

A TROPHY RETAIL | OFFICE ASSET IN AN ICONIC  
DEL MAR LOCATION, SAN DIEGO, CALIFORNIA

POLO PLAZA



OCCUPANCY  
**70.2%**



WALT  
**2.94 YRS**



NUMBER OF TENANTS  
**14**

POLO PLAZA  
3702 & 3790 VIA DE LA VALLE  
DEL MAR, CA 92014

NEWMARK

CUSHMAN &  
WAKEFIELD

# EXECUTIVE SUMMARY

**POLO PLAZA** consists of two retail/office buildings making up approximately 63,629 sf of premier leasable space. Built in 1987, Polo Plaza has expansive outdoor areas, patios, and covered parking situated on approximately 3.66 acres. The property has a diverse tenant base consisting of executive office suites, high credit office tenants, and high-end retail amenities that support the on-site office tenants and members of the community.

**POLO PLAZA** sits directly adjacent to the old Polo Fields which are now operated by Surf Cup Sports which hosts 490K annual attendees across 35 events, and has a \$120M annual economic impact.



## ACCESS OFFERING MEMORANDUM



### LANDMARK LOCATION

between **2** major thoroughfares



ABILITY TO  
**GROW CONTRACT RENT ROLL**  
VIA COMPLETED  
BOMA REMEASURE



**70.2%**  
LEASED



MEDICAL USE  
**PERMITTED**



**DIVERSE TENANT MIX**  
*including*  
restaurant, office, *and*  
upscale retail

3702 & 3790  
Via De La Valle  
Del Mar, CA 92014

**LOCATION**

Retail / Office /  
Restaurant

**PROPERTY TYPE**

63,629 SF (BOMA)  
58,703 SF (Rent Roll)

**BUILDING SIZE**

3.66 Acres

**LAND SIZE**

302-210-29, 302-210-30,  
302-210-62

**APN**

3.0/1000

**PARKING**

(SURFACE AND SUBTERRANEAN)

**TAX MAP**

**APN #s:**  
302-210-29 (1.46 AC)  
302-210-30 (.51 AC)  
302-210-62 (1.69 AC)  
**TOTAL: 3.66 AC**



# EL CAMINO REAL REALIGNMENT PROJECT



**4 WAY**  
SIGNALLED STOP



**2 ADDITIONAL**  
LANES

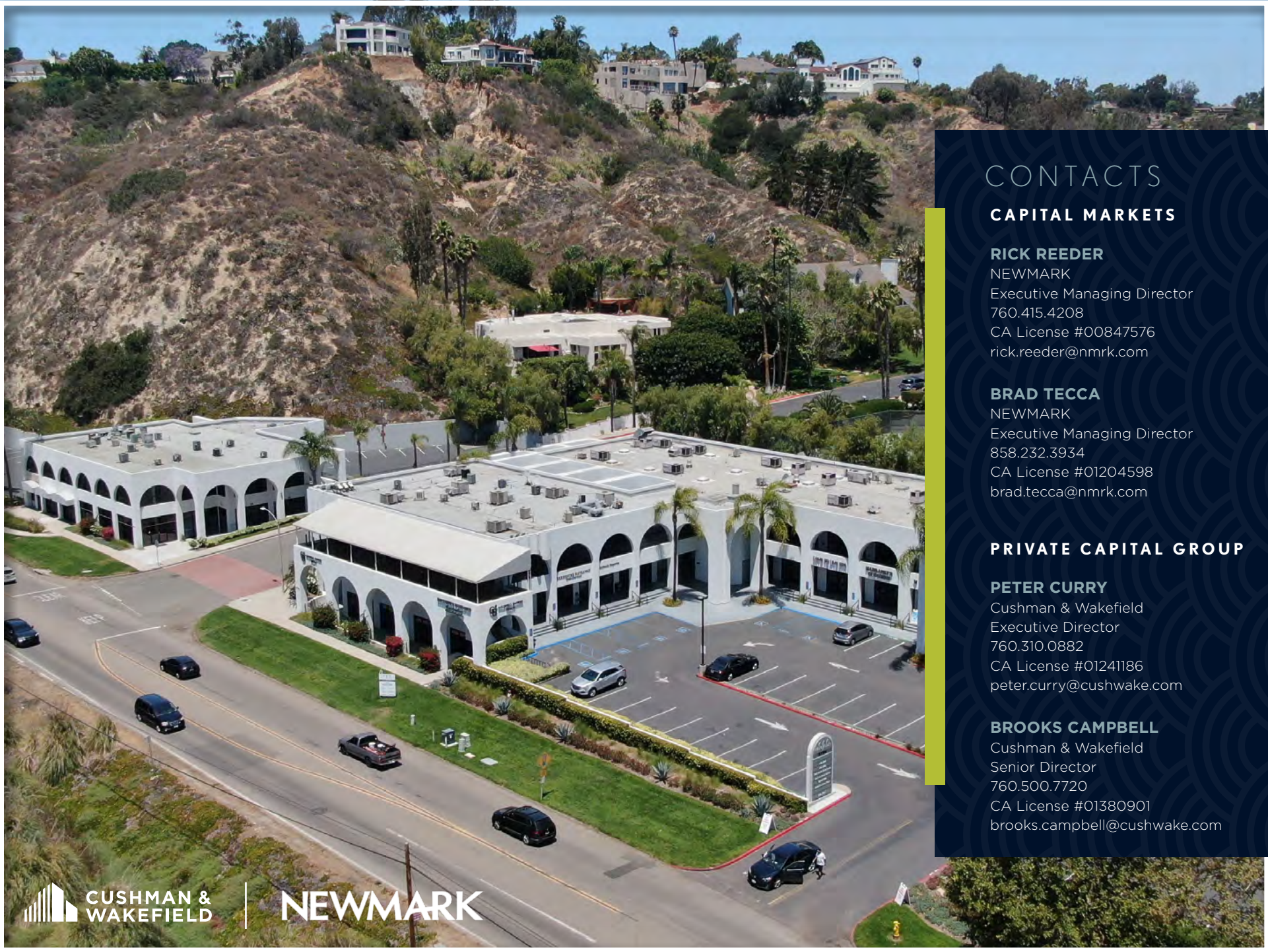


ENHANCED  
**CONNECTIVITY**



**BIKE LANES &**  
PEDESTRIAN  
ACCESS





## CONTACTS

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**NEWMARK**