



DISCOVER THE UNEXPECTED



FLOWER HILL PROMENADE

Flower Hill Promenade is one of San Diego County's premier destination shopping centers consisting of **over 165,000 square feet** and a **400-space parking garage**.

The property is located in North County San Diego, along I-5 at Via de la Valle in the seaside resort town of Del Mar. Across the freeway from the famous Del Mar Racetrack and San Diego County Fair, Flower Hill Promenade has been serving the upscale communities of Del Mar, Carmel Valley, Rancho Santa Fe, Fairbanks Ranch and surrounding neighborhoods for almost 40 years.

Flower Hill Promenade offers retailers a strong tenant mix of both national and local businesses including Whole Foods, Flower Child, Milton's Deli, Chipotle, Burger Lounge, Starbucks, The Diamond Boutique, Cucina Enoteca, Between the Sheets, Gepettos and many other specialty shops and restaurants.



LOCATION LOCATION LOCATION



CENTER STATISTICS

Everyday conveniences meet the growing demand for retail and restaurant experiences in a unique environment.

The carefully curated tenant mix combines *on-trend* retailers and *notable dining options* with *health and wellness* experiences.

The center's proximity to the city's *most affluent neighborhoods* and a growing millennial population along the coast make this a dynamic location and community center.



165,000 SQ FT
OF RETAIL, RESTAURANT,
HEALTH/Wellness
AND OFFICE SPACE



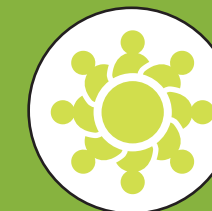
927+
PARKING
SPACES



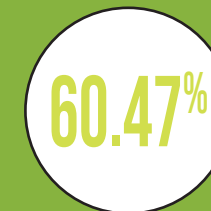
120,169
POPULATION



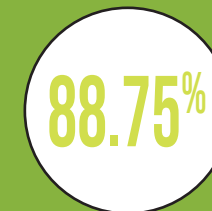
\$172,152
AVERAGE HOUSE
HOLD INCOME



127,382
DAYTIME
POPULATION



OVER \$100K
HOUSEHOLD
INCOMES



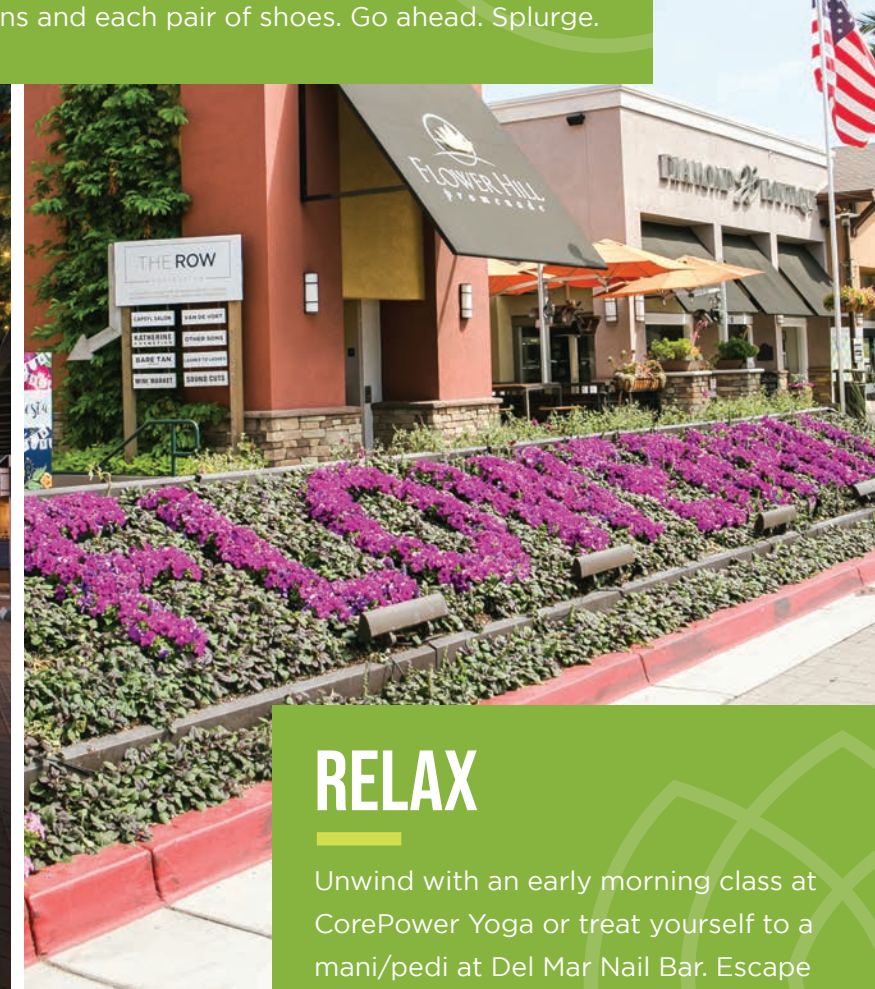
**COLLEGE
EDUCATED**

DEMOGRAPHICS (5 mile radius around center)



INDULGE

Some of San Diego's best kept fashion secrets are at Flower Hill Promenade. The boutiques are charming and make you feel like you've gone back in time before every shopping center started to look like one another and when shops were run and owned by the people behind the counters. They thoughtfully select each pair of jeans and each pair of shoes. Go ahead. Splurge.



RELAX

Unwind with an early morning class at CorePower Yoga or treat yourself to a mani/pedi at Del Mar Nail Bar. Escape from the chaos, even if only for an hour.

SITE PLAN

Flower Hill Promenade





TENANT DIRECTORY

NO.	TENANT	NO.	TENANT
A-220	Deal Pending	B-210	CorePower Yoga
A-225	Available (622 SF)	B-250	Available (3,252 SF)
B-170	Available (3,388 SF)	B-270	Club Champion
15770	Santé Wellness	B-275	Burger Lounge
FS-2660	Available 6/1/26 (6,906 SF)	B-280	Diamond Boutique
FS-2730	Available 12/1/25 (10,846 SF)	B-290	Chipotle Mexican Grill
2750	Circle K	C-140	Venissimo Cheese
A-110	Geppetto's	C-150	If I Was A Bird Yoga
A-125	Lavender	C-155	Bon Jewels
A-150	Sweetpea	C-160	Optical Illusion
A-170	cre8tive DIY	C-210	Available-Divisible (5,443 SF)
A-210	Serotonin Centers	C-230	Liberty Tobacco
A-230	Van De Vort	C-240	Patrick James
A-240	Richard Walker's Pancake House	C-250	Finnia
A-270	Available 5/1/25 (456 SF)	D-210	Flower Child
B-110	SALT Hot Pilates	D-130	Available (1,092 SF)
B-130	Available (1,821 SF)	D-140	Sound Cuts

NO.	TENANT
D-150	Available (617 SF)
D-160	Bespoke Treatments
D-220	Del Mar Nail Lounge
D-222	Available 5/1/25 (617 SF)
D-225	Bare Organic Tan
D-230	Annmarie D'Ercole
D-240	TRE Boutique
D-250	See's Candy
D-260	Oakwood Escrow
E-110	Nectarine Grove Café
FS- 2636	Capsyl Salon
G-100	Whole Foods
G-101	IB Pet
G-102	First Bank
G-103	Yogurtland
G-104	Starbucks
G-200	Sharp Healthcare

NOTABLE PARTNERS



LEASING OPPORTUNITIES

For More Information and to Schedule a
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BOARDWALK
INVESTMENTS GROUP



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