

Junction
at Del Mar

AVAILABILITY

BUILDING	SUITE	RSF	AVAILABILITY
12707	125	1,254	2/1/2020
12707	130	1,481	VACANT SPEC SUITE
12707	150	5,813	VACANT
12707	300	3,421 - 20,297	VACANT

Features include:

- » Direct access to One Paseo - multiple food and boutique shopping options
- » New lobbies, corridors, landscaping, and hardscape
- » Move-in ready creative spec suites
- » Enhanced courtyard with meeting areas, water feature, and fire pit
- » Dry cleaning services
- » Car washing services



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



Immediate adjacency to One Paseo
- multiple food and boutique
shopping options



Immediate access to
Interstate 5 and Highway 56



Building and monument signage
available

EXTERIOR & LOBBY



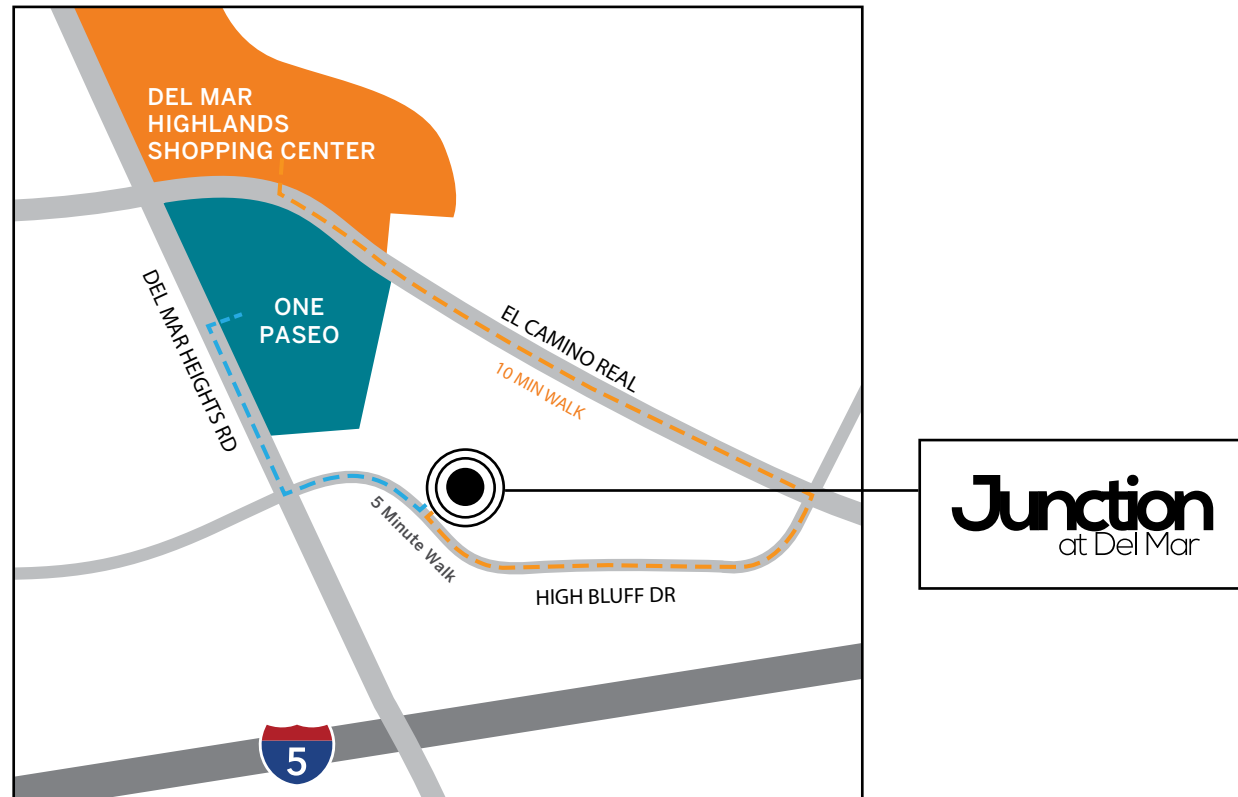
BRAND NEW SPEC SUITES



OUTDOOR COURTYARD



WALKABLE AMENITIES



ONE PASEO
SHOPPING CENTER RETAILERS

DEL MAR HIGHLANDS
SHOPPING CENTER RETAILERS



AMENITIES MAP



La Columbe
Eureka! Discover
American Craft
Corner Bakery Cafe
NAPIZZA
Pressed Juicery
Shake Shack
True Food Kitchen
ArcLight Cinemas
24 Hour Fitness
Super Sport

UTC

UC SAN DIEGO

LA JOLLA

**TORREY PINES
GOLF COURSES**

**TORREY PINES
STATE BEACH**

56

PIAZZA CARMEL

Junction
at Del Mar

El Camino Real

High Bluff Dr

Del Mar Heights Rd

**BEACHSIDE
DEL MAR**

5

**NEW PHASE OF
DEL MAR HIGHLANDS
TOWN CENTER**

ONE PASEO

**DEL MAR HIGHLANDS
TOWN CENTER**

**CARMEL
COUNTRY PLAZA**

Katana Sushi
Oggi's Pizza &
Brewing Co.

Porkyland
Coffee Bean &
Tea Leaf

Dry Clean USA
CycleBar
Carmel Valley
Pharmacy

Del Mar Floral & Gifts
Union Bank

Baker & Olive
Searsucker
Casa Sol Y Mar
Carnitas
Snack Shack
Urban Plates
Taverna Blue

Cinépolis,
Davanti Enoteca
Mia Francesca

Rimel's
Snooze
Ralph's
Jimbos

Chipotle
Gami Sushi
Starbucks
Marketplace Grille
Pavilions
Beasley's Cleaners
Postal Annex +

Shake Shack
Sweetfin Poke
North Italia
The Butchery
Ways & Means
International Smoke
Mizukiyama Sushi
Parakeet Cafe
Tender Greens
Tocaya Organica

Joe & The Juice
Blue Bottle
Susie Cakes
Salt & Straw
BodyRok
Soulcycle
Drybar
curBAR
Color Counter
West of Camden

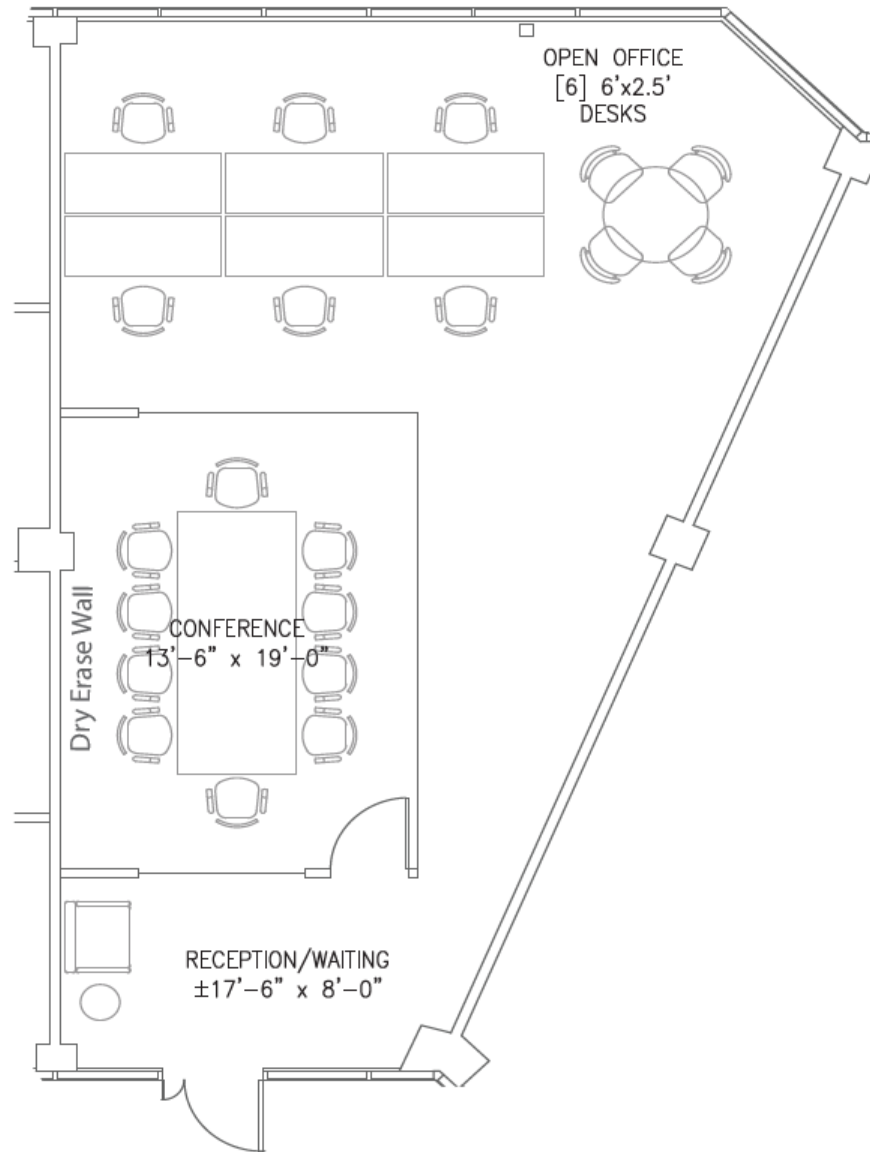
Van De Vort
Whiskey + Leather
Shop Good
Urban Beach House
Faherty
Nathan West
Pigment
Marrow Fine

Starbucks
Boto Sushi Del Mar
The Broken Yolk Cafe
Yoga Del Mar
Kotija Jr. Taco Shop
Bushfire Kitchen
Vons

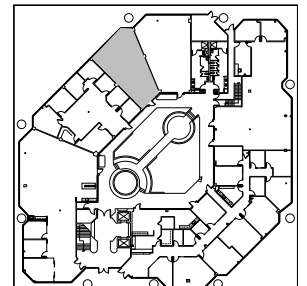
FLOOR PLAN

12707 HIGH BLUFF DRIVE | SUITE 125: 1,254 RSF

AS-BUILT PLAN



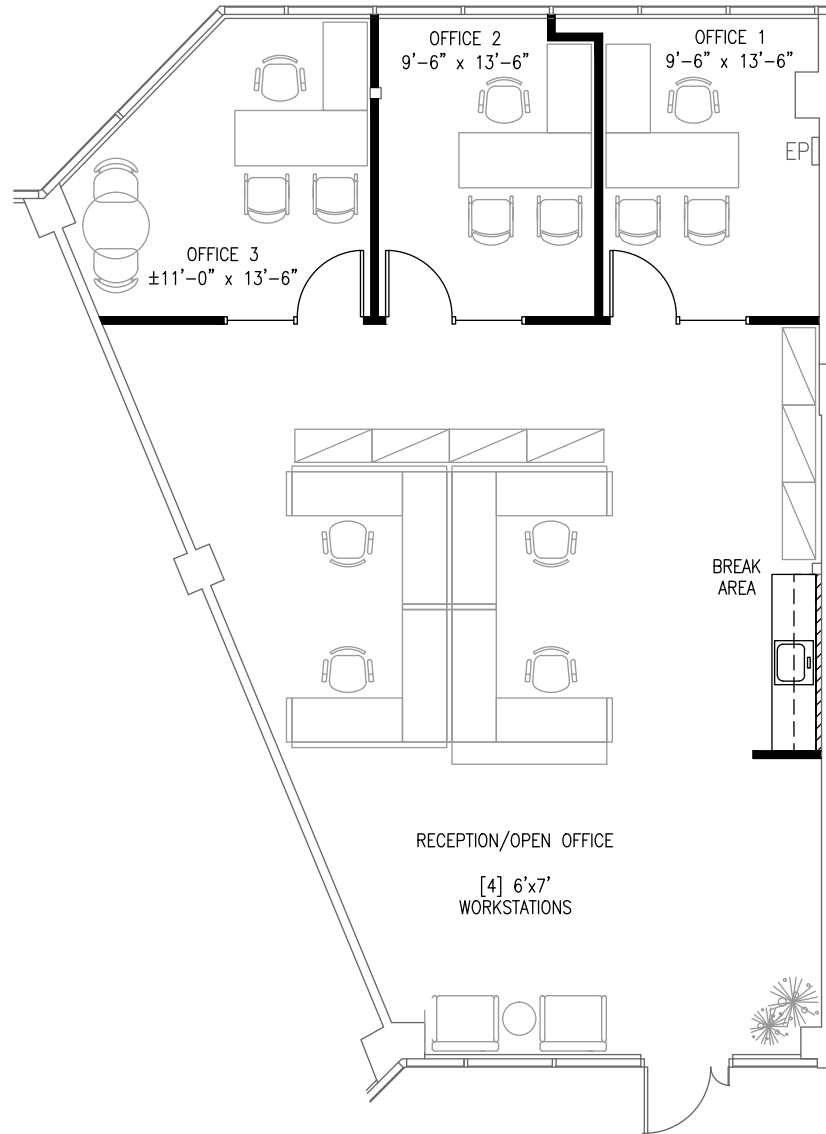
KEY PLAN



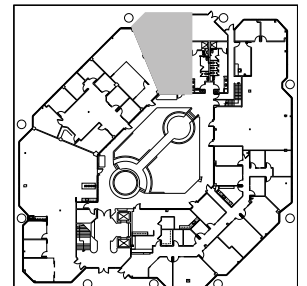
FLOOR PLAN

12707 HIGH BLUFF DRIVE | SUITE 130: 1,481 RSF

SPEC SUITE



KEY PLAN



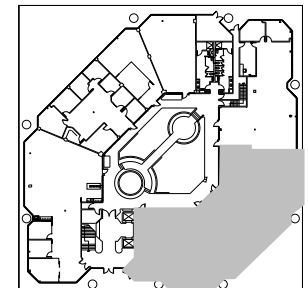
FLOOR PLAN

12707 HIGH BLUFF DRIVE | SUITE 150: 5,813 RSF

HYPOTHETICAL FLOOR PLAN



KEY PLAN



12707 HIGH BLUFF DRIVE | SUITE 300: 3,421 - 20,297 RSF

Hypothetical Demising Plan - Space is Currently in Open White Box Condition



Junction

at Del Mar

For Information Contact:

CHRIS PASCALE

Lic. 0890849
+1 858 546 4601
chris.pascale@cbre.com

MIKE HOECK

Lic. 01386247
+1 858 646 4700
mike.hoeck@cbre.com

RYAN EGLI

Lic. 01445615
+1 858 546 4648
ryan.egli@cbre.com

ELLYCIA HALDEN

Lic. 01984836
+1 858 546 4657
ellycia.halden@cbre.com



CBRE, INC. Broker Lic. 00409987

© 2019 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, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.