



APERTURE
DEL MAR

EXPERIENCE EXTRAORDINARY

Located within the vibrant setting of Del Mar, this brilliantly designed campus embodies the southern California active lifestyle, blending hospitality inspired spaces, and distinguished architectural design. Aperture offers life science and technology companies flexibility and scalability from 100,000 to 650,000 square feet.

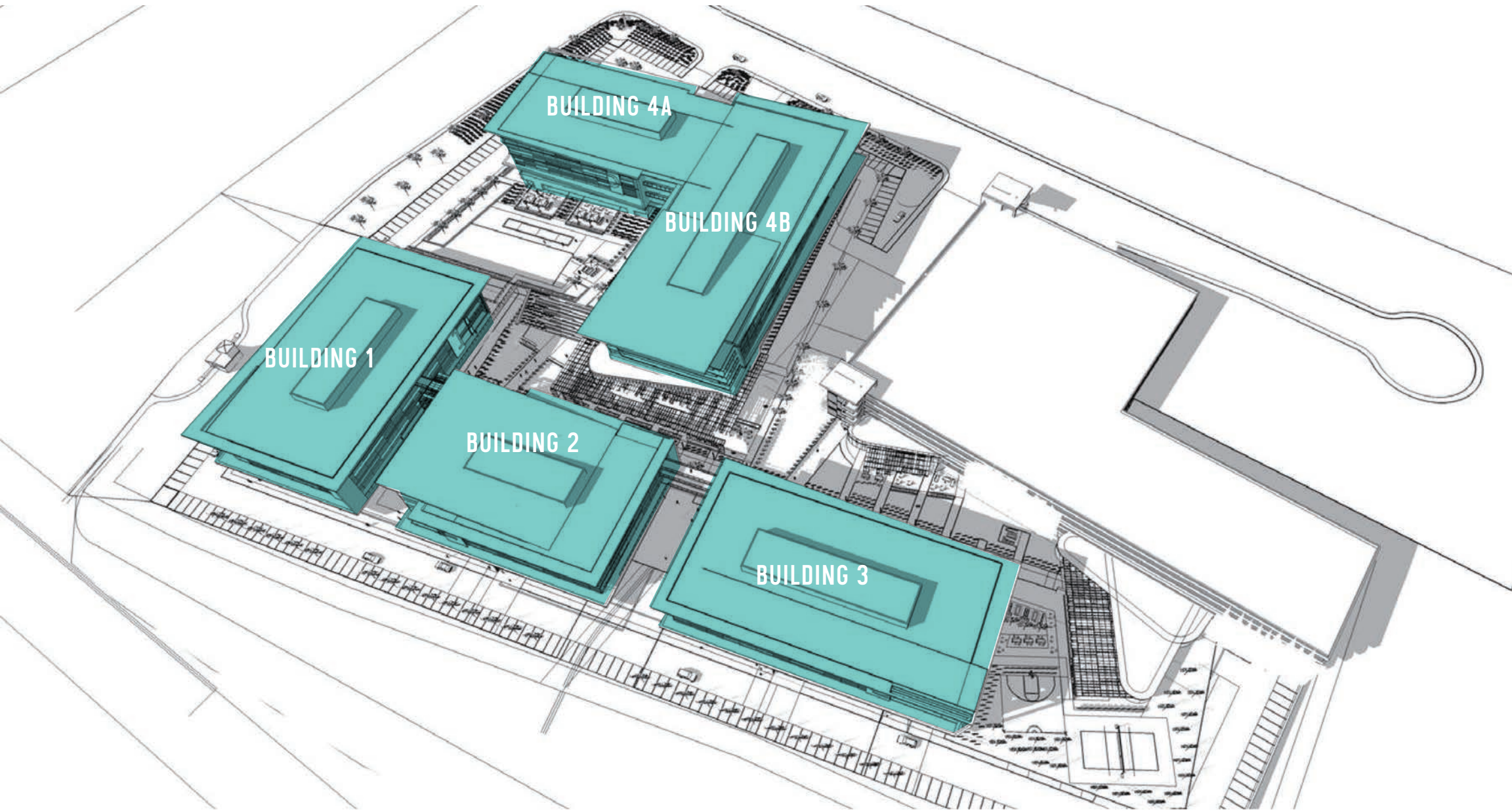




Prominent corner of
CARMEL VALLEY RD AND HWY 56

Uniquely designed
CREATIVE COASTAL CAMPUS

Estimated delivery
Q2 2021 [BLDGS 1 & 2]



 Prominent location with amazing
VISIBILITY & ACCESS

 Flexibility and scalability from
100,000 TO 650,000 S.F.

 Four building Class A
LIFE SCIENCE & OFFICE CAMPUS

BUILDING 1

122,308 SF
4 Stories

Under Construction

BUILDING 2

106,734 SF
4 Stories

Under Construction

BUILDING 3

121,424 SF
4 Stories

BUILDING 4A

127,309 SF
5 Stories

BUILDING 4B

160,101 SF
5 Stories





APERTURE
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Juliet balconies, bridges, stairs
and pocket door systems create
OUTDOOR CONNECTIONS



Outdoor amphitheater, bistro, cafe, fitness
and sports courts create an amazing
AMENITY RICH EXPERIENCE



Access over 4,000 acres of running,
biking & hiking trails through the surrounding
CANYON PRESERVES



ICONIC ARCHITECTURE

Designed by Gensler, Aperture Del Mar is a culmination of multiple architectural styles developed to push beyond the ordinary. The campus is truly unique in that each building and floor has connectivity to the outdoor environment. Multiple balconies, pocket doors and exterior stairwells create collision points in a central promenade and the ultimate user experience. The outdoor spaces blend seamlessly with the indoor spaces and feature an organic bistro, boutique coffee roaster, event lawn, walking paths, an amphitheater, indoor and outdoor fitness.

BE ACTIVE

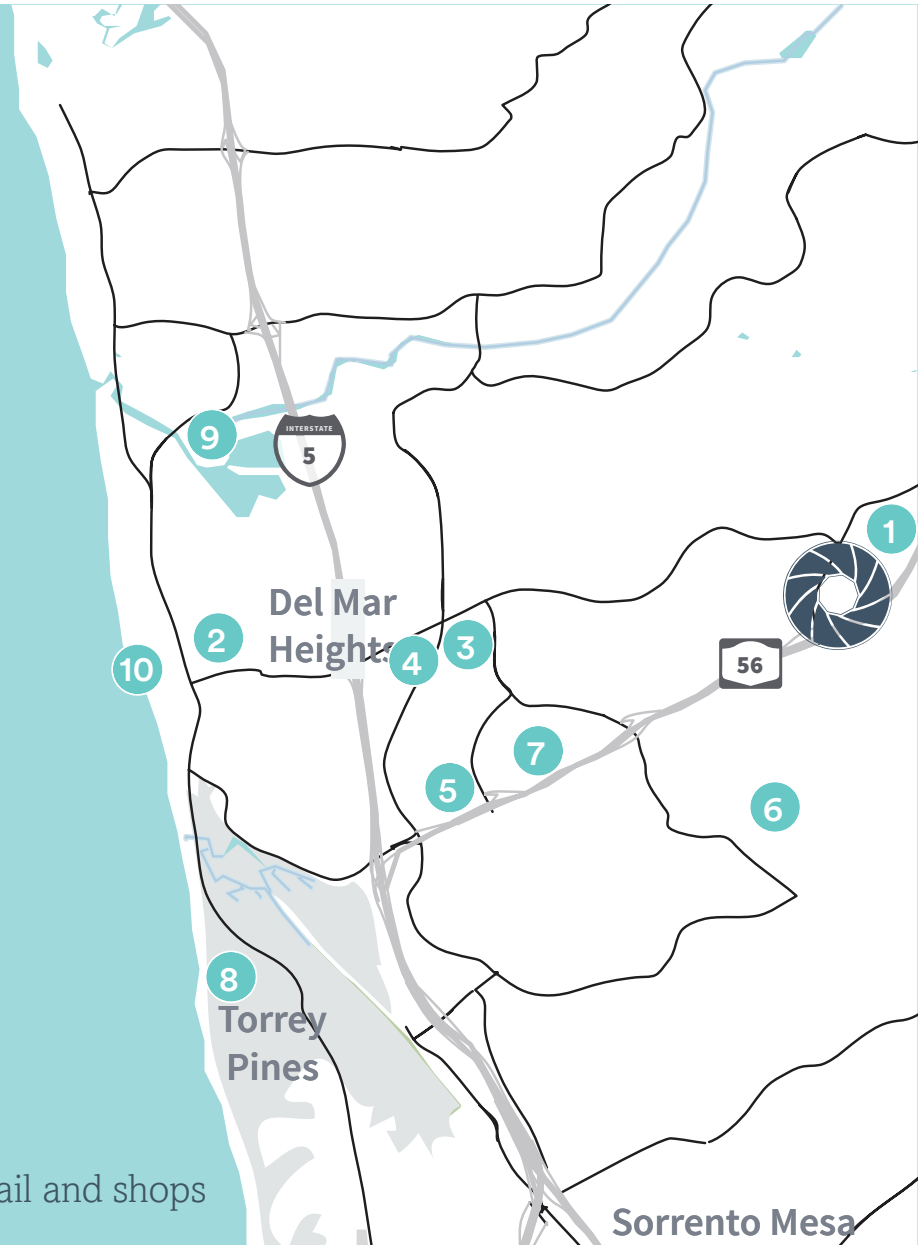
Amenities at Aperture

1. Cafe/Restaurant
2. Coffee Shop/Bike Shop
3. Fitness Center
4. The Boardwalk
5. Private Tenant Patio
6. Bocce Court
7. Garden Lounge
8. Event Lawn
9. Amphitheater Seating
10. Stage/Screen
11. Outdoor Cafe Seating
12. Outdoor Cafe Lounge
13. Organic Community Garden
14. Reading Nooks
15. Private Fitness Patio
16. Amenity Court Lounge
17. Half Basketball Court
18. Sand Volleyball Court
19. Dog Park
20. Jogging Trail
21. Monument Signage
22. Photovoltaic Sun Shades





BE INSPIRED
BE FOCUSED



EXPERIENCE DEL MAR

Five minute walk to exquisite retail and shops

1 THE VILLAGE AT PACIFIC HIGHLANDS RANCH

Trader Joes
Panera
Nothing Bundt Cakes
Rite Aid
Baked Bear
Pacific Dental Services
Breakfast Republic
Crunch Fitness
Re:vive
Total Vision Care
Urban Girl
Starbucks
Pacific Social
Pure Barre
Elite
Vitality Tap
Madero's
Amici's
Elite
Coast Pediatrics

2 BEACHSIDE DEL MAR

Vons
Postal Annex
CVS Pharmacy
7/11 & Citgo
Starbucks
Le Bambou
O'Brien's Boulangerie
Jersey Mike's Subs
Yoga Del Mar
Bellisario's Pizza
The Broken Yolk Cafe

3 DEL MAR HIGHLANDS TOWN CENTER

Ralphs
Jimbo's
Rite-Aid
FedEx Office
The UPS Store
Dry Cleaners
Chevron
Bank of America
Wells Fargo
Starbucks
Cinopolis
Einstein Brothers Bagels
Searsucker
California Native
Casa Sol y Mar
Champagne French Bakery & Cafe
Sammy's Woodfired Pizza
Urban Plates
Coast Pediatrics

4 ONE PASEO

Urbn Restaurants
Nick's Del Mar
Juice Crafters
Harland Brewing
Mizuki Yama Sushi
North Italiana
Sweetfin
Tendergreens
Shake Shack
Tocaya Modern Mexican
Salt & Straw
CAVA
Ways & Means
Susie Cakes
International Smoke
North Italia

5 PIAZZA CARMEL

Baskin Robbins
Gami Sushi
Niko's Taco Shop
Papa John's Pizza
Pick-Up Stix
Souplantation
Spices Thai Cafe
Starbucks
Royal India
Subway
Via Capri
Vons
Wells Fargo
Postal Annex

6 LOS PENASQUITOS CANYON PRESERVE

4,000 Acres
Hiking, biking and equestrian trails

7 CARMEL VALLEY RECREATION CENTER

Indoor multipurpose courts Game room with table tennis
Picnic areas with barbeques
Outdoor basketball courts
Outdoor fitness stations
Tennis courts
Amphitheater
Two playgrounds
Yoga Del Mar
Bellisario's Pizza

8 TORREY PINES PRESERVE

2,000 acres of coastal state park with 8 hiking trails

HOTELS + GOLF COURSES

Fairbanks Ranch Country Club
The Farms
Santaluz
Grand Del Mar
Torrey Pines Golf Course
Fairmont Grand Del Mar
L'Auberge Del Mar
Rancho Valencia Resort & Spa
The Inn at Rancho Santa Fe
Morgan Run
The Bridge's
Morgan Run
The Bridge's
Del Mar Country Club

9 DEL MAR RACETRACK

10 DEL MAR BEACH

Powerhouse Beach
Torrey Pines State Beach
Del Mar Dog Beach

NOTRE DAME
ACADEMY

CARMEL CREEK
ELEMENTARY SCHOOL

CARMEL VALLEY
MIDDLE SCHOOL

SOLANA HIGHLANDS
ELEMENTARY SCHOOL
TORREY PINES
HIGH SCHOOL

ASHLEY FALLS
SCHOOL

SYCAMORE RIDGE
SCHOOL

LIVE HERE. WORK HERE.

Of all the school districts in California, San Dieguito Union High School District ranked 5th in the entire state across all districts, according to Niche's 2019 Rankings.

San Diego's next best school district is Poway Unified School District, which came in at 14th in the statewide rankings. There are over 12 top rated schools from this district just east of Aperture; along the 56 Corridor.



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**CATHEDRAL CATHOLIC
HIGHSCHOOL**

**PACIFIC TRAILS
MIDDLE SCHOOL**

**CANYON CREST
ACADEMY**



Surrounded by a large residential base with strong demographics and located within a densely populated area, Aperture Del Mar is situated for visibility and access.



\$133K

Median Household Income
within 5 miles



213K

Daytime Population – 2019
within 5 miles



219K

Population – 2019
within 5 miles

NEARBY RETAIL

Restaurants:

Amici's Ristobar

Starbucks Coffee

Nothing Bundt Cakes

Luna Grill

Fresh Brothers

Baked Bear

Panera Bread

Wokou

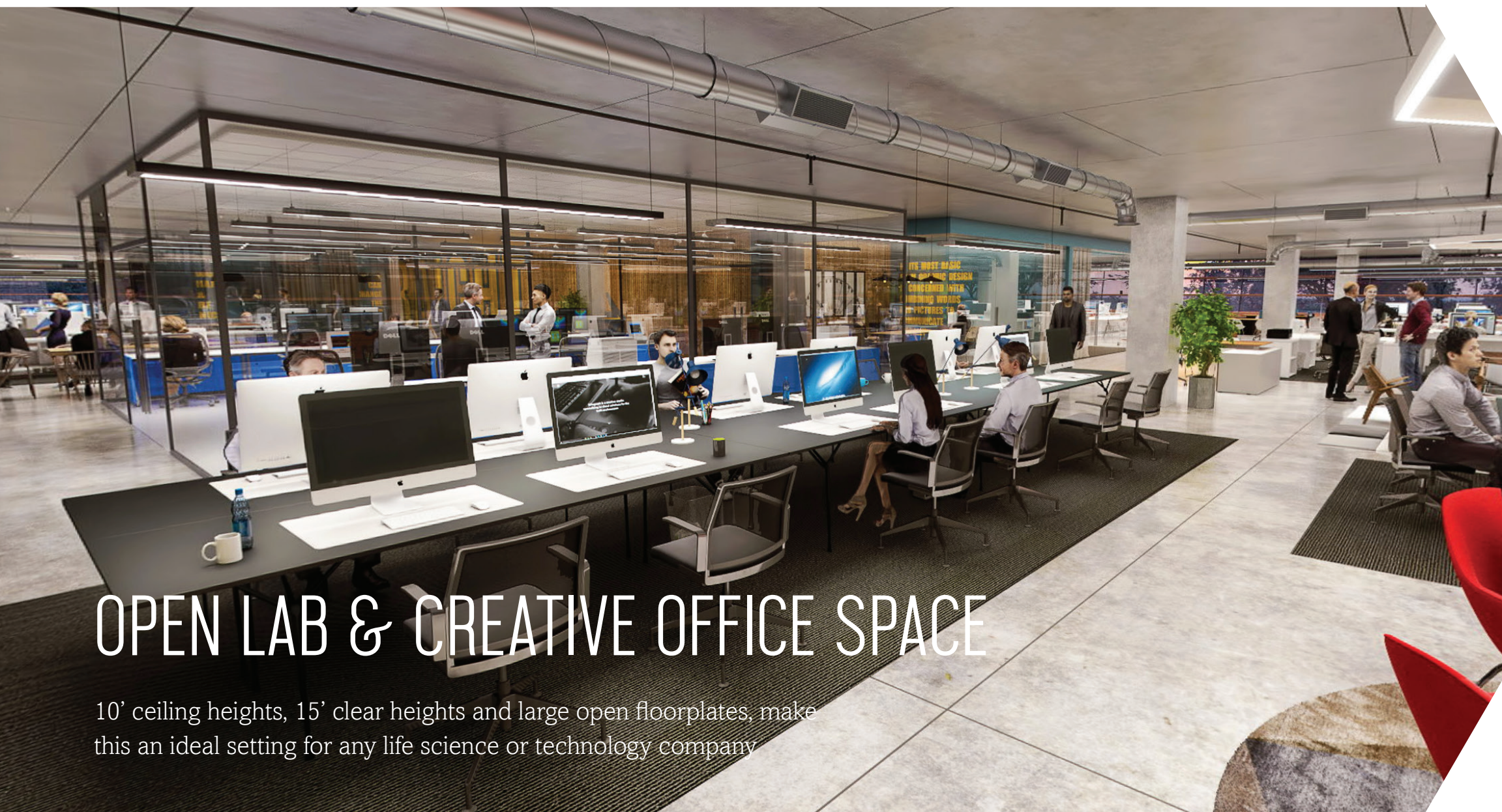
Pacific Social

Breakfast Republic

Madero's







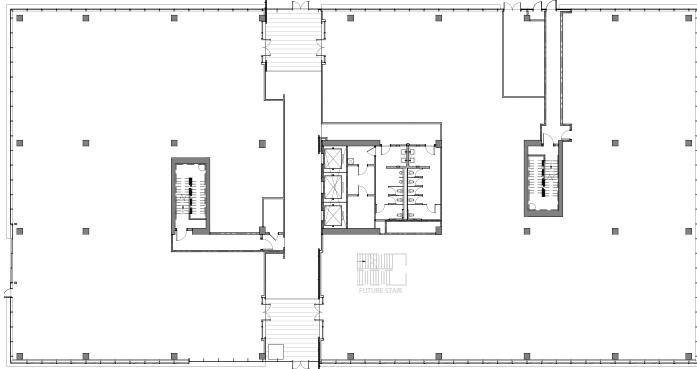
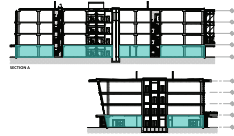
OPEN LAB & CREATIVE OFFICE SPACE

10' ceiling heights, 15' clear heights and large open floorplates, make this an ideal setting for any life science or technology company



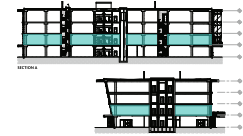
BUILDING 1 - LEVEL 1

29,079 rsf



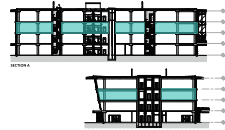
BUILDING 1 - LEVEL 2

30,285 rsf



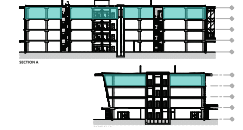
BUILDING 1 - LEVEL 3

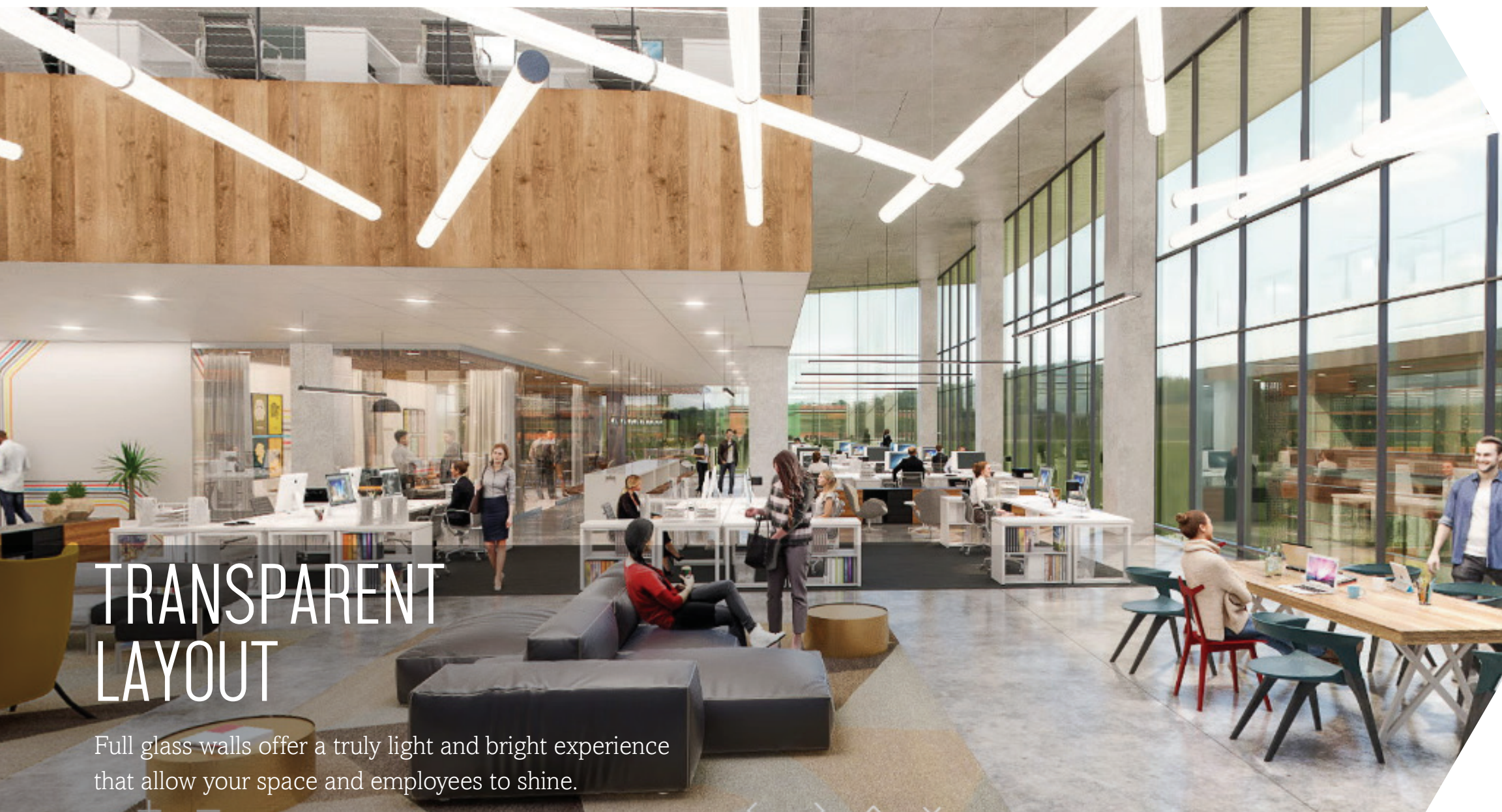
28,590 rsf



BUILDING 1 - LEVEL 4

29,301 rsf



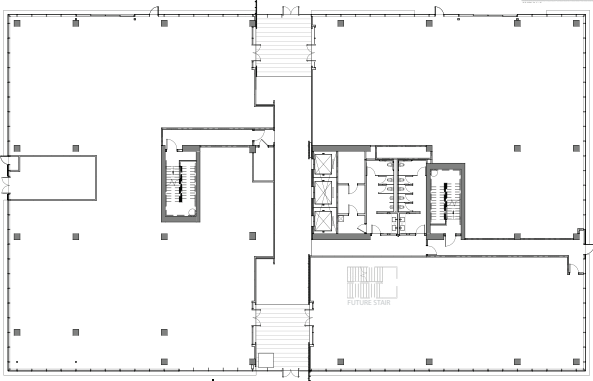
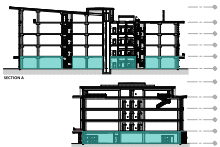


TRANSPARENT LAYOUT

Full glass walls offer a truly light and bright experience that allow your space and employees to shine.

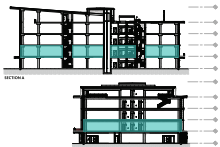
BUILDING 2 - LEVEL 1

24,788 rsf



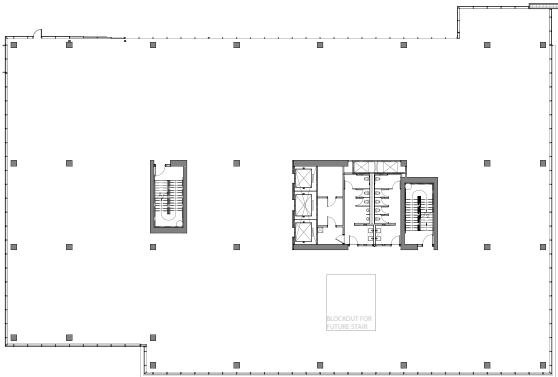
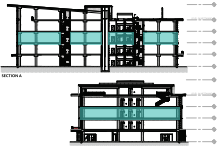
BUILDING 2 - LEVEL 2

24,865 rsf



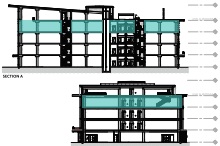
BUILDING 2 - LEVEL 3

22,956 rsf



BUILDING 2 - LEVEL 4

27,371 rsf



VIEWS OF APERTURE

Amphitheater, event lawn & garden lounge
View from Building 2, Second Floor



Cafe/Restaurant
View in front of Building 4B





Basketball and Volleyball Court
View looking toward Fitness Center



Bocce court
View from amenity court



APERTURE
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DEVELOPMENT TEAM

DEVELOPER / OWNER



Gemdale USA Corporation

LPCWEST
LINCOLN PROPERTY COMPANY

LEAD ARCHITECT

Gensler



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