

# One Paseo

onepaseo.com :: @onepaseo



KILROY



## Come one. Come all.

One Paseo is a deeper notion of mixed-use. Yes, this is about the only place where a two-minute stroll takes you from your luxury apartment to your office, and from your office to a vibrant shopping and dining experience.

But One Paseo is more than a convenient lifestyle. It is an attitude. A spirit of community that, even if you don't live or work here, invites you to meet up, hang out, and join in.

# This is the good stuff.

One Paseo brings together a select group of retailers and restaurants and arranges them in a setting of beautifully landscaped gathering spaces.



## Bringing it all together.

One Paseo is a mixed-use development featuring 96,000 sq. ft. of curated retail, next to 600,000 sq. ft. of office, and 608 luxury residential units. This is indoor/outdoor living at its finest with around-the-clock liveliness, making this one of the hottest spots in the neighborhood. We wouldn't blame you if you never want to leave.





# Find yourself here.

## CAMPUS HIGHLIGHTS /

- 1 THE LAWN**  
Community events (movie nights, yoga & outdoor music) // amenities & games // small group gatherings
- 2 PLAZA WEST**  
Outdoor lounge & dining
- 3 KOI COURT**  
Outdoor seating // koi pond // pop-ups
- 4 ARTWORK**  
Throughout campus // for more info, visit [onepaseo.com/artwalk](http://onepaseo.com/artwalk)
- 5 THE FIREPIT**  
Outdoor seating // inviting fire feature // people watching
- 6 PLAZA EAST**  
Outdoor lounge & dining

Surrounded  
by affluence.



FAIRMONT GRAND  
DEL MAR



PIAZZA CARMEL  
SHOPPING  
CENTER

CARMEL VALLEY  
CORPORATE CENTRE

DEL MAR  
TECH CENTRE

DEL MAR CORPORATE CENTRE

BEACHSIDE  
DEL MAR

L'AUBERGE  
DEL MAR

CARMEL  
COUNTRY PLAZA

DEL MAR HIGHLANDS  
TOWN CENTER

KILROY SHUTTLE

*One Paseo*  
±96,000 sq. ft. retail  
±600,000 sq. ft. office  
608 residential units

UTC

HYATT REGENCY  
LA JOLLA

LA JOLLA

UC SAN DIEGO

ESTANCIA LA  
JOLLA

LA VALENCIA

HILTON LA JOLLA  
TORREY PINES

TORREY PINES  
GOLF COURSE

THE LODGE AT  
TORREY PINES

TORREY PINES  
STATE BEACH

MARRIOTT  
DEL MAR

DOUBLETREE

HAMPTON  
INN







DEL MAR HEIGHTS ROAD

EL CAMINO REAL

## Trade area & demographics.

Del Mar and Carmel Valley office inventory is 4.7M sq. ft. with an estimated 15,000 people employed, with a strong mix of local industries including legal, financial, and professional services; biotech; medical device; and real estate. These make up the highest asking office rents in San Diego County. The area around One Paseo is particularly active, with up to 46,000 cars passing the corner of Del Mar Heights Road and El Camino Real per day.

	5 min	10 min	15 min
 Population	26,815	88,225	279,350
 Household Income	\$154,039	\$172,466	\$134,664
 Daytime Employment	14,852	46,359	147,424
 Median Age	40.5	41.1	37.6

**\$3.1B**

Spent by residents within a 10 minute drive

**\$172,466**

Average household income

**4.7M SF**

Nearby office buildings (1.9 M sq. ft. from Kilroy)

**\$1.3M**

Average home value

**84%**

Population with a college degree

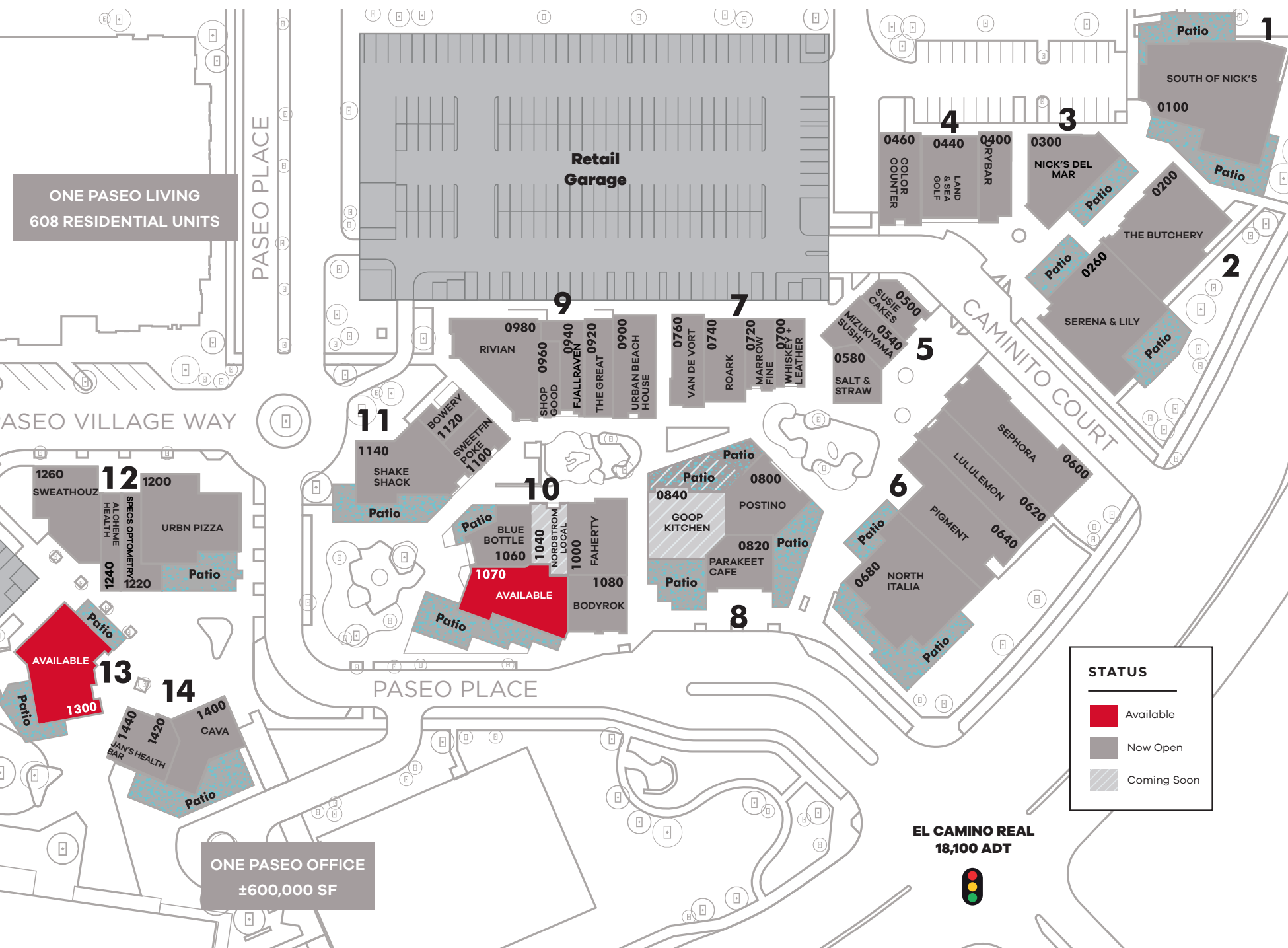
**14,852**

Daytime workers within a 5 minute drive

## Consumer behavior profiles.

Top Tier	Boomburbs	Urban Chic	Enterprising Professional
<b>18.3%</b> of market	<b>22.4%</b> of market	<b>20.3%</b> of market	<b>51.8%</b> of market
<b>\$191,000</b> median household income	<b>\$113,400</b> median household income	<b>\$123,800</b> median household income	<b>\$99,400</b> median household income
<b>48</b> median age	<b>34.0</b> median age	<b>44</b> median age	<b>36</b> median age
Nation's wealthiest consumers	Affluent market, rapid growth	Sophisticated, exclusive lifestyle	Young, makes more than 1.5x US median income
DINK // Dual Income No Kids	Kid obsessed	Married couples and singles	Married couples and singles

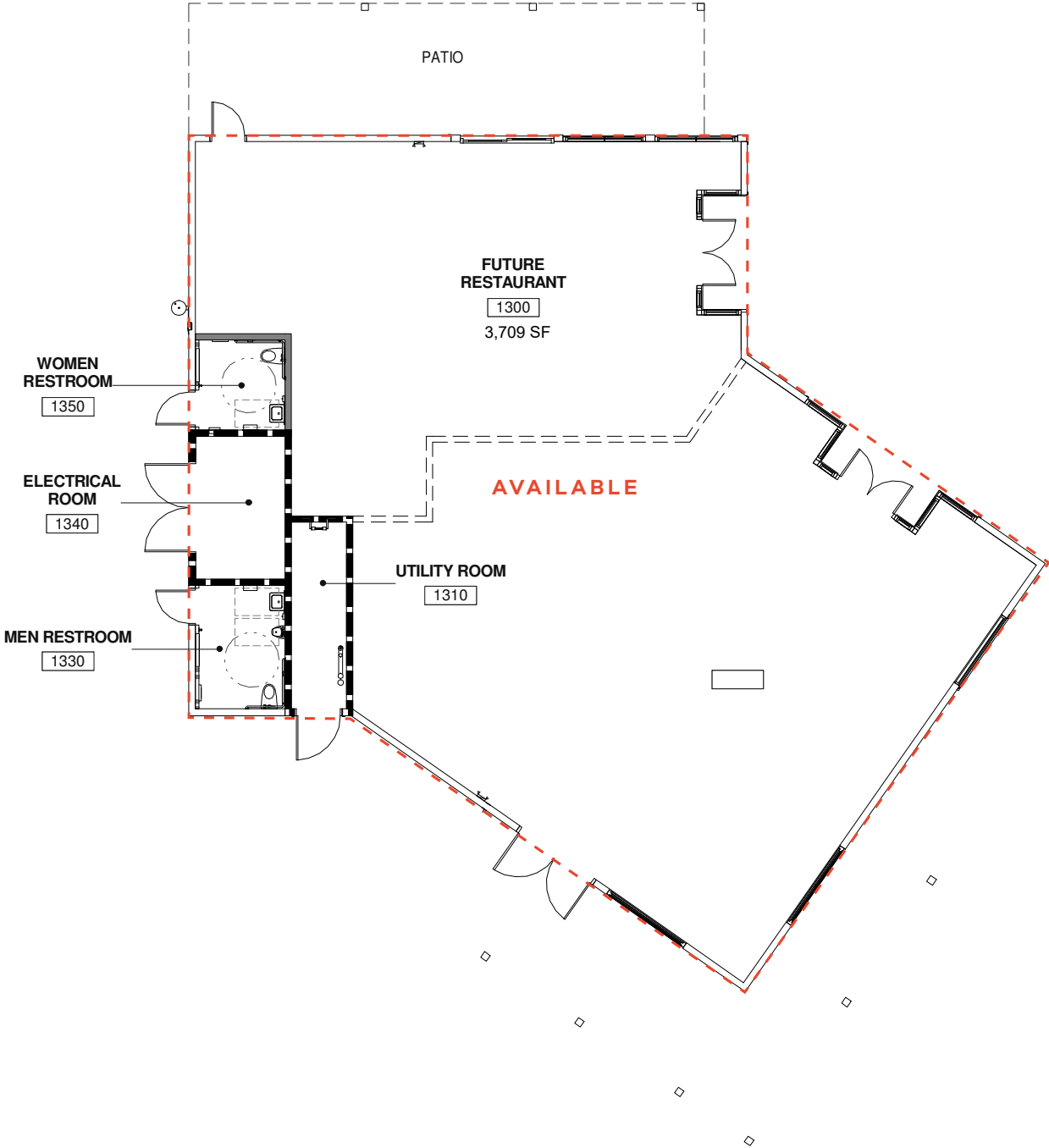
# Merchandising mix.



SUITE	BUILDING	RSF
0100	South of Nick's	±6,275
<b>BUILDING 2</b>		
0200	The Butchery	±4,435
0260	Serena & Lily	±5,209
<b>BUILDING 3</b>		
0300	Nick's Del Mar	±2,883
<b>BUILDING 4</b>		
0400	Drybar	±1,469
0420	Land & Sea Golf	±870
0440	The Color Counter	±2,000
<b>BUILDING 5</b>		
500	SusieCakes	±976
540	Mizukiyama Sushi	±1,527
580	Salt & Straw	±1,347
<b>BUILDING 6</b>		
0600	Sephora	±4,429
0620	Lululemon	±2,862
0640	Pigment	±3,690
0680	North Italia	±5,275
<b>BUILDING 7</b>		
0700	Whiskey + Leather	±1,000
0720	Marrow Fine	±1,079
0740	Roark	±1,813
0760	Van De Vort	±1,187
<b>BUILDING 8</b>		
0800	Postino	±2,566
0820	Parakeet Cafe	±1,729
0840	Goop Kitchen	±2,562

SUITE	BUILDING	RSF
0900	Urban Beach House	±1,957
0920	The Great	±1,368
0940	Fjallraven	±1,345
0960	Shop Good	±921
0980	Rivian	±3,168
<b>BUILDING 10</b>		
1000	Faherty	±2,067
1040	Nordstrom Local	±1,190
1060	Blue Bottle	±1,626
1070	AVAILABLE	±3,103
1080	BodyRok	±1,790
<b>BUILDING 11</b>		
1100	Sweetfin Poke	±1,248
1120	Bowery	±519
1140	Shake Shack	±3,460
<b>BUILDING 12</b>		
1200	Urbn Pizza	±2,888
1220	Specs Optometry	±1,415
1240	ALCHEME Health	±1,342
1260	SweatHouz	±2,761
<b>BUILDING 13</b>		
1300	AVAILABLE	±3,709
<b>BUILDING 14</b>		
1400	Cava	±2,160
1420-1440	Jan's Health Bar	±1,532

# Now Available.





## See yourself here.

What truly sets One Paseo apart is the why — One Paseo’s higher purpose — which is to create a place that brings kindred spirits together.

In this world of hustle and hassle, One Paseo is a slow, deep breath of fresh air. It’s the stroll to work. It’s the long lunch with a friend. It’s the lost art of shopping, in which you put away the list and simply wander, and browse, and trust serendipity.



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