

EL CAMINO

TOWER 12264 El Camino Real
San Diego, California



CBRE



Property features & highlights

- › 4-story, Class A office/medical building
- › Flexible, efficient floor plans with balcony access in select suites
- › On-site athletic facility (Ideal Fitness)
- › Distinct recently upgraded common areas
- › Fiber Optic cable available
- › Abundant covered and surface parking (4:1,000 USF)
- › Unparalleled freeway visibility along I-5
- › Excellent ingress/egress with convenient access to I-5, Hwy-56, and I-805
- › Close to high-end hotels, restaurants, shopping centers and other amenities
- › Short drive from Torrey Pines State Beach, Del Mar Racetrack and Torrey Pines Golf Course
- › Local, responsive ownership



Del Mar Heights Village Area

1

FOOD SERVICES

Broken Yolk
Del Mar Wine Company
Bushfire Kitchen
CVS Pharmacy
Jersey Mike's Subs
Jack in the Box
Kotija Jr. Taco Shop
Seasurf Fish Co.
Starbucks
Vons

POSTAL SERVICES

Postal Annex

RECREATION/SERVICES

Del Mar Cleaners
Del Mar Aesthetic Clinic
Yoga Del Mar

2

FOOD SERVICES

Baker & Olive
Champagne Bistro & Bakery
Coffee Bean & Tea Leaf
Jamba Juice
Jimbo's ...Naturally!
Philz Coffee
Ralph's
Rimel's Bar and Grill
Sammy's Woodfired Pizza
Starbucks

POSTAL SERVICES

FedEx Office
UPS

BANKS

Bank of America
CHASE

RECREATION/SERVICES

Cinepolis
KinderCare
Wells Fargo

EL CAMINO TOWER



Piazza Carmel Shopping Center

3

FOOD SERVICES

Baskin Robins
Chipotle
Gami Sushi
Marketplace Grille
Pavilions
Papa John's
Souplantation
Spices Thai Cafe
Royal India
Starbucks

POSTAL SERVICES

Postal Annex +
US Post Office Express

BANKS

Wells Fargo

RECREATION/SERVICES

Avis Rent-a-Car
Beasley's Cleaners

Interstate 5 & Highway 56 Area

4

FOOD SERVICES

Arterra
Taco Bell
Tio Leo's Mexican Restaurant

HOTELS

San Diego Marriott
DoubleTree by Hilton Hotel

BANKS

Union Bank of California

RECREATION/SERVICES

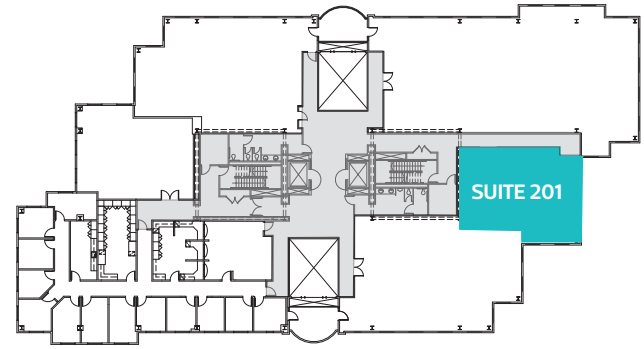
ARCO/ampm
Shell

Floor Plan

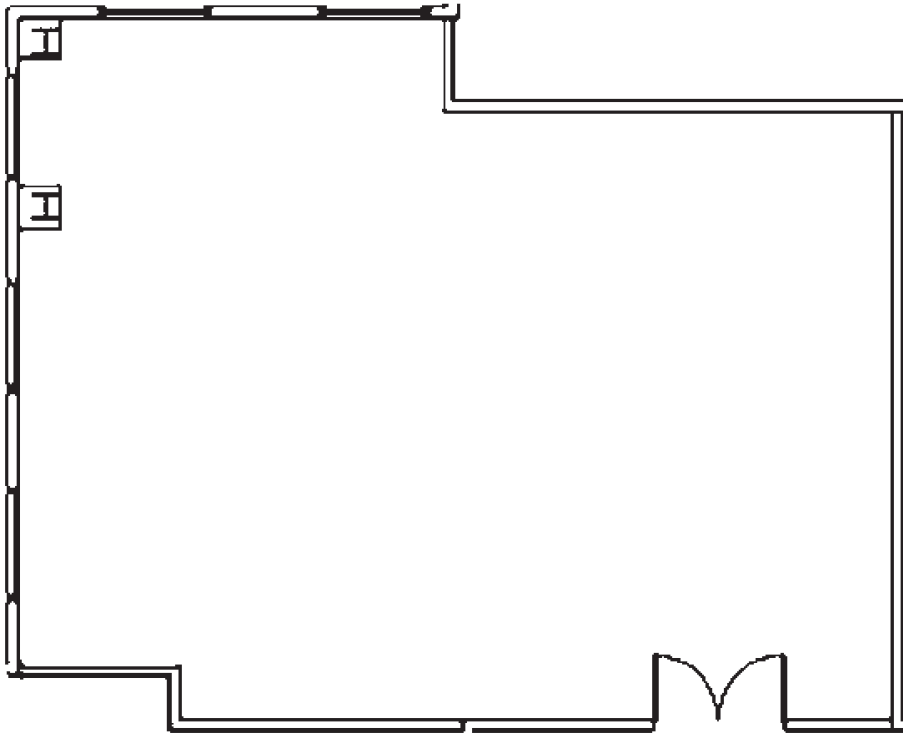
SUITE 201: 1,407 SF

AVAILABLE: NOW

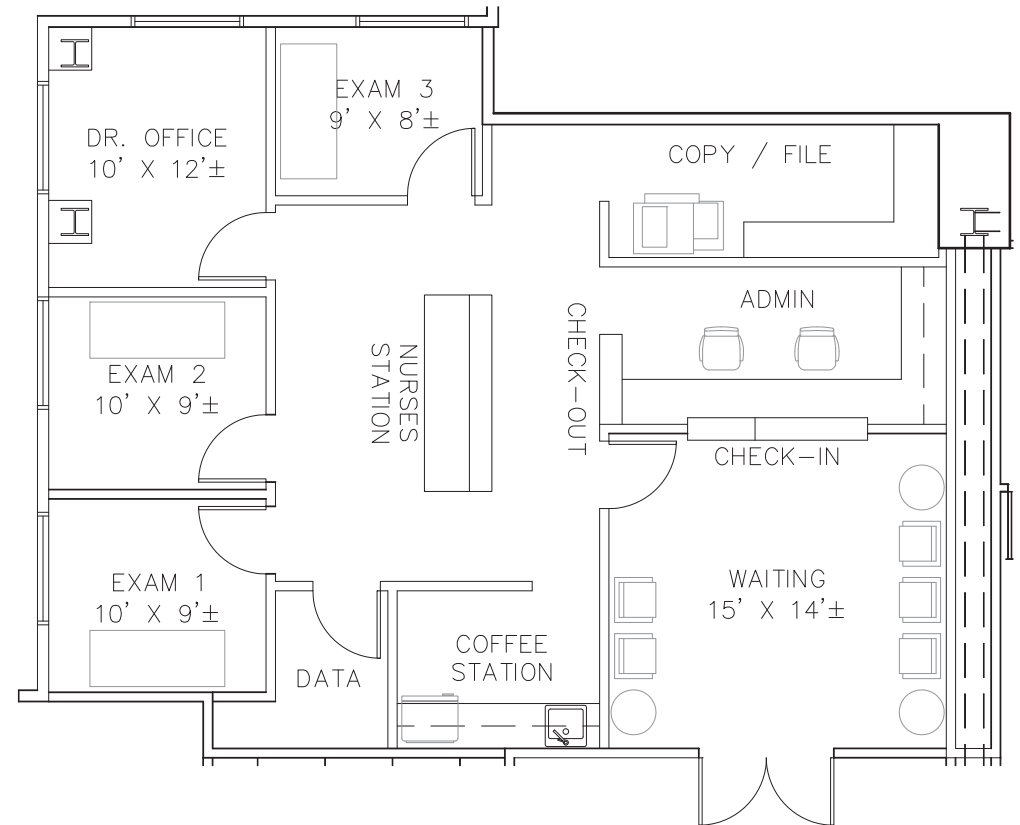
Large open space with a great window line.



AS-BUILT FLOOR PLAN



HYPOTHETICAL FLOOR PLAN

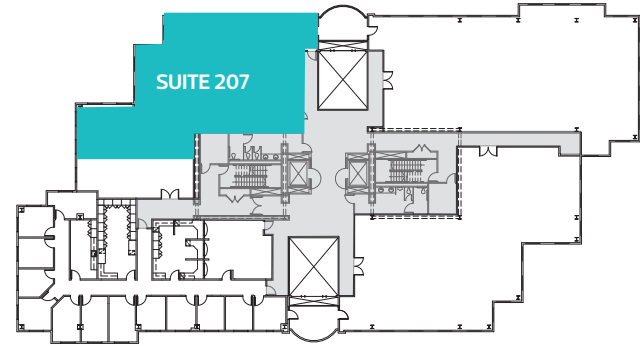


Floor Plan

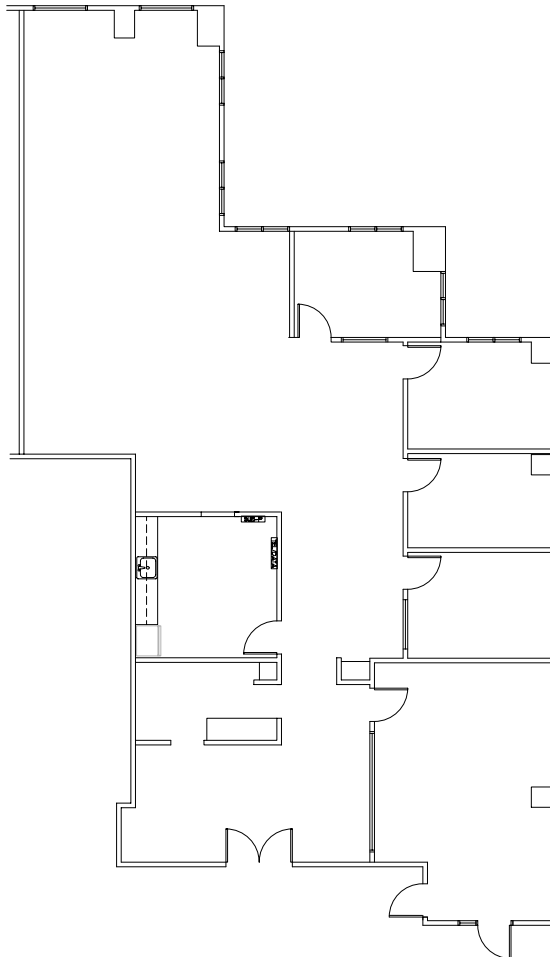
SUITE 207: 3,104 SF

AVAILABLE: NOW

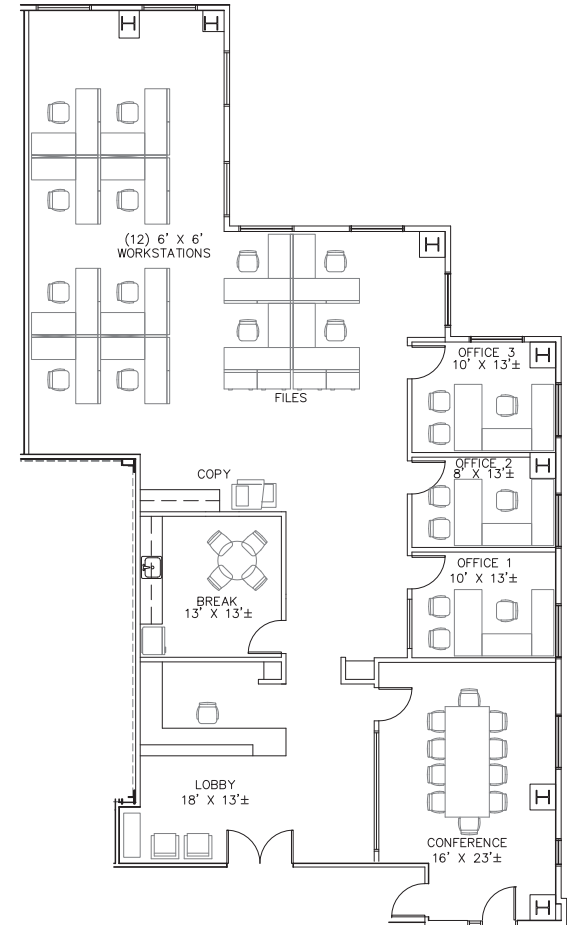
Double door entry off the second floor lobby. Corner unit. 4 private offices with skylights, break room, conference room with full-height glass, open area, and reception.



AS-BUILT FLOOR PLAN



HYPOTHETICAL FLOOR PLAN



← BALCONY ACCESS

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TOWER

12264 El Camino Real
San Diego, California

For leasing information contact

MIKE HOECK

Lic. 01386247

+1 858 646 4700

mike.hoeck@cbre.com

MATT NICKELS

Lic. 01432593

+1 858 646 4707

matt.nickels@cbre.com

4301 La Jolla Village Drive

Suite 3000

San Diego CA 92121

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