

# *Palma de la Reina*

*In Beautiful Rancho Santa Fe*

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



**NEWMARK | PACIFIC**

# Palma de la Reina

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



## OFFICE LEASING

### CONOR EVANS

Vice President  
t 858-291-1415  
conor.evans@colliers.com  
CA RE Lic. #01963596

### STEVE BRUCE

Vice Chairman  
t 858-922-3056  
steve.bruce@colliers.com  
CA RE Lic. #01455744

### CHRIS HIGH, SIOR

Vice Chairman  
t 619-772-2936  
chris.high@colliers.com  
CA RE Lic. #01734544

### JUSTIN WESSEL

Associate Director  
t 858-875-5929  
justin.wessel@nmrk.com  
CA RE Lic. #01946177

## RETAIL LEASING

## PALMA DE LA REINA

Palma de la Reina offers a 21,868-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 La Valle Coastal Club & Resort right off of Via de la Valle.

## PROJECT HIGHLIGHTS

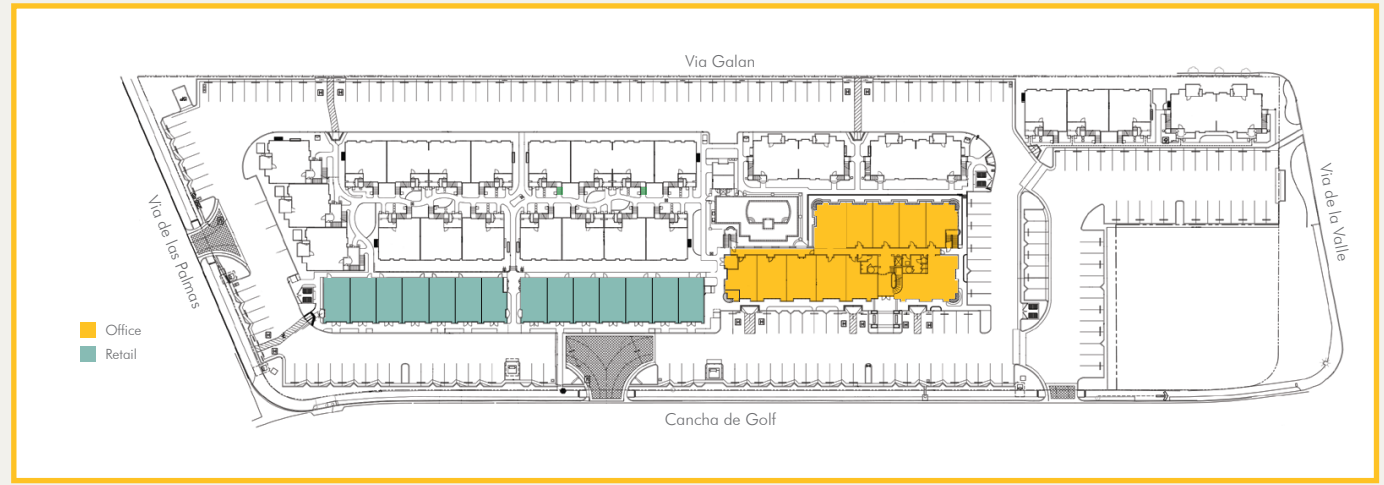
- An approximate 21,868-square-foot two-story office building
- Approximately 10,254 square feet of retail shops
- Office availability: 3,554 square feet of office available
  - \*Suites from 869 to 1,659 square feet available
- Retail availability: 2nd Generation Restaurant: 1,480 - 2,220 SF
  - Retail suites: 740 SF
- 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 restaurants, retail amenities, new residential developments and world-class golf in a coveted neighborhood
- 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: \$4.45 per square foot + E
- RETAIL: Negotiable



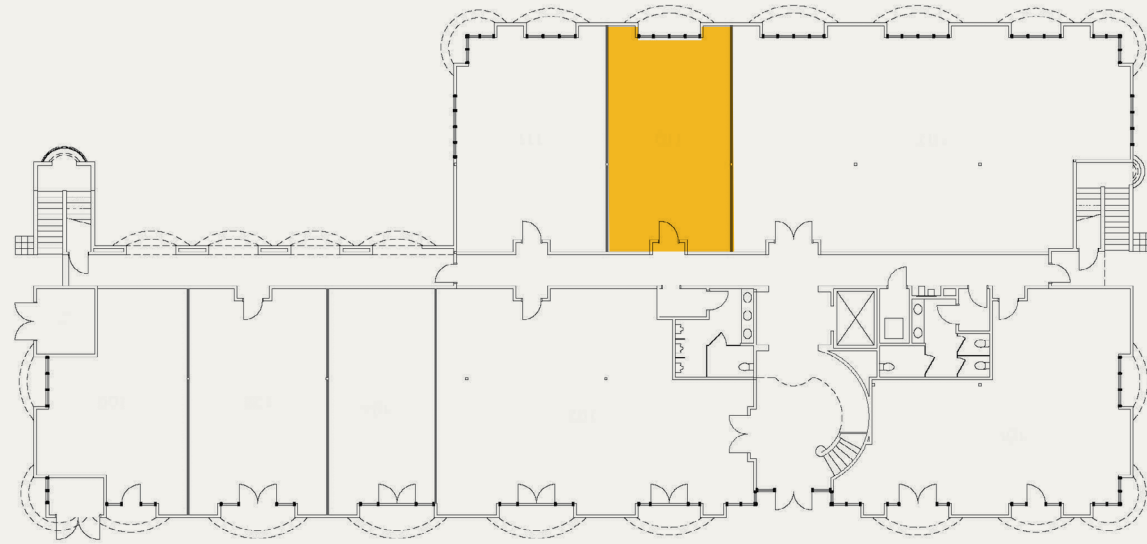
## SITE PLAN



# OFFICE | 5531 CANCHA DE GOLF

FIRST FLOOR

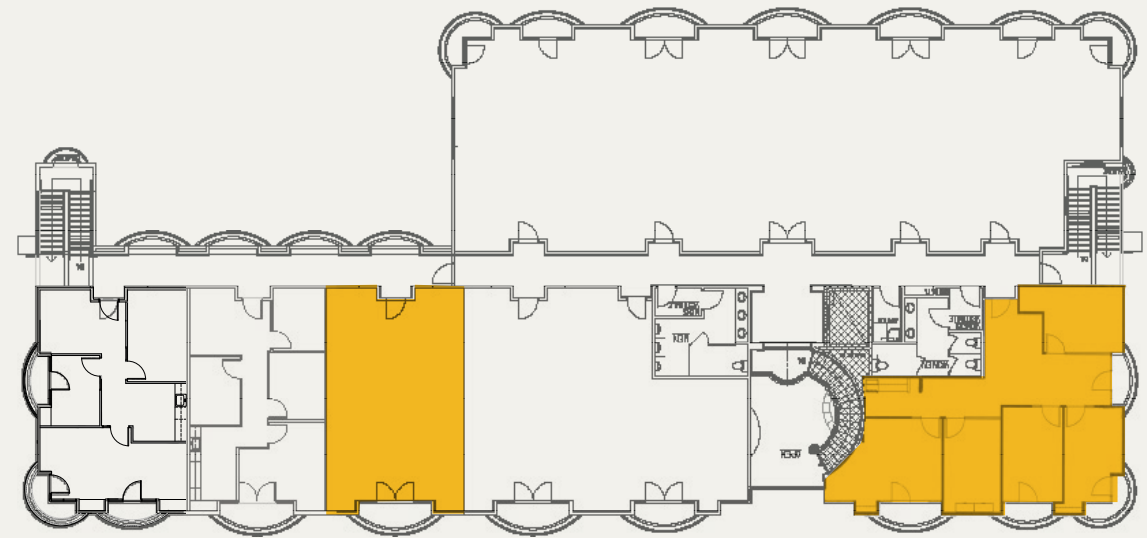
Suite 110  
869 SF  
Available



SECOND FLOOR

Suite 204  
1,026 SF  
Shell Condition

Suite 201  
1,659 SF  
Spec Suite Available

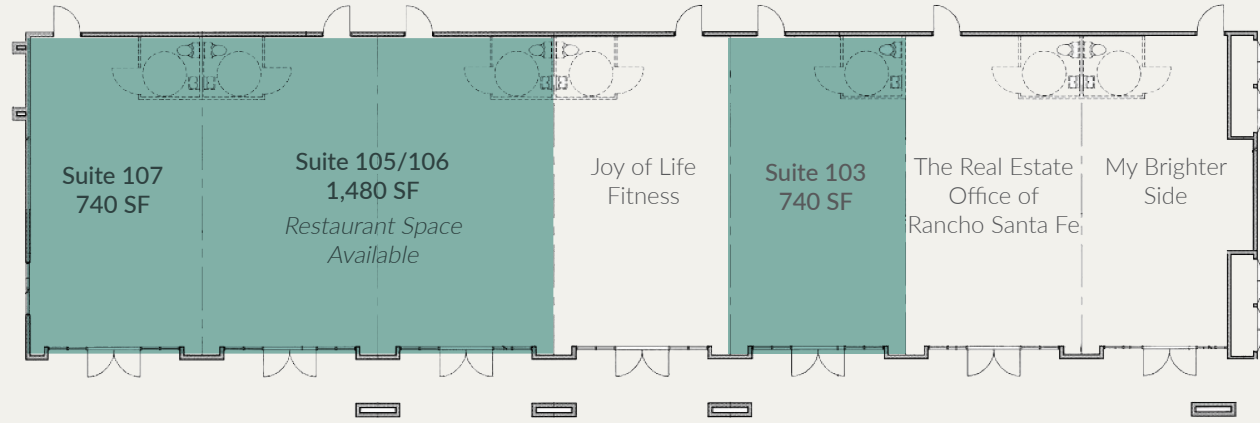


## OFFICE SPEC SUITE FINISHES

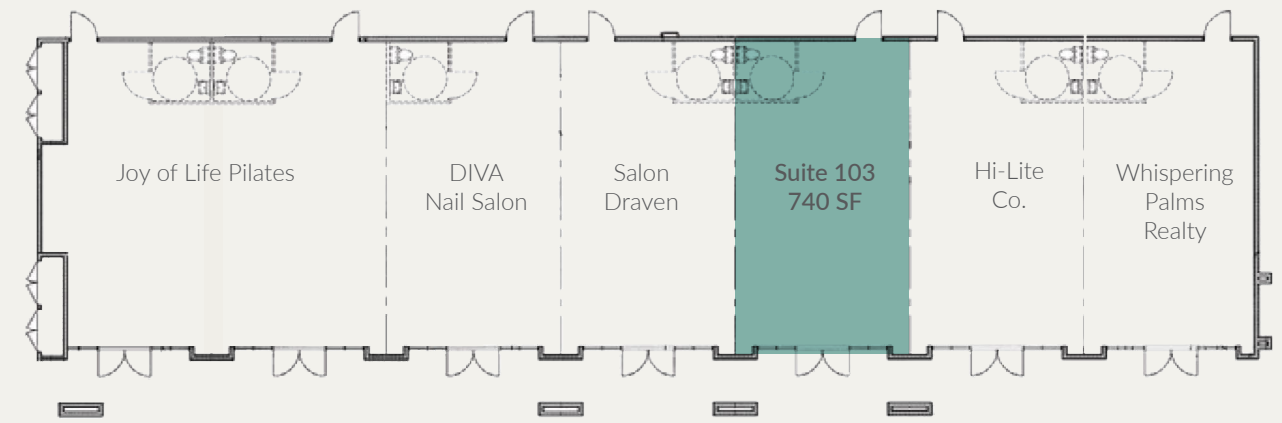


# RETAIL | 5533 & 5535 CANCHA DE GOLF

5535 BUILDING



5533 BUILDING

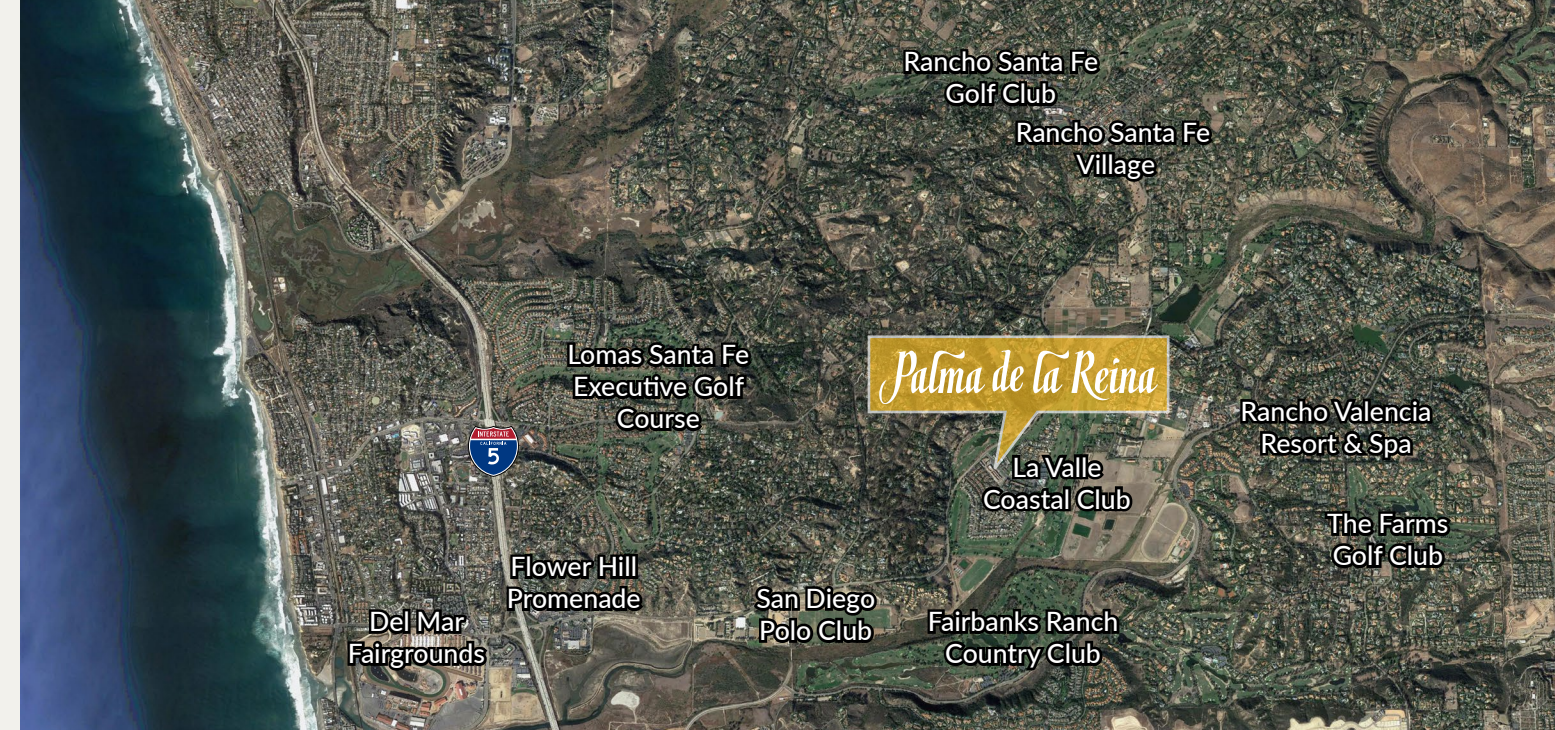


\*SUITE 105/106 CAN BE COMBINED WITH SUITE 107 FOR A TOTAL OF 2,220 SF



# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2025 Population	1,910	48,896	154,357
Total Businesses	156	2,363	7,754
Total Daytime Population	2,705	48,007	147,793
2025 Median Age	55.0	44.9	44.2
<b>HOUSEHOLDS</b>			
2025 Housing Units	982	19,341	61,770
Owner Occupied Housing Units	73.6%	66.6%	65.7%
Renter Occupied Housing Units	14.6%	26.8%	27.0%
Vacant Housing Units	11.8%	6.6%	7.4%
2025 Median Home Value	\$2,000,001	\$1,848,741	\$1,612,160
<b>INCOME</b>			
\$50,000 - \$74,999	5.0%	5.8%	5.7%
\$75,000 - \$99,999	3.3%	4.7%	5.9%
\$100,000 - \$149,999	11.3%	10.7%	12.6%
\$150,000 - \$199,999	13.0%	12.1%	13.8%
\$200,000+	50.2%	53.4%	51.3%
2025 Average Household Income	\$266,819	\$272,607	\$262,921
2025 Median Household Income	\$200,706	\$209,147	\$203,513
2025 Per Capita Income	\$110,350	\$100,682	\$97,646





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Vice President  
t 858-875-3607  
conor.evans@colliers.com  
CA RE Lic. #01963596

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Vice Chairman  
t 858-922-3056  
steve.bruce@colliers.com  
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