



Del Mar Highlands

Town Center

San Diego, CA (Carmel Valley/Del Mar)



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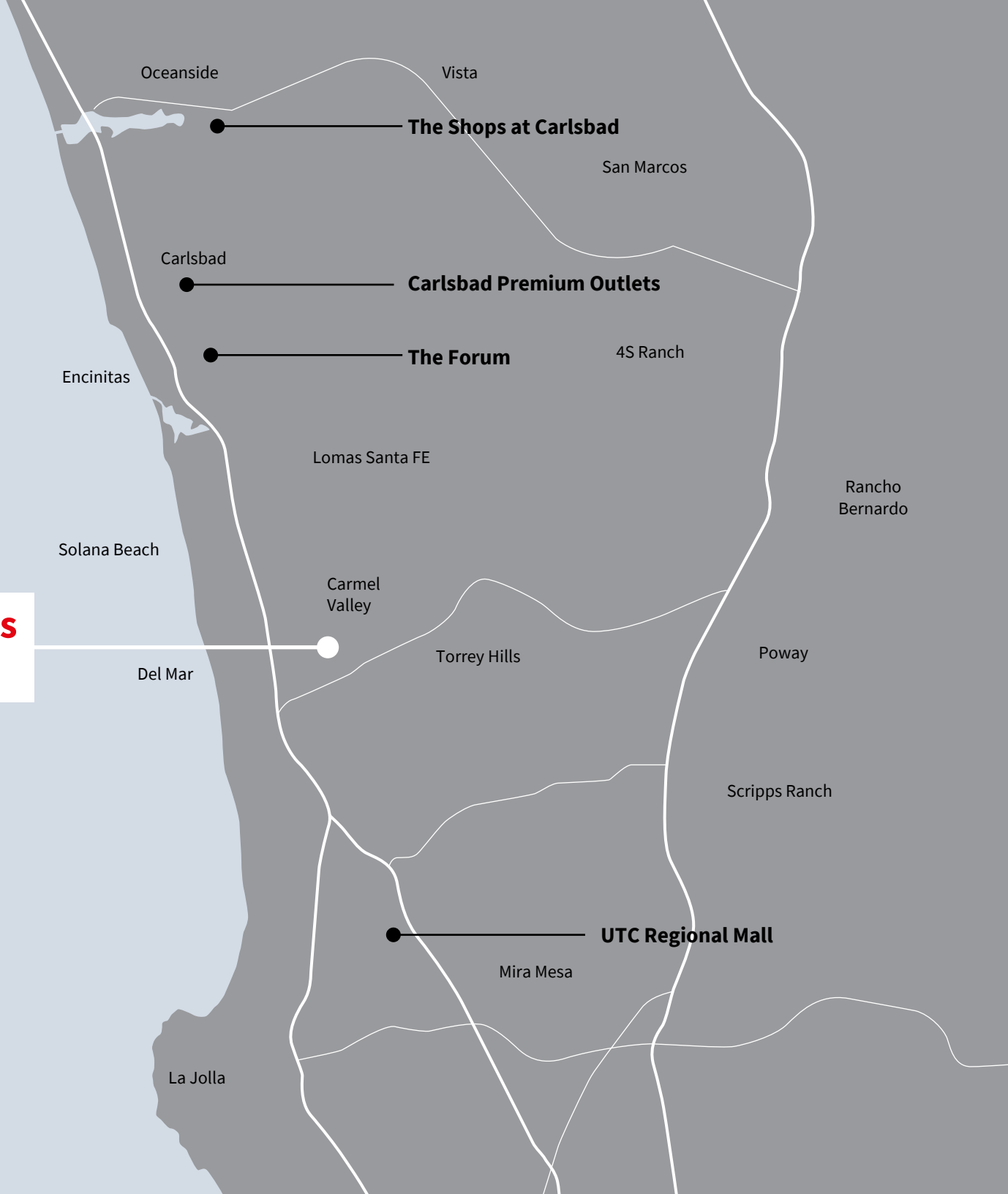
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Everything you need. . .
and more.



Welcome to the
taste, style & essence
of San Diego

**Del Mar Highlands
Town Center**



Booming daytime population



Center highlights

The Center

- 380,000 SF
- 260,525 SF of existing shops
- 2,103 parking spaces (6.35 spaces per 1000 SF)

Experiential

- Immersive and interactive experiences
- Concerts, outdoor fireplaces, seasonal live music and holiday spectaculars
- Splash pad, corn hole and connect 4 play areas
- Pet friendly shopping and dining

Best-In-Class shops

- Best in class shops, top-rated restaurants, boutique fitness row, and new space to work, play and lounge

Customer analysis

- 6.84M customer trips per annum
- 26,790 passerby, per day



Trade area overview

CLOSE TO EVERYTHING

- Immediate access to Interstate 5 and Highway 56
- Del Mar Racetrack is 4 miles away, home to Holiday Lights and the San Diego County Fair
- Just 20 miles to Petco Park, home of the San Diego Padres and 19 miles to San Diego Airport

KEY METRICS

- Over \$1 Billion in bank branch deposits
- Over \$77 Million in grocery sales
- Expanded regional draw with only luxury cinema between La Jolla & Carlsbad
- Close to The Grand and Rancho Valencia

AFFLUENT COMMUNITY

- Retail spending within a 5 mile radius is \$2.52B/YR
- 75% of area adults hold a college degree or higher
- Median home values are \$1,122,000

HIGH DAYTIME POPULATION

- Daytime population of over 130,000
- Del Mar Heights office market has over 6M SF of class A office space with over 26,000 employees

RECENT ADJACENT CONSTRUCTION

- 439,000 SF of office space
- 608 residential units
- This adds ±2,800 new customers within walking distance to the center

POPULATION

+

INCOME

3 Miles: 76,270

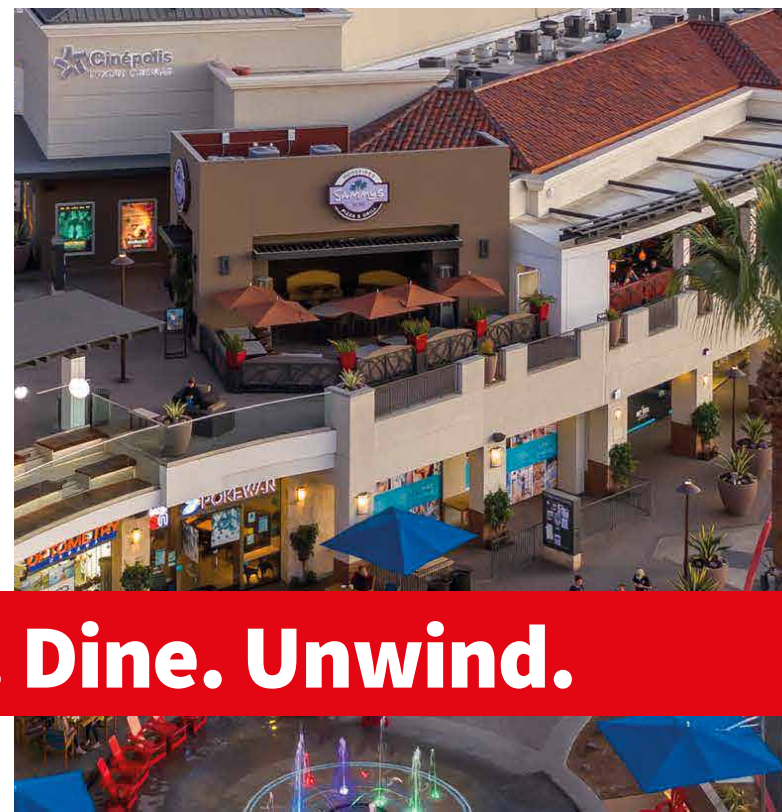
3 Miles: \$203,044

5 Miles: 122,980

5 Miles: \$196,665

7 Miles: 314,245

7 Miles: \$158,026



Shop. Dine. Unwind.



Ralphs

cinépolis

FedEx

Steak
48

BLUEMERCURY

Mendocino Farms



BIRKENSTOCK®

vuori

SKY DECK
AT DEL MAR HIGHLANDS

Philz Coffee

URBAN
PLATES

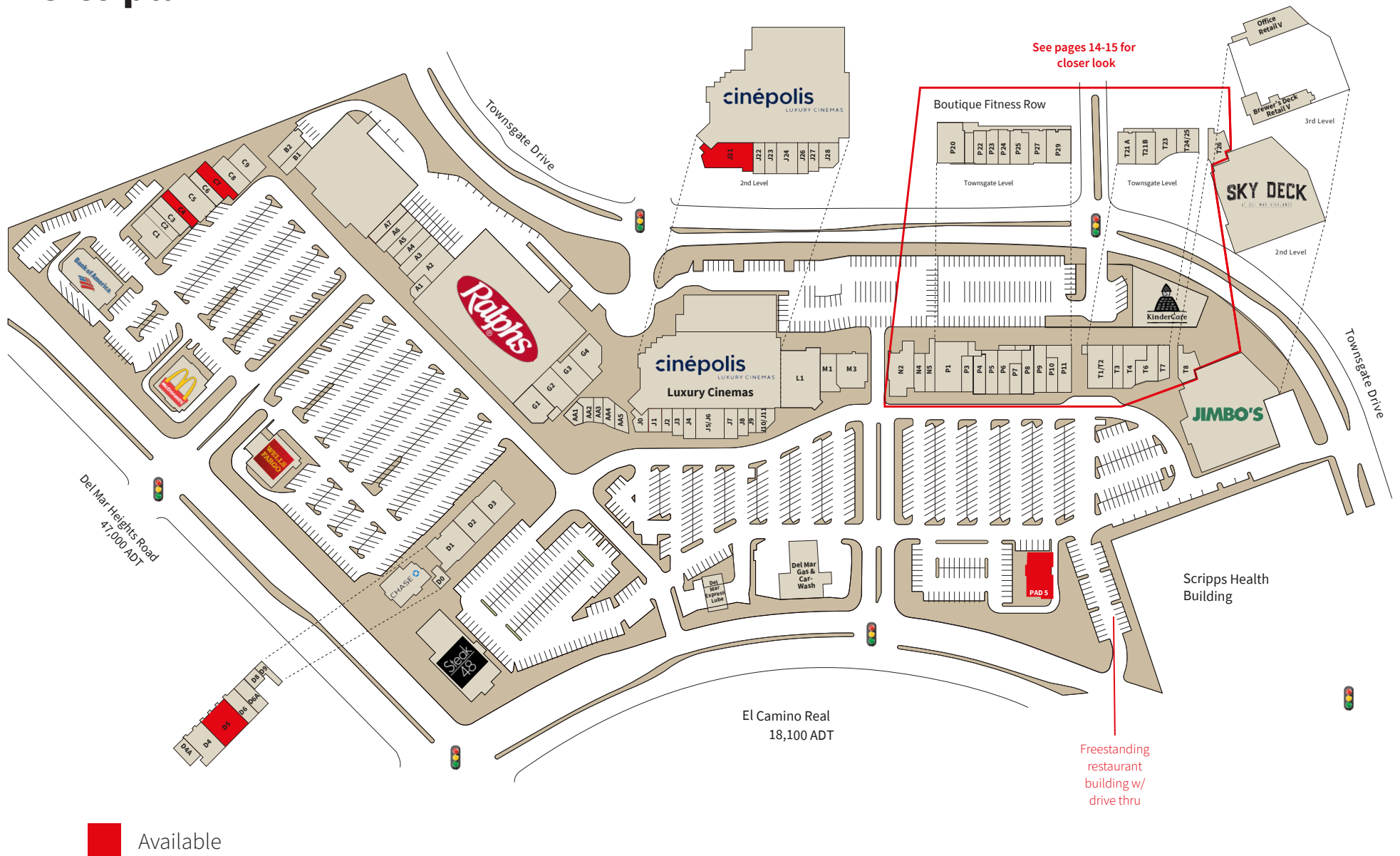
iTAN
BLAN • SPRAY • SOAK

HANDEL'S
HOMEMADE ICE CREAM SINCE 1945

JIMBO'S



Site plan



*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

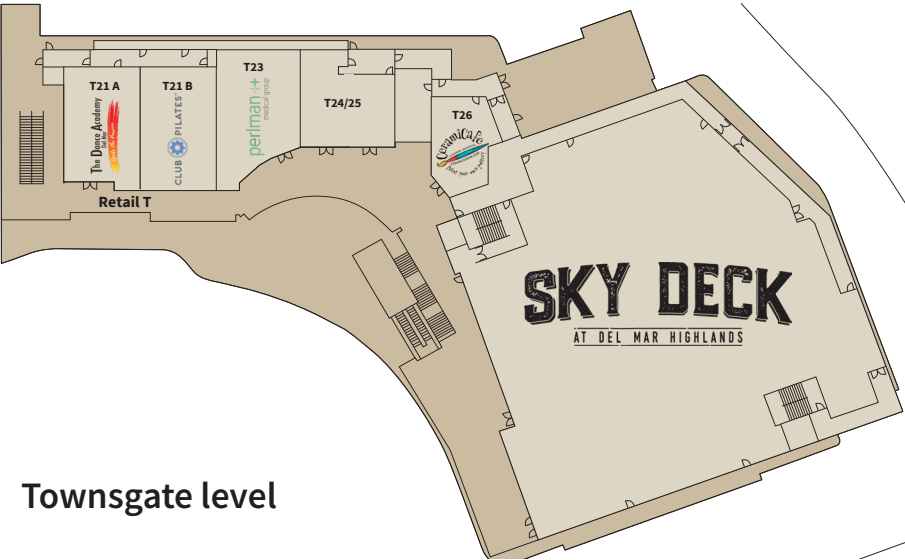
Unit	Tenant	SF
A1	William & Sons Jewellery	866
A2	Just Food For Dogs	2,598
A3	Starbucks	1,600
A4	European Wax Center	1,526
A5	Domino's Pizza	1,500
A6	Glamour Nails	2,000
A7	Supercuts	1,200
AA-1	Iceskimo	1,020
AA-2	Hey Tea	895
AA-3	Melo Melo	888
AA-4	Pokewan	924
AA-5	Elfin Kids Cuts	1,147
Anchor 1		23,714
Anchor 2	Ralphs Fresh Fare	45,000
B1	UPS Store	1,200
B2	Panda Express	1,425
C1	Rubio's Mexican Grill	2,064
C2	Bio Life Cleaners	936
C3	Micheline's Pita House	1,200
C4	Available	1,200
C5	Vietnamese Eatery Xin Chao	1,800
C6	Ike's Love & Sandwiches	1,065
C7	Available	1,650
C8	Charisma Hair Design	1,650
C9	Einstein Bros. Bagels	1,800
D0	Mathnasium	1,192
D1	Fedex Office	5,000
D2	AT&T	2,941
D3	Prenuvo	4,059
D4A	Omomo Tea Shoppe	1,088
D4	Mission Federal Credit Union	2,506
D5	Available	3,503
D6	Sidecar Doughnuts	1,165
D7	Brazilia	1,629
D8	Joe & The Juice	1,205
D9	Anthony's Shoe Repair	840

Unit	Tenant	SF
Pad A	Bank of America	5,000
Pad B	McDonalds	4,000
Pad C	Wells Fargo	4,733
Pad 1	Chase	3,654
Pad 3	Del Mar Gas & Car Wash	2,340
Pad 5	Available	2,750
Pad 6	Kindercare	8,042
Pad 7	Del Mar Express Lube	2,250
G1	The Melt	2,820
G2	Cross Street Chicken	2,599
G3	Davanti Enoteca Del Mar	2,345
G4	Panini Kabob Grill	3,434
J0	Kosher House	491
J1	Cozy Earth	1,177
J2	Rumeurs Lingerie	1,072
J3	Daisy Blue	1,072
J4	Lolo Callisto	1,072
J5/J6	Madison Reed	2,127
J7	little Apple	966
J8	Robere's Jewelry	895
J9	Pretty Please	793
J10/J11	Blue Mercury	1,788
J21	Available	3,551
J22/J23	Coldwell Banker	2,128
J24	Massage Concepts	2,019
J26	State Farm Insurance	992
J27	Body 20	892
K1/K2	Cinepolis	40,479
L1	Culinary Dropout	7,000
M1/M2	Philz Coffee	2,020
M3/M4	Mendocino Farms	3,138
N2/N3	Urban Plates	3,146
N4	Skin Laundry	1,178
N5	The Shade Store	1,192

Unit	Tenant	SF
21	Steak 48	12,000
V1	Jimbo's	23,694
P1	Miniso	3,710
P3	Warby Parker	1,349
P4	Addendum Salon	1,540
P5	Lulu Nails	1,711
P6	Dirty Dogs & Meow	2,210
P7	Salted Barber	1,112
P8	Sole Concepts - Birkenstock	1,711
P9	LaserAway	1,742
P10	Pressed Juicery	1,165
P11	Sweetgreen	2,400
P20	Revel Fit Club	3,161
P22	Perspire Sauna Studio	2,240
P23	I-TAN Sun Spray Spa	1,306
P24	Stretch lab	1,267
P25	Stempfle Dental	1,878
P27	Pvolve	1,921
P29	Rumble Boxing	2,528
T1/T2	Vuori	3,267
T3	Tucci	1,369
T4	The Black Tux	2,122
T5/6	Geppetto's Toys	2,047
T7	Batch & Box Signature Cookies	1,264
T8	Handel's Homemade Ice Cream	1,414
T21 A	The Dance Academy Del Mar	2,324
T21 B	Club Pilates	1,291
T23	Perlman Clinic	2,054
T24/25	Sun Life Organics	1,599
T26	Ceramicafe	1,116

Expansion phase 3

Building T



Townsgate level



El Camino Real level



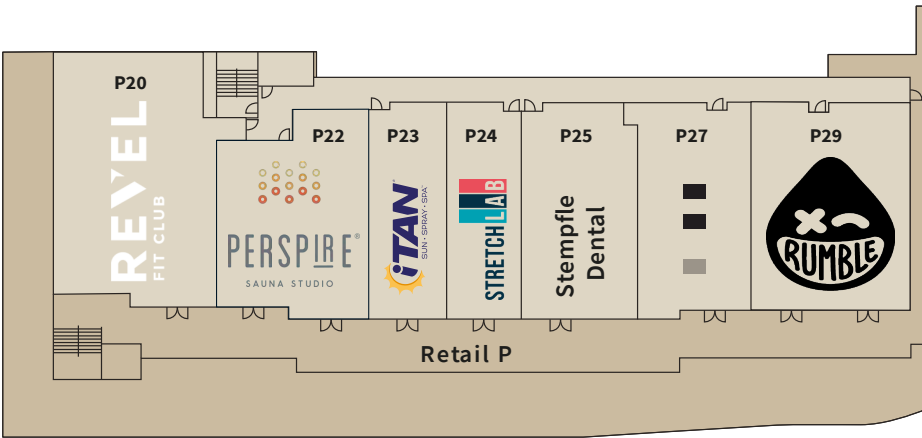
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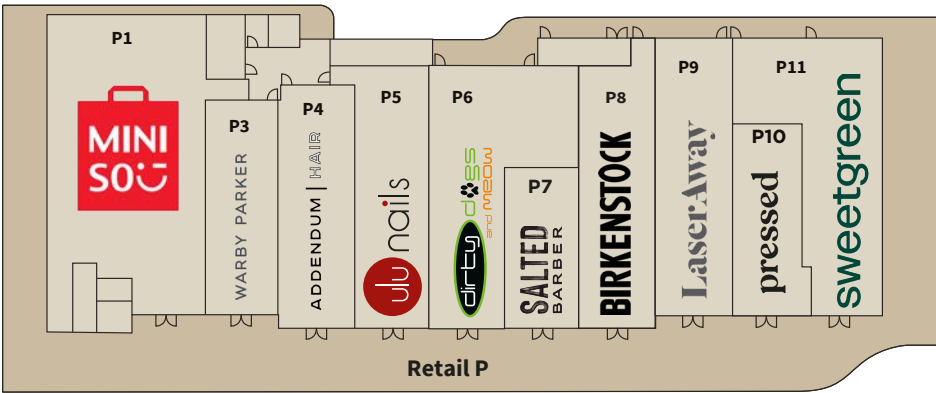
Phase 3

Expansion phase 4

Building P



Townsgate level



El Camino Real level



*This site plan disclaimer.

Boutique Fitness Row

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P25	Stempfle Dental	1,878
P27	Pvolve	1,921
P29	Rumble Boxing	2,528





A curated selection of fine stores

LOLO

tucci.
BOUTIQUE

EUROPEAN
WAX
CENTER

Ralphs

MENDOCINO FARMS
sandwich market

WILLIAM & SONS
JEWELERS

bluemercury
makeup • skincare • spa

cinépolis
LUXURY CINEMAS

FedEx

CeramiCafe

SUNLIFE
Organics
EST. 2010 IN MALIBU, CA

JIMBO'S

HANDEL'S
HOMEMADE ICE CREAM SINCE 1945

CLUB PILATES

Philz Coffee
ONE CUP AT A TIME

BIRKENSTOCK

GEPPETTO'S



iTAN
SUN • SPRAY • SPA

THE SHADE STORE

vuor1

URBAN
PLATES

Steak
48

STRETCH LAB

dirty dogs
and MEOW

The Dance Academy
Del Mar
Ignite the Passion

PVOLVE

SALTED
BARBER

lulu nails

BEVERLY HILLS
REJUVENATION CENTER

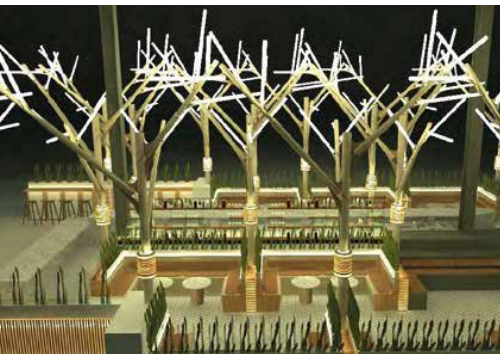
sweetgreen

pressed

perlmanclinic++

WARBY PARKER

REVEL
FIT CLUB



ESTD **SKY DECK** 2021
AT DEL MAR HIGHLANDS



underSTORY

URBANA
mexican gastronomy

AMBROGIO 15
The Milano Pizza Experience

MARUFUKU RAMEN

glass box



Kiin
Extraordinary Thai

LE PARFAIT
PARIS

THE BREWERS DECK



MISSION
BREWING
SAN DIEGO

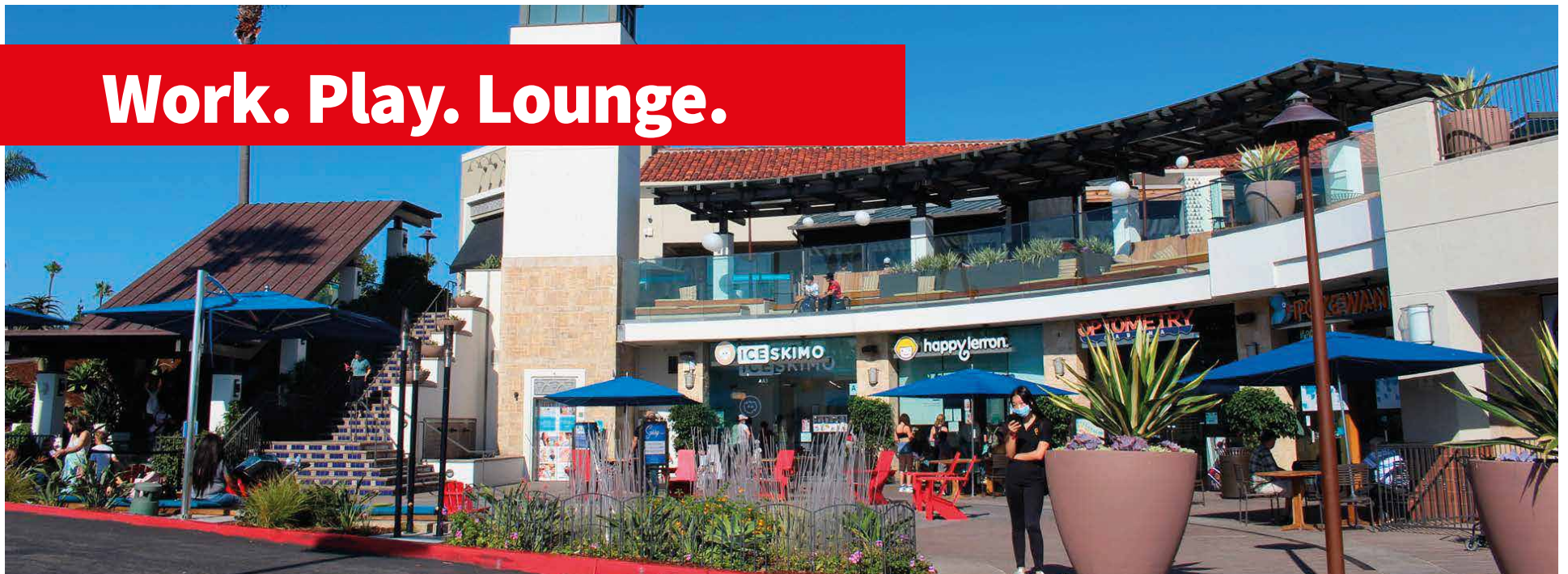
LATITUDE
33°

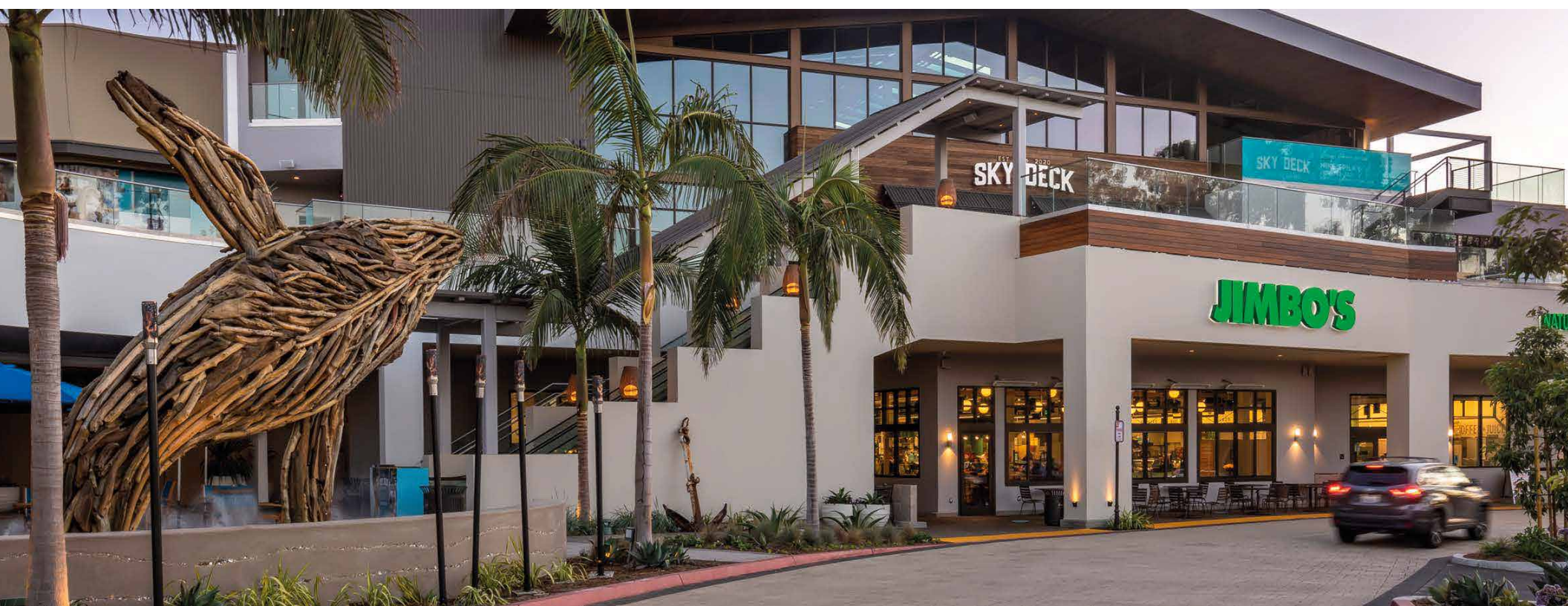
ESTO **SKY DECK** 2021
AT DEL MAR HIGHLANDS





Work. Play. Lounge.







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