



I N T R O D U C I N G

Junction

at Del Mar

AVAILABILITY

BUILDING	SUITE	RSF	AVAILABILITY
12777	100**	22,675	VACANT
12777	200**	22,043	VACANT

**Suites 100 and 200 are contiguous for 44,718 RSF.

Major renovations coming soon:

- » New hardscape
- » Enhanced courtyard with meeting areas, water feature, and fire pit
- » New lobbies, corridors, and restrooms
- » New signage
- » New landscaping
- » Move-in ready creative spec suites



Asking Rate:
\$3.85/SF/Mo + Electricity



Parking Ratio:
3.6/1,000 USF surface and
covered parking available



Immediate adjacency to One Paseo
- multiple food and boutique options



Immediate access to
Interstate 5 and Highway 56



Building and monument
signage available

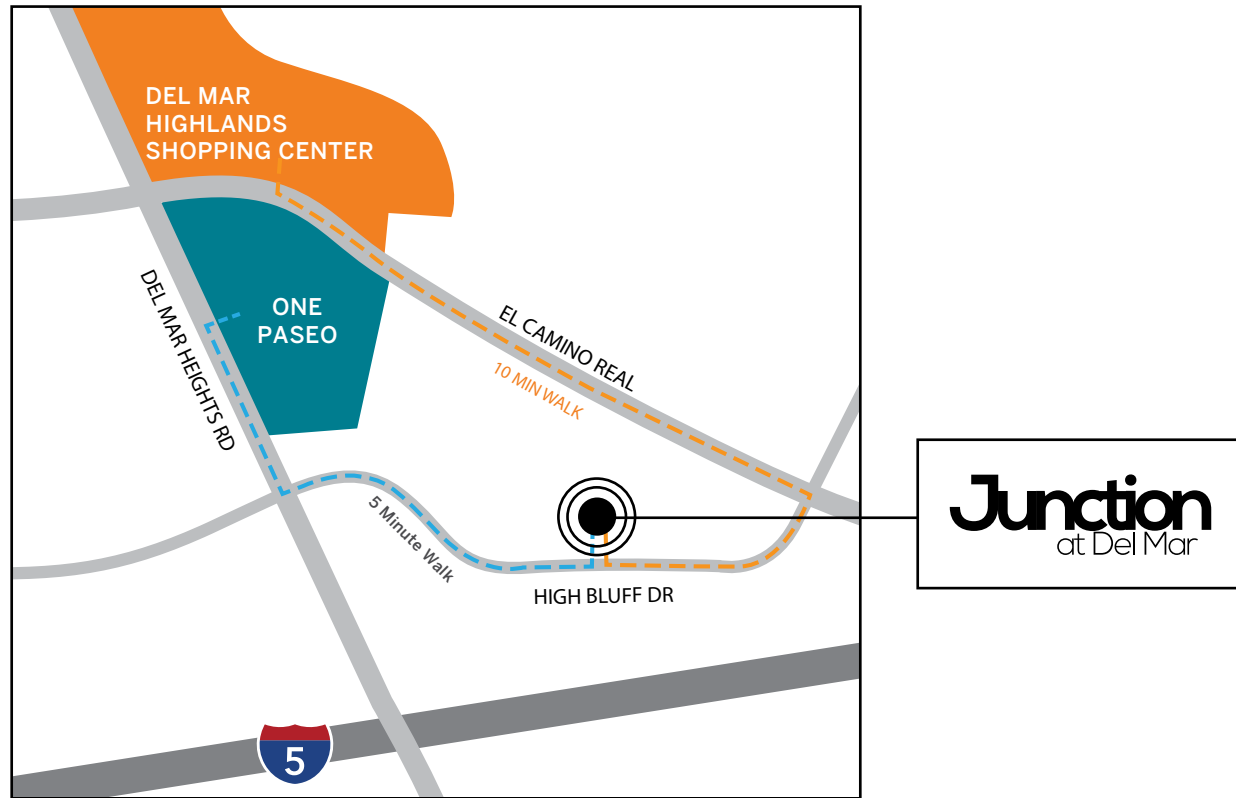
BRAND NEW SPEC SUITES



PROPOSED RENOVATIONS UNDERWAY



WALKABLE AMENITIES



ONE PASEO
INTERESTED RETAILERS

DEL MAR HIGHLANDS
SHOPPING CENTER RETAILERS



AMENITIES MAP



- Baker & Olive
- Searsucker
- Casa Sol Y Mar
- Carnitas Snack Shack
- Urban Plates
- Taverna Blue
- Cinépolis,
- Davanti Enoteca
- Mia Francesca
- Rimel's
- Snooze
- Ralph's
- Jimbos

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ONE PASEO
75,000 SF of Retail
Under Construction

**DEL MAR HIGHLANDS
TOWN CENTER**
**CARMEL
COUNTRY PLAZA**

PIAZZA CARMEL

LA JOLLA

UC SAN DIEGO

**TORREY PINE
GOLF COURSES**

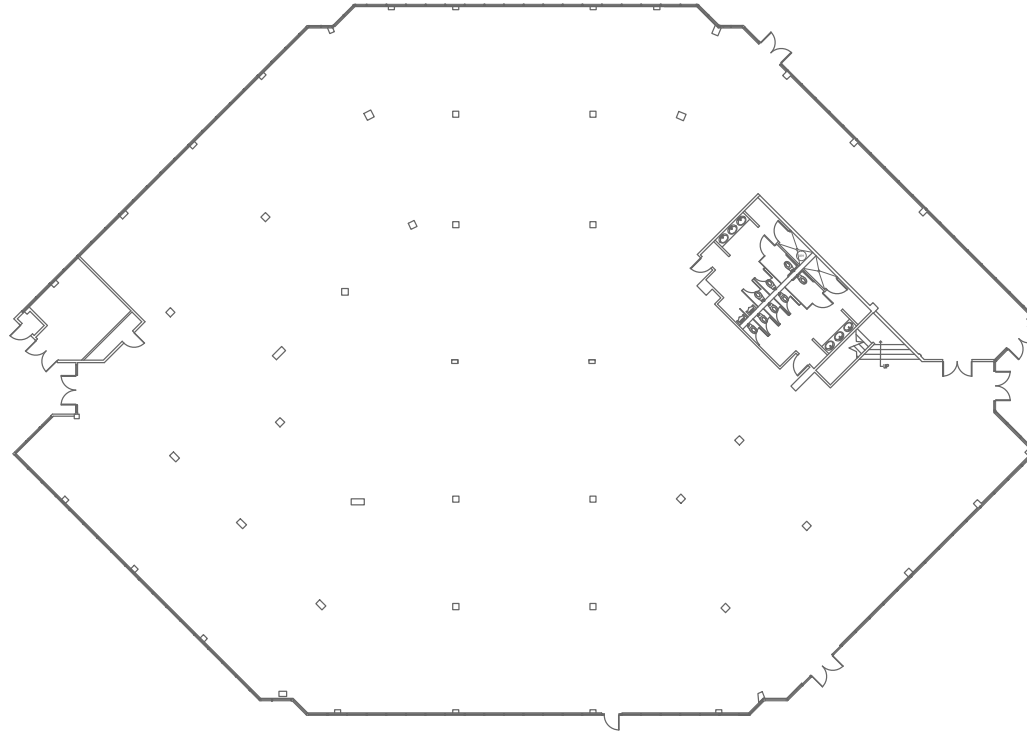
**TORREY PINES
STATE BEACH**

**BEACHSIDE
DEL MAR**

FLOOR PLAN

12777 HIGH BLUFF DRIVE | SUITE 100: 22,675 RSF

AS-BUILT

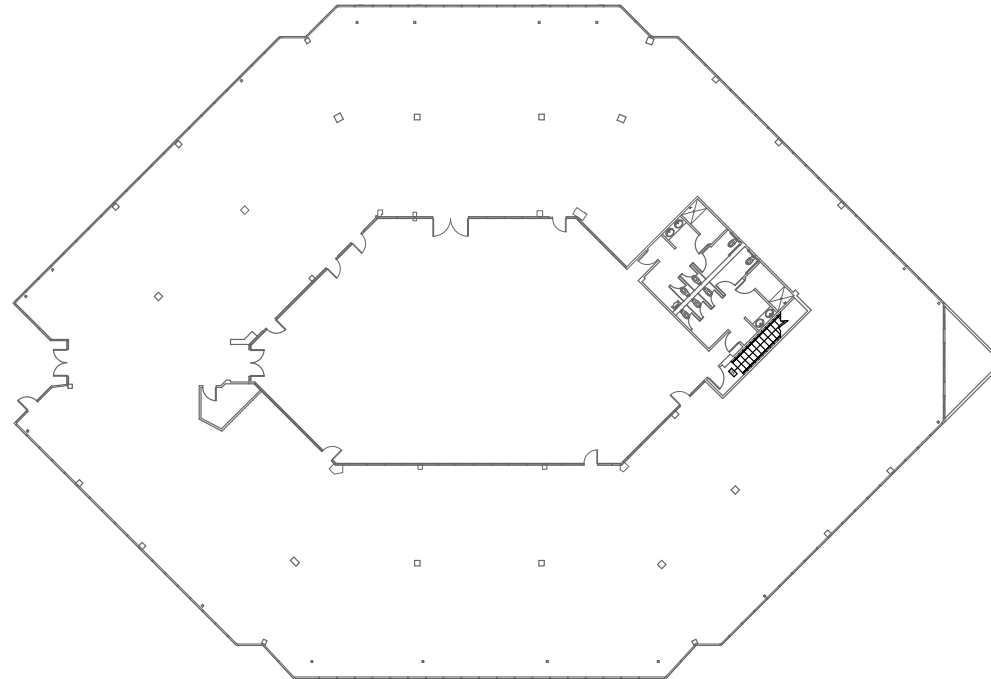


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BACK TO AVAILABILITY CHART

FLOOR PLAN

12777 HIGH BLUFF DRIVE | SUITE 200: 22,043 RSF

AS-BUILT



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