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*Palma de la Reina*  
*In Beautiful Rancho Santa Fe*

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

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## OFFICE LEASING

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# Palma de la Reina

5531-5535 CANCHA DE GOLF  
RANCHO SANTA FE, CA 92091

## PALMA DE LA REINA

Palma de la Reina offers a 20,640 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 20,640 square foot two-story office building
- Approximately 10,254 square feet of retail shops
- Office availability: 970 - 8,138 square feet
- Retail availability: Several 740 square feet 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 numerous restaurant and retail amenities in an upscale residential community
- 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



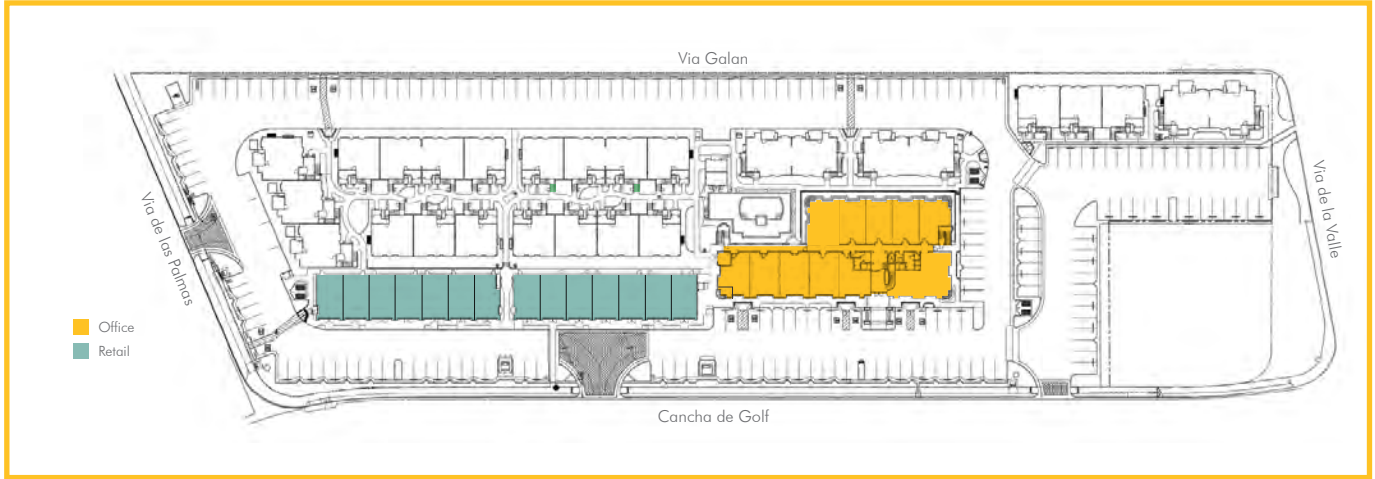
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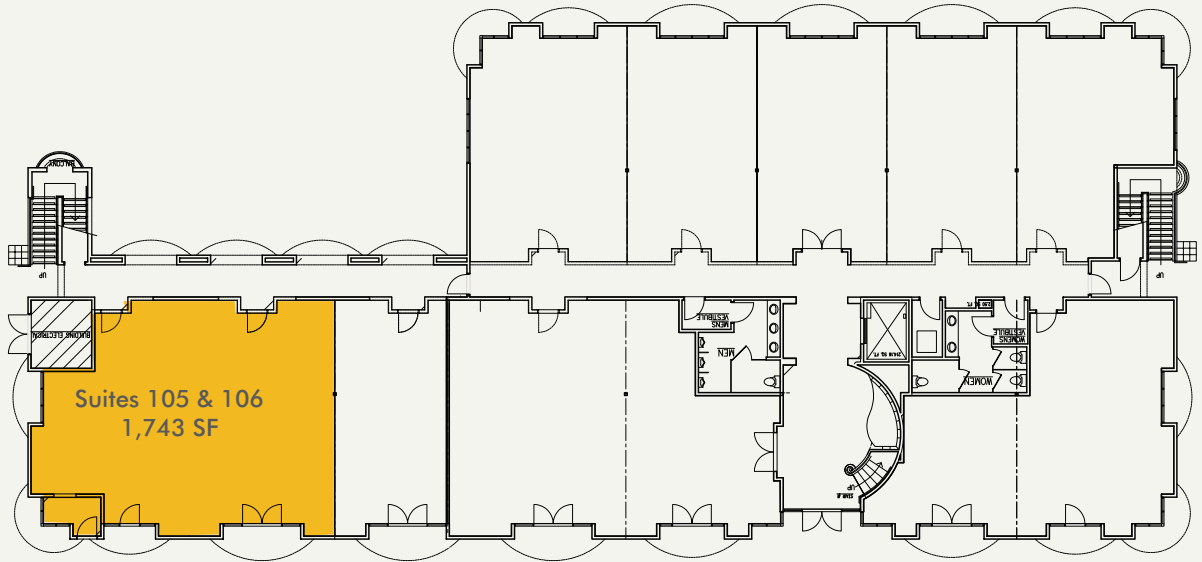
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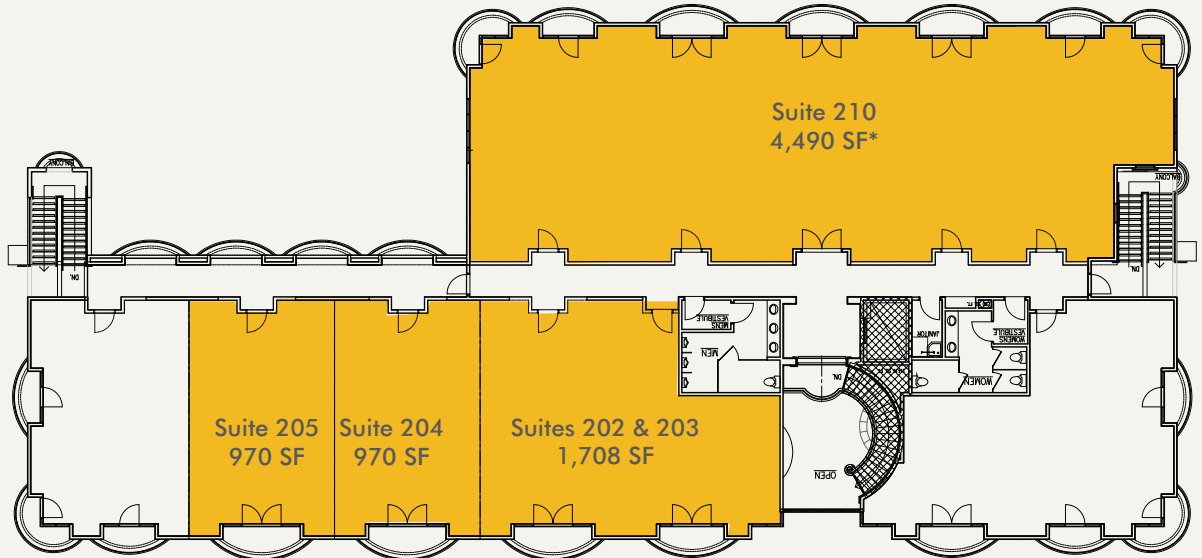
# SITE PLAN



FIRST FLOOR



SECOND FLOOR



\*Suite 210 can be demised to 856 SF





5531

♿  
HANDICAP  
ONLY  
NOV 2020

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HANDICAP  
ONLY  
NOV 2020

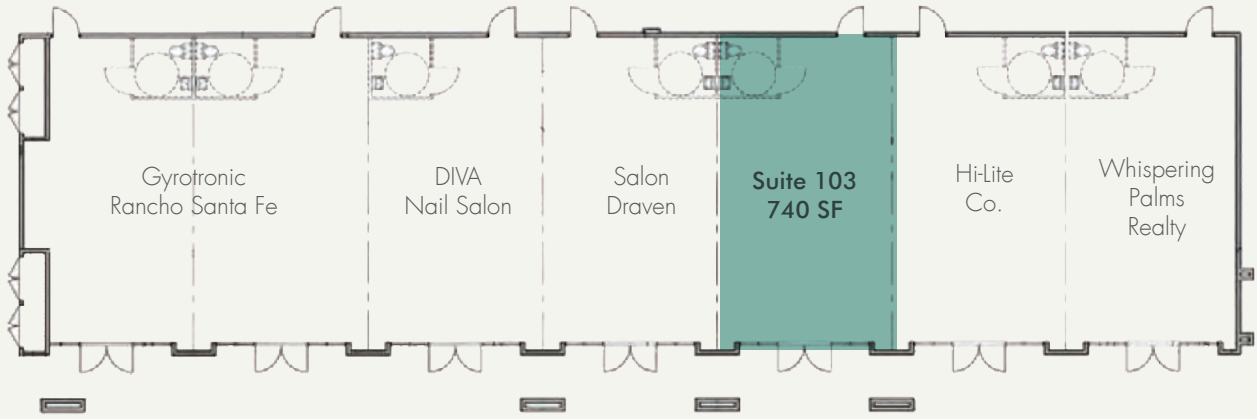
# RETAIL | 5533 & 5535 CANCHA DE GOLF

5535 BUILDING





5533 BUILDING



# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2017 Total Population	1,998	44,118	152,233
Total Businesses	85	1,780	6,203
Total Employees	934	16,629	58,168
Total Daytime Population	2,218	41,155	139,866
2017 Median Age	54.5	44.7	41.6
<b>HOUSEHOLDS</b>			
2017 Households	918	16,350	56,313
2017 Average Household Size	2.18	2.70	2.70
2017 Housing Units	1,026	17,189	59,517
Owner Occupied Housing Units	75.9%	71.0%	66.9%
Renter Occupied Housing Units	13.5%	24.2%	27.8%
Vacant Housing Units	10.5%	4.9%	5.4%
2017 Average Home Value	\$1,143,156	\$1,066,600	\$943,261
<b>INCOME</b>			
2017 Household Income Base			
\$50,000-\$74,999	8.7%	7.9%	9.3%
\$75,000-\$99,999	10.2%	9.0%	10.5%
\$100,000-\$149,999	21.9%	17.6%	19.4%
\$150,000-\$199,999	14.9%	13.7%	14.8%
\$200,000+	29.2%	35.4%	29.4%
2017 Median Household Income	\$132,251	\$146,409	\$130,670
2017 Per Capita Income	\$75,309	\$75,530	\$65,976
2017 Average Household Income	\$186,009	\$204,654	\$178,079







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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.