

PREMIER WORKPLACE DESTINATION

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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  *California*



**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.



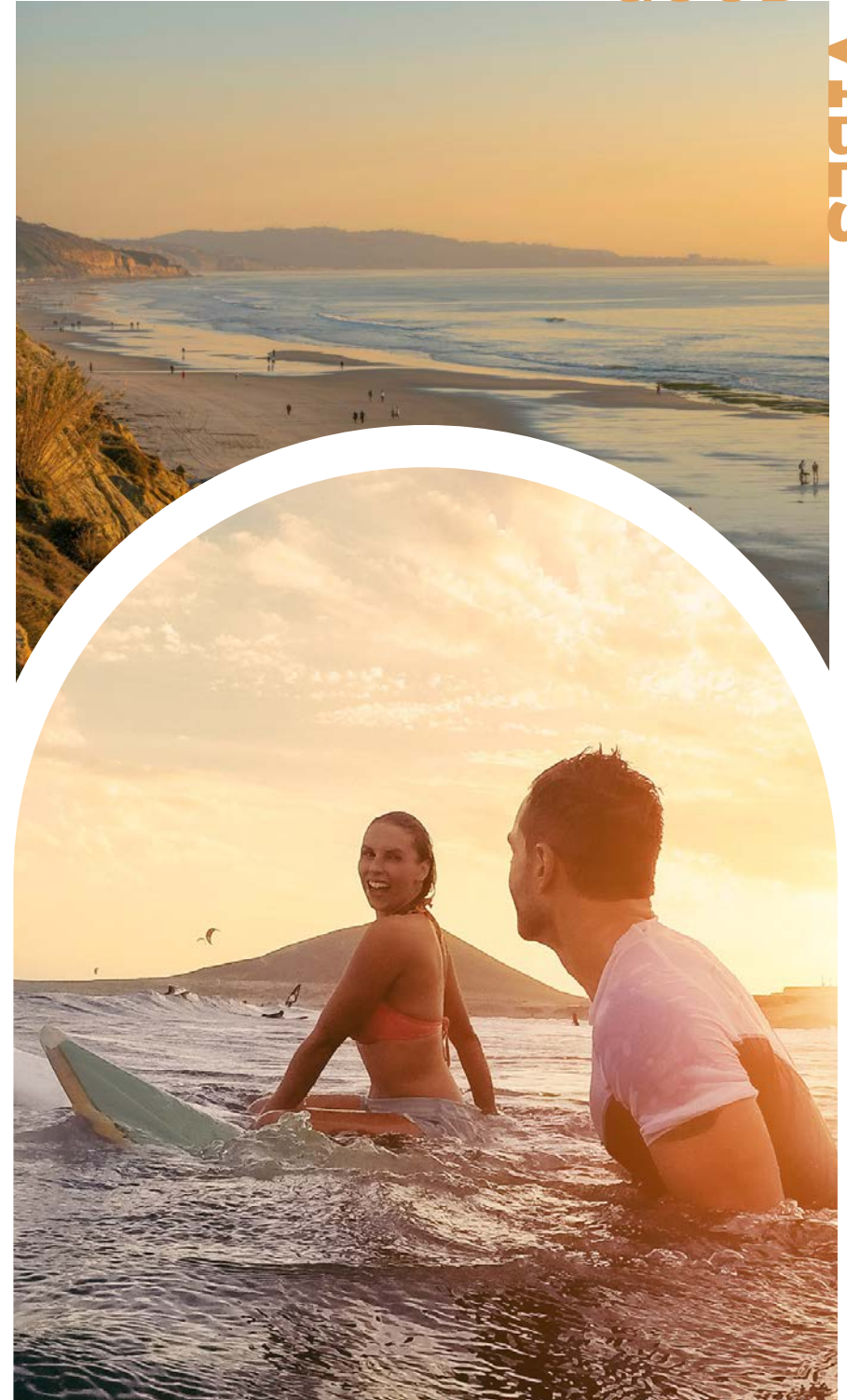
**Sunshine Spaces That Inspire**

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.

# Site Plan



# Del Mar's Premier Business Destination.



## Available Space For Lease

BUILDING	SUITE	SIZE (RSF)	AVAILABLE	ASKING RATE
12730	260	2,448 SF	Now	Negotiable
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



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12730

Suite 260

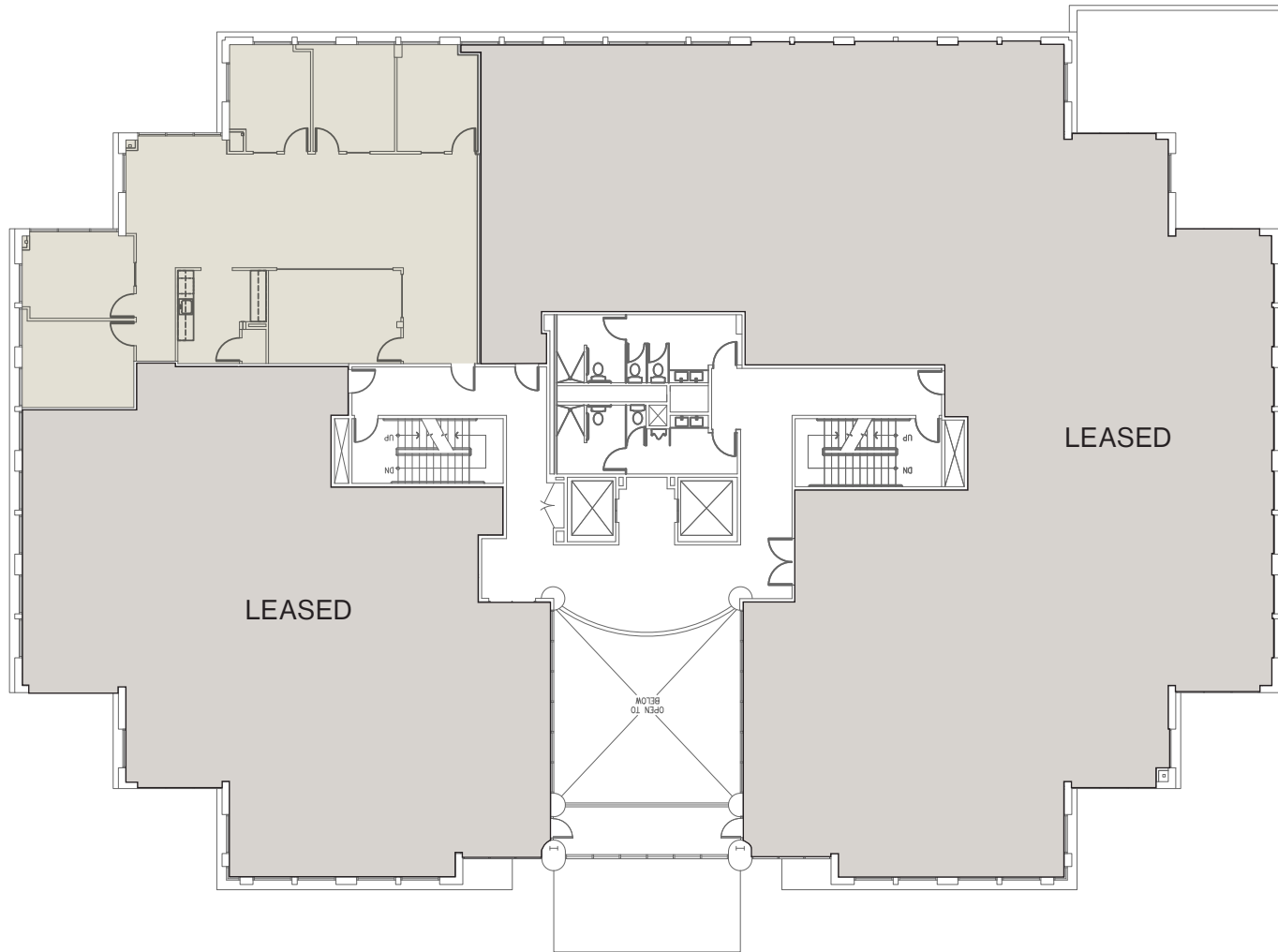
2,448 RSF

Available Now



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

As-Built Floorplan

12730  
Suite 400

13,913 RSF  
Available Now



LEASE RATE  
Negotiable



Conceptual Floorplan

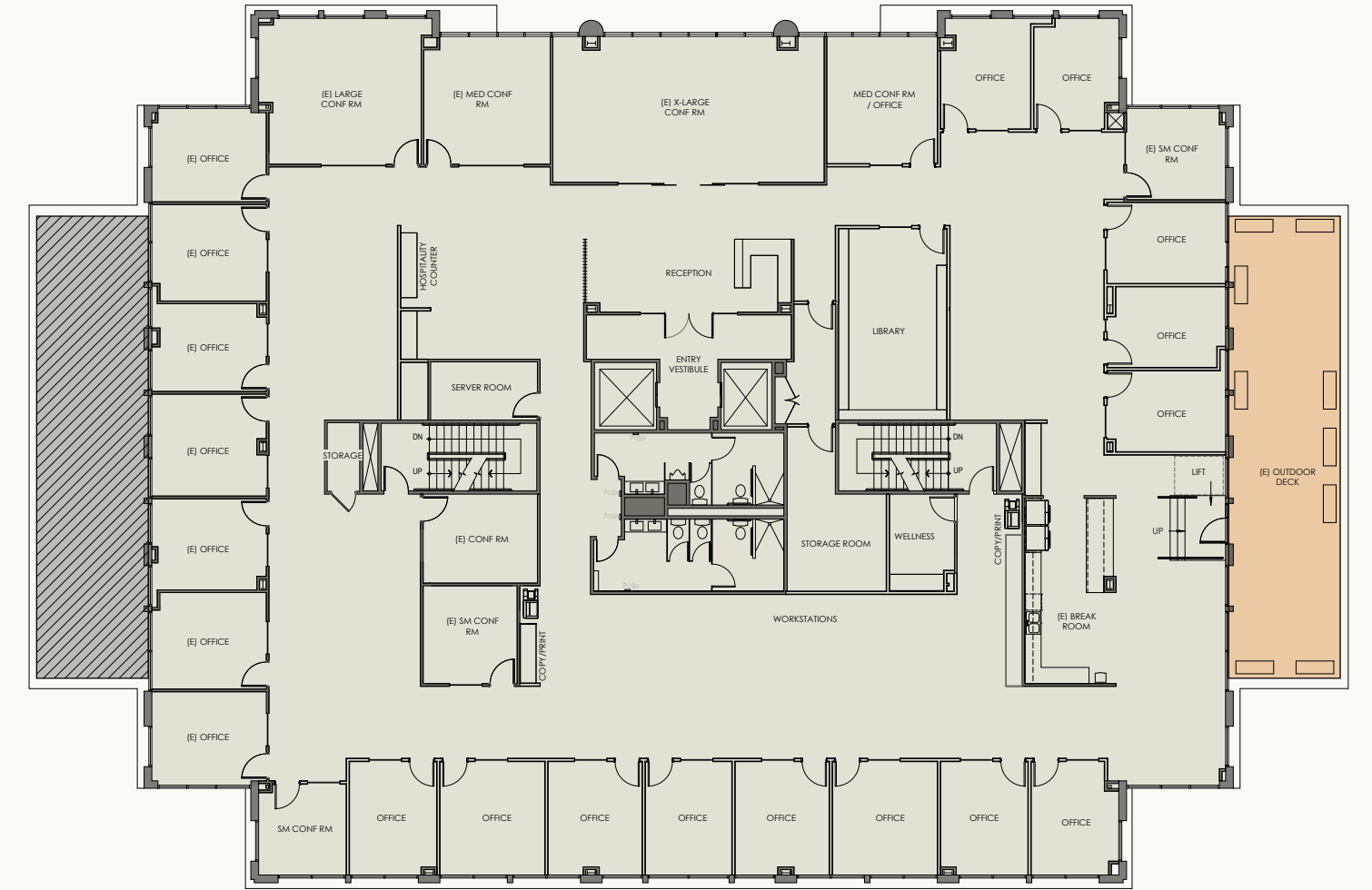
FOR ILLUSTRATION PURPOSES ONLY

12730  
Suite 400

13,913 RSF  
Available Now



LEASE RATE  
Negotiable



# 12750

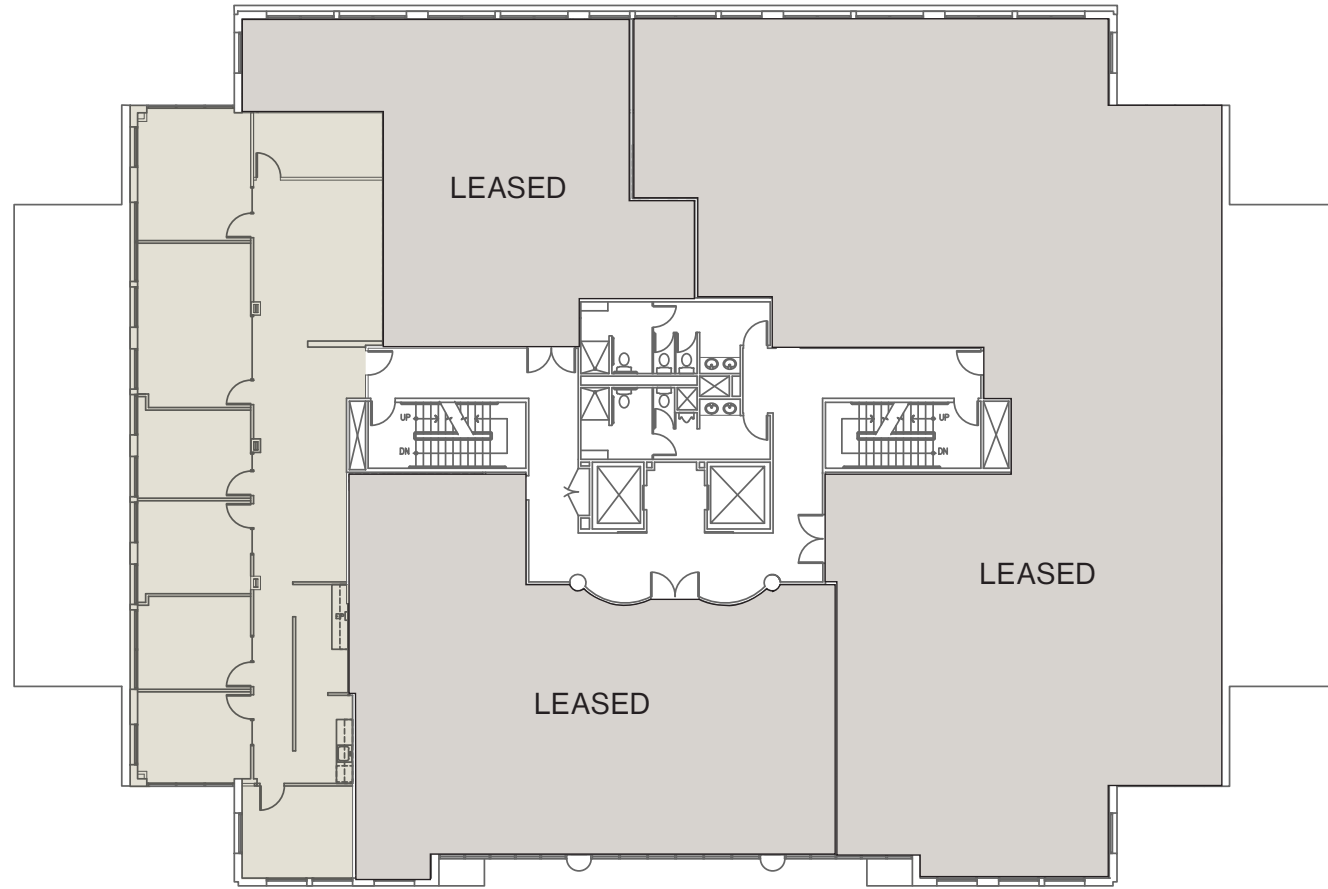
Suite 450

2,996 RSF

Available November 1, 2026



LEASE RATE  
Negotiable



# 12770

Suite 240

1,983 RSF

Available in 90 Days

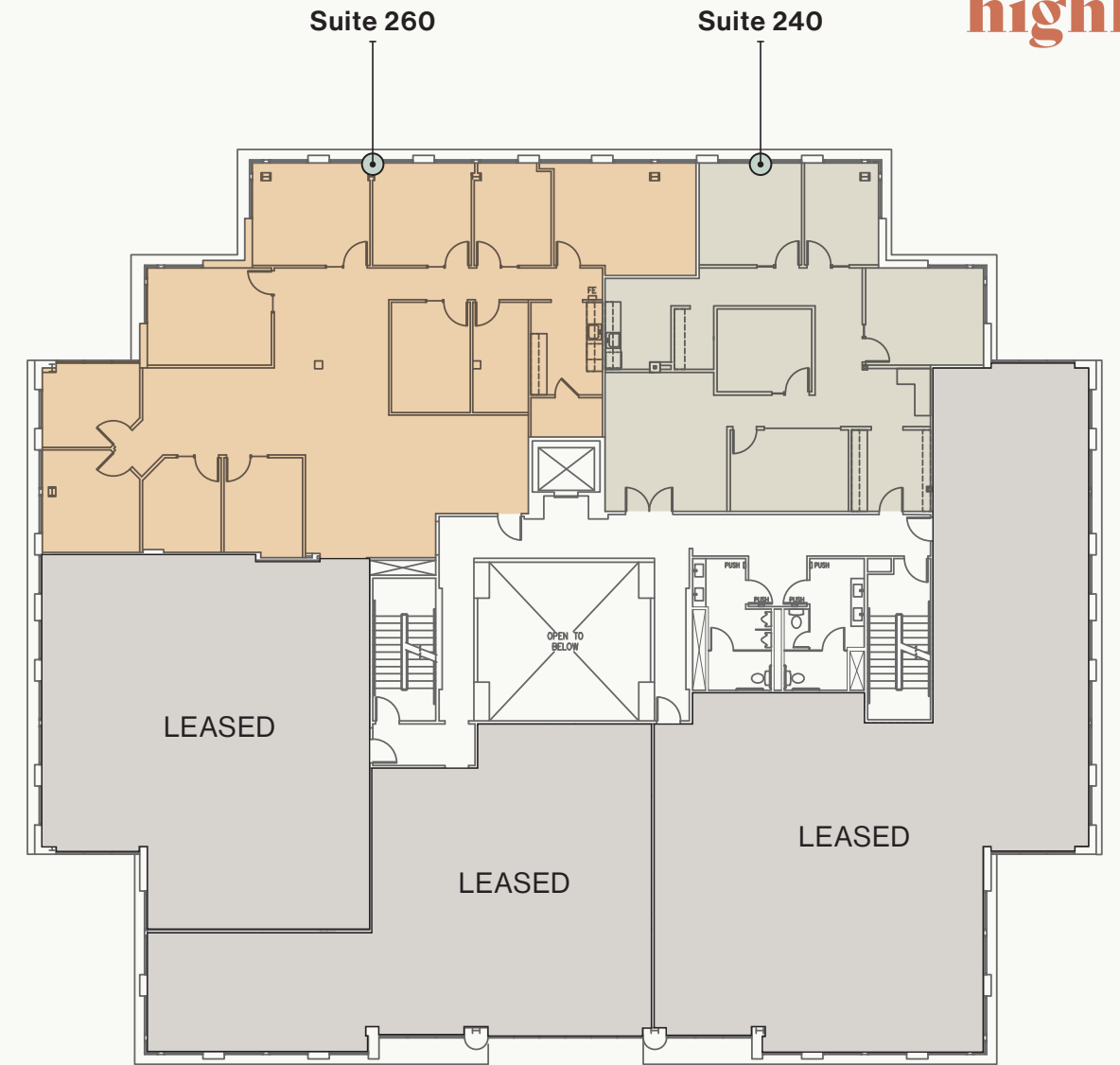
Suite 260

3,587 RSF

Available May 1, 2027



LEASE RATE  
Negotiable





Next To  
One Paseo.  
Minutes  
from the  
Beach.

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# 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



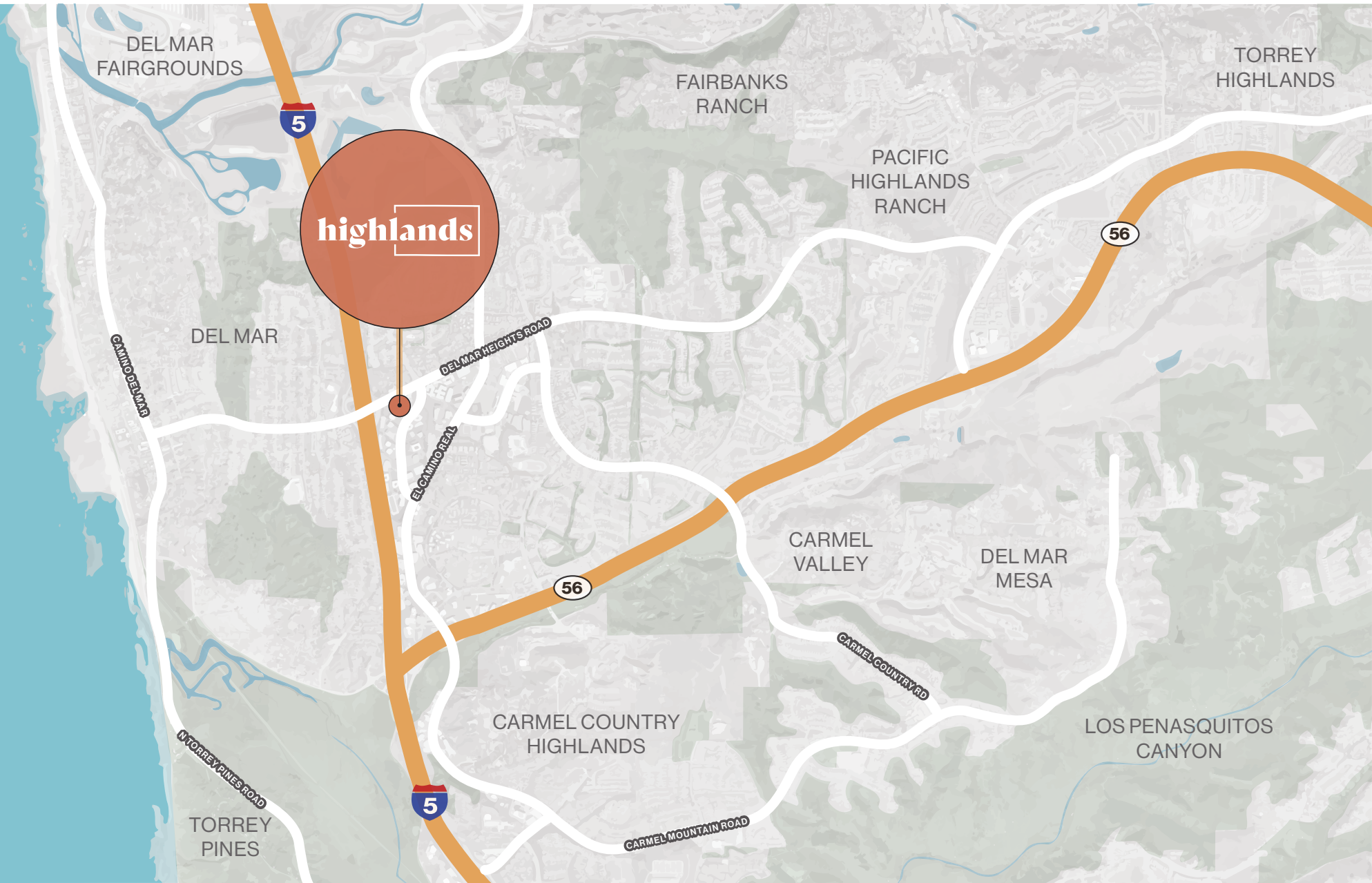
## DRIVING DISTANCES

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





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## 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.



### 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)



# 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.

A Property By



## 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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