

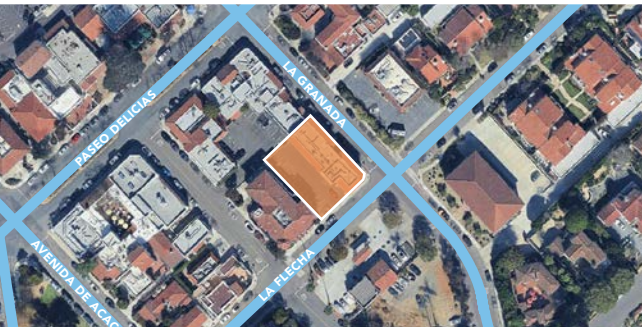
BADGER BUILDING | MIXED USE

6119 LA FLECHA, RANCHO SANTA FE, CA 92067

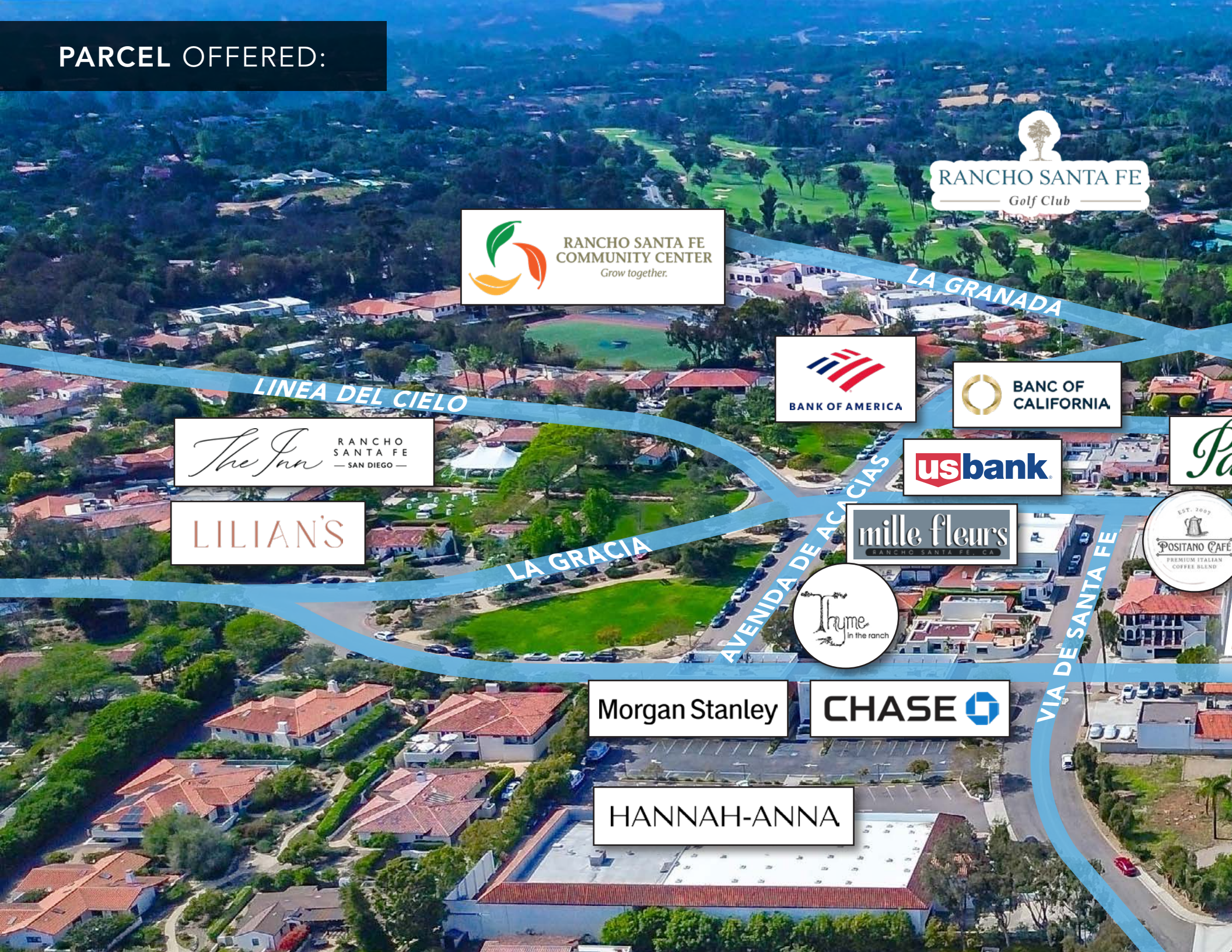


7,110 SF BLDG | 0.22 AC LAND

\$220K AVG HHI | RANCHO SANTA FE GOLF & TENNIS CLUB | \$65.2M CONSUMER SPENDING | DISTINGUISHED



PARCEL OFFERED:




RANCHO SANTA FE
Golf Club


RANCHO SANTA FE
COMMUNITY CENTER
Grow together.


BANK OF AMERICA


BANC OF CALIFORNIA

The Inn
RANCHO SANTA FE
— SAN DIEGO —


usbank

LILIAN'S

mille fleurs
RANCHO SANTA FE, CA


EST. 2002
POSITANO CAFE
PREMIUM ITALIAN
COFFEE BLEND

LA GRACIA

AVENIDA DE ACACIAS


Thyme
in the ranch

VIA DE SANTA FE

Morgan Stanley

CHASE 

HANNAH-ANNA



Paseo

NICK & G's
RESTAURANT

EL TORDO

PASEO DELICIAS

BADGER BUILDING
6119 LA FLECHA, RANCHO SANTA FE, CA

LA FLECHA

Any property descriptions, artwork, renderings, tables, site plans, land surveys, registry plans, zoning plans, maps, aerial depictions, or any other related information or descriptions, as set forth herein, have been included for illustrative purposes only and should not be relied upon when performing due diligence or making any investment decisions.

EXECUTIVE SUMMARY

BADGER BUILDING MIXED-USE

EXECUTIVE SUMMARY

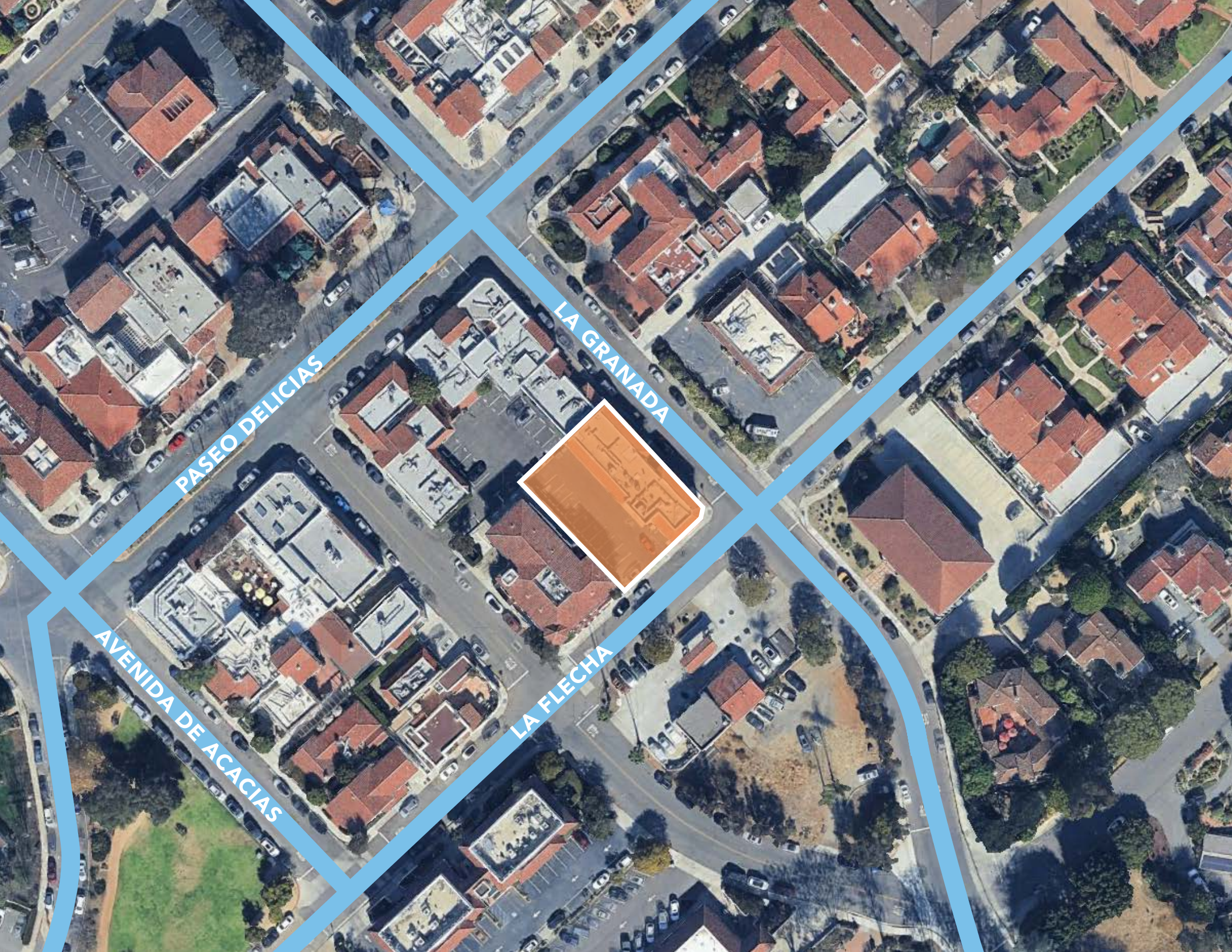
FOR SALE

Price	\$6,000,000
Gross Leasable Area (GLA)	7,110
Price per Square Foot	\$870.70
Net Operating Income (Pro Forma)	\$275,615
Cap Rate	4.59%
Current Occupancy	50%
Parcel Size (Acres)	0.22
Parcel Size SF	9,690

PROJECTED CASH FLOW

Net Operating Income - In Place	\$63,959
Net Operating Income - Year 3	\$233,988
Net Operating Income - Year 5	\$275,615





PASEO DELICIAS

LA GRANADA

LA FLECHA

AVENIDA DE ACACIAS

OFFERING SUMMARY

CALIFORNIA'S MOST EXCLUSIVE, SOUGHT-AFTER COMMUNITY

Marcus & Millichap has been selected to exclusively market for sale the Badger Building, located at 6119 La Flecha, Rancho Santa Fe, California, within the historic Village of Rancho Santa Fe which is one of San Diego County's most prestigious and highly sought-after communities. The offering consists of a two-story building totaling approximately 7,110 square feet, situated on approximately 0.22 acres at the hard corner of La Flecha and La Granada.

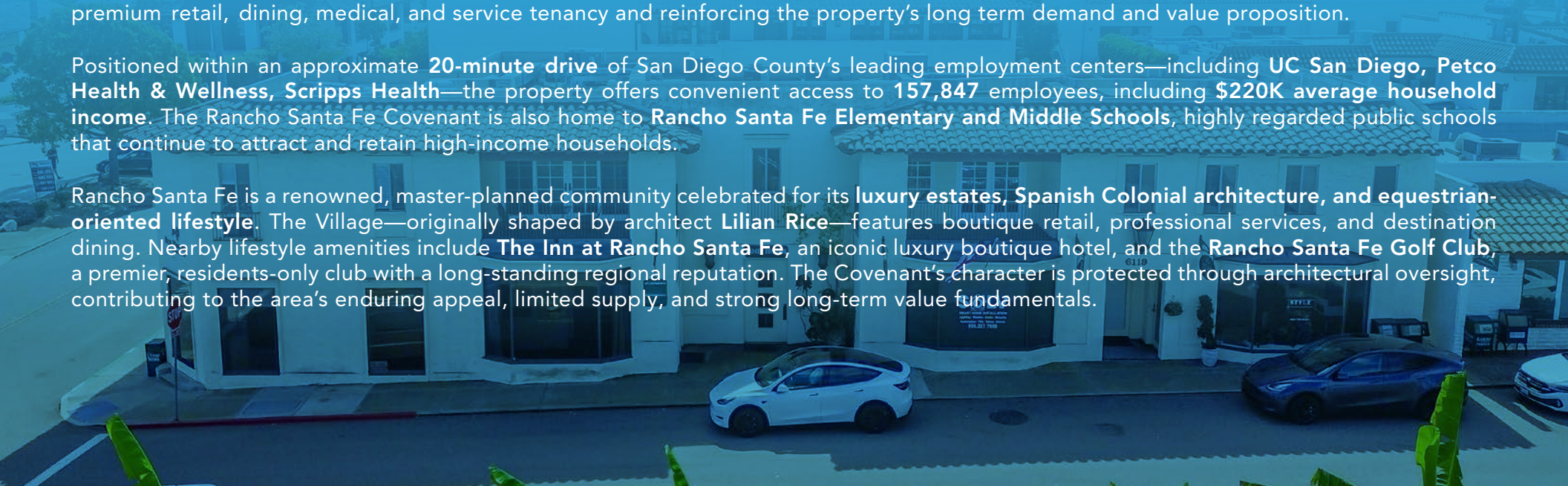
The property benefits from flexible zoning, accommodating a broad range of potential uses, including residential, retail, office and medical office. The site includes **11 reserved parking spaces**, and current occupancy is comprised of **month-to-month gross leases**, providing near-term flexibility for repositioning, lease-up, or an owner-user strategy.

Set within the master planned community by Lilian J. Rice is celebrated for its Spanish Colonial architecture providing enduring identity, strong curb appeal, and a cohesive streetscape that underpins long term value. The Rancho Santa Fe setting delivers a rare lifestyle mix that amplifies tenant and customer draw, equestrian culture, championship golf and tennis, galleries and resort level wellness. Beloved community traditions such as Saturday Cars & Coffee at Paseo Delicias and Avenida de Acacias enhance foot traffic throughout the village. A temperate coastal climate, quick access to beaches, and proximity to the greater San Diego metro's arts, dining, and nightlife provide privacy, convenience, and an elevated North County experience comparable to the region's most prestigious enclaves.

The immediate trade area is both pristine and affluent. Within a two mile radius, median household income is approximately \$220K, the median home value is roughly \$2.8M with an established housing stock. Owner occupied households far outnumber renter occupied households, indicating an owner share near 87%. Total specified consumer spending is roughly \$65.2 million, collectively supporting premium retail, dining, medical, and service tenancy and reinforcing the property's long term demand and value proposition.

Positioned within an approximate **20-minute drive** of San Diego County's leading employment centers—including **UC San Diego, Petco Health & Wellness, Scripps Health**—the property offers convenient access to **157,847** employees, including **\$220K average household income**. The Rancho Santa Fe Covenant is also home to **Rancho Santa Fe Elementary and Middle Schools**, highly regarded public schools that continue to attract and retain high-income households.

Rancho Santa Fe is a renowned, master-planned community celebrated for its **luxury estates, Spanish Colonial architecture, and equestrian-oriented lifestyle**. The Village—originally shaped by architect **Lilian Rice**—features boutique retail, professional services, and destination dining. Nearby lifestyle amenities include **The Inn at Rancho Santa Fe**, an iconic luxury boutique hotel, and the **Rancho Santa Fe Golf Club**, a premier, residents-only club with a long-standing regional reputation. The Covenant's character is protected through architectural oversight, contributing to the area's enduring appeal, limited supply, and strong long-term value fundamentals.



AREA OVERVIEW

Trophy “Village” location. The property sits in the heart of the historic Rancho Santa Fe Village—an intimate, walkable commercial core originally planned by architect Lilian J. Rice in the 1920s and protected as a California State Historic Landmark district, which gives the area a timeless Spanish-Colonial character and strong identity.

- Superior access & executive mobility. Quick connections via Via de la Valle to the coast and I-5; the Solana Beach Coaster commuter rail station is ~5.4 miles away and San Diego International Airport is ~24.1 miles from the Village—convenient for senior executives and high-net-worth residents.
- Ultra-affluent trade area. Within the Rancho Santa Fe CDP, average household income is ~\$220,000 and, underscoring strong purchasing power for premium retail, medical/wellness, and professional services.
- Supply-constrained core. Rancho Santa Fe is primarily residential with only a few shopping blocks in the Village—creating a captive, underserved customer base for curated neighborhood retail and services.
- Lifestyle & dining anchors. Immediate walkability to acclaimed Village venues such as Mille Fleurs and Paseo RSF, plus The Inn at Rancho Santa Fe—reinforcing daily traffic and destination dining draw.
- Regional healthcare nearby. Major hospitals serving the area include Scripps Memorial Hospital Encinitas and Palomar Medical Center Escondido, supporting medical office/concierge-care demand from local residents.

INVESTMENT HIGHLIGHTS



TROPHY CORNER
PRESENCE



PREMIER
DEMOGRAPHICS



EXCLUSIVE
OWNERSHIP PERKS



CURATED VILLAGE
ECOSYSTEM



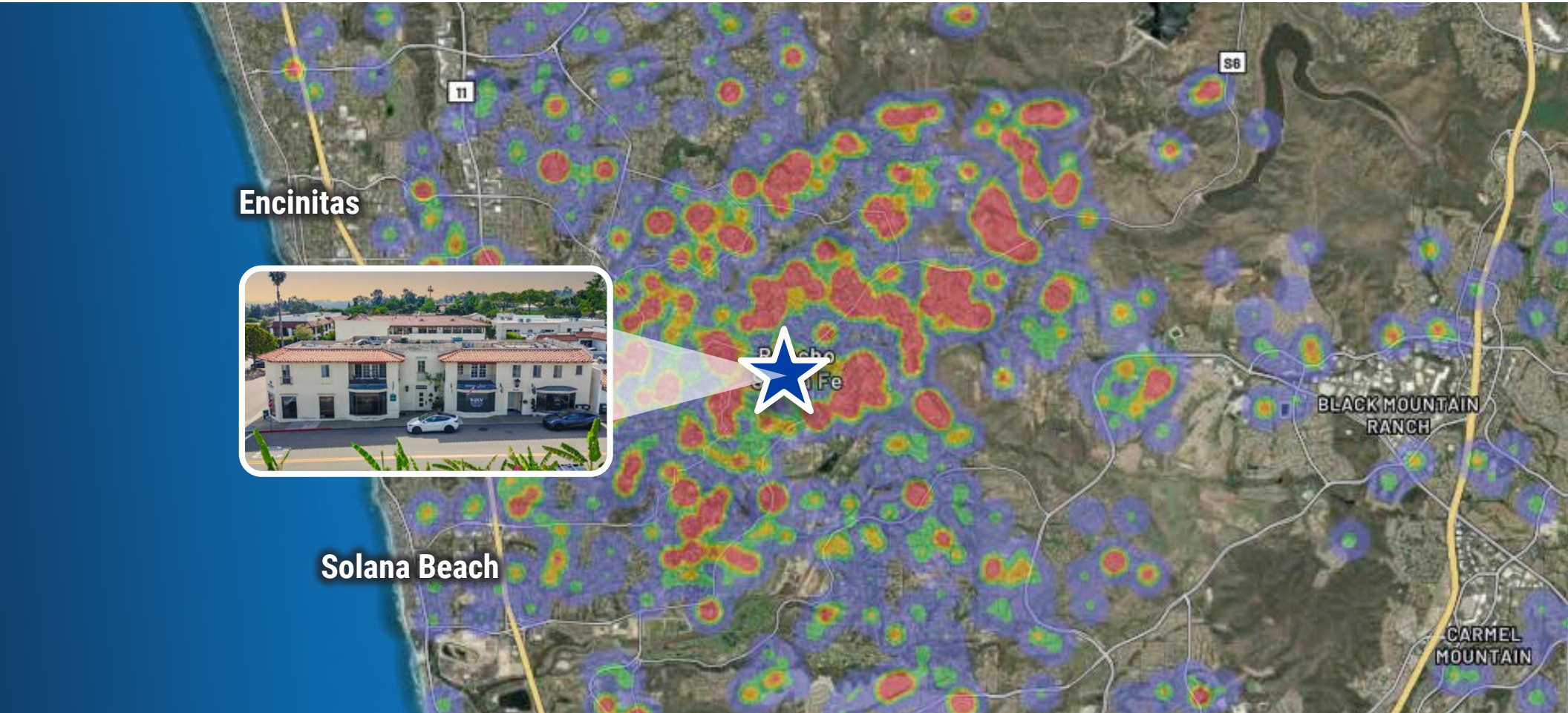
GENERATIONAL
ASSET



FLEXIBLE MIXED-USE
POTENTIAL



PRIMARY TRADE AREA



Traffic Counts

35,247

AVERAGE DAILY TRAFFIC

Average Household
Income

\$220K

Employees

157,847

WITHIN 20-MIN DRIVE TIME

AERIAL



The Inn
RANCHO SANTA FE
— SAN DIEGO —

LILIAN'S

RANCHO SANTA FE
COMMUNITY CENTER
Grow together.

BANK OF AMERICA

usbank

BANC OF CALIFORNIA

RANCHO SANTA FE
Golf Club

RANCHO SANTA FE
TENNIS CLUB

mille fleurs
RANCHO SANTA FE, CA

PASEO DELICIAS

Paseo

Morgan Stanley

Thyme
in the ranch

EST. 1997
POSITANO CAFE
PREMIUM ITALIAN
COFFEE BLEND

NICK & G's
RESTAURANT

CHASE

LA FLECHA

LA GRANADA

TORDO

PROPERTY DETAILS

Property Address	6119 La Flecha Rancho Santa Fe CA 92067
APN	266-284-06-00
Acres	0.22
Land Square Feet	9,690
Total Building Area	7,110
Gross Leaseable Area Offered	6,891
Interest Offered - Sale	Fee Simple
Year Built Refurbished	1969
Zoning	C36

BUILDING STRUCTURE

The Building is situated on the hard corner of La Flecha & La Granada in the heart of the Rancho Santa Fe covenant. A two-story structural wood frame with stucco siding commercial building on a reinforced concrete slab foundation with concrete footings under perimeter walls, with a flat roof covered with Mission Spanish Tile and some hip and mansard accents.

PARKING

Building benefits from 11 reserved parking spots out back of the building

UTILITIES

LL responsible for water. Tenants responsible for all other utilities paid direct

LEGAL DESCRIPTION

The subject property located at 6119 La Flecha, Rancho Santa Fe, CA 91361-2900 is legally described as real property in the unincorporated area of the County of San Diego, State of California, as follows: that portion of Block "F" according to the map of Subdivision of Rancho Santa Fe No. 1742, filed December 28, 1922, described as follows: beginning at the most easterly corner of said block; thence along the southern line of said block; thence south 47° 05' west 85.0 feet; thence along the northern boundary line of that certain portion of said block conveyed to Voland V. Ballard and wife by deed recorded



PROPERTY DETAILS



in Book 838, Page 43 of Official Records, north 42° 55' west 110.75 feet; thence north 47° 05' east 85.0 feet to the northern line of said block; thence south 42° 55' east thereon 110.75 feet to the point of beginning; together with land in adjoining public roads adjacent to the land described out to the center lines thereof.

PERMITTED USES

Zoning Jurisdiction	SAN DIEGO
Ordinance Document	Click here to view document
Zoning Category	COMMERCIAL
Zoning Code	C36
Zoning District	COMMERCIAL
Zoning Description	General Commercial Use Regulations
Zoning Density/FAR Desc	FAR: N/A; Density: General Plan: Semi-Rural Residential (SR-2): No Requirement established

The provisions of Section 2360 through Section 2369, inclusive, shall be known as the C36 General Commercial Use Regulations.

The C36 Use Regulations are intended to create and enhance commercial areas where a wide range of retail goods and services are permitted. Typically, the C36 Use Regulations would be applied where central area commercial facilities were desired in association with administrative and office uses. Various applications of the C36 Use Regulations with appropriate development designators can create community or regional shopping complexes, central business districts, or small but highly diverse commercial developments.

Zoning Summary

Permitted Uses

PERMITTED USES INCLUDE BUT ARE NOT LIMITED TO: LIVESTOCK PRODUCTION, ASSEMBLY / MEETING PLACE, AUTOMOTIVE REPAIR GARAGE, AUTOMOTIVE SALES, BANK, CONVENIENCE STORE, DAY CARE FACILITY, GENERAL RETAIL, HOSPITAL / MEDICAL CENTER, MANUFACTURING

CASH FLOW

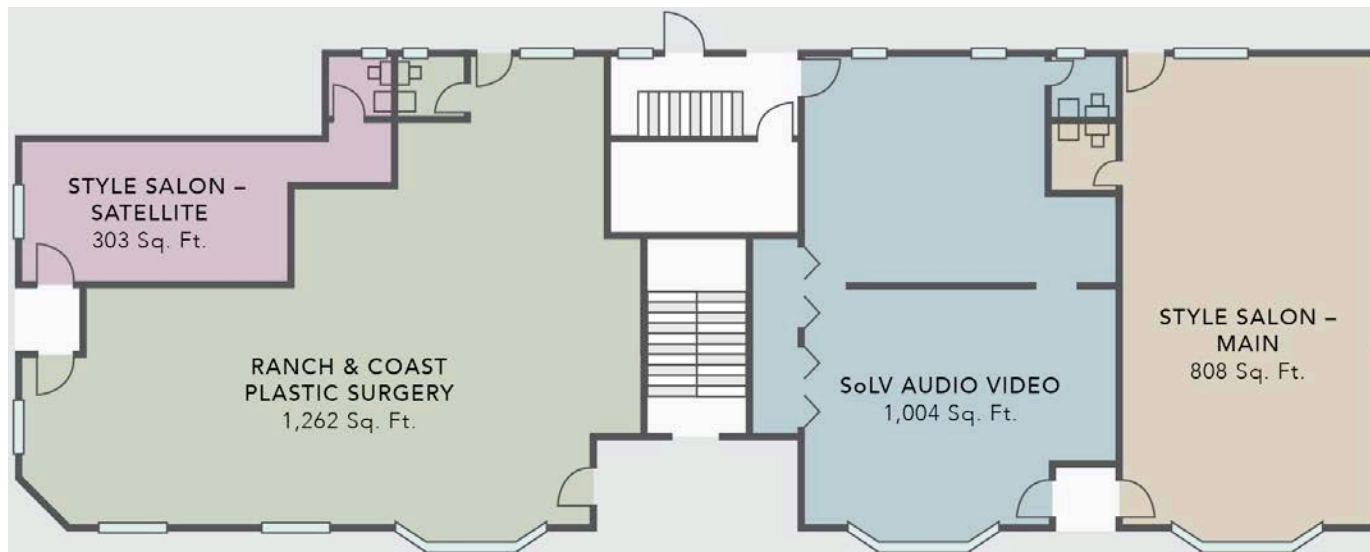
	Year 1 Dec-2026	Year 2 Dec-2027	Year 3 Dec-2028	Year 4 Dec-2029	Year 5 Dec-2030
Rental Revenue					
Scheduled Base Rent	161,676	312,431	332,992	341,846	364,065
Total Expense Recoveries	0	14,219	17,516	28,772	35,103
Effective Gross Revenue	161,676	318,994	342,630	363,292	389,986
Vacancy & Credit Loss					
Vacancy Allowance	0	-7,656	-7,878	-7,326	-9,182
Total Vacancy & Credit Loss	0	-7,656	-7,878	-7,326	-9,182
Operating Expenses					
CAM	10,000	10,200	10,404	10,612	10,824
INS	14,000	14,280	14,566	14,857	15,154
MGMT	6,467	12,760	13,705	14,532	15,599
TAX	67,250	68,595	69,967	71,366	72,794
Total Operating Expenses	97,717	105,835	108,642	111,367	114,371
Net Operating Income	63,959	213,159	233,988	251,925	275,615



BUILDING PLANS



FLOOR 2
OFFICE/RESIDENTIAL



GROUND FLOOR
RETAIL

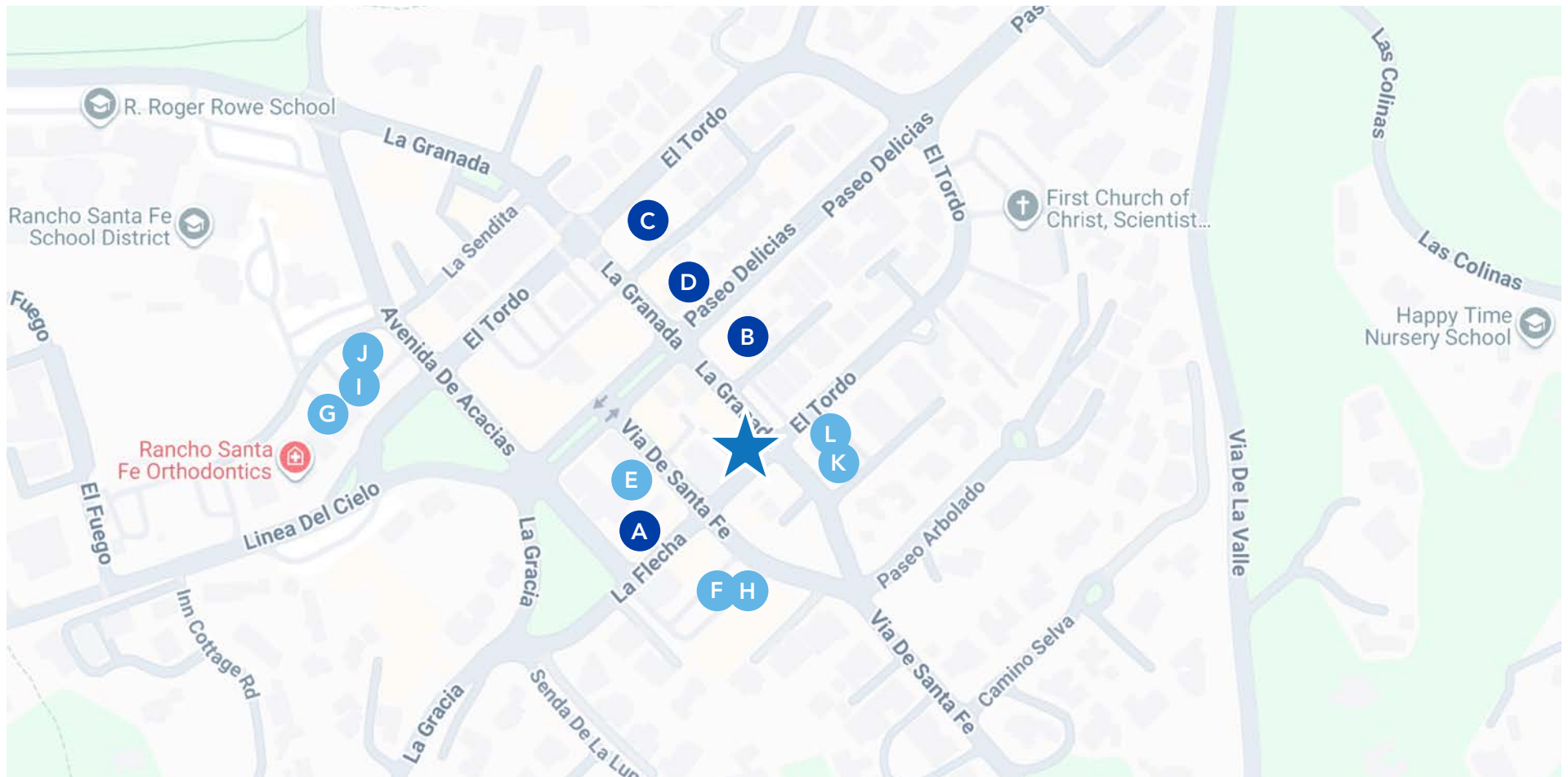
PEER CENTERS

PROPERTY STATUS LEGEND:

● = Sold ● = Lease ★ = Subject Site

- A 16903 Avenida de Acacias, Rancho Santa Fe, CA
- B 6105 Paseo Delicias, Rancho Santa Fe, CA
- C 6110 El Tordo, Rancho Santa Fe, CA
- D 6106-6108 Paseo Delicias, Rancho Santa Fe, CA
- E 6009 Paseo Delicias, Rancho Santa Fe, CA
- F 16950 Via de Santa Fe, Rancho Santa Fe, CA

- G 6002 El Tordo, Rancho Santa Fe, CA
- H 6006 El Tordo, Rancho Santa Fe, CA
- I 16950 Via de Santa Fe, Rancho Santa Fe, CA
- J 6006 El Tordo, Rancho Santa Fe, CA
- K 6134 La Granada, Rancho Santa Fe, CA
- L 6134 La Granada, Rancho Santa Fe, CA



SOLD COMPARABLES

	SHOPPING CENTER	PRICE	AVAILABLE (SF)	RENT (\$/SF/YR)	TENANT
A	16903 Avenida de Acacias Rancho Santa Fe, CA 92091	\$4,000,000	3,501	\$1,143	Amy Meier - Home Goods, Retail & Office
B	6105 Paseo Delicias Rancho Santa Fe, CA 92091	\$6,971,000	7,246	\$962	Office - insurance, Spa, Salon
C	6110 El Tordo Rancho Santa Fe, CA 92067	\$6,450,000	7,180	\$898	Vacant office old bank- Pioneer Sports & Entertainment backfill
D	6106-6108 Paseo Delicias Rancho Santa Fe, CA 92067	\$11,200,000	11,900	\$941	Ret/Off/Resi - Nick & Gs Restuarant
AVERAGE:		\$7,155,250	7,457	\$986	

LEASE COMPARABLES

	PROPERTY NAME	SF	\$/SF	USE	TENANT
E	6009 Paseo Delicias Rancho Santa Fe, CA 92067	590	\$120.00 +UTIL	Office	
F	16950 Via de Santa Fe Rancho Santa Fe, CA 92091	10,000	\$72.00 MG	Office	Small Offices 4 Rent
G	6002 El Tordo Rancho Santa Fe, CA 92067	1,740	\$60.00 +U&CH	Office	Merrill Lynch
H	6006 El Tordo Rancho Santa Fe, CA 92091	1,484	\$61.80 FS	Office	Burkhart & Larson
I	16950 Via de Santa Fe Rancho Santa Fe, CA 92091	4,957	\$76.16	Retail	United States Postal Service
J	6006 El Tordo Rancho Santa Fe, CA 92091	3,150	\$60.00 FS	Office	Morgan Stanley
K	6134 La Granada Rancho Santa Fe, CA 92067	1,440	\$30.72 MG	Office	The Reeder Group LLC
L	6134 La Granada Rancho Santa Fe, CA 92067	1,460	\$32.88 MG	Office	The Reeder Group LLC
		3,102	\$64.20		

PROPERTY PHOTOS



TRAFFIC COUNTS



VEHICLES PER DAY:
±35,247

DEMOGRAPHICS

	1-MILES	3-MILES	5-MILES
Population	1,680	18,607	140,516
Daytime Population	1,455	15,511	85,739
Average Income	\$221,624	\$208,419	\$197,516
Average Home Value	\$2.83 M	\$2.17 M	\$1.76 M
Bachelor's Degree +	43.1%	39.6%	38.0%

Any property descriptions, artwork, renderings, tables, site plans, land surveys, registry plans, zoning plans, maps, aerial depictions, or any other related information or descriptions, as set forth herein, have been included for illustrative purposes only and should not be relied upon when performing due diligence or making any investment decisions. Source: Nearmap, 2026

TRAFFIC GENERATORS

TRANSPORTATION HUBS

	MILES	DRIVE TIME (MINS)
Solana Beach Station	6	12
Encinitas Coaster Station	7.6	15
McClellan Palomar Airport	11.8	24
San Diego International Airport	26.8	54

PLACES OF INTEREST

	MILES	DRIVE TIME (MINS)
Del Mar Fairgrounds & RaceTrack	6.6	18
Petco Park (San Diego Padres)	26.7	50
Seaport Village	26.4	52
Carlsbad Flower Fields	14.4	26
Liberty Station	24.3	43
LEGOLAND California	16.7	32
SeaWorld San Diego	23.5	43
San Diego Air & Space Museum	25.9	59
Balboa Park	26.6	60
USS Midway Museum	25.8	50
Torrey Pines State Beach	16.3	27
Torrey Pines Golf Course	12.2	24

SCHOOLS

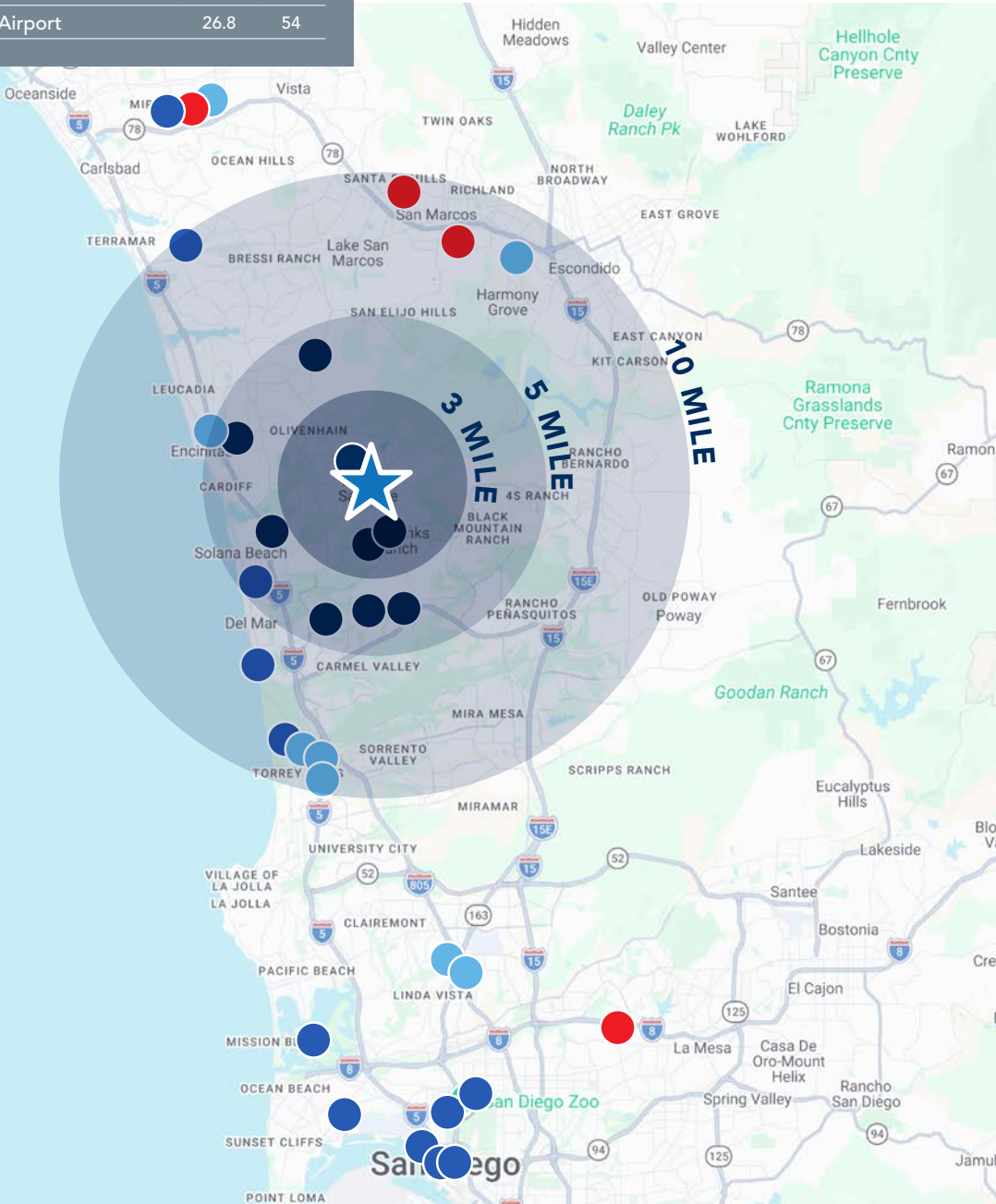
	MILES	DRIVE TIME (MINS)
Rancho Sante Fe School District	0.3	2
R. Roger Rowe Middle School	0.3	2
The Nativity School	1.8	5
Santa Fe Christian Schools	5.2	14
Torrey Pines High School	6.5	17
Canyon Crest Academy High School	6.3	16
La Costa Canyon High School	7.4	24
Cathedral Catholic High School	6.7	17
San Dieguito Academy	5.6	14
Horizon Prep	1.8	5
Solana Santa Fe Elementary	2	5

HOSPITALS

	MILES	DRIVE TIME (MINS)
Scripps Memorial Hospital - Encinitas	6.7	13
Palomar Medical Center - Escondido	11.4	23
Scripps Green Hospital - Torrey Pines	11.9	24
Scripps Memorial Hospital - La Jolla	12.8	26
UC San Diego Health - Jacobs Medical	13.4	27
Tri City Medical Center	16.9	34
Sharp Memorial Hospital (Kearny Mesa)	20.9	42
Rady Children's Hospital - San Diego	21	42

UNIVERSITIES

	TYPE
CSU San Marcos	Public 4-Year
San Diego State University	Public 4-Year
Mira Costa Community College	Public 2-Year
Palomar	Public 2-Year



TRADE AREA TOP EMPLOYERS

COMPANY NAME	EMPLOYEES HERE
UC San Diego (main campus)	31,665
Petco Health & Wellness Co Inc	29,000
Sempra (Corporate HQ)	28,451
Sharp HealthCare (Corporate Office – Spectrum Center Blvd)	20,000
Scripps Health (Corporate Offices – Executive Dr)	17,800
General Atomics (HQ – General Atomics Ct)	14,000
Qualcomm (HQ – Morehouse Dr)	13,000
Dexcom (HQ – Sequence Dr)	10,250
Kaiser Permanente (San Diego – Zion Medical Center anchor)	9,500
Solar Turbines (HQ – Pacific Hwy)	8,000
Artifex Holding Co Inc	7,543
Rady Children's Hospital-San Diego (Main Campus)	6,541
Stater Bros Holdings Inc	5,227
Medical Management Consultants	4,950
General Dynamics NAASCO (Shipyard – Harbor Dr)	4,000
Qualcomm	4,000
VA San Diego Healthcare System (Jennifer Moreno VA Medical Center)	3,761
One Sun Power Inc	3,231
Palomar Health (Palomar Medical Center Downtown Escondido)	2,841
Tandem Diabetes Care	2,549
General Atomics	2,015
California Bank & Trust	1,910
Rx Pro Health LLC	1,800
Baker & Taylor Marketing	1,436
Deluxe Digital Media MGT	1,388
Deloitte & Touche LLP	1,321

140,516

POPULATION IN
5-MILE TRADE AREA

150,000+

EMPLOYEES WITHIN A
20 MINUTE DRIVE TIME

10+

COLLEGES, UNIVERSITIES,
AND TECHNICAL SCHOOLS
WITHIN A 15-MILE RADIUS

43%

OF AREA RESIDENTS
HAVE COMPLETED
A BACHELOR'S DEGREE

Daytime Population in Excess of
4.7M ANNUAL CONSUMERS

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

ACTIVITY ID #ZAH0090058

Marcus & Millichap
ROSE RETAIL GROUP

BADGER BUILDING | MIXED-USE

6119 LA FLECHA, RANCHO SANTA FE, CA 92067

EXCLUSIVELY LISTED BY:

BILL ROSE

Senior Managing Director Investments
C: 760.402.3484
Bill.Rose@marcusmillichap.com
License CA: 01170320

PARKER WADA

Associate Investments
C: 760.822.6094
Parker.Wada@marcusmillichap.com
License CA: 02107118

REED HAMILTON

Associate Investments
C: 619.920.1099
Reed.Hamilton@marcusmillichap.com
License CA: 02230580

BARBARA NELSON

Associate Investments
C: 858.396.4358
Barbara.Nelson@marcusmillichap.com
License CA: 02290473

TONY SOLOMON

Broker of Record | License # 01238010
23975 Park Sorrento, Suite 400 | Calabasas, CA 91302

Marcus & Millichap
ROSE RETAIL GROUP