
I N T R O D U C I N G

Junction

at Del Mar

AVAILABILITY

BUILDING	SUITE	RSF	AVAILABILITY
12707	100*	3,833	VACANT SPEC SUITE
12707	115*	2,346	VACANT SPEC SUITE
12707	130	1,476	VACANT SPEC SUITE
12707	300	3,421 - 20,266	VACANT

* Suites 100 and 115 are contiguous for 6,179 RSF.

Major renovations coming soon:

- » New hardscape
- » Enhanced courtyard with meeting areas, water feature, and fire pit
- » New lobbies, corridors, and restrooms
- » New signage
- » New landscaping
- » Move-in ready creative spec suites



Parking Ratio:
3.6/1,000 USF surface and
covered parking available



Immediate adjacency to One Paseo
- multiple food and boutique options



Immediate access to
Interstate 5 and Highway 56



Building and monument signage
available

RENOVATIONS COMPLETE

EXTERIOR & LOBBY



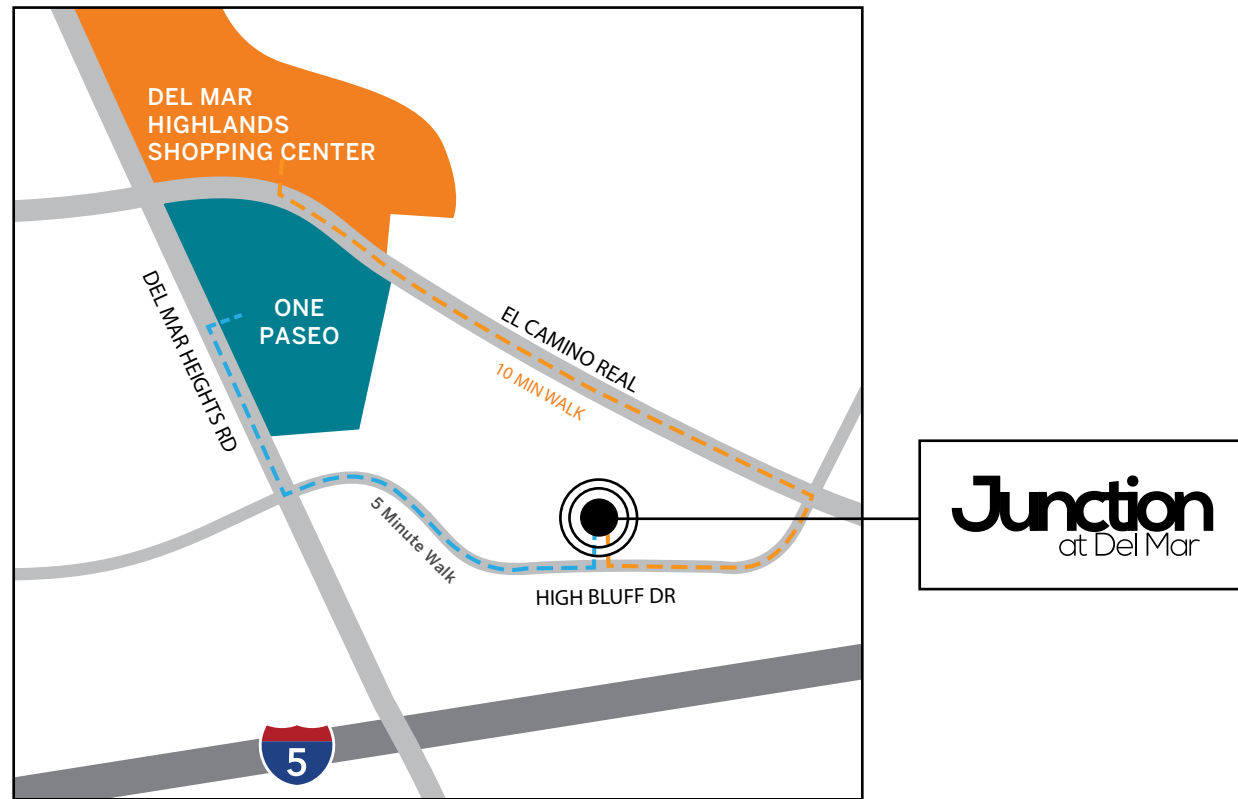
BRAND NEW SPEC SUITES



OUTDOOR COURTYARD



WALKABLE AMENITIES



ONE PASEO INTERESTED RETAILERS

DEL MAR HIGHLANDS SHOPPING CENTER RETAILERS



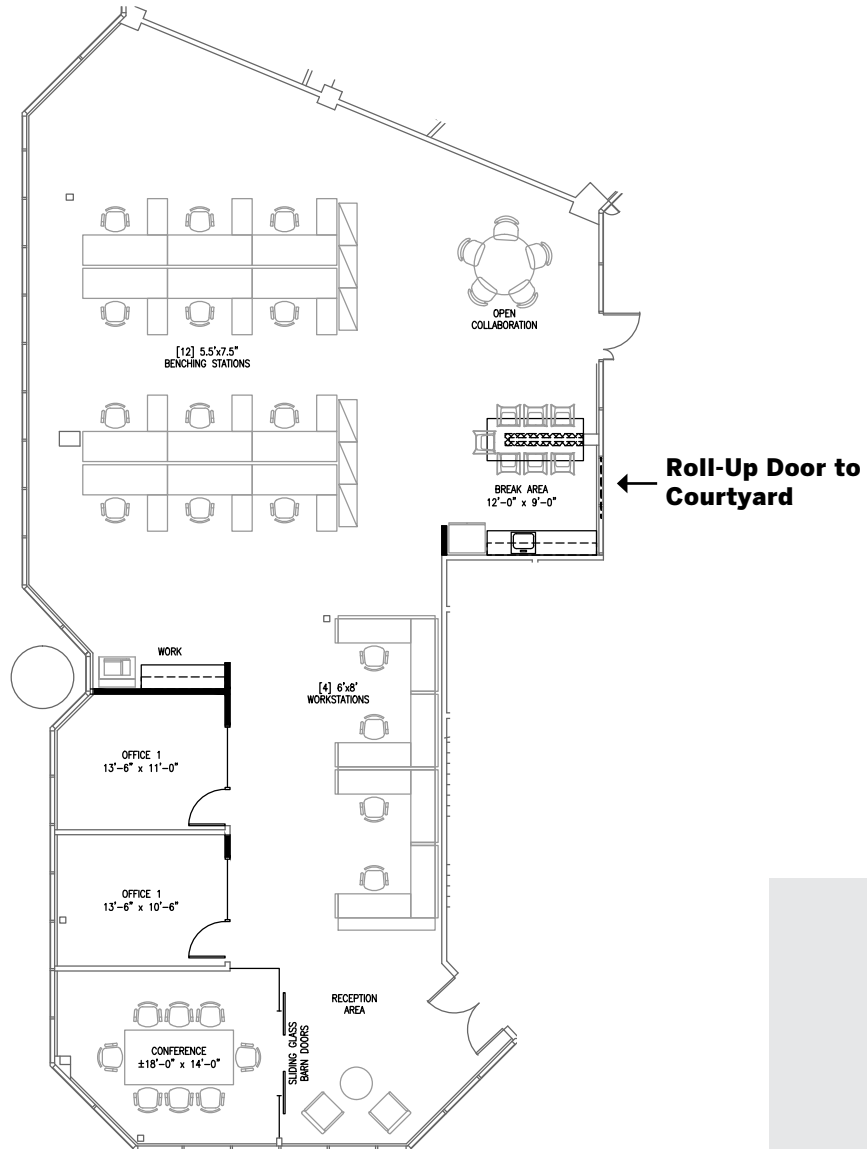
AMENITIES MAP



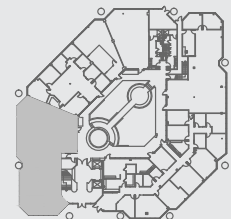
FLOOR PLAN

12707 HIGH BLUFF DRIVE | SUITE 100: 3,833 RSF

SPEC SUITE



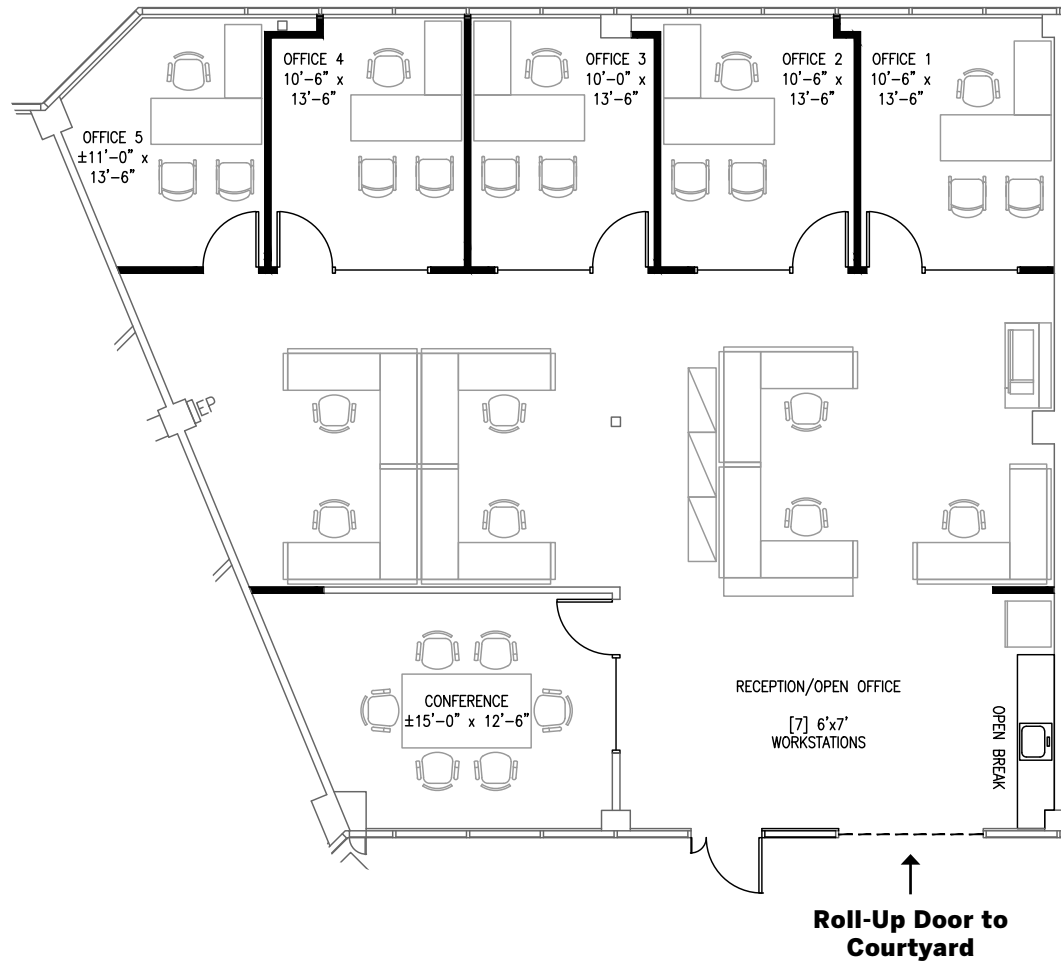
KEY PLAN



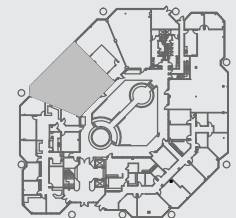
FLOOR PLAN

12707 HIGH BLUFF DRIVE | SUITE 115: 2,346 RSF

SPEC SUITE



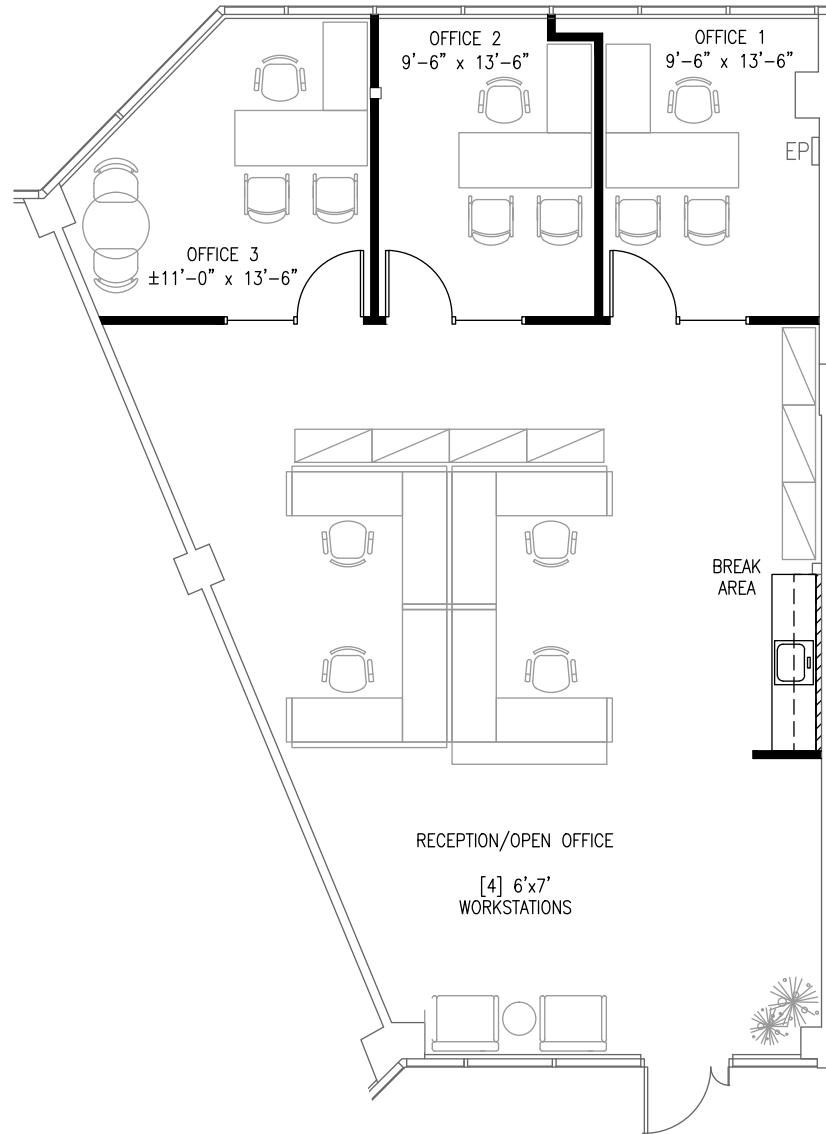
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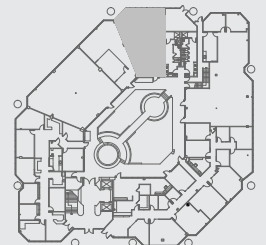
FLOOR PLAN

12707 HIGH BLUFF DRIVE | SUITE 130: 1,476 RSF

SPEC SUITE



KEY PLAN



12707 HIGH BLUFF DRIVE | SUITE 300: 3,421 - 20,266 RSF

Hypothetical Demising Plan - Space Is Currently In Open White Box Condition



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