

HIGH BLUFF RIDGE

12481 + 12531 HIGH BLUFF DRIVE | SAN DIEGO, CA 92130

12481



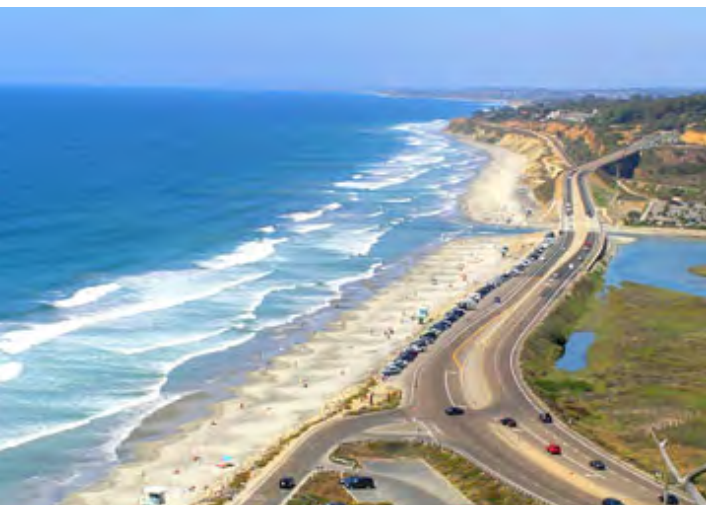
WiredScore
SILVER



PGIM



CUSHMAN &
WAKEFIELD



HIGH BLUFF RIDGE PROPERTY HIGHLIGHTS



164,943 SF

Two building Class A corporate office complex



PRESTIGIOUS LOCATION

Within Del Mar Heights master planned corporate center



SCALABLE IN DEL MAR HEIGHTS

Expansion opportunity of over 435,000 SF with immediately local, responsive property management team



AMENITIES FOR GUESTS & EMPLOYEES

Walking distance to One Paseo retail



FITNESS CENTER ON-SITE

With shower and locker facilities



4.4 / 1,000 RSF PARKING

Subterranean and structured parking



PRIME VISIBILITY & ACCESSIBILITY

Excellent visibility and immediate access from I-5, SR-56 and El Camino Real



LEED CERTIFIED GOLD

By the U.S. Green Building Council



12481

- **2ND FLOOR**
Total RSF: 24,407
Available: 1/1/2024

12531

LEASED



HIGH BLUFF RIDGE
LOCATED IN DEL MAR HEIGHTS



- ONE PASEO**
- International Smoke
 - SoulCycle
 - Salt & Straw
 - Joe & The Juice
 - North Italia
 - Ways & Means Oyster
 - Parakeet Cafe
 - Shake Shack
 - URBN Pizza
- BEACHSIDE DEL MAR**
- Vons
 - Bushfire Kitchen
 - CVS Pharmacy
 - Starbucks
 - Le Bambou
 - SeaSurf Fish Co.
 - Creme & Sugar
 - Broken Yolk Cafe
 - Navy Federal Credit Union

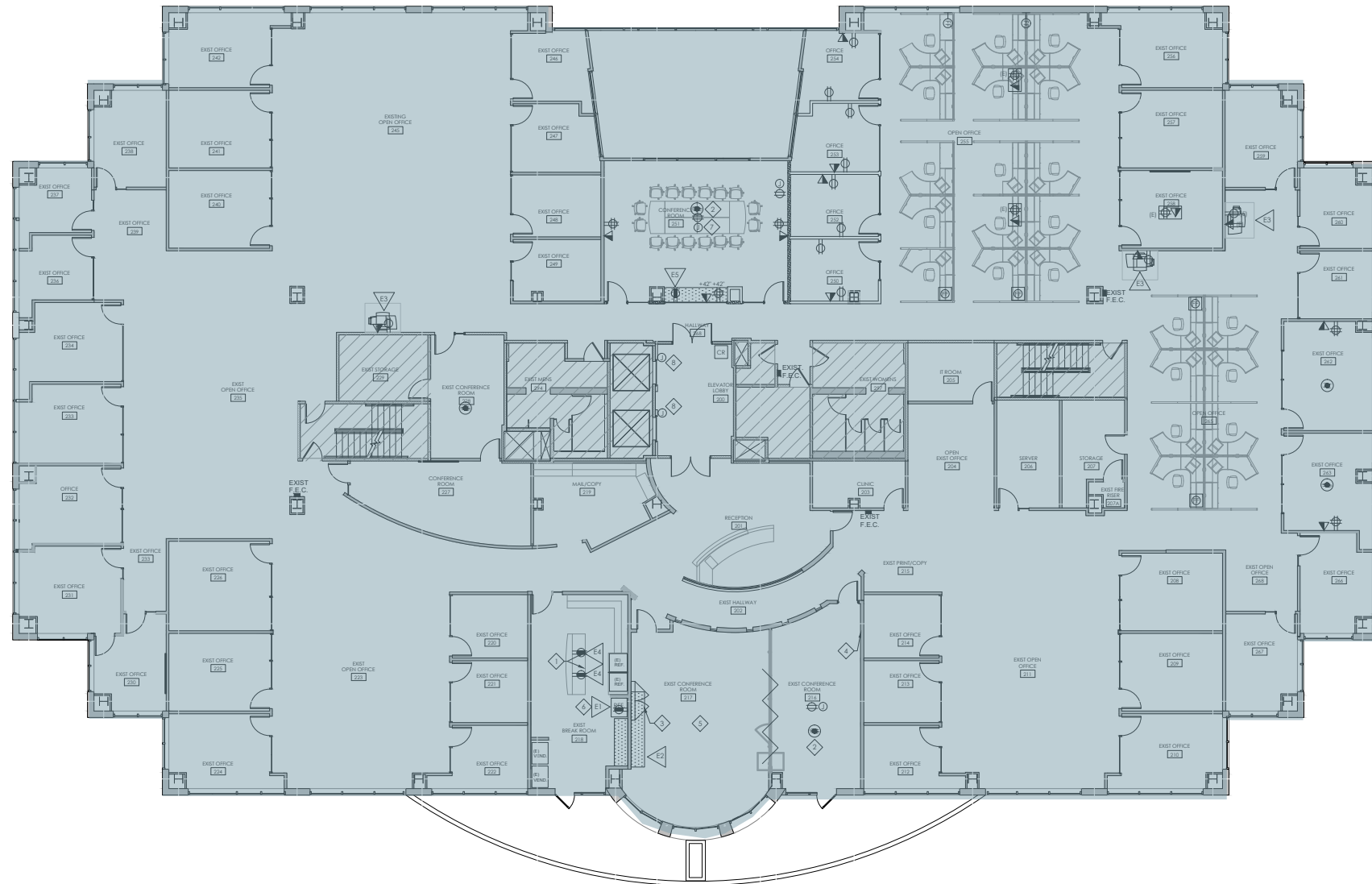
- DEL MAR HIGHLANDS TOWN CENTER**
- Philz Coffee
 - Mendocino Farms
 - Davanti Enoteca
 - FedEx Office / UPS
 - Cinepolis
 - Ralph's
 - Jimbo's
 - Snooze Eatery
 - Dry Bar
 - Searsucker
- PIAZZA CARMEL**
- Villa Capri
 - Spices Thai Cafe
 - Gami Sushi
 - Chipotle
 - Subway
 - Souplantation
 - Wells Fargo
 - Vons
 - Baskin Robbins
 - Pick-Up Stix
 - Postal Annex

- CARMEL VALLEY RECREATION CENTER**
- Indoor multipurpose courts
 - Game room with Table Tennis
 - Picnic areas with barbecues
 - Outdoor basketball courts
 - Outdoor Fitness Stations
 - Tennis courts
 - Amphitheater
 - Two Playgrounds

- HOTELS & MEETING SPACES**
1. Marriott Del Mar
 2. Residence Inn by Marriott
 3. Hampton Inn
 4. DoubleTree Resort

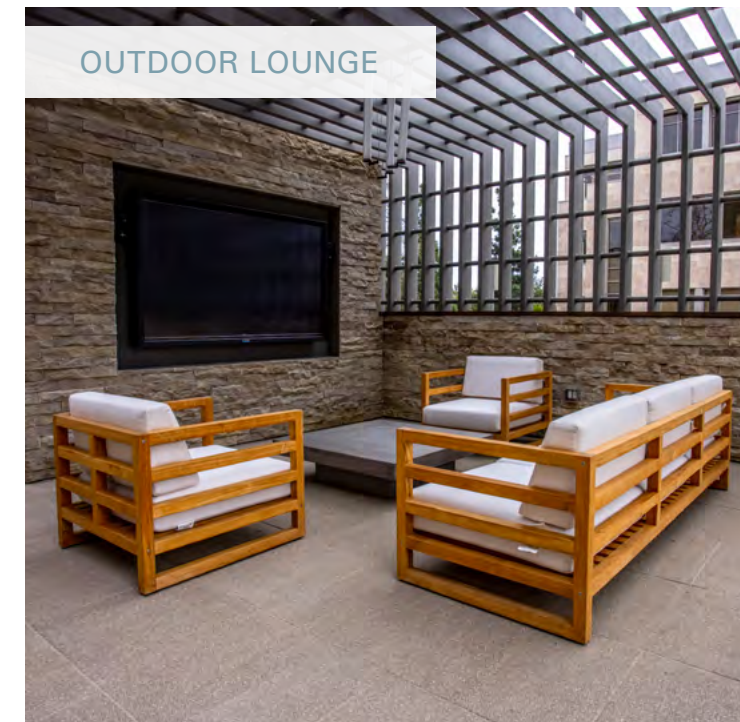
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2ND FLOOR | 24,407 RSF
AVAILABLE 1/1/2024
AS BUILT FLOOR PLAN



HIGH BLUFF RIDGE

NEWLY RENOVATED PROJECT AMENITIES





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