



DM ||
CC ||



PROPERTY FEATURES



**OUTDOOR
GATHERING AREAS**



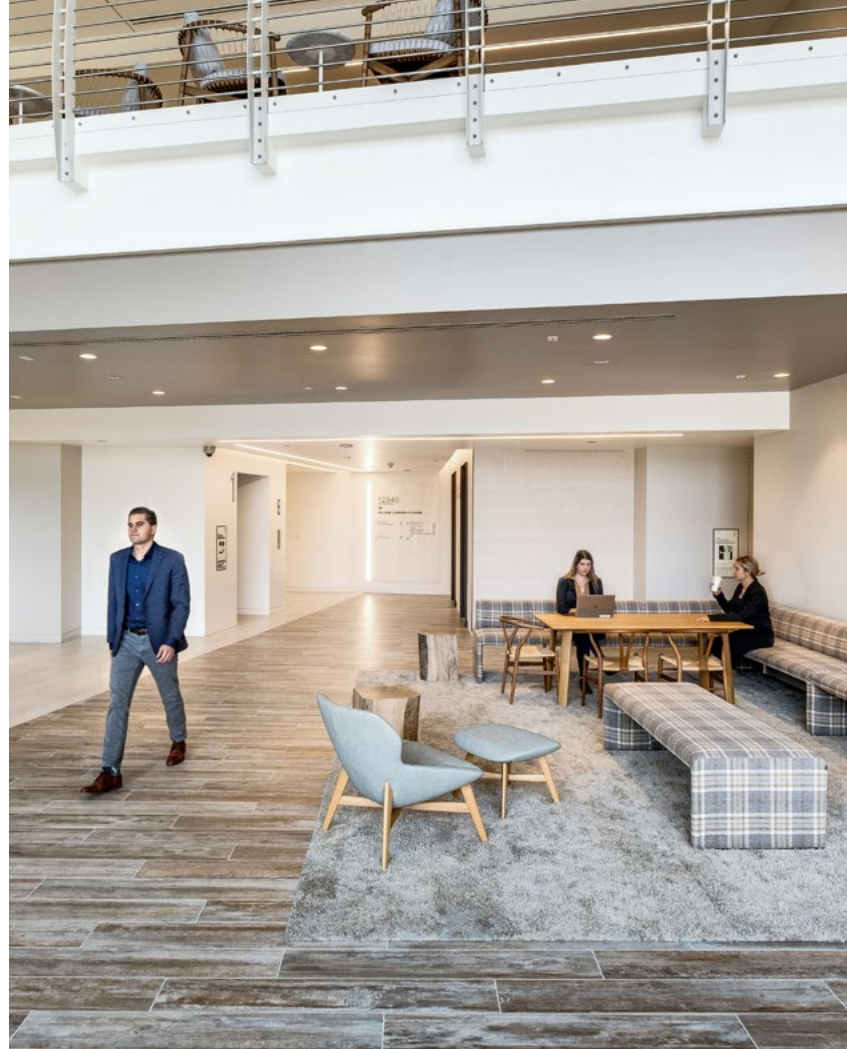
**UPGRADED
LANDSCAPING**



**MODERNIZED
LOBBIES**



**ENHANCED
SIGNAGE**

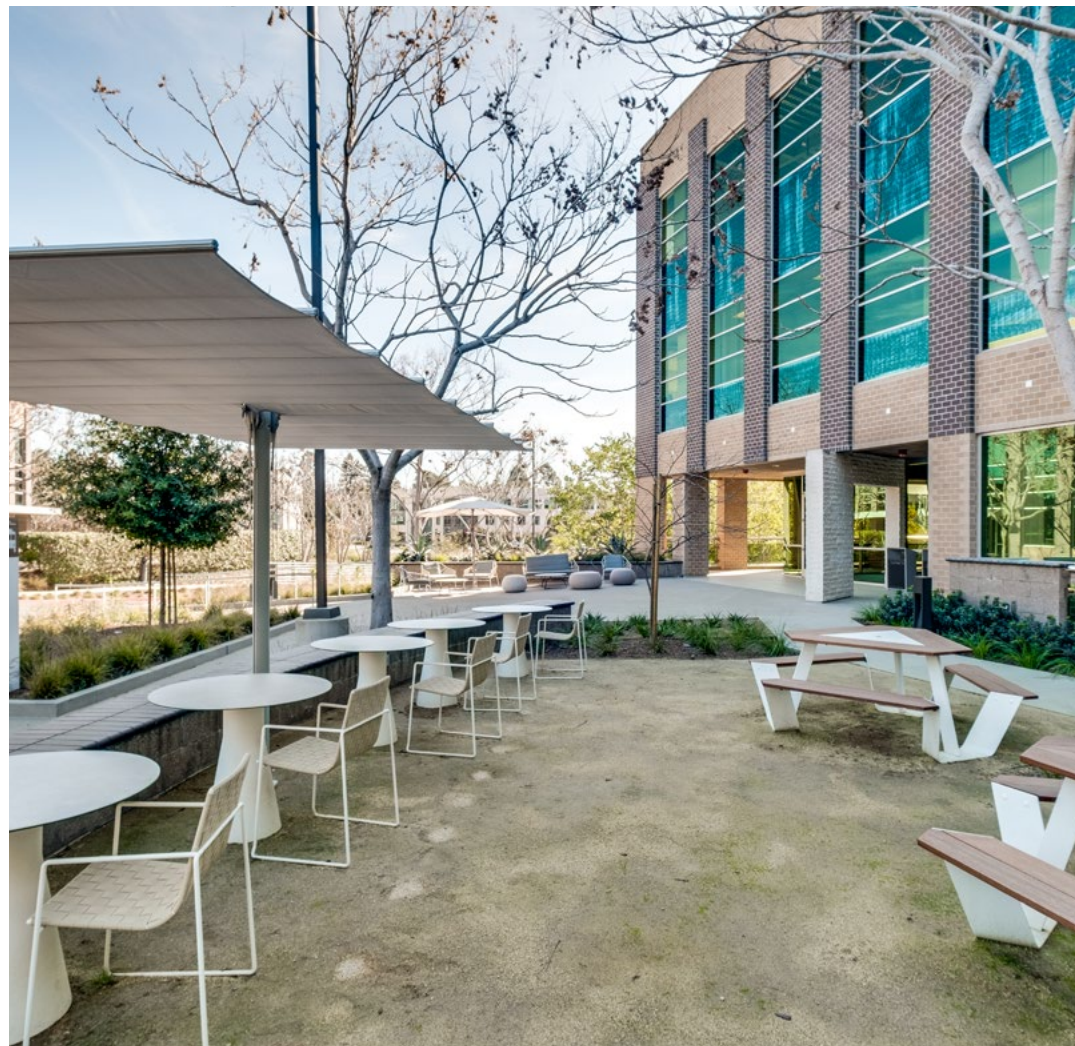


DEL MAR HEIGHTS

HOME TO SAN DIEGO'S MOST PRESTIGIOUS COMPANIES

Located in Del Mar Heights in the heart of San Diego County, Del Mar Corporate Centre offers the perfect balance between quality of life and quality work environment. Neighbors include industry leaders in legal, technology, healthcare, finance, and telecommunications.

The intimate, Class-A campus is surrounded by world-class recreation and lifestyle choices close to San Diego's top neighborhoods: Del Mar, Carmel Valley, La Jolla, Solana Beach, Encinitas, Fairbanks Ranch, and Rancho Santa Fe.





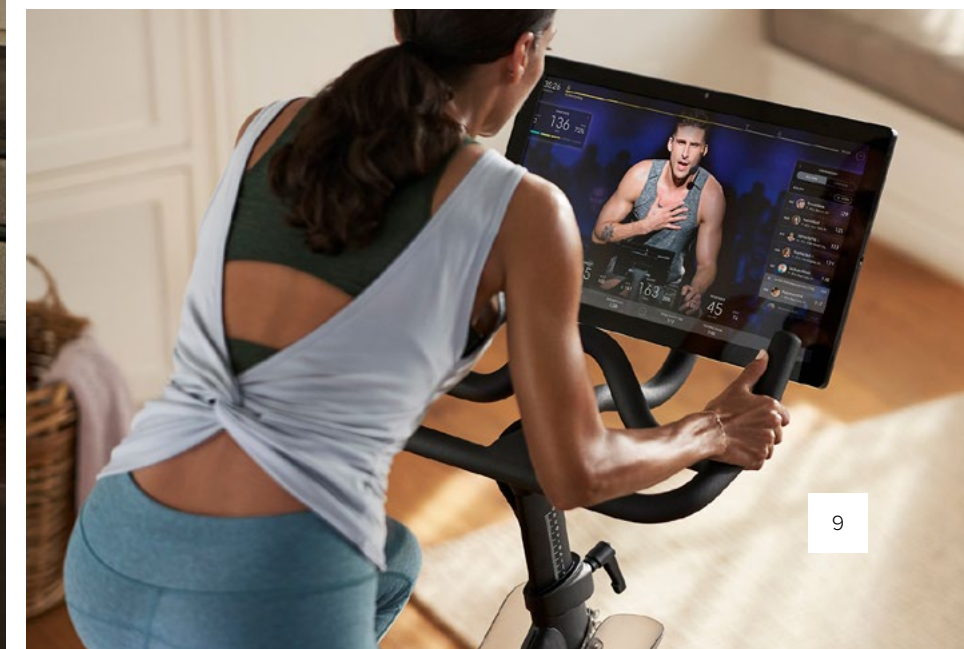
BE SEEN. BE CONNECTED.

- 1 PRIME, PROMINENT PRESENCE**
excellent building top signage facing I-5, plus monument signage facing signalized intersection
- 2 EXCELLENT FREEWAY VISIBILITY**
building visible from the I-5 freeway
- 3 ENHANCED COMMON AREAS**
modernized and newly repositioned lobbies and common areas
- 4 IMMEDIATE AMENITY ACCESS**
both on-site and within walking distance
- 5 CONNECTED TO ONE PASEO**
designated shuttle stop to & from One Paseo
- 6 WALKING PATH CONNECTION**
direct access to/from El Camino Real
- 7 ABUNDANT PARKING**
surface & subterranean parking

PELOTON STUDIO

COMING SOON //

- 90+ weekly classes
- On-demand library
- Motivating instructors
- Diverse class types with different themes, difficulty levels, and music genres
- Workouts range from 5 to 90 minutes
- For more information, visit onpeloton.com.



HIGHLIGHTS

Efficient, Flexible Design

for smart space utilization with the ability to reposition and amenitize

Highly Divisible

variety of space planning options to accommodate various needs

Outdoor Lounge

direct access to outdoor patio and lounge area for customers and employees

2-Story Atrium

dramatic atrium lobby and interconnected stairwell

Showers & Lockers

to accommodate a healthy work + play lifestyle

Private Roof Terrace

exclusive access from 3rd floor featuring stunning views of Del Mar Heights

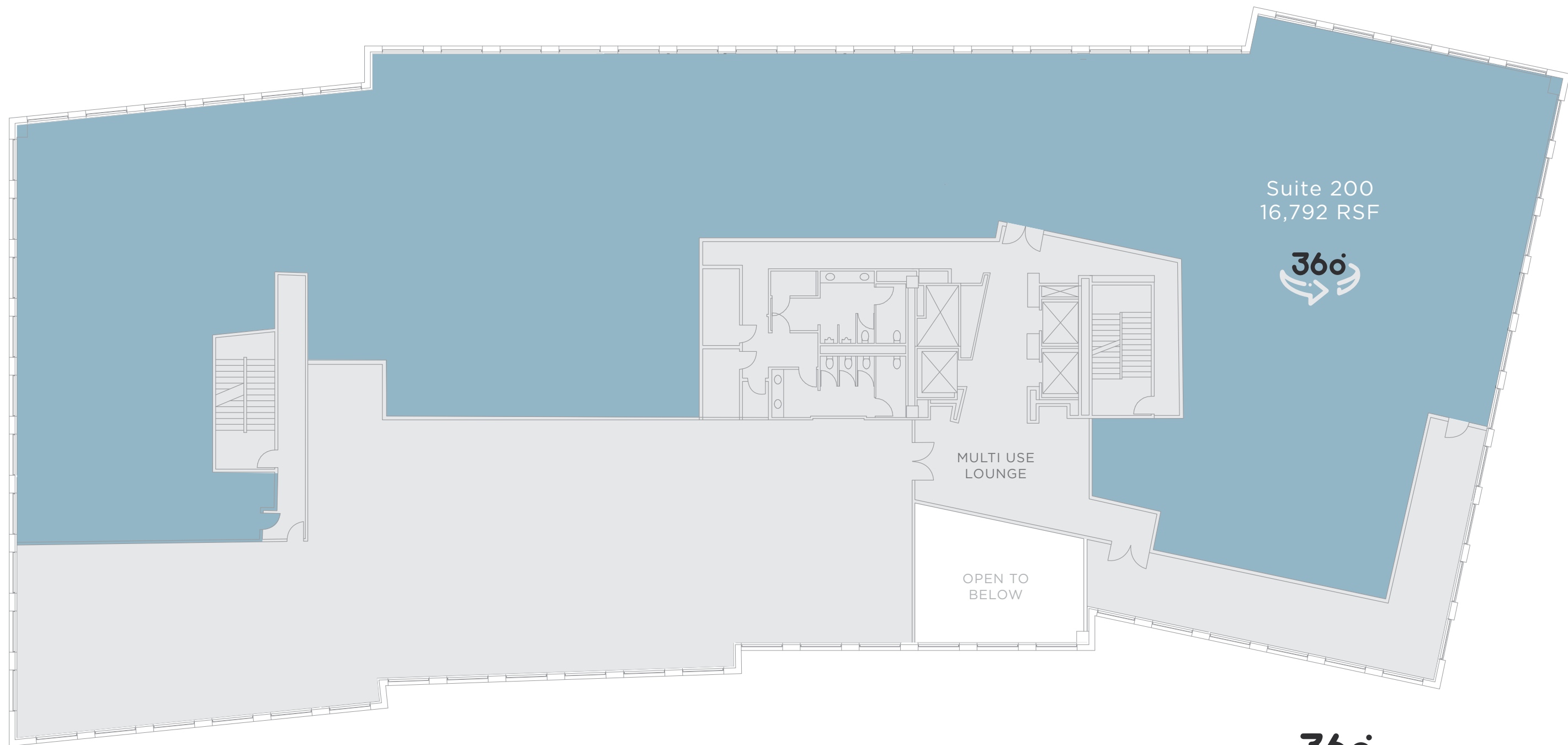


AVAILABILITIES // 1ST FLOOR



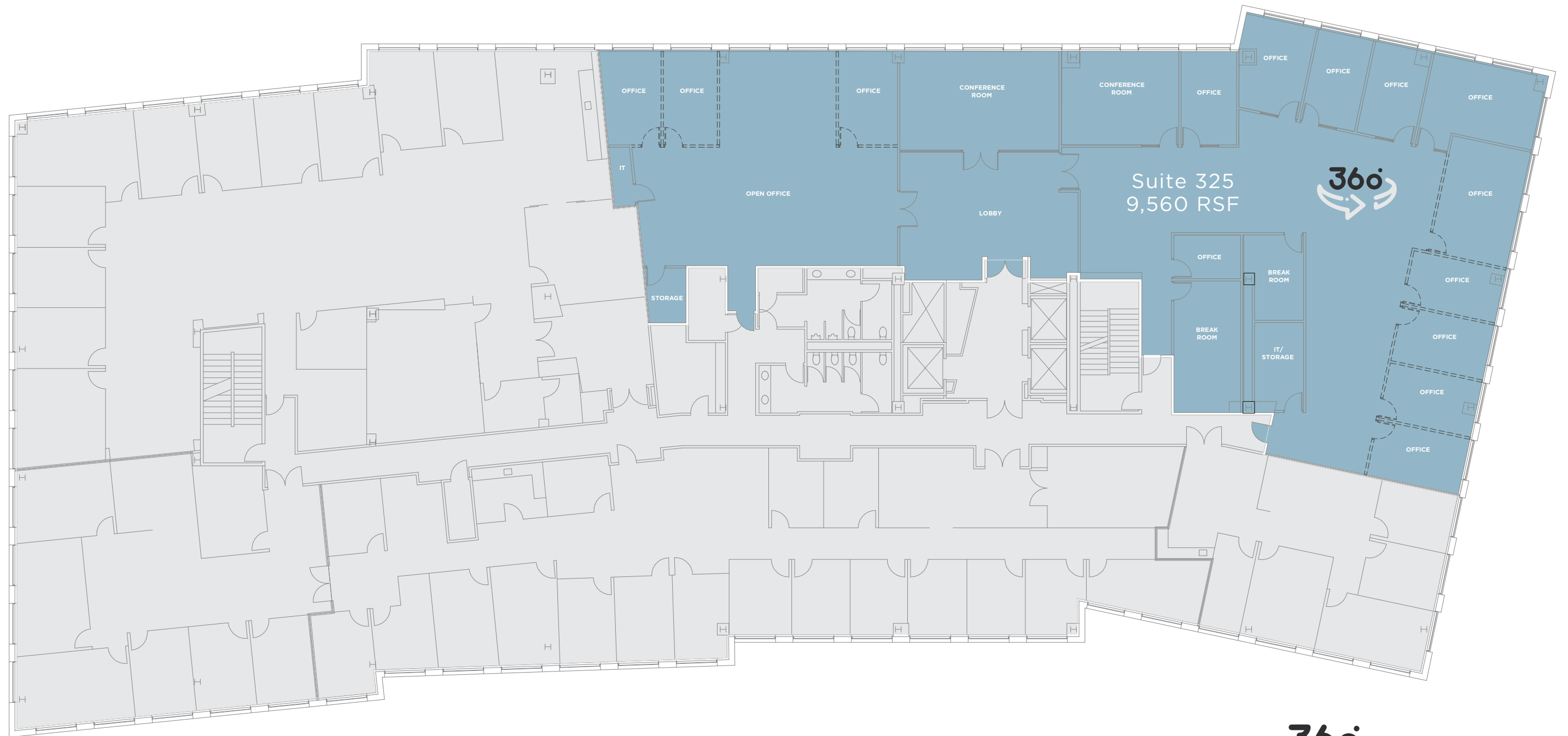
VIRTUAL TOUR

AVAILABILITIES // 2ND FLOOR



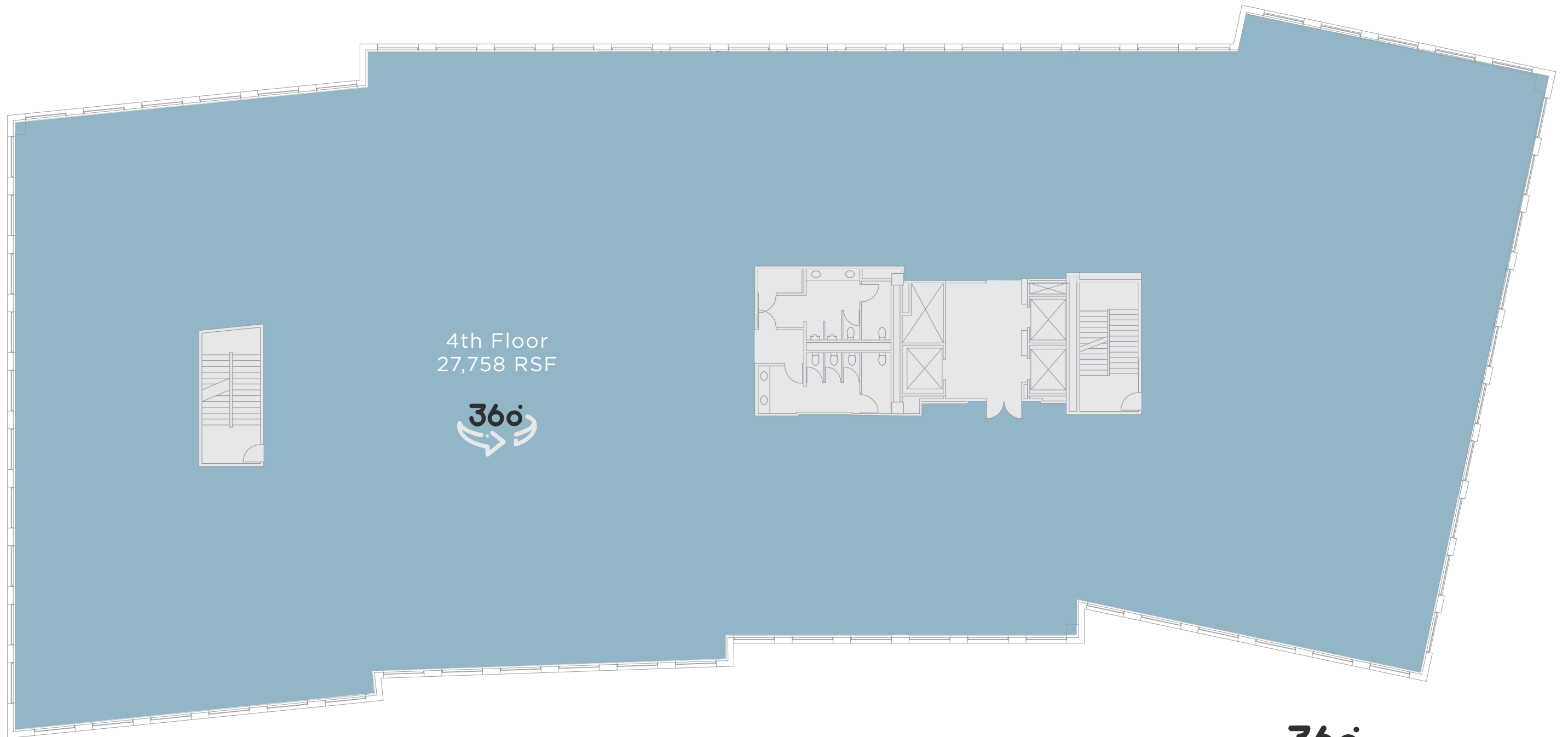
VIRTUAL TOUR

AVAILABILITIES // 3RD FLOOR



VIRTUAL TOUR

AVAILABILITIES // 4TH FLOOR

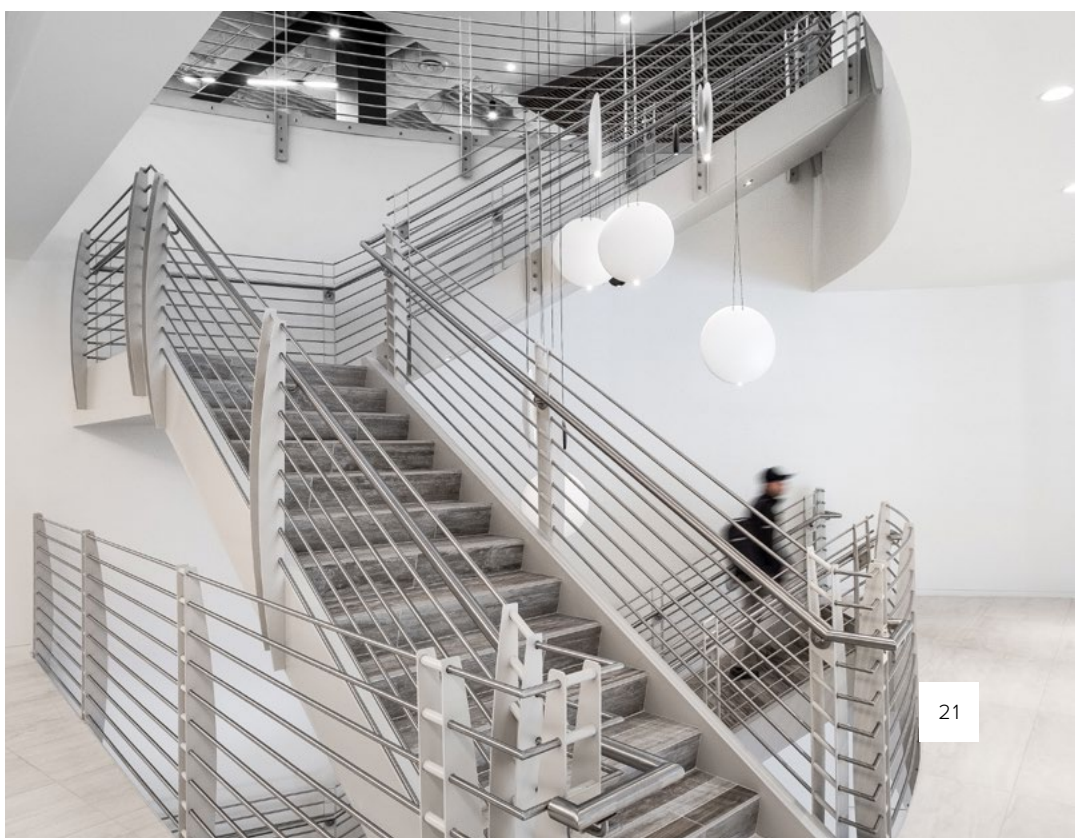
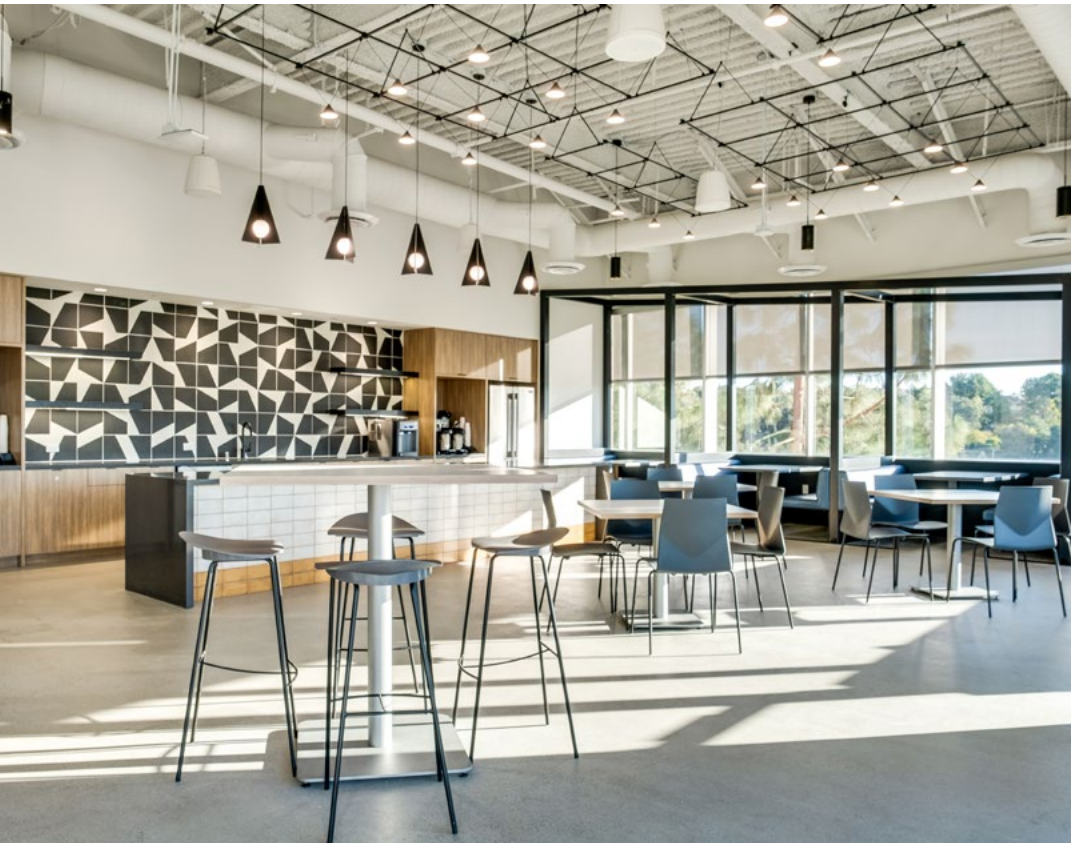



4th Floor
27,758 RSF



VIRTUAL TOUR

RECENT TENANT BUILD-OUT



 ONE PASEO TROLLEY
Morning + Evening Trips
to Solana Train Station

One Paseo

- INTERNATIONAL SMOKE
- BLUE BOTTLE COFFEE
- SHAKE SHACK
- TENDERGREENS
- BODYROK
- THE BUTCHERY
- PARAKEET CAFE
- CAVA
- SOULCYCLE
- SALT & STRAW
- SWEETFIN POKE
- VIBE FLOW YOGA
- NORTH ITALIA
- URBN PIZZA
- TOCAYA ORGANICA
- HARLAND BREWING

- SUSHIYA
- SNOOZE
- MCDONALD'S
- RUBIO'S
- RALPHS
- OGGI'S BREWHOUSE
- THE MELT
- COFFEE BEAN & TEA LEAF
- PANDA EXPRESS
- CHAMPAGNE BAKERY
- DAVANTI ENOTECA
- MENDOCINO FARMS
- URBAN PLATES
- CASA SOL Y MAR
- EL POLLO LOCO
- JIMBO'S
- CARMEL VALLEY RECREATION CENTER

- VONS
- BROKEN YOLK
- JERSEY MIKE'S
- CREME & SUGAR
- BUSHFIRE
- KOTIJA JR. TACO SHOP
- JACK IN THE BOX

- CAFE DEL MAR
- BEST WESTERN PREMIER
- HOTEL INDIGO

- SAN DIEGO POLICE DEPT.
- CARMEL VALLEY SKATEPARK



- VILLA CAPRI
- GAMI SUSHI
- NICO'S TACOS
- PAVILLIONS
- BASKIN ROBBINS
- MARKETPLACE GRILLE
- ROYAL INDIAN
- SPICES THAI
- F45 DEL MAR
- CHIPOTLE
- STARBUCKS
- CEDAR CAFE
- SOUPLANTATION

- MARRIOTT DEL MAR
- ARTERRA
- RESIDENCE INN
- TACO BELL
- HAMPTON INN
- DOUBLETREE BY HILTON

- ROBERTO'S TACOS
- SEASALT DEL MAR
- TRATTORIA PONTE VECCHIO

- L'AUBERGE DEL MAR
- DEL MAR RENDEZVOUS
- IL FORNAIO
- ENOTECA DEL FORNAIO
- PACIFICA
- SBICCA
- AMERICANA
- JIMMY O'S
- EN FUEGO CANTINA
- ZEL'S DEL MAR
- BOARD & BREW
- PREPKITCHEN
- COYA PERUVIAN SECRET
- DOUBLE HAPPINESS

SURROUNDING AREA



One Paseo

Experience North County's most dynamic food and drink scene just down the street. With some of the best retailers and chefs in town, One Paseo is the place to play for San Diego's professionals.

NOW OPEN //

- Blackbook
- Blue Bottle Coffee
- Bodyrok
- Bowery
- Cava
- Color Counter
- cürBAR
- Drybar
- Faherty
- Harland Brewing
- International Smoke
- Joe & the Juice
- Juice Crafters
- Le Macaron
- Lululemon
- Marrow Fine
- Mizukiyama Sushi
- North Italia
- Parakeet Café
- Pigment
- Roark
- Salt & Straw
- Serena & Lily
- Shake Shack
- Shop Good
- Soulcycle
- Spec's Optometry
- SusieCakes
- Sweetfin Poke
- Tendergreens
- The Butchery
- Tocaya Organica
- Urban Beach House
- Urbn Pizza
- Van De Vort
- Vibe Flow Yoga
- West of Camden
- Whiskey x Leather





ABOUT KILROY

We're the first real estate company in North America to commit to establishing **100% carbon neutral operations** by year-end 2020.

Kilroy Realty is a place where innovation works. We have made it our mission to provide creative work environments that spark inspiration and productivity for the country's very best thinkers and doers. We are building and managing 24.2 million square feet of innovative, sustainable properties across the Pacific Northwest, San Francisco Bay Area, Greater Los Angeles, and Greater San Diego; spaces that redefine life for the better.

[KILROYREALTY.COM](https://www.kilroyrealty.com)

64% LEED
Certified
Portfolio

100% LEED
Gold or Platinum
Developments

72%
ENERGY STAR
Certified
Portfolio

ENERGY STAR
Partner of the Year,
2014-2019

ENERGY STAR
Sustained
Excellence,
2016-2019

DOW JONES
SUSTAINABILITY
WORLD INDEX
Member, 2017-2019

#1 GRESB
North American
Sector Leader, Listed
Office, 2014-2019
Green Star, 2013-2019

CLIMATE REGISTRY
Climate Leadership
Award, 2020

GREEN LEASE
Leader Award,
2014-2019
Gold Level,
2018-2019

NAREIT
Leader in the Light,
Office Sector, 2014-2019

BEST IN
BUILDING HEALTH
2019-2020

BLOOMBERG
EQUALITY INDEX
Member, 2020

KILROY

CBRE

MATT CARLSON

Executive Vice President

lic. 01459868

+1 858 546 2636

matt.carlson@cbre.com

ROB MERKIN

Senior Vice President

lic. 00881080

+1 858 546 4629

rob.merkin@cbre.com

MATT NICKELS

Vice President

lic. 01432593

+1 858 646 4707

matt.nickels@cbre.com

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

