



Del Mar Gateway

11988 El Camino Real, San Diego, CA 92130



PGIM



CUSHMAN & WAKEFIELD



A Cut Above the Rest

Del Mar Gateway is a high-rise, high-visibility Class A workplace designed to set a higher standard for the modern office.

With premier onsite amenities and recent upgrades, including a striking 2-story atrium lobby, Del Mar Gateway offers everything modern tenants are looking for in an unbeatable location.



Property Highlights



SHARED CONFERENCE ROOM

Located in the common area and available for tenant use



INDOOR/OUTDOOR CAFE

Featuring boutique coffee roaster, sandwiches and salads



164,590 RSF

High image Class A office building



PRIME VISIBILITY & ACCESSIBILITY

Excellent visibility and immediate access from I-5, SR-56 and El Camino Real



FITNESS CENTER

With spa quality shower and locker facilities



4.0 / 1,000 RSF PARKING

Ample parking; plus covered, reserved spaces available in secured parking structure, 2 dual head chargers that feed 4 parking spaces including an ADA space



ENERGY EFFICIENT

State-of-the-art, energy efficient HVAC mechanical systems



AMENITIES FOR GUESTS & EMPLOYEES

Adjacent to the Marriott Hotel with event halls, Arterra Restaurant, and <1 mile from Del Mar Highlands Town Center and One Paseo



ENTRY LOBBY | INTERIOR



ATRIUM LOBBY | INTERIOR

Del Mar Gateway

1ST FLOOR

- Suite 150 - 4,963 RSF [Available September 2023]
Lease Rate: \$4.70/ RSF +U | New Creative Spec Suite

3RD FLOOR

- Suite 320 - 2,995 RSF [Available Now]
Lease Rate: \$4.70/ RSF +U | Creative Spec Suite; New Common Area Conference Room

5TH FLOOR*

- 22,150 RSF [Available Now]
Lease Rate: \$4.70/ RSF +U | Warm Shell Condition

6TH FLOOR*

- 20,482 RSF [Available Now]
Lease Rate: \$4.70/ RSF +U | Warm Shell Condition

7TH FLOOR*

- 21,699 RSF [Available Now]
Lease Rate: \$4.70/ RSF +U | Warm Shell Condition

8TH FLOOR*

- 22,583 RSF [Available Now]
Lease Rate: \$4.70/ RSF +U | Warm Shell Condition

* FLOORS 5 THROUGH 8 ARE CONTIGUOUS FOR UP TO 86,914 RSF.

Rated for connectivity

Del Mar Gateway, San Diego



WiredScore
GOLD

WiredScore

**WIREScore CERTIFICATION IS
THE DIGITAL CONNECTIVITY RATING
SYSTEM FOR REAL ESTATE.**



INFRASTRUCTURE

Each telecom point of entry, up to two, is serviced via a universal communications chamber to enable a streamlined installation of service provider cabling.

Secure, dedicated, space for internet service provider equipment improves data security and connectivity resiliency for tenant services.

Spare capacity exists within the telecom point of entry conduits to support new internet service providers entering the building to deliver new services to tenants.

The building offers spare secure floor or wall space to accommodate internet service provider equipment for future tenant needs.

Protected telecommunications cabling pathway from point(s) of entry to equipment location(s).

Top-to-bottom vertical cabling riser pathways enable easier and better protected routing of tenant connectivity services.

Installation of telecommunications equipment and cabling has been completed in an orderly manner with unobstructed access to equipment and cabling.

READINESS

Telecom license agreements have been established with all internet service providers in the building. This ensures transparency and stability in the relationship between the building and internet service providers.

CONNECTIVITY

The building's rooftop has space to support future fixed wireless equipment installations.

Fiber optic connectivity is ready to provide high-speed data services to tenants.



BREAK ROOM



CAFE | INTERIOR



FITNESS CENTER



LOCKER ROOM / SHOWERS



OPEN OFFICE





**West & East Facing
Building Top
Signage Available**
260,000 CARS PER DAY



Del Mar Gateway

PROMINENTLY LOCATED IN DEL MAR HEIGHTS



- ONE PASEO**
- Nick's Del Mar
 - SoulCycle
 - Salt & Straw
 - The Butchery
 - North Italia
 - Sweetfin
 - Parakeet Cafe
 - Shake Shack
 - URBN Pizza
- BEACHSIDE DEL MAR**
- Vons
 - Bushfire Kitchen
 - CVS Pharmacy
 - Starbucks
 - Le Bambou
 - SeaSurf Fish Co.
 - Creme & Sugar
 - Broken Yolk Cafe
 - Navy Federal Credit Union

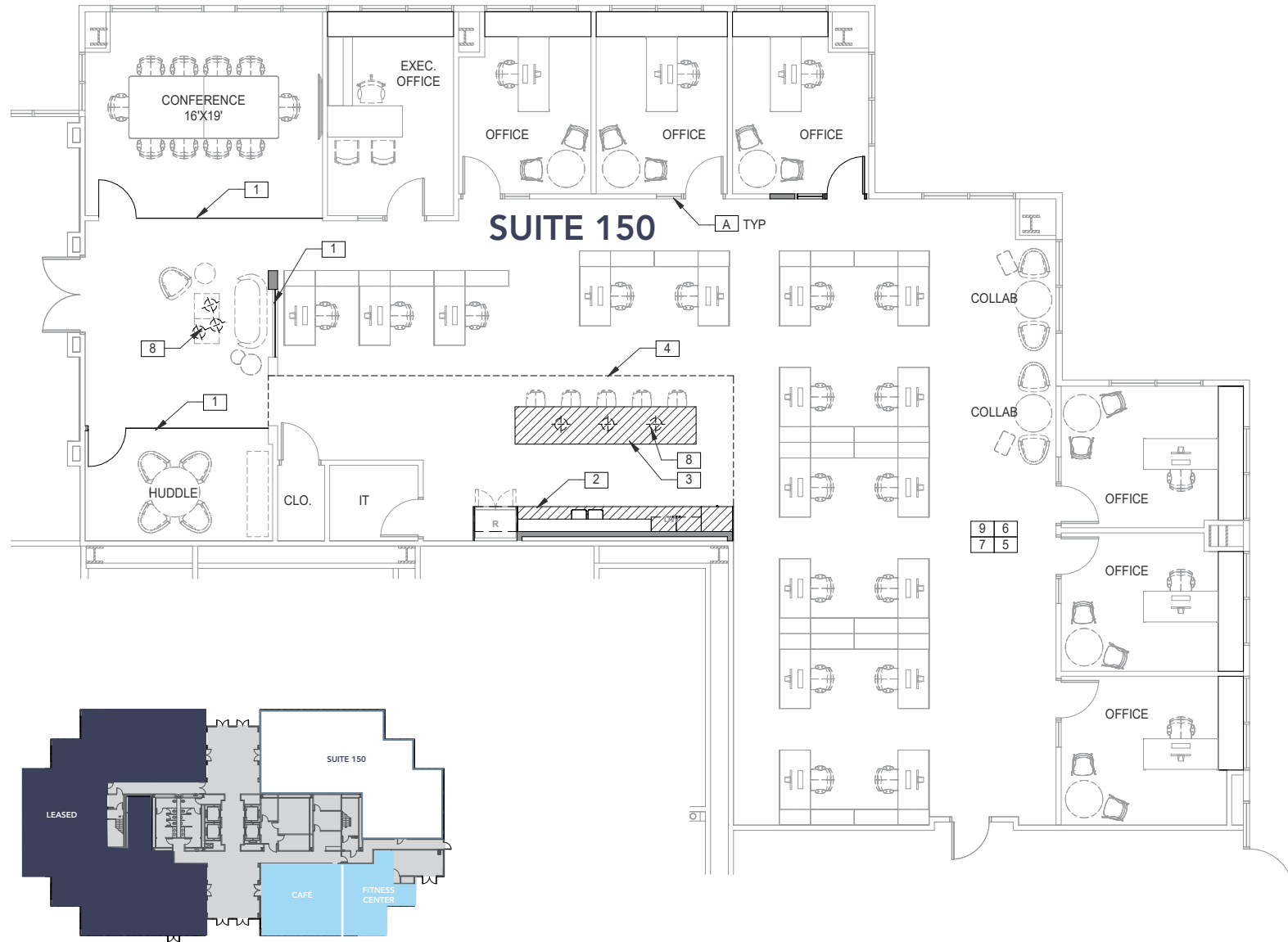
- DEL MAR HIGHLANDS TOWN CENTER**
- Philz Coffee
 - Mendocino Farms
 - Davanti Enoteca
 - FedEx Office / UPS
 - Cinepolis
 - Ralph's
 - Jimbo's
 - Snooze Eatery
 - Dry Bar
 - Searsucker
- PIAZZA CARMEL**
- Villa Capri
 - Spices Thai Cafe
 - Gami Sushi
 - Chipotle
 - Subway
 - Marketplace Grille
 - Wells Fargo
 - Vons
 - Postal Annex
 - F45 Training

- CARMEL VALLEY RECREATION CENTER**
- Indoor multipurpose courts
 - Game room with Table Tennis
 - Picnic areas with barbecues
 - Outdoor basketball courts
 - Outdoor Fitness Stations
 - Tennis courts
 - Amphitheater
 - Two Playgrounds

- HOTELS & MEETING SPACES**
- Marriott Del Mar
 - Residence Inn by Marriott
 - Hampton Inn
 - DoubleTree Resort

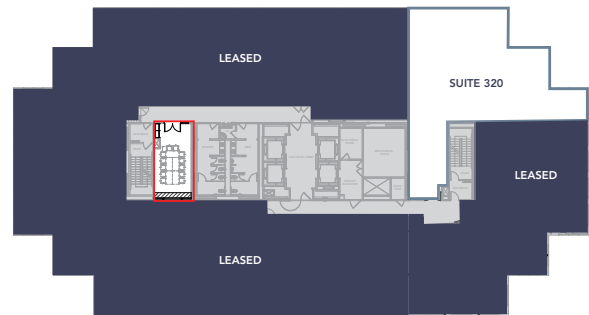
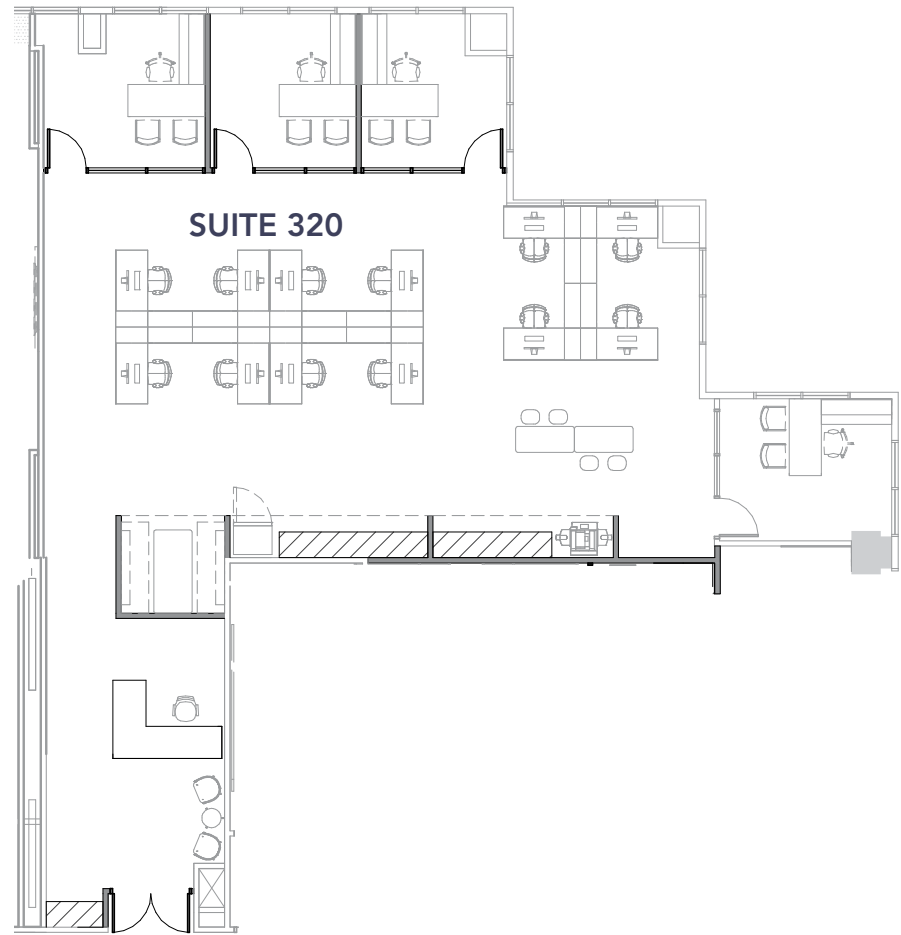
1ST FLOOR

Suite 150 - 4,963 RSF | Available September 2023 | New Creative Spec Suite Underway



3RD FLOOR

Suite 320 - 2,995 RSF | Available Now | New Spec Suite (Open Ceilings, Polished Concrete Floors)

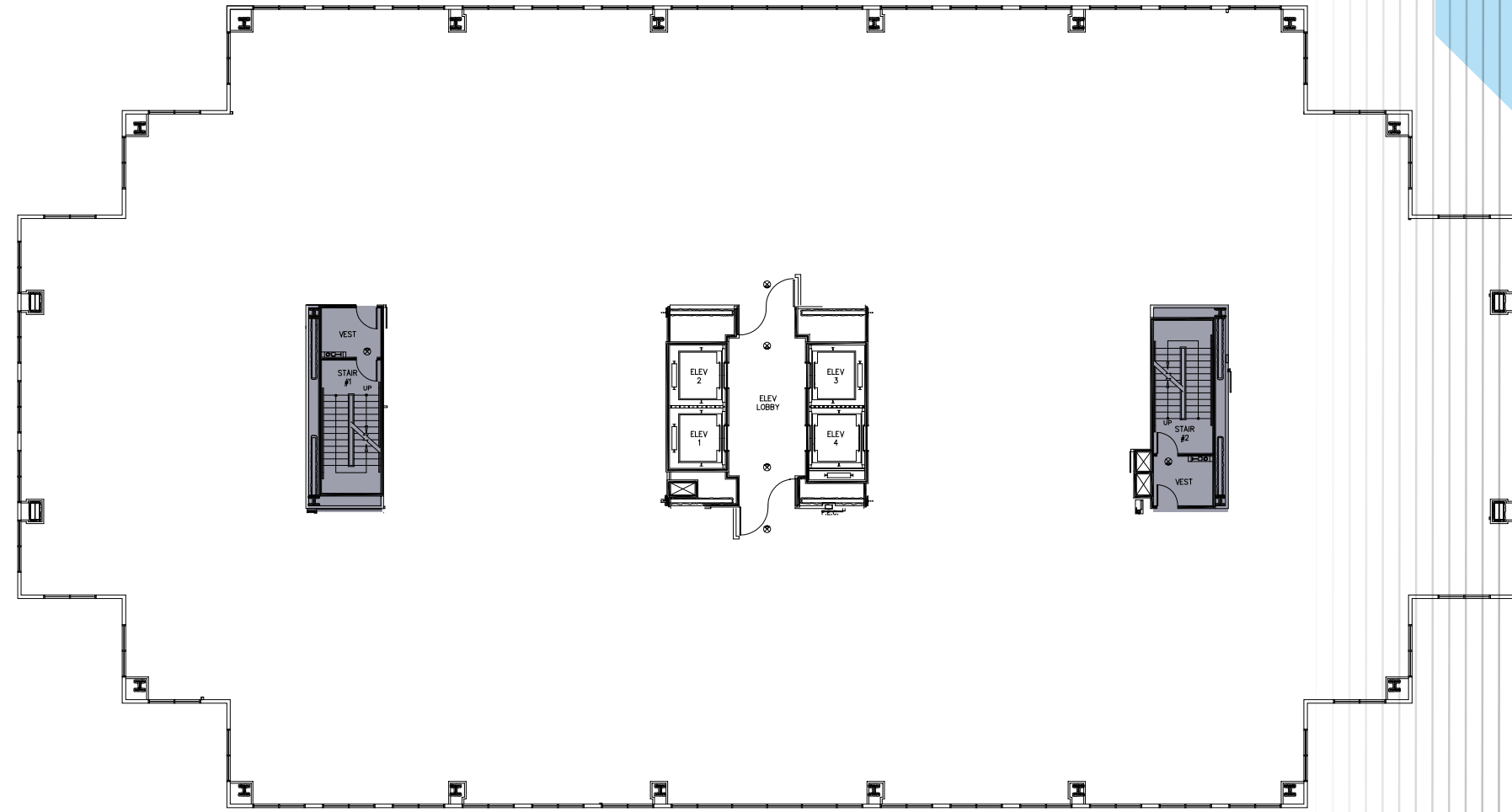


■ Not Part of Suite
□ Common Conference Room



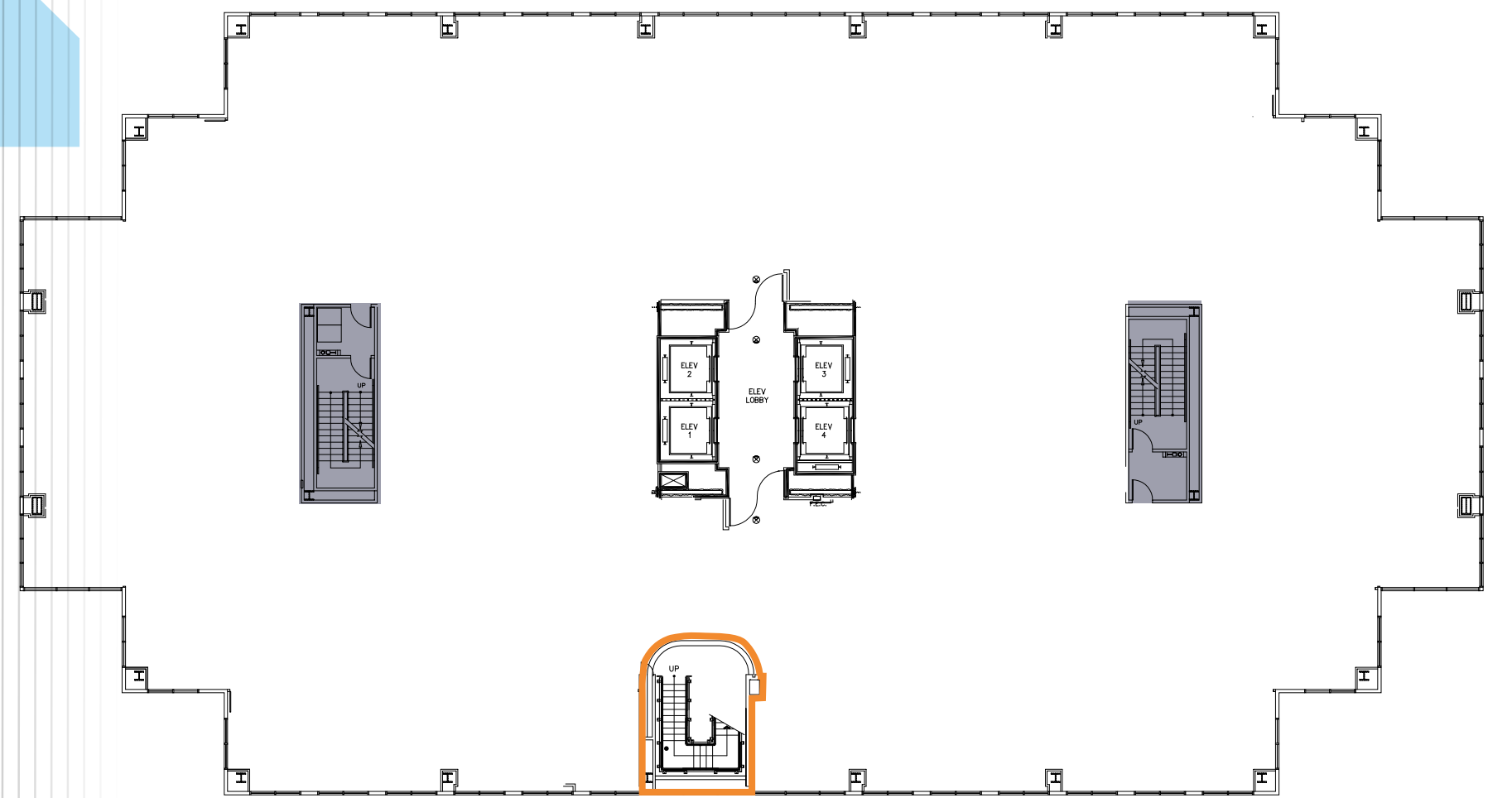
5TH FLOOR

22,150 RSF | Available Now | Warm Shell White Box Condition



6TH FLOOR

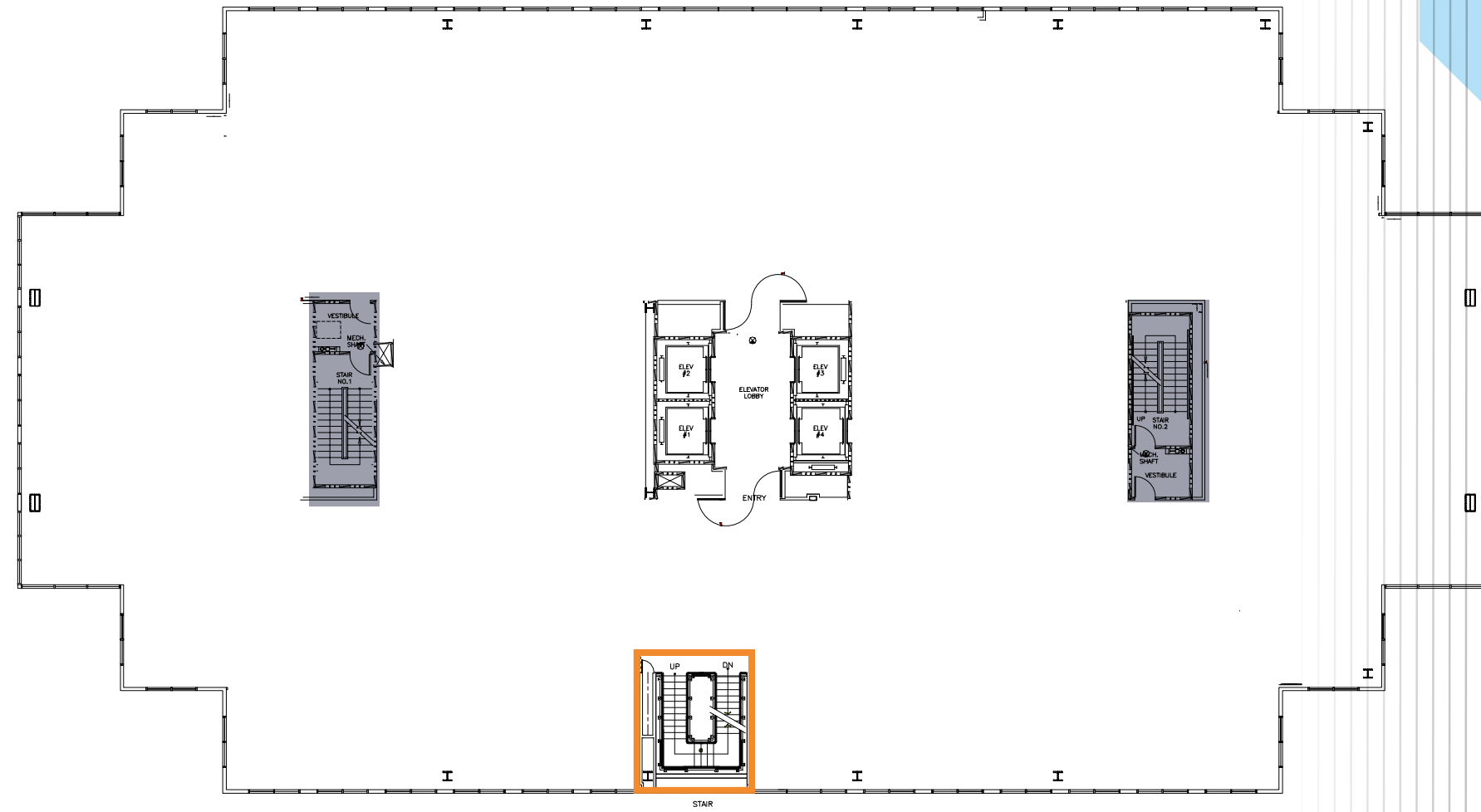
20,482 RSF | Available Now | Warm Shell White Box Condition



 Interior Stairwell Connects Floors 6-8

7TH FLOOR

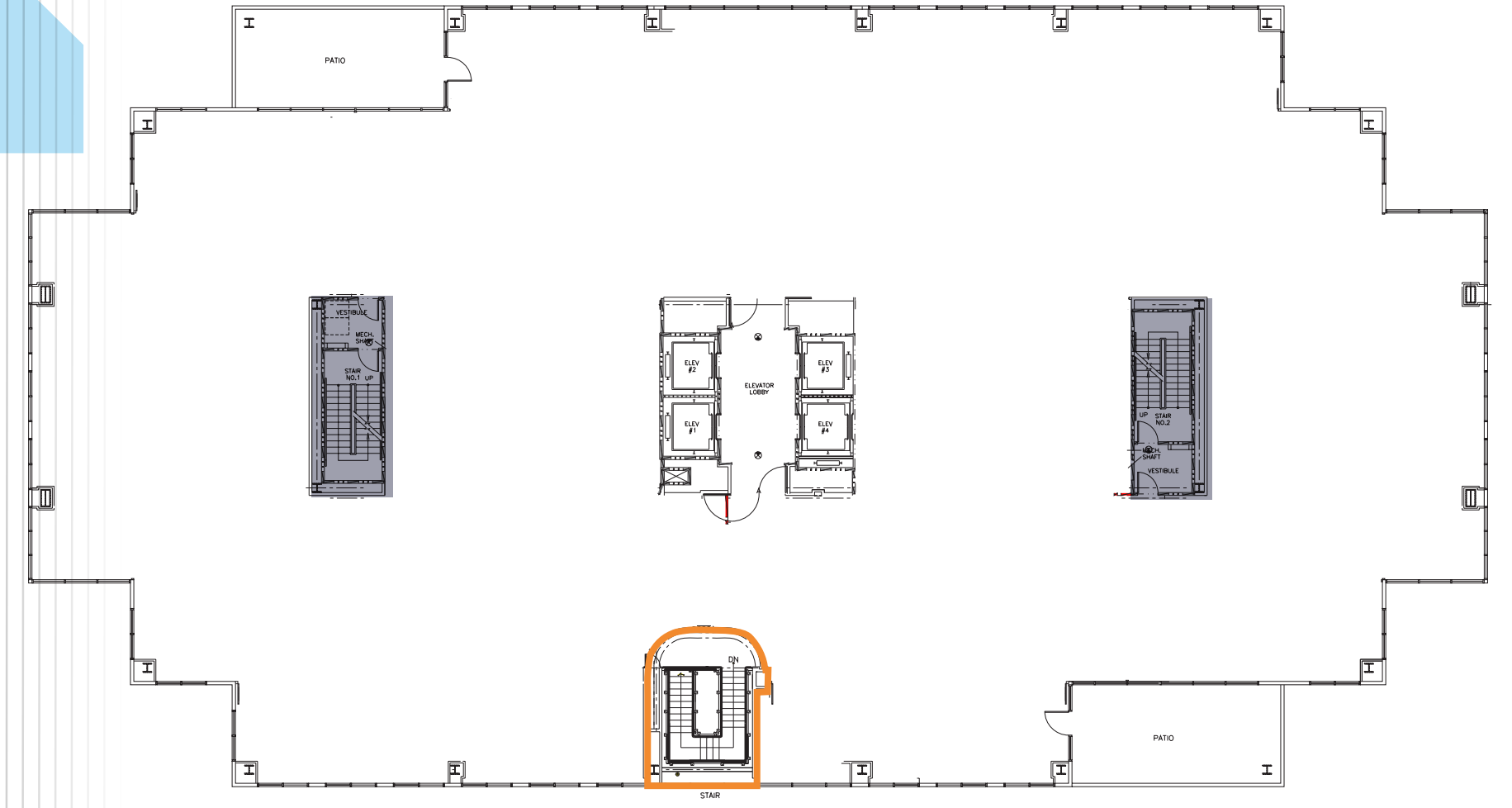
21,699 RSF | Available Now | Warm Shell Condition



 Interior Stairwell Connects Floors 6-8

8TH FLOOR

22,583 RSF | Available Now | Warm Shell Condition



 Interior Stairwell Connects Floors 6-8



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