

PREMIER WORKPLACE DESTINATION

highlands

LISTED BY





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Work Where Innovation Meets Inspiration.

Highlands Corporate Center in Del Mar Heights puts you at the center of San Diego's most vibrant business district, just steps from One Paseo's curated dining and retail. From sleek office suites and collaborative lounges to a fully equipped fitness center, every detail is designed for modern professionals. With quick access to I-5 and the coast minutes away, this is more than an office, it's a lifestyle.

12730–12780 High Bluff Drive | San Diego





Location & Lifestyle

Work in the center of it all—just steps from One Paseo's trendy restaurants and boutique shops. Enjoy curated dining and retail without leaving your neighborhood.



Dynamic Amenity Hub

Unwind or collaborate in a vibrant amenity center featuring TVs, high-speed Wi-Fi, table games, and a shared conference space designed for connection and creativity.



Effortless Parking + EV Ready

Enjoy abundant surface and covered parking (3.8:1,000 USF) with convenient EV charging stations, because your time matters.



Showcase Your Brand

Take advantage of strategic signage opportunities that put your name front and center in Del Mar's premier business district.



Wellness @ Work

Stay energized with a fully equipped fitness center complete with showers and lockers for your comfort and convenience.



Seamless Commute

Benefit from excellent freeway visibility and quick access to I-5, making your daily drive smooth and stress-free.



Sunshine Spaces That Inspire

Relax or work al fresco in inviting outdoor seating areas adorned with market lights and Wi-Fi, perfect for fresh-air productivity.



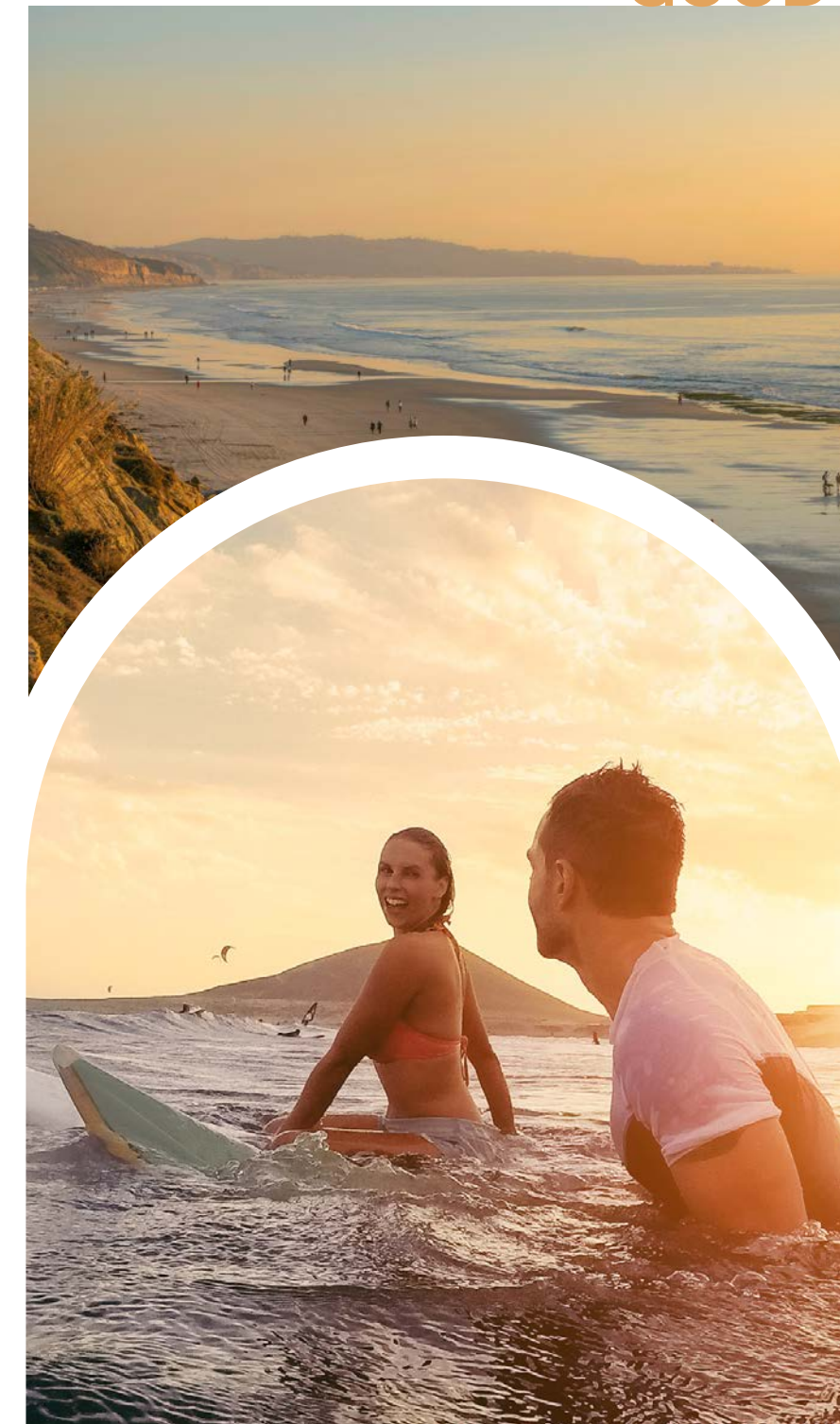
Dedicated On-Site Support

Count on a responsive property management team committed to delivering a seamless experience every day.

Designed To Elevate Work & Life.

12730–12780 High Bluff Drive | San Diego

A modern workplace designed for productivity, wellness, and connection—right in the heart of Del Mar Heights.



GOOD

VIBES

Site Plan



Del Mar’s Premier Business Destination.



Available Space For Lease

BUILDING	SUITE	SIZE (RSF)	AVAILABLE	ASKING RATE
12730	400	13,913 SF	Now	Negotiable
12750	450	2,996 SF	November 1, 2026	Negotiable
12770	240	1,983 SF	Available in 90 Days	Negotiable
12770	260	3,587 SF	May 1, 2027	Negotiable



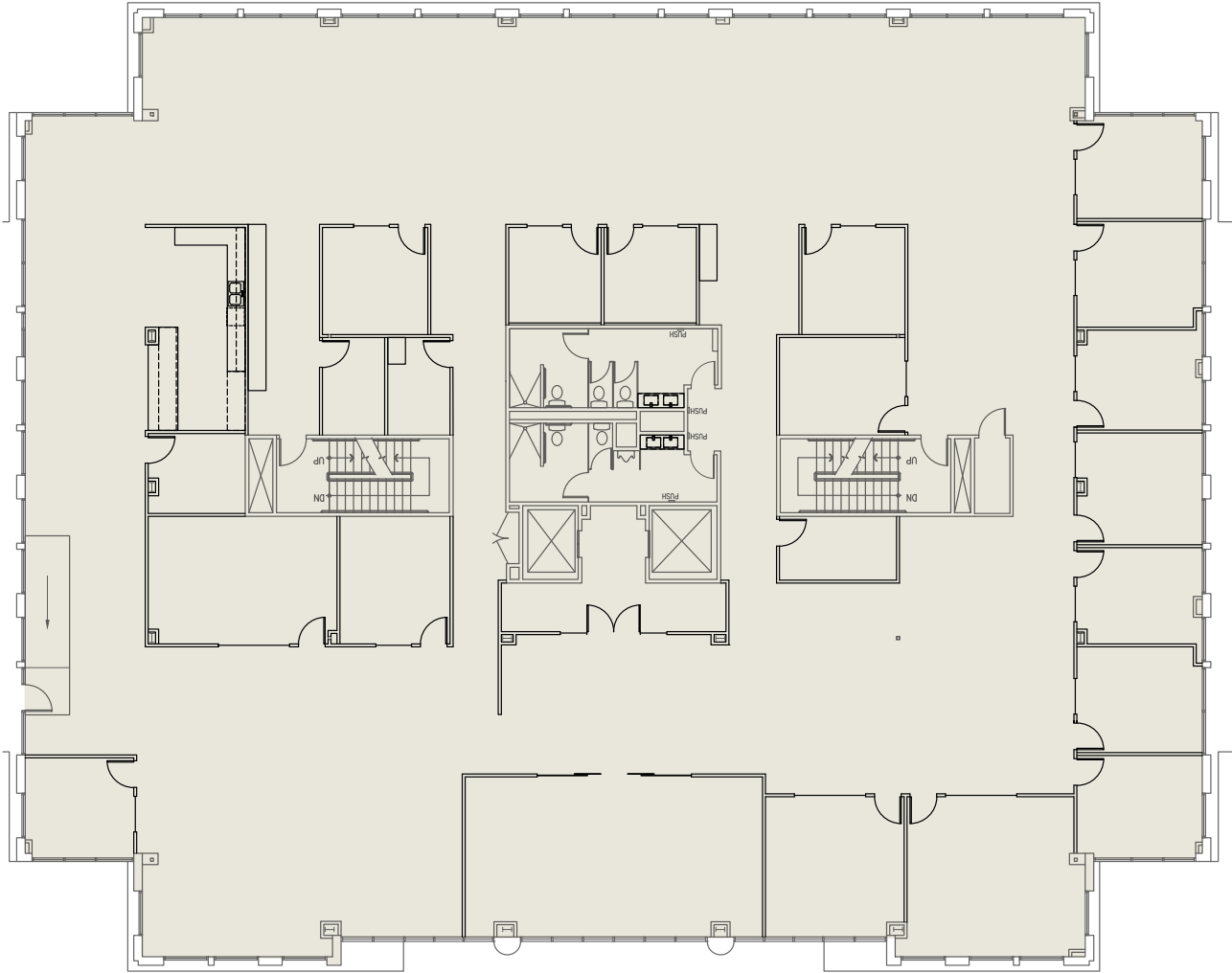
As-Built Floorplan

12730
Suite 400

13,913 RSF
Available Now



LEASE RATE
Negotiable



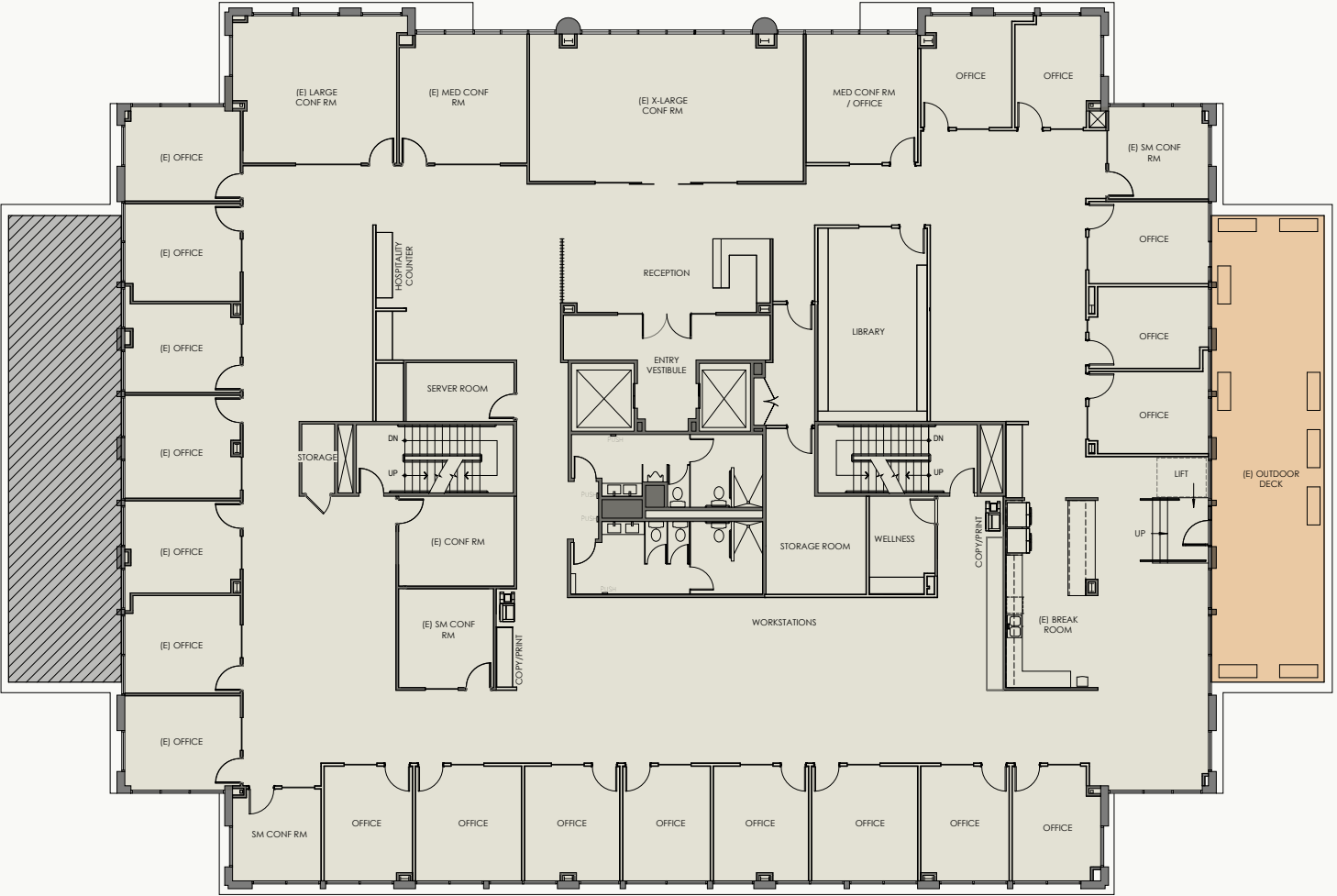
Conceptual Floorplan
FOR ILLUSTRATION PURPOSES ONLY

12730
Suite 400

13,913 RSF
Available Now



LEASE RATE
Negotiable

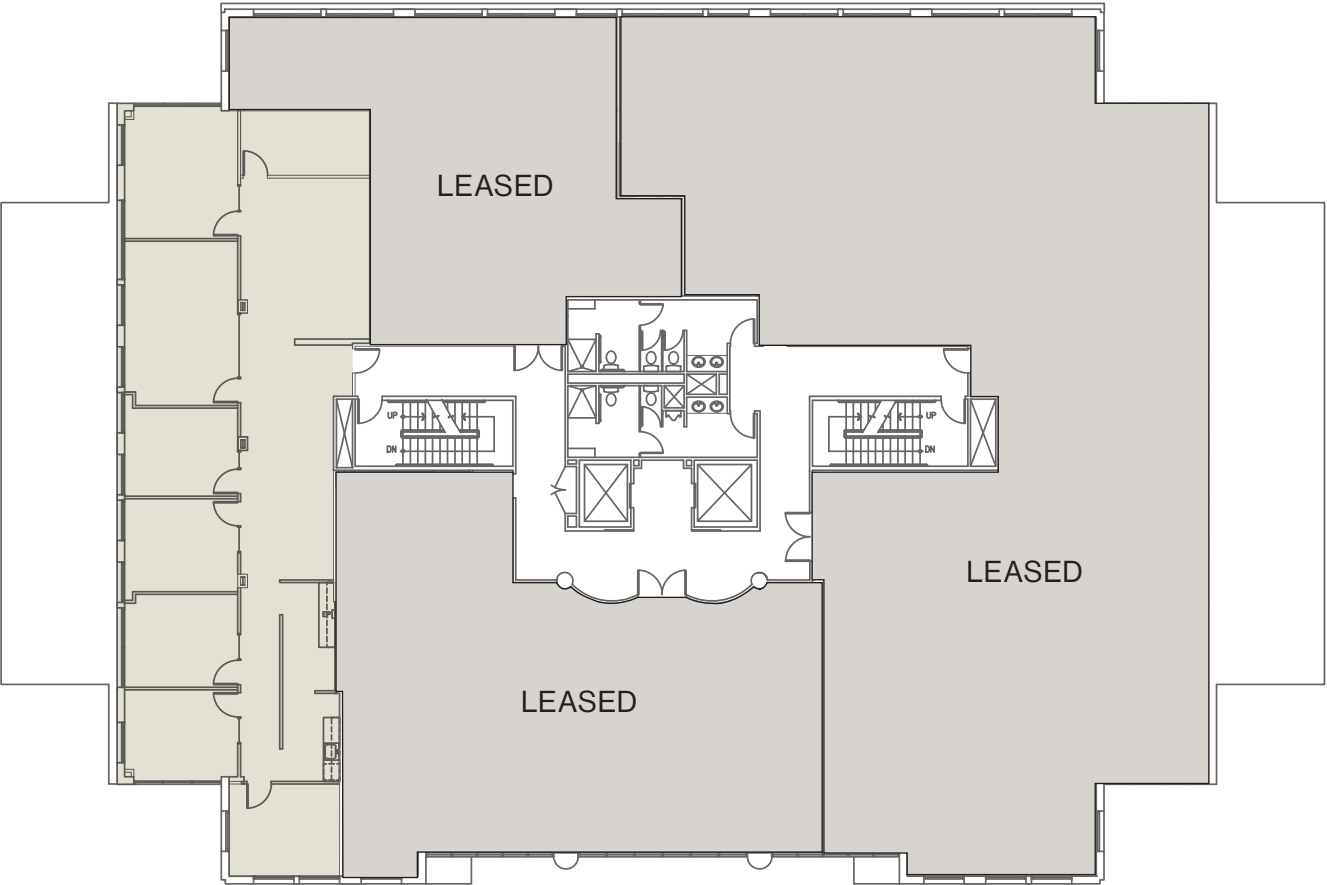


12750
Suite 450

2,996 RSF
Available November 1, 2026



LEASE RATE
Negotiable



12770

Suite 240

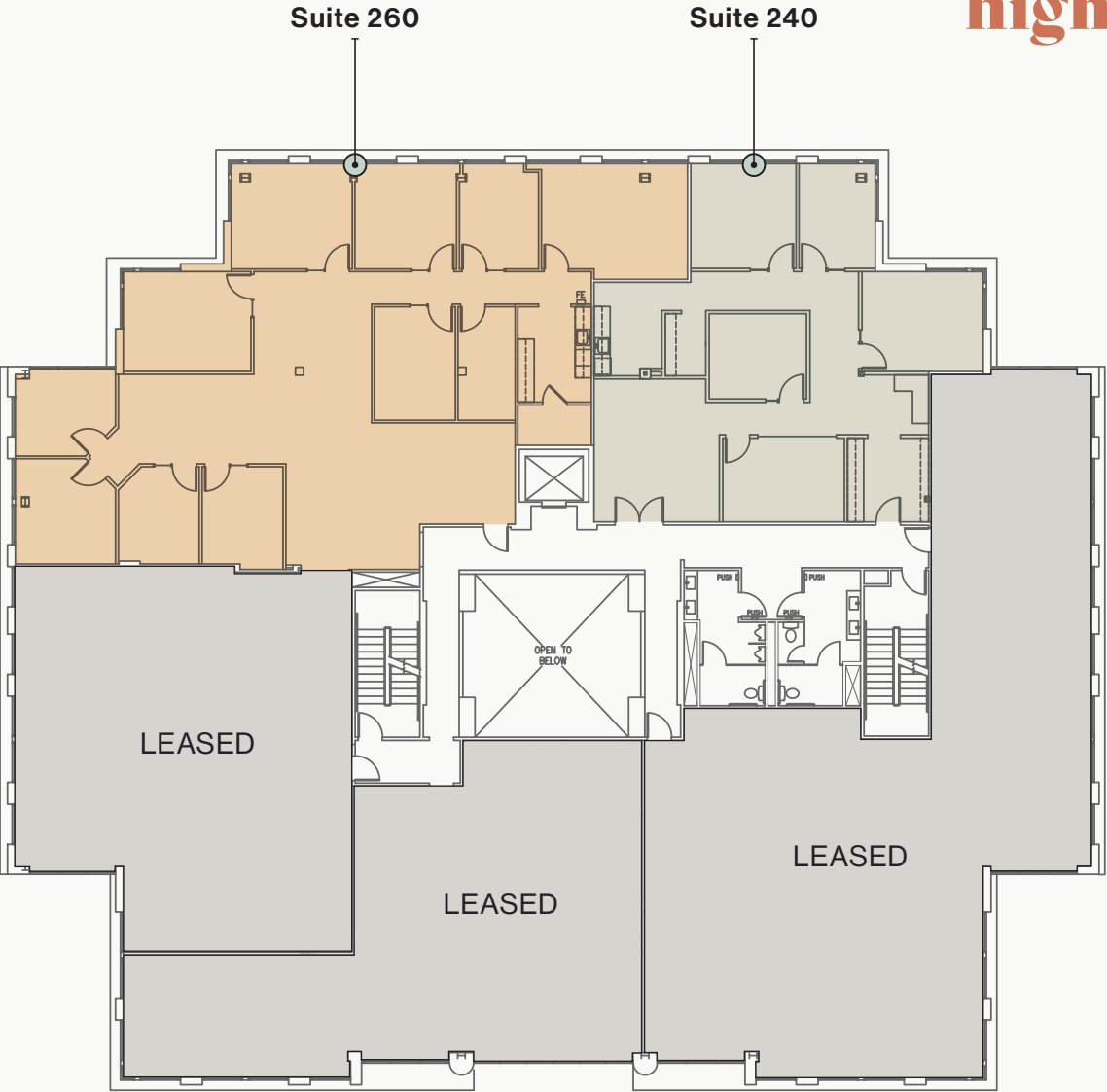
1,983 RSF
Available in 90 Days

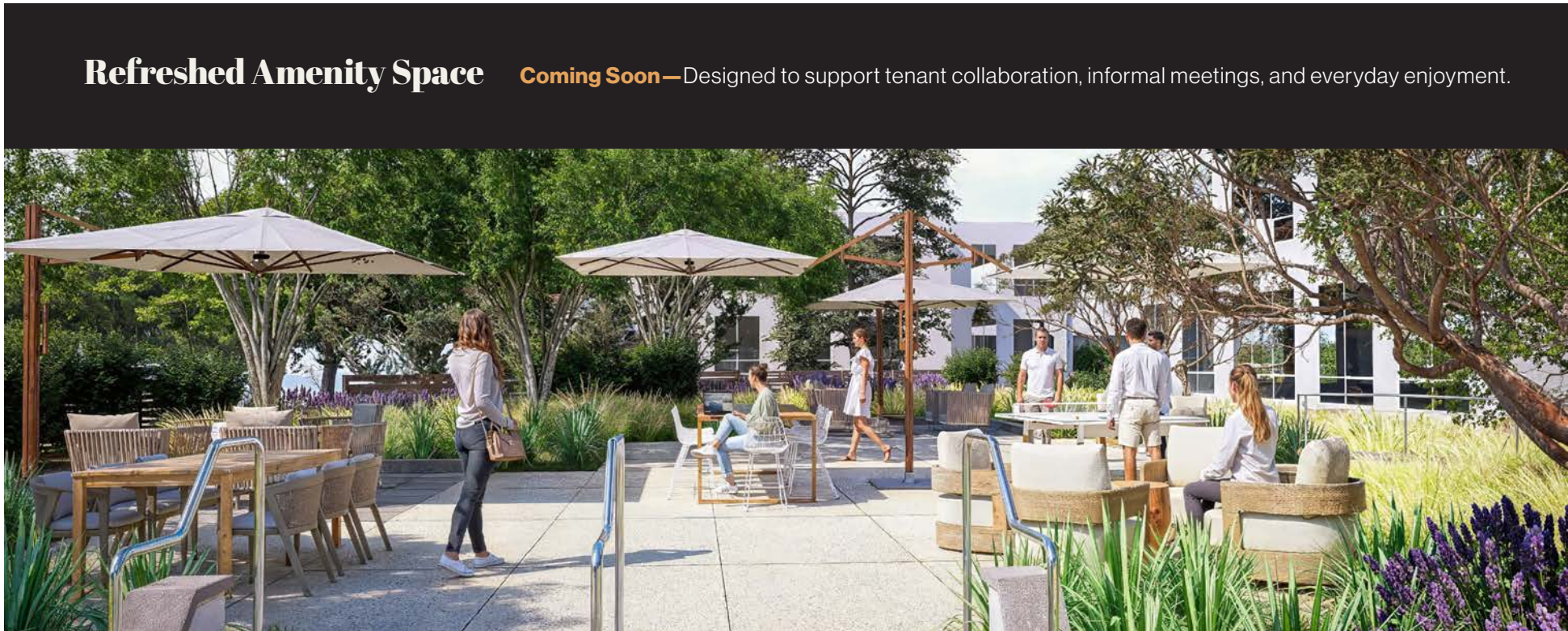
Suite 260

3,587 RSF
Available May 1, 2027



LEASE RATE
Negotiable





Refreshed Amenity Space **Coming Soon**—Designed to support tenant collaboration, informal meetings, and everyday enjoyment.

Renderings are for illustration and conceptual purposes only. Subject to change.

PREMIER WORKPLACE DESTINATION



**Next To
One Paseo.
Minutes
from the
Beach.**

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PREMIER WORKPLACE DESTINATION



Del Mar, CA

Nestled along the sun-soaked shores of Southern California, Del Mar offers a rare fusion of professional opportunity and laid-back coastal lifestyle. The area is a sought-after business hub, known for strong demand and premium appeal.



Coastal Ambiance Meets Productivity

Abundant natural light, and fresh-air environments inspire creativity and well-being



High-Income Community of Influence

Home to affluent residents and premium clientele, Del Mar offers a strategic gateway to both consumer and B2B markets



Ideal Location & Connectivity

A short, scenic commute just ±20 minutes from Downtown San Diego and close to UC San Diego, supporting talent attraction and operational efficiency



Lifestyle-Driven Appeal

From curated dining and retail to surf-and-work culture, Del Mar is an inviting backdrop for employees and clients alike



DRIVING DISTANCES

3.5

Miles to
Westfield UTC

4.5

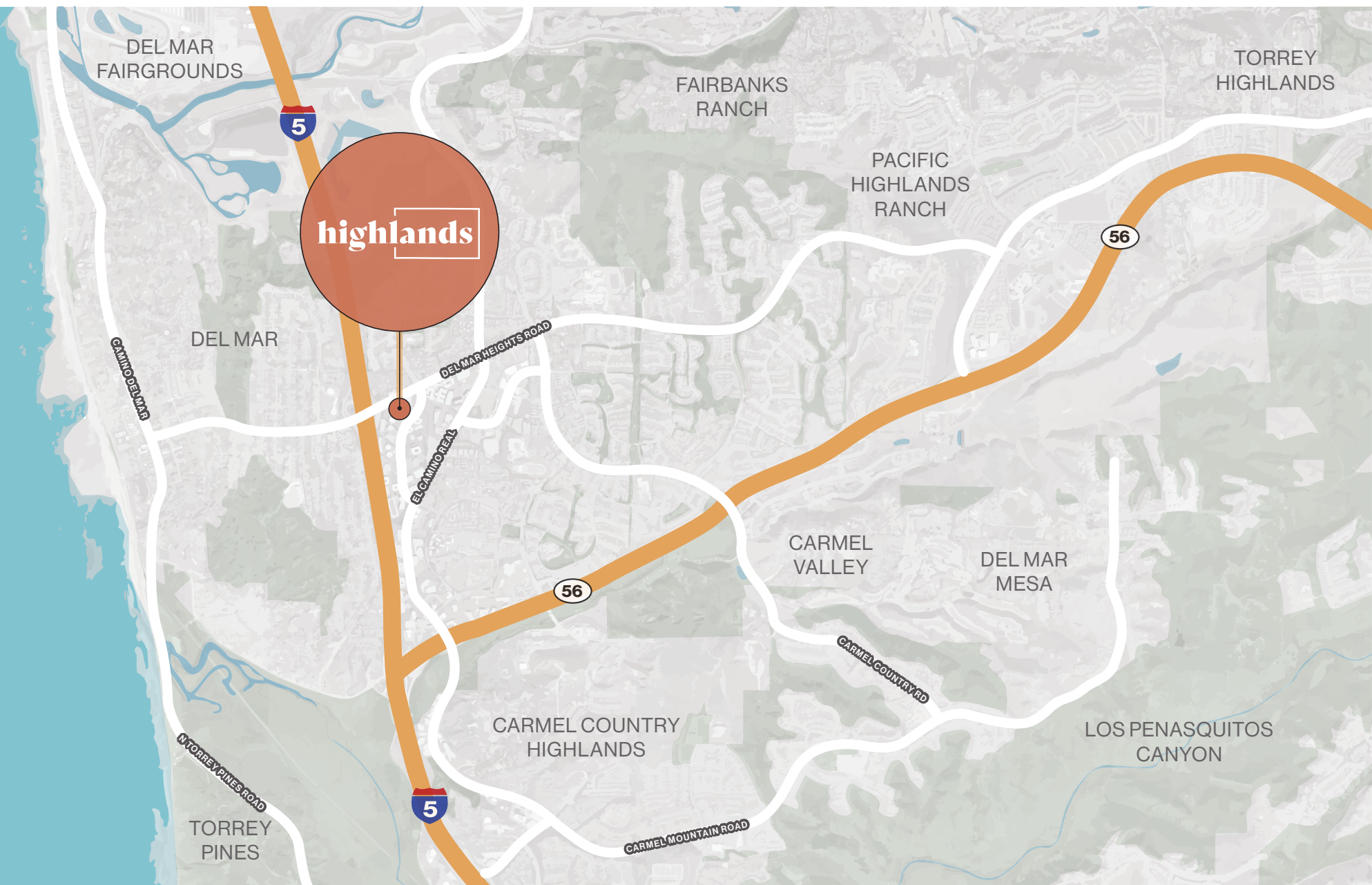
Miles to Torrey
Pines Golf Course

6.5

Miles to
Del Mar Plaza

14.5

Miles to San Diego
International Airport





Retail Bliss, Steps Away.

Just a short stroll to One Paseo in Del Mar—where shopping, dining, and entertainment come alive. Explore chic boutiques, savor flavors from trend-setting eateries, and unwind under stunning coastal sunsets. From lively farmers' markets to live music nights, every visit is an experience. Plus, discover upscale living at One Paseo Living, all just minutes from the beach. Your perfect blend of style and convenience starts here.



One Paseo

Where Shopping Meets Convenience.



The Ultimate Lifestyle Office In Del Mar.

Discover a workplace that redefines the way you work. At The Highlands, productivity and lifestyle blend seamlessly in the heart of Del Mar Heights. Just steps from One Paseo's vibrant dining and boutique shopping, this is more than an office—it's an experience.

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Partial Retail List



curBAR	Mizukiyama Sushi	Cinépolis
Van De Vort	Parakeet Cafe	Jimbos
West of Camden	Tender Greens	Ralph's
Pigment	Joe & The Juice	Mendocino Farms
Whiskey + Leather	Blue Bottle	Jamba Juice
Marrow Fine	Susie Cakes	Pannini Kabob Grill
Shop Good	BodyRok	Philz Coffee
Faherty	Nick's Del Mar	Starbucks
Salt & Straw	Snooze	Sweetgreen
Drybar	Batch & Box Cookies	Wells Fargo
Soulcycle	Handel's Ice Cream	Katana Sushi
Shake Shack	Bank of America	Oggi's Pizza & Brewing
Sweetfin Poke	Chase Bank	Coffee Bean & Tea Leaf
North Italia	Sky Deck Food Hall	Dry Clean USA
The Butchery	Ike's Love & Sandwiches	CycleBar

Hotel Accommodations (within 1-Mile of project)





Entrepreneurially Focused. Institutionally Experienced.

With more than 58 years of combined commercial real estate experience, our Principals pair their first hand knowledge of market preferences with best-in-class institutional operator process to generate successful property investment outcomes. Our portfolio of properties, like our experience, is diverse and ranges from unique historical office renovations to industrial outdoor storage developments.

[Learn More](#)



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Let's Talk!



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