



Palma de la Reina
In Beautiful Rancho Santa Fe

OFFICE & RETAIL FOR LEASE | 5531-5535 CANCHA DE GOLF

NEWMARK



OFFICE LEASING

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PALMA DE LA REINA

Palma de la Reina offers a 21,868-square-foot, two-story Class A office building and a 10,360-square-foot one-story retail building located at 5531-5535 Cancha de Golf. The property is located in Rancho Santa Fe at the entrance to the Whispering Palms resort community and the acclaimed Morgan Run Resort & Golf Club right off of Via de la Valle.

PROJECT HIGHLIGHTS

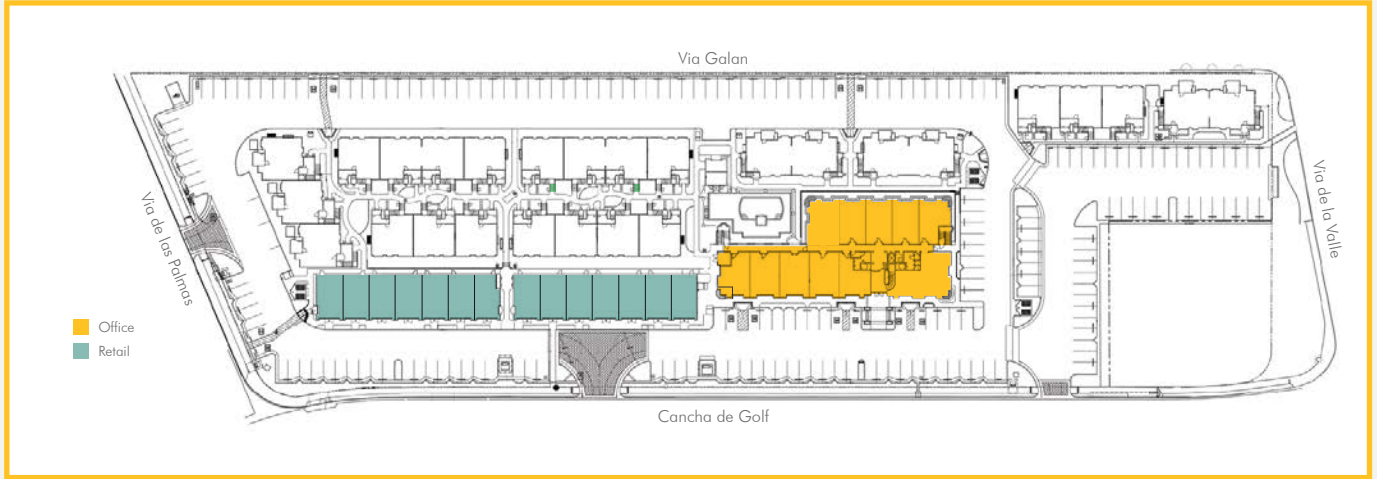
- An approximate 21,868-square-foot two-story office building
- Approximately 10,254 square feet of retail shops
- Office availability: 7,247 square feet of office available
 - *Suites from 850 to 2,572 square feet available
- Retail availability: Several 740-square-foot suites available
- Ideal office and retail environments
- Located in the premier Rancho Santa Fe submarket
- Parking ratio 4.8/1,000
- Varying suite sizes to accommodate numerous types of tenants including: retail, medical, and office
- Close proximity to restaurants, retail amenities, new residential developments and world-class golf in a coveted neighborhood
- Great accessibility from Interstate 5 off of Via de la Valle (2.7 miles), minutes away from Del Mar, UTC and less than 30 minutes from Downtown San Diego

LEASE RATE

- OFFICE: \$4.25 per square foot + E
- RETAIL: \$4.25 per square foot + NNN



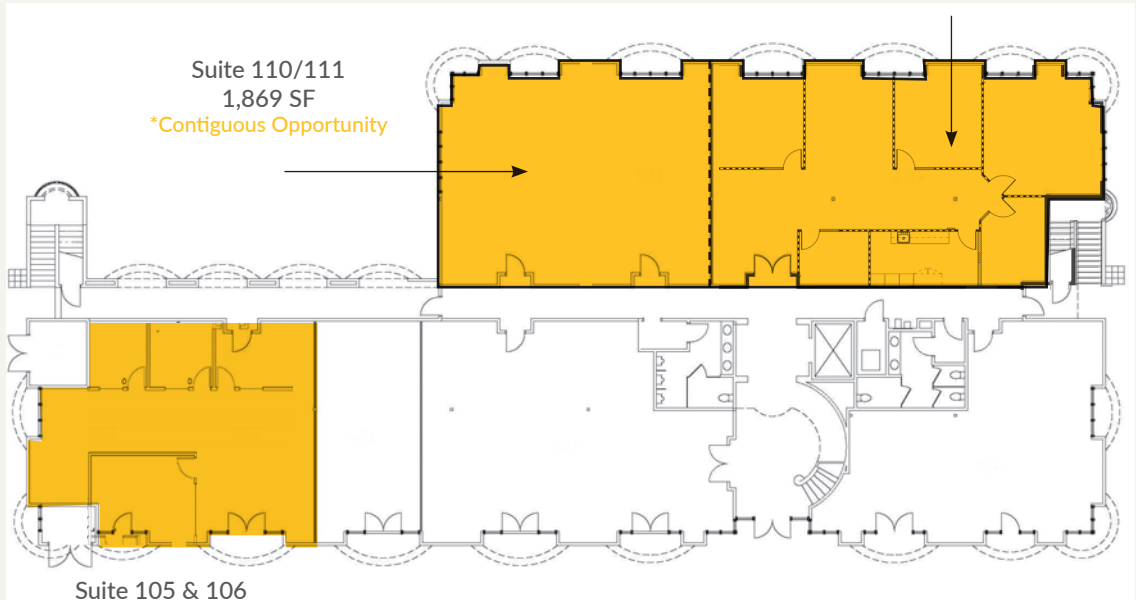
SITE PLAN



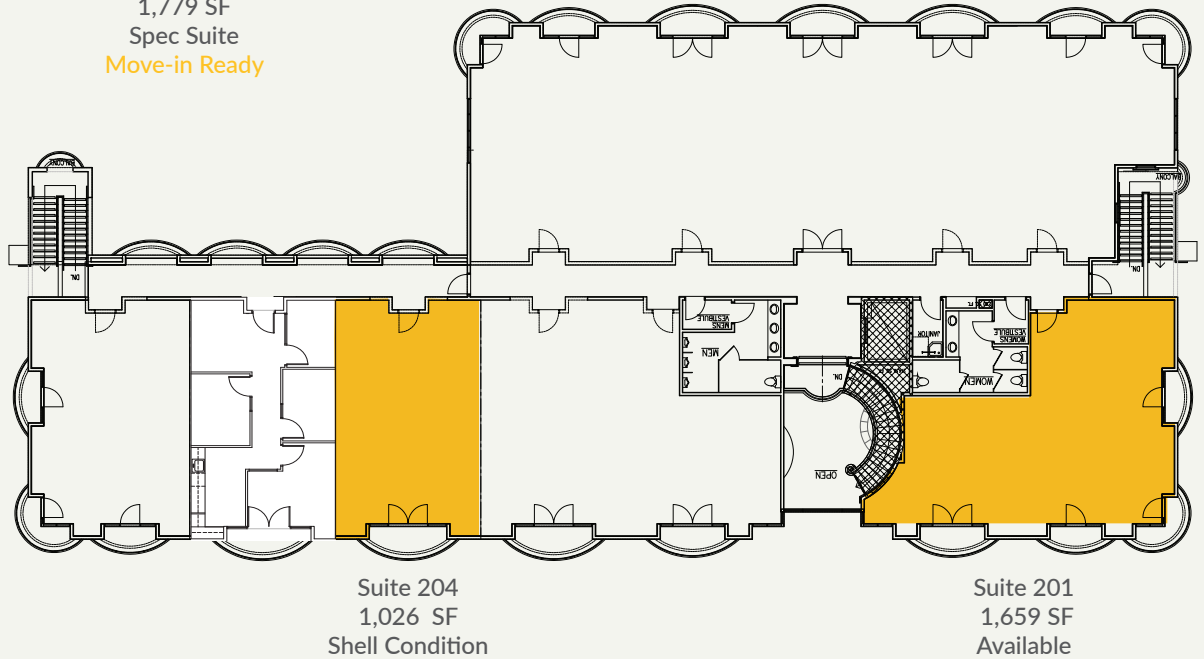
OFFICE | 5531 CANCHA DE GOLF

Suite 107
2,572 SF
Move-in Ready
*Contiguous Opportunity

FIRST FLOOR



SECOND FLOOR





SUITE 105 & 106 SPEC SUITE



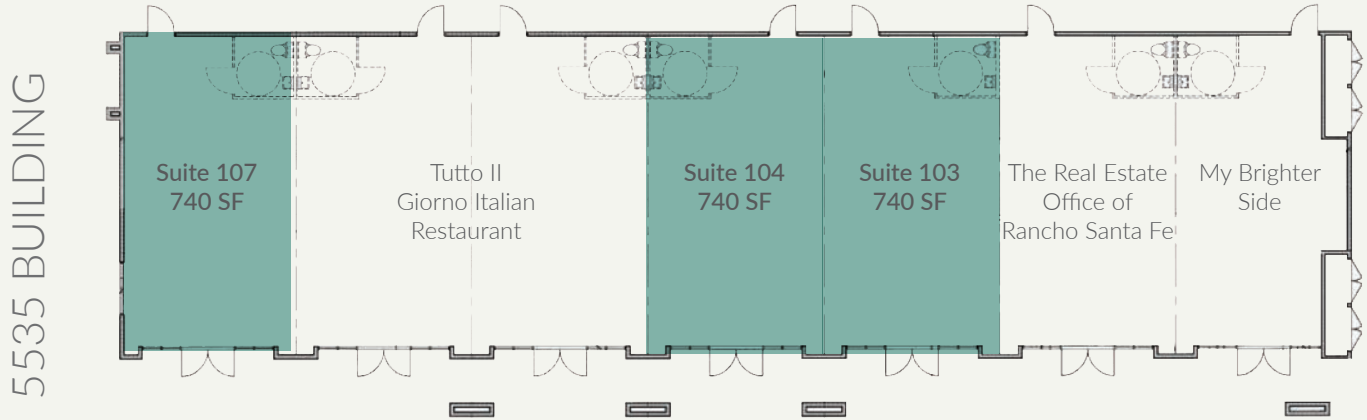


5531

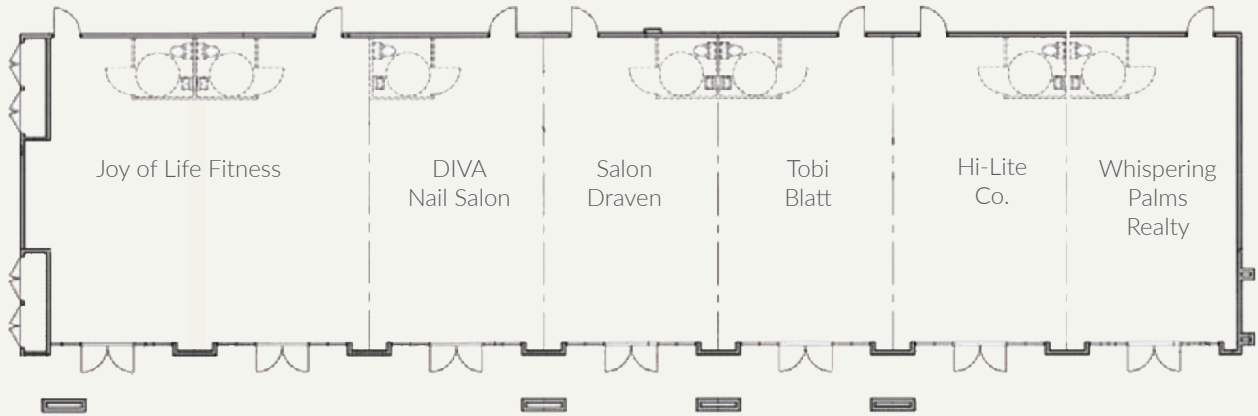
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RETAIL | 5533 & 5535 CANCHA DE GOLF

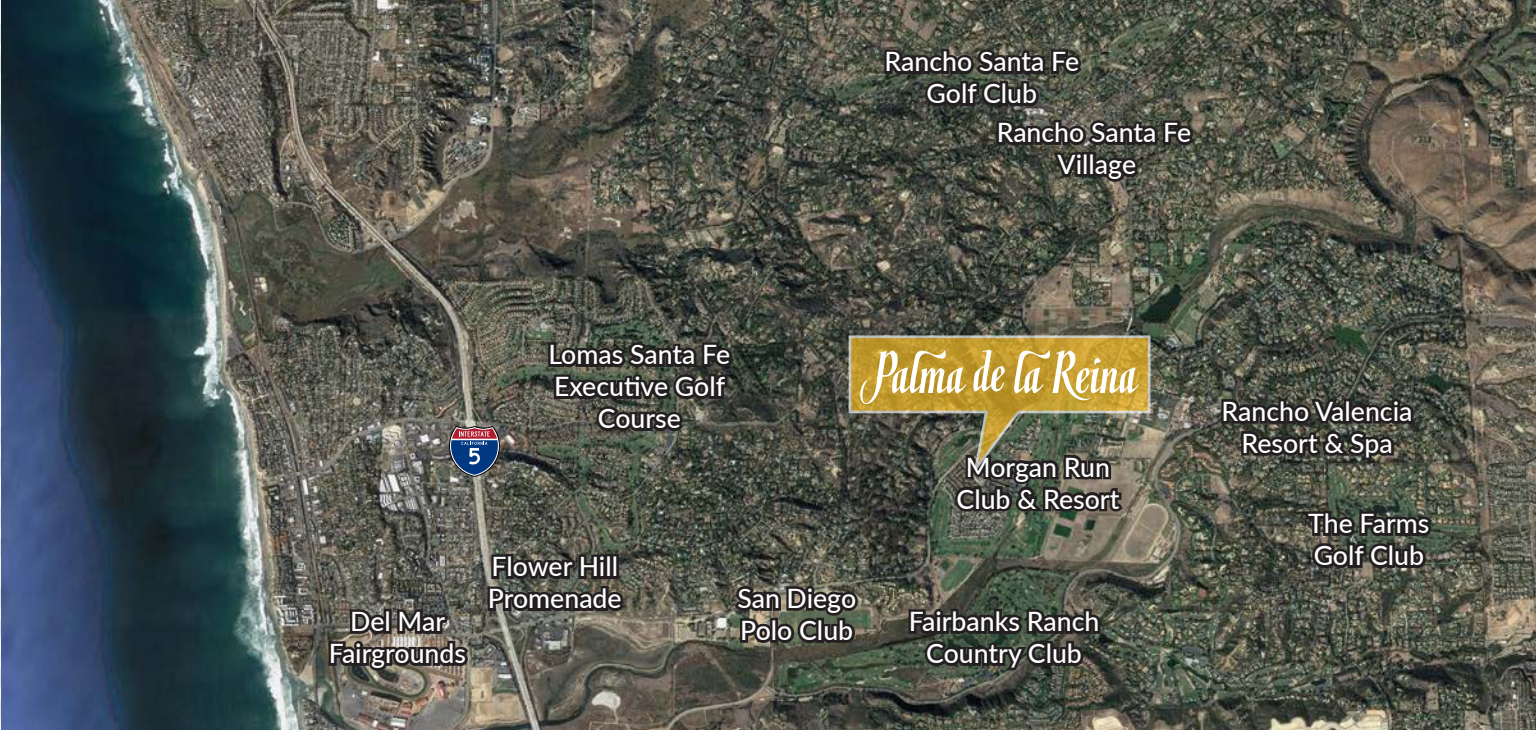


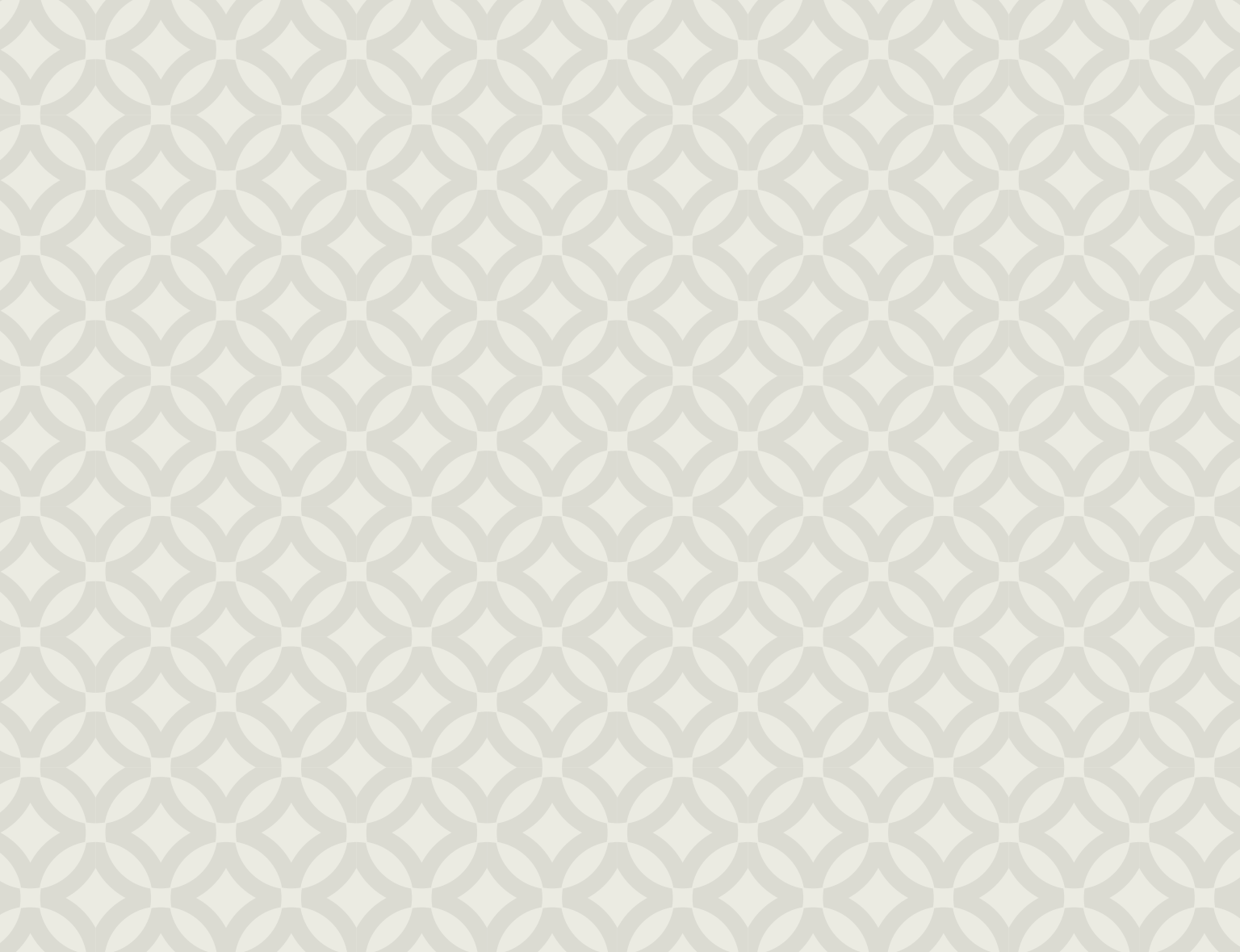
5533 BUILDING



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2023 Population	2,057	48,134	159,353
Total Daytime Population	2,445	47,968	148,914
2023 Median Age	56.1	45.0	42.2
HOUSEHOLDS			
2023 Total Households	924	17,478	58,041
2023 Average Household Size	2.22	2.73	2.73
2023 Housing Units	1,034	18,726	62,492
Owner Occupied Housing Units	80.2%	71.1%	66.1%
Renter Occupied Housing Units	9.2%	22.3%	26.8%
Vacant Housing Units	10.6%	6.7%	7.1%
2023 Median Home Value	\$1,981,944	\$1,578,970	\$1,355,417
INCOME			
Household Income Base	924	17,478	58,041
\$50,000 - \$74,999	5.5%	6.4%	7.1%
\$75,000 - \$99,999	3.8%	5.2%	6.8%
\$100,000 - \$149,999	12.8%	14.2%	15.9%
\$150,000 - \$199,999	8.4%	11.8%	13.5%
\$200,000+	52.7%	47.0%	43.8%
2023 Median Household Income	\$200,001	\$184,984	\$173,745
2023 Per Capita Income	\$106,360	\$92,391	\$84,849
2023 Average Household Income	\$262,310	\$255,362	\$232,622





Corporate license #01355491

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.