



DEL MAR FAIRGROUNDS

RP #: 65
 Address: The Del Mar Fairgrounds
 2260 Jimmy Durante Blvd.
 Del Mar, CA 92014
 San Diego County
 Agency: 22nd District Agricultural
 Association
 Parcel Size: 406 acres



This property, located on the Pacific Ocean in North San Diego County, is perhaps the state’s most valuable commercially used property. It is recommended that a master land use plan and economic analysis be done to determine the property’s highest and best use and whether any portion of the property can be redeveloped for alternate uses while continuing operation of the existing facilities.

During the summer months, this site generates tremendous traffic which has resulted in significant local concern. The horse racing track on the property is encumbered by a lease agreement with the Del Mar Thoroughbred Club (DMTC) through 2009.

There is bond debt on the property of approximately \$41 million that is scheduled to be retired in 2013. At expiration of the lease with DMTC in 2009, the remaining bond debt will be about \$12.5 million.



ESTIMATED VALUE

UNENTITLED PROPERTY	ENTITLED PROPERTY
Price Per Square Foot: \$20–\$50	Price Per Square Foot: \$30–\$80
Price Per Acre: \$870,000–\$2,200,000	Price Per Acre: \$1,307,000–\$3,500,000
Total Value: \$355,000,000–\$885,000,000	Total Value: \$530,000,000–\$1.4 Billion