



NNN INVESTMENT OPPORTUNITY | DEL MAR, CA 92014



# The Opportunity.

Retail Insite is pleased to bring this irreplaceable trophy property to market. This is a rare opportunity to acquire a stable asset occupied by credit tenants in the prestigious community of Del Mar.

Tenants	Building Size	Land Area
Chase Bank	± 12,360 SF	± 1.23 acres
Armstrong Garden Center	± 4,800 SF	± 1.22 acres
US Bank	± 4,800 SF	± 0.79 acre

Pricing: Unpriced-Best Offer	
NOI Year 1	± \$799,632.00*
Percentage Rent	± \$49,719.00*
Occupancy	100%
Lease Type	1 ground lease, 2 NNN Leases
*2021 percentage rent	





## Property Summary.

Addresses:	2770, 2830 & 2840 Via De La Valle, Del Mar CA 92014
Total Land:	3.24 acres
Leasable Building SF:	±21,963
Zoning:	2770 Via De La Valle CC-1-3   <a href="#">Zoning</a> 2830 Via De La Valle- CC-1-3
*Property located in City of San Diego	2840 Via De La Valle-CC-1-3 and AR-1-1   <a href="#">Zoning</a>
Occupancy:	100%
Lease Type:	1 ground lease, 2 NNN Leases

### Assessor's Parcel Numbers:

Chase Bank:	2770 Via De La Valle 298-490-36-00
US Bank:	2830 Via De La Valle 298-490-37-00
Armstrong Garden Center:	2840 Via De La Valle 298-490-38-00

2770,2830, 2840  
Via De La Valle  
Del Mar CA





THE  
PROPERTY





THE  
PROPERTY

CEDROS DESIGN  
DISTRICT

SOLANA BEACH  
TOWN CENTER

FLOWERHILL  
SHOPPING CENTER

Via Del La Valle

SITE

DEL MAR RACETRACK  
& FAIRGROUNDS

GELSON'S  
THE FRESH MARKET





**Strong Credit Tenancy.**

+ Two national credit Financial institutions and a Regional Nursery chain provide a stable and secure income stream.

**Rent and Income Growth.**

+ All three leases have rent growth throughout remaining term and options with fixed adjustments and CPI based increases.

**Ease of Management.**

+ Ownership management with full pass through of expenses is minimal and shared common area.

**Extremely Affluent /high barrier to entry trade area.**

+ Del Mar and the surrounding trade areas are some of San Diego's highest income and most affluent. Average incomes in the immediate trade area are topping \$ 187,806.

**Long term Upside Potential.**

+ The existing leases have been in place for many years ( 20-40 plus!) These leases are below market which allows an investor to hold with existing cash flow and increase value upon expiration. This could be achieved through mark to market new deals or through a new development to maximize to the properties highest and best use and density.

**Added Revenue Potential through percentage rent.**

+ Armstrong sale continue year over year growth resulting in increased percentage rent.

**Sale Flexibility.**

+ Three separate tax parcels allows for future accessibility to sell individual assets.

## Meet the Tenants.



<https://www.usbank.com/index.html>

U.S. Bancorp is an American bank holding company based in Minneapolis, Minnesota, and incorporated in Delaware. It is the parent company of U.S. Bank National Association, and is the fifth largest banking institution in the United States with total assets of \$495.426 billion. The company provides banking, investment, mortgage, trust, and payment services products to individuals, businesses, governmental entities, and other financial institutions. It has 3,106 branches and 4,842 automated teller machines, primarily in the Western and Midwestern United States.



<https://www.jpmorgan.com/global>

JPMorgan Chase & Co. is an American multinational investment bank and financial services holding company headquartered in New York City. JPMorgan Chase is incorporated in Delaware. As of the end of 2020, JPMorgan Chase was the largest bank in the United States and the fourth-largest bank in the world in terms of total assets, with total assets of \$3.386 trillion.

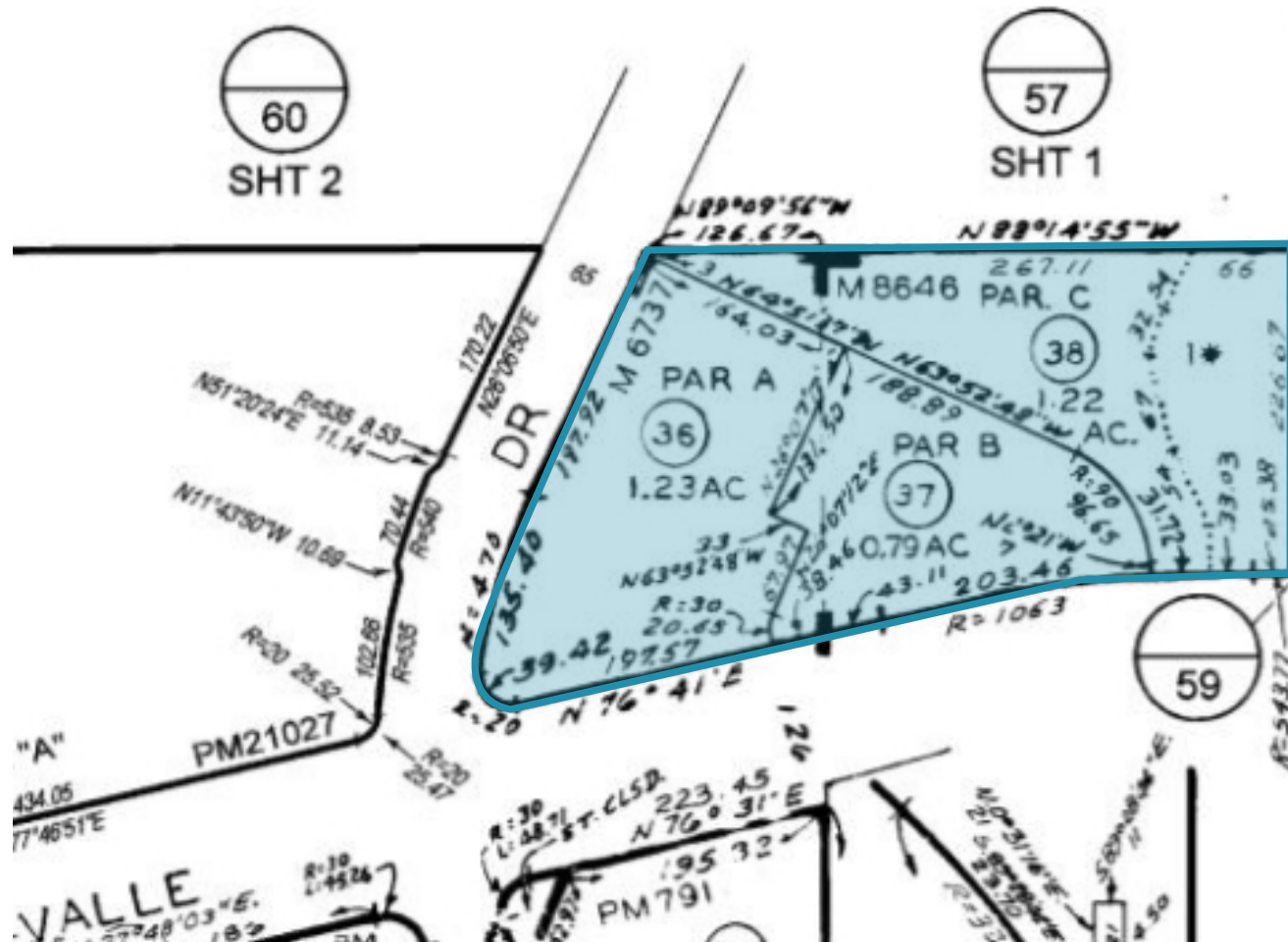


<https://www.armstronggarden.com/>

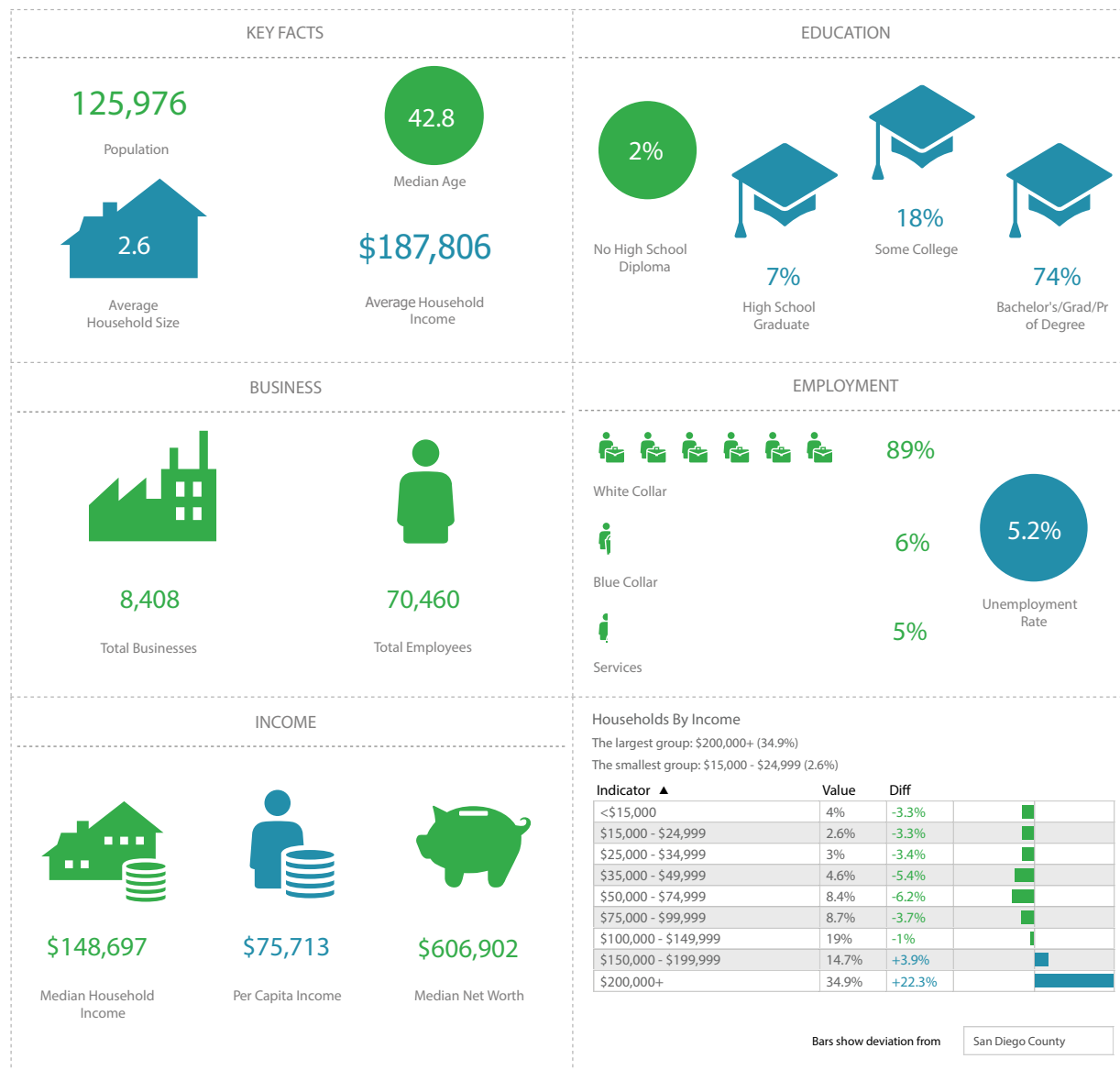
In addition to its 100-acre nursery, the company has more than 30 retail garden centers that operate under the Armstrong banner in Southern California and the San Francisco Bay Area, as well as about 15 Pike Nurseries locations in Atlanta and North Carolina. Its stores carry shrubs, flowering plants, fruit trees, and vegetables, as well as an assortment of dirt, planters, and garden tools. Company employees own 100% of Armstrong Garden Centers.

## Parcel Map.

(Three separate tax parcels)







This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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