

# 16915 Avenida de Acacias

RANCHO SANTA FE || NORTH SAN DIEGO, CA



OFFERING PRICE: \$3,900,000 || [DOWNLOAD FULL OFFERING MEMORANDUM HERE](#)

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# The Opportunity

Cushman & Wakefield, as the exclusive agent on behalf of the ownership, is pleased to offer an iconic asset with a premier location in downtown Rancho Santa Fe. Located on the corner of the main thoroughfares of Paseo Delicias and Avenida de Acacias - **16915 Avenida de Acacias** offers visibility and convenient access to locals and cross commuters. The Lilian Rice Spanish Revival architecture building presents an unsurpassed Rancho Santa Fe ambiance for businesses and patrons alike.

The building is currently leased to Pacific Sotheby's International Realty, a retail tenant offering real estate services. Pacific Sotheby's has occupied the building since 2014 and is currently in negotiations to extend their lease for an additional five years, providing stable in-place cash flow. Extremely expansive zoning also presents a new owner with multiple different avenues to accommodate varying commercial uses in the future.

Rancho Santa Fe is a horsemen's paradise established in the 1920's. Master planned by the Santa Fe Land Improvement Company and Lilian Rice the community offers a vast network of walking and riding trails, golf course, tennis club, athletic fields and extensive amenities. While located within a short drive to San Diego, Encinitas, and major employment centers, Rancho Santa Fe offers the quaint village charm and peaceful atmosphere as if it were 100's of miles from any city.



*Offering Price*  
**\$3,900,000**

## Investment Highlights



Generational Asset / Iconic Lilian Rice designed Building



Unsurpassed "Main & Main" Corner Location in the heart of the Village



Single-Tenant Investment with Strong In-place Cash Flow



Expansive Zoning - Varying Commercial Uses



Opportunity for up to two memberships at the prestigious Rancho Santa Fe Golf Club

# Property Overview

## Property Details

**Location:** 16915 Avenida de Acacias  
Rancho Santa Fe, CA 92067

**Building Size:** ± 2,093 SF Office/Retail Space  
+ Converted Garage

**Land Size:** ± 3,012 SF

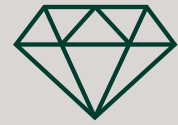
**Tenancy:** Single

**Year Built:** 1923

**Zoning:** C-36 Village Core Mixed Use

**APN:** 266-285-01-00





# Premier Corner Location



16915 Avenida de Acacias



*Rich in History...* Rancho Santa Fe, California, carries a rich history that blends the charm of its past with the elegance of its present. Founded in 1928 as a master-planned community, Rancho Santa Fe was envisioned as an idyllic rural escape from the bustling city life of nearby San Diego. At the heart of its architectural heritage is the influence of Lilian Rice, a pioneering architect who left an indelible mark on the community's character. Rice's Mediterranean-inspired architectural designs, characterized by red-tiled roofs, whitewashed walls, and an emphasis on harmony with the natural surroundings, are emblematic of the Rancho Santa Fe aesthetic. Her work in the early 20th century has helped define the distinctive character of the community, blending timeless elegance with a deep respect for the environment. Today, Rancho Santa Fe's historic and architectural legacy, largely shaped by Lilian Rice, continues to enchant residents and visitors alike, making it a cherished part of Southern California's cultural heritage.

16915 Avenida de Acacias is iconic example of Lilian's Rice's work. The building, which was once the Land Office of the Santa Fe Improvement Company, has remained under the ownership of the same family since 1986. The building was the first built after La Morada (The Inn) in the 1920's, placed at the hub of what is now the Commercial District, across from the Greens and at the foot of The Inn. This generational asset offers a new owner the opportunity to own an iconic landmark in a location second to none.



*Then...*



*... and Now*



**UNSURPASSED CORNER LOCATION**



INTERIOR METICULOUSLY RENOVATED TO FIT SOTHEBY'S TOP AGENTS IN THE RANCH





# Location & Amenities

Located just 5 miles west of the Pacific Ocean, Rancho Santa Fe, California, is one of the most exclusive and desired communities in California - renowned for its large equestrian estates, premier private golf courses and an idyllic village in the heart of it all. The Village of Rancho Santa Fe, established in the early 1920's, is experiencing a reinvigoration with multiple redevelopment projects underway including a multi-million dollar renovation currently underway at the Inn at Rancho Santa Fe. The area currently boasts an array of upscale restaurants, catering to diverse culinary preferences, from gourmet farm-to-table experiences to international cuisines prepared by renowned chefs. Dining in Rancho Santa Fe is not just a meal; it's an indulgent journey of taste and ambiance. Beyond dining, the community offers a plethora of recreational opportunities amidst its scenic landscapes. The area is home to world-class golf courses, tennis clubs, and equestrian facilities, making it a haven for sports enthusiasts. The rolling hills, lush parks, and extensive hiking trails provide outdoor enthusiasts with ample opportunities to explore nature.



3 MILE RADIUS

20,549 POPULATION

7,039 DAYTIME POPULATION

335 WEALTH INDEX (3.35 X GREATER THAN U.S. AVG)

\$220,052 AVERAGE HH INCOME

\$3.5M ZILLOW 92067 HOME VALUES

51.6 AVERAGE AGE

65% BACH/GRAD/PROF DEGREE



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