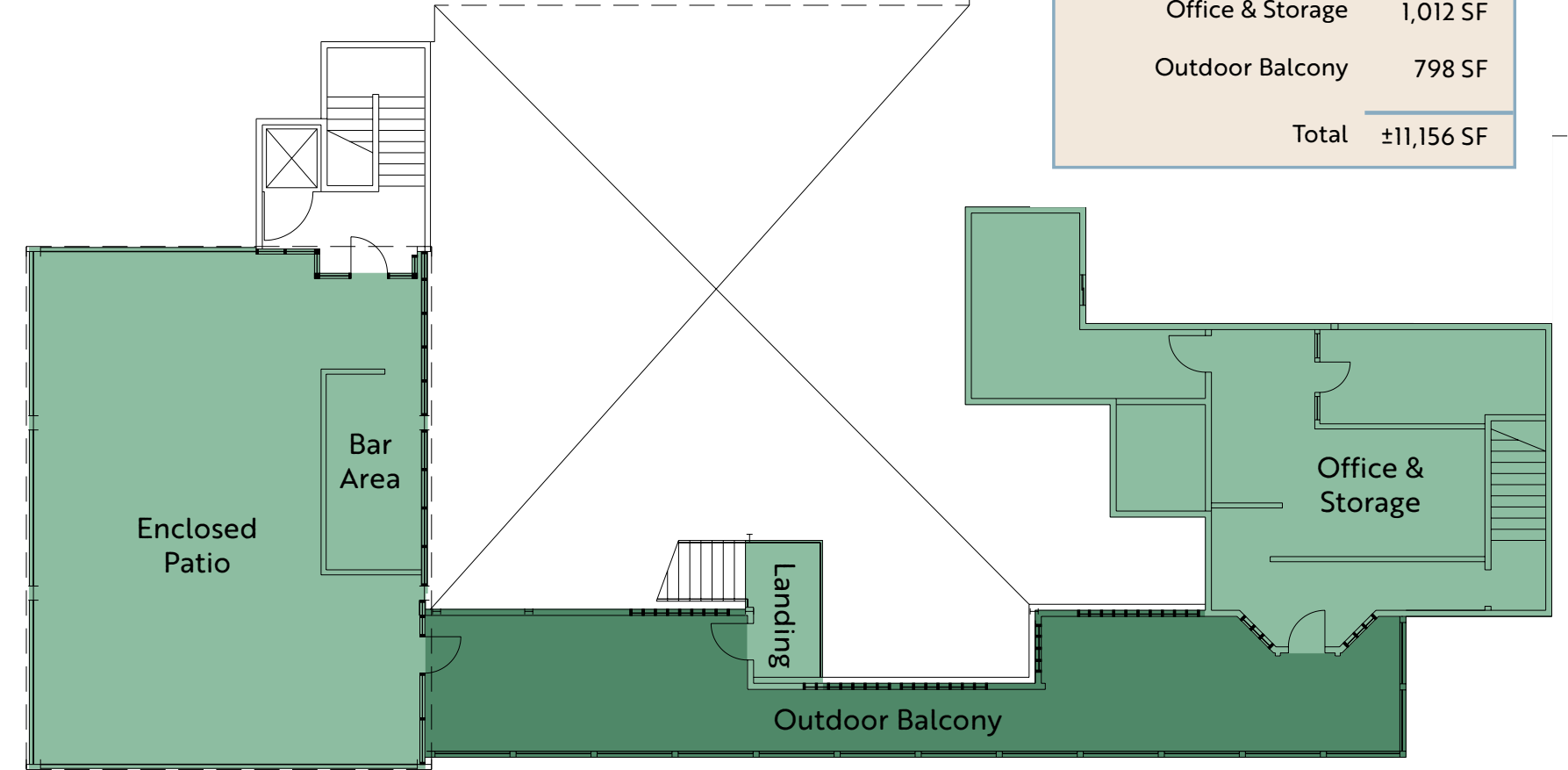
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# Second Floor Site Plan



## Restaurant Size Summary:

First Floor	7,887 SF
Upstairs Enclosed Patio	1,382 SF
Stairwell Landing	77 SF
Office & Storage	1,012 SF
Outdoor Balcony	798 SF
<b>Total</b>	<b>±11,156 SF</b>



2.4.25 2610 Via De La Valle

Floor 2610 Via De La Valle  
Del Mar, CA 92014

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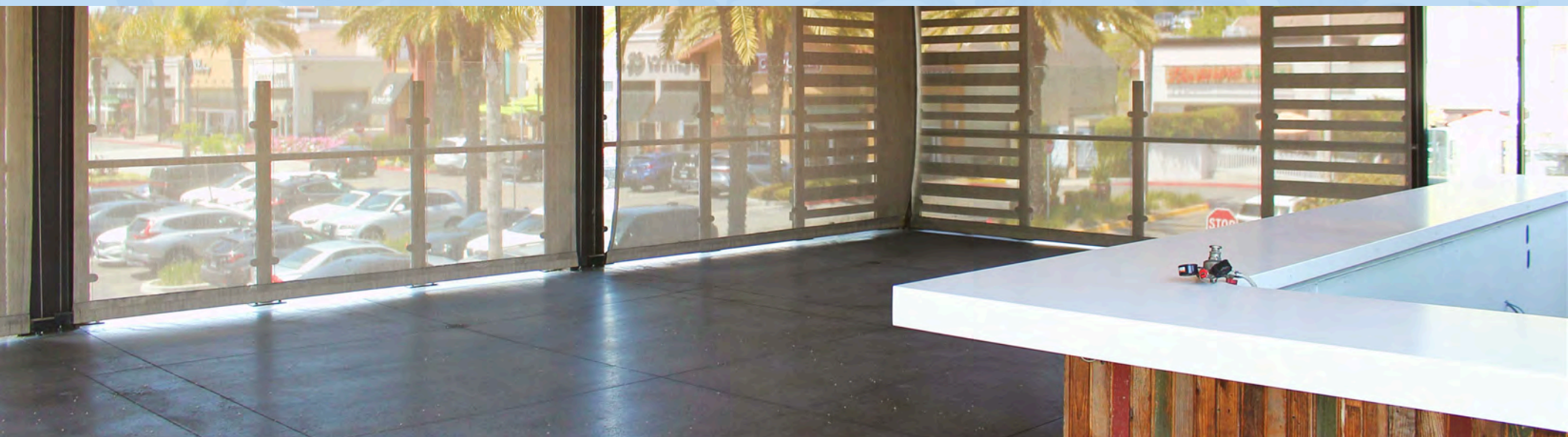
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**SECOND FLOOR  
ENCLOSED PATIO**





**EXTERIOR VIEW**  
Via de la Valle





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## LEASING OPPORTUNITIES

For More Information and  
to Schedule a Personal Tour,  
Please Contact:

GAEL COURTNEY  
858 875 4666  
gcourtney@flockeavoyer.com  
DRE No. 00952439

STEVE AVOYER  
619 280 2600  
savoyer@flockeavoyer.com  
DRE No. 00407899

PAIGE ROCHELLE  
858 875 4684  
prochelle@flockeavoyer.com  
DRE No. 02369938

**FLOCKE &  
AVOYER**

Commercial Real Estate

BOARDWALK  
INVESTMENTS GROUP

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