



DEL MAR GATEWAY

11988 EL CAMINO REAL | SAN DIEGO, CA 92130





PROPERTY HIGHLIGHTS DEL MAR GATEWAY



NEW TWO-STORY ATRIUM LOBBY

Gensler designed lobby with new finishes, furniture and outdoor patio



NEW INDOOR 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



NEW 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 now]
Lease Rate: \$4.70/ RSF +U | Spec Improvements Coming Soon
- Suite 120 - 2,122 RSF [available 10/1/22]
Lease Rate: \$4.70/ RSF +U | New Spec Suite

2ND FLOOR

- Suite 250 - 5,175 RSF [12/1/22]
Lease Rate: \$4.70/ RSF +U | New Spec Suite

3RD FLOOR

- Suite 320 - 2,995 RSF [available 8/1/22]
Lease Rate: \$4.70/ RSF +U | 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

WireScored 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.



FITNESS CENTER



CAFE | INTERIOR



LOCKER ROOM / SHOWERS



RECEPTION



BREAKROOM



OPEN OFFICE



BUILDING TOP SIGNAGE AVAILABLE | 260,000 CARS PER DAY



PROMINENTLY LOCATED IN DEL MAR HEIGHTS DEL MAR GATEWAY



ONE PASEO

- International Smoke
- SoulCycle
- Salt & Straw
- Joe & The Juice
- North Italia
- Ways & Means Oyster
- 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
- Souplantation
- Wells Fargo
- Vons
- Baskin Robbins
- Pick-Up Stix
- Postal Annex

CARMEL VALLEY RECREATION CENTER

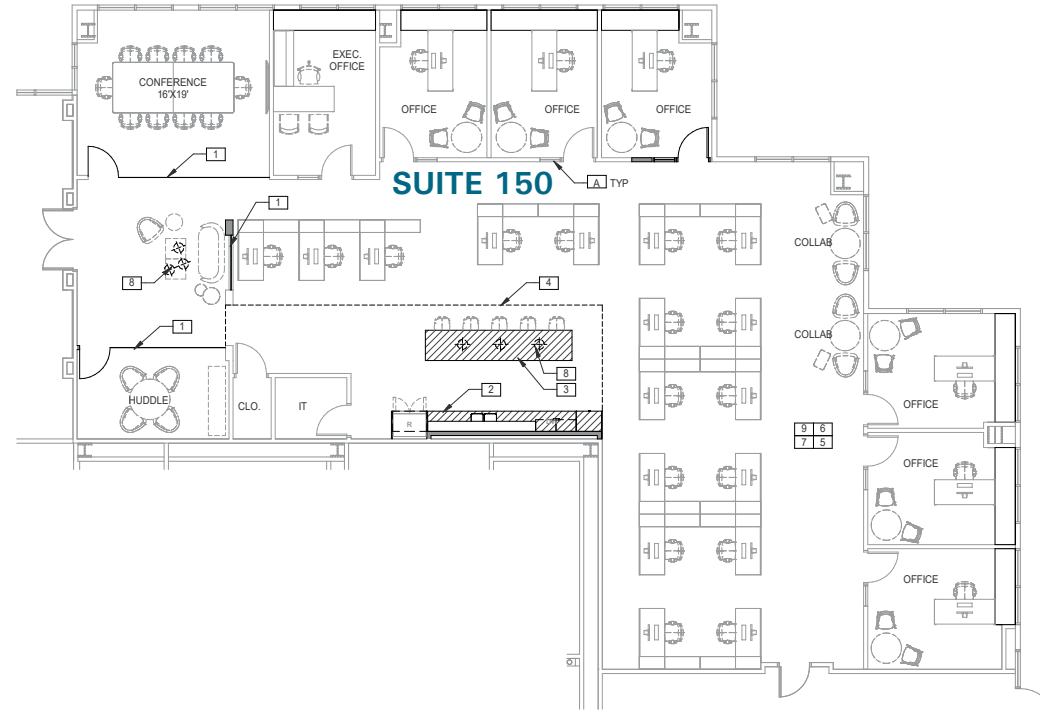
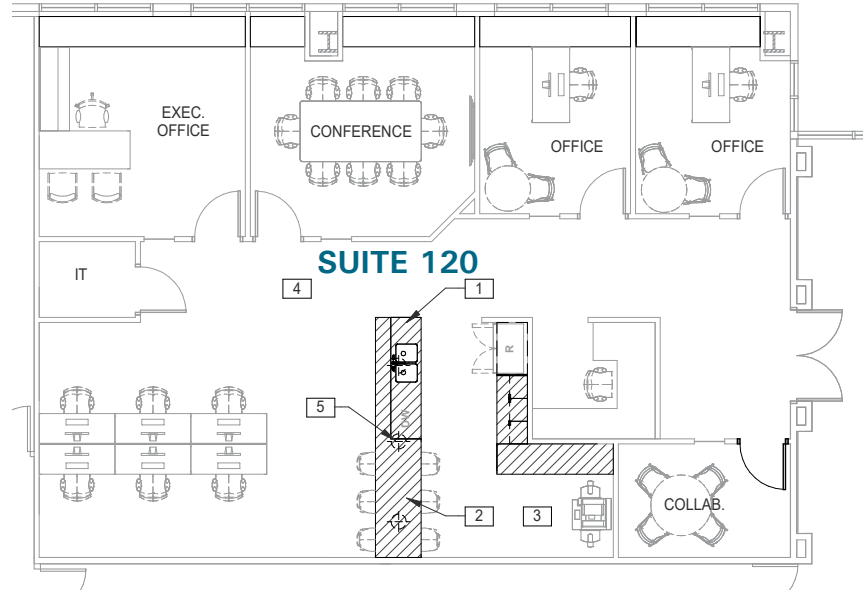
- Indoor multipurpose courts
- Game room with Table Tennis
- Picnic areas with barbecues
- Outdoor basketball courts
- Outdoor Fitness Stations
- Tennis courts
- Amphitheater
- Two Playgrounds

HOTELS & MEETING SPACES

1. Marriott Del Mar
2. Residence Inn by Marriott
3. Hampton Inn
4. DoubleTree Resort

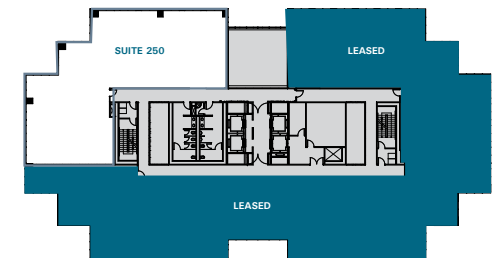
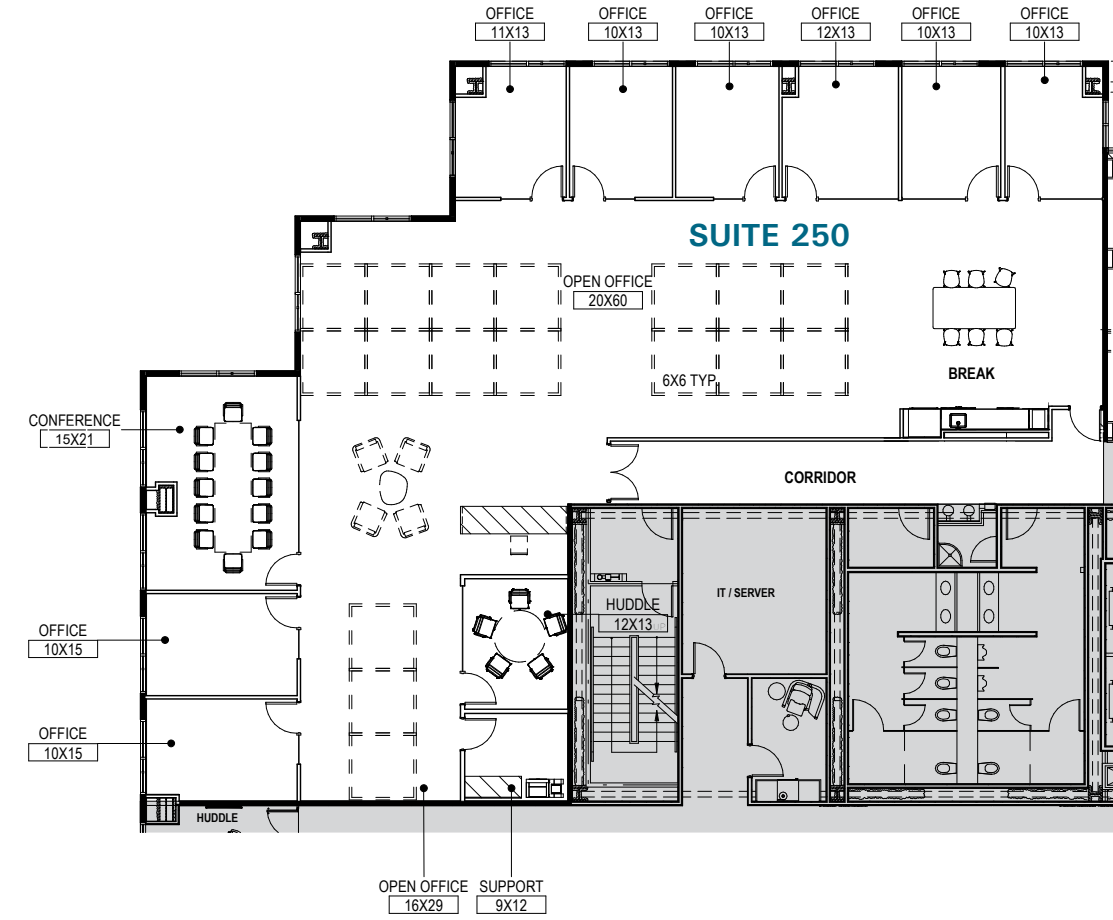
1ST FLOOR

SUITE 120 - 2,122 RSF | AVAILABLE 10/1/22 | NEW SPEC SUITE
SUITE 150 - 4,963 RSF | AVAILABLE NOW | SPEC IMPROVEMENTS COMING SOON



2ND FLOOR

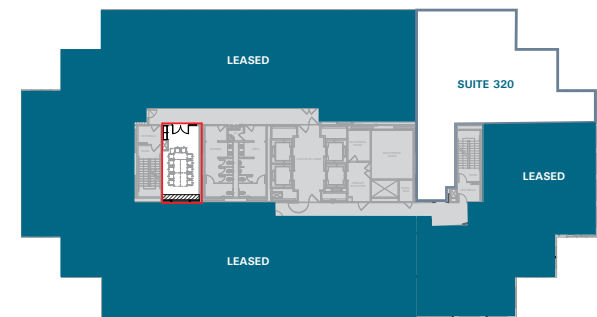
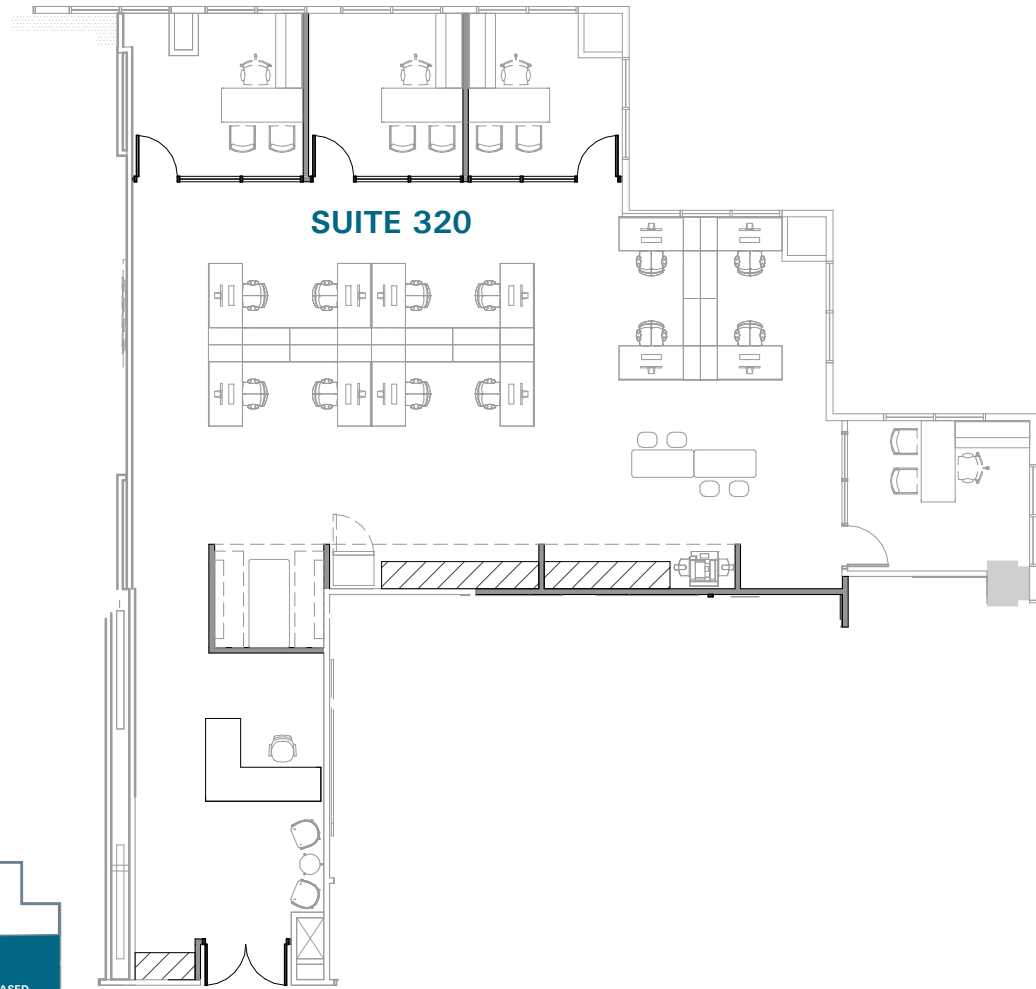
SUITE 250 - 5,175 RSF | AVAILABLE 12/1/22 | NEW SPEC SUITE



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3RD FLOOR

SUITE 320 - 2,995 RSF | AVAILABLE 8/1/22 | SPEC SUITE; NEW COMMON AREA CONFERENCE ROOM



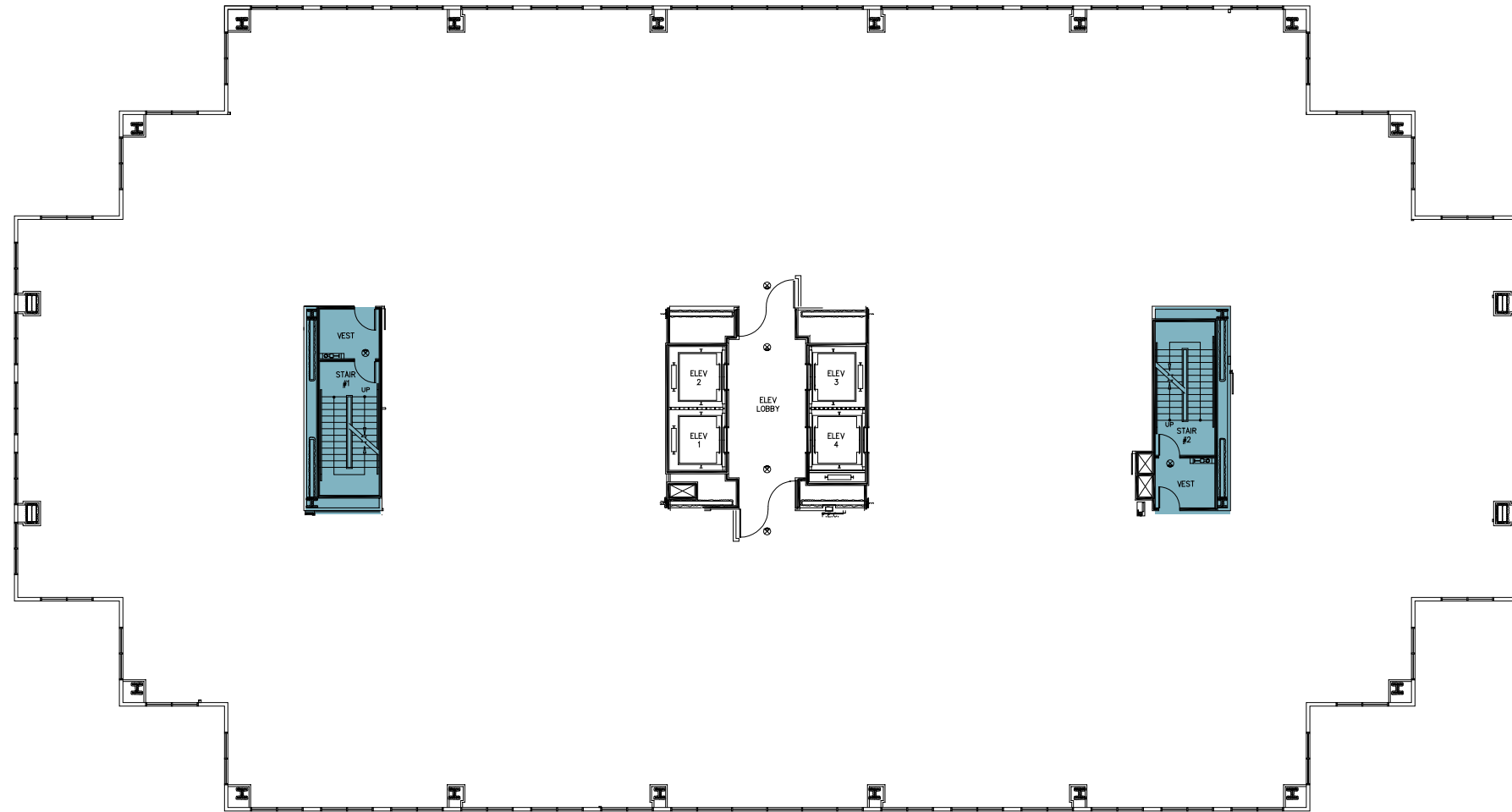
- Not Part of Suite
- To be Built Common Conference Room



DEL MAR GATEWAY

5TH FLOOR

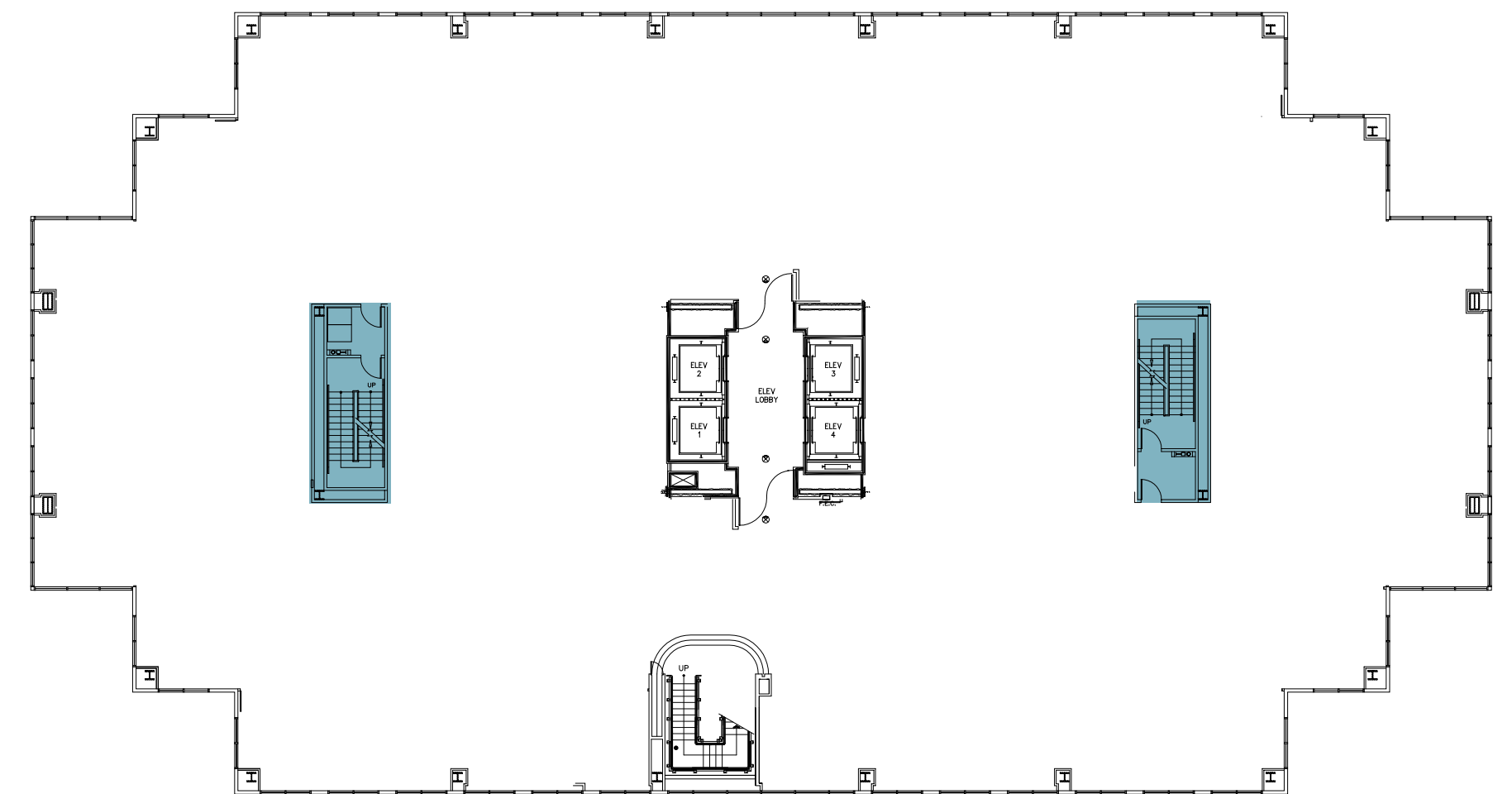
22,150 RSF | AVAILABLE NOW | WARM SHELL CONDITION



DEL MAR GATEWAY

6TH FLOOR

20,482 RSF | AVAILABLE NOW | WARM SHELL CONDITION

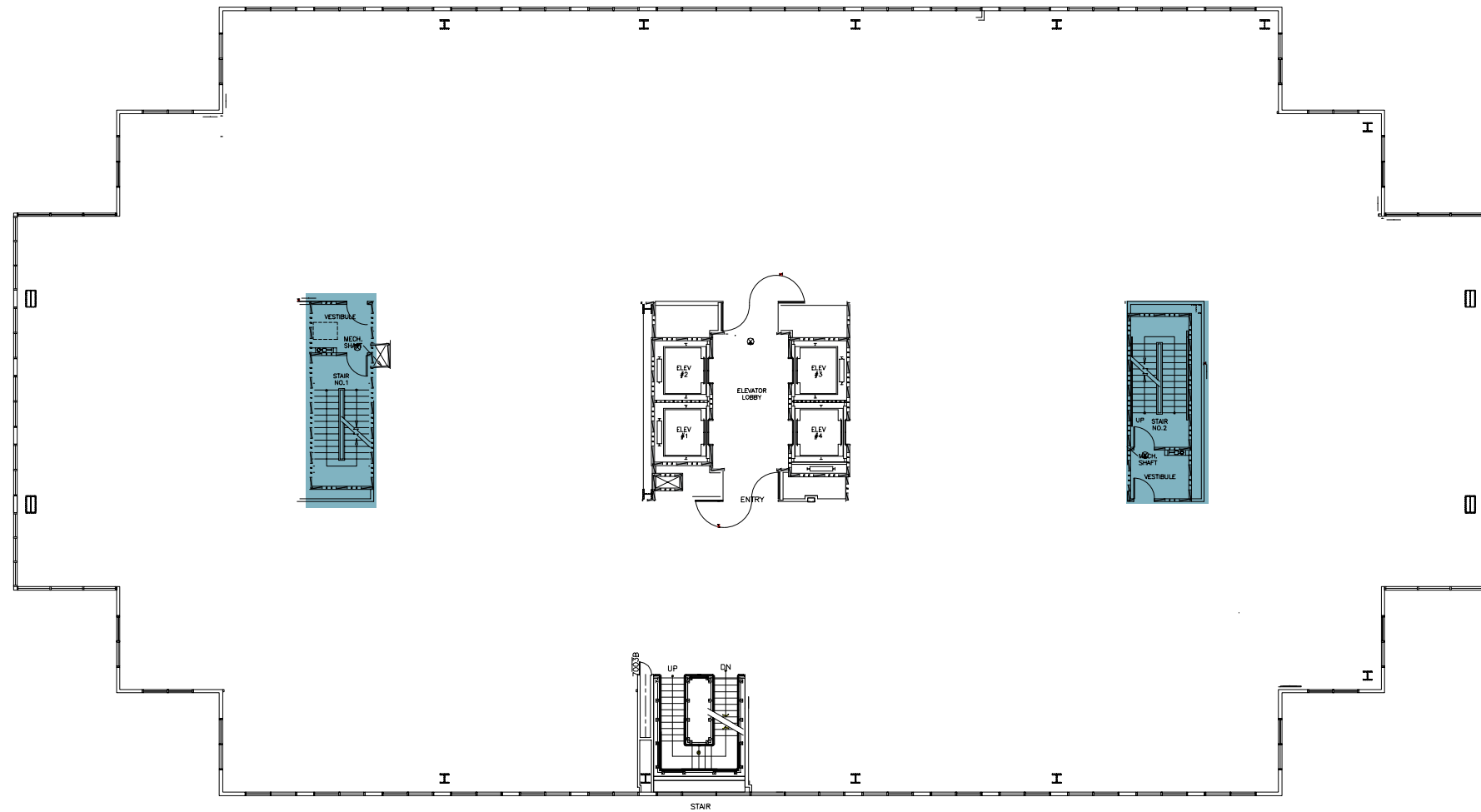


INTERIOR STAIRWELL CONNECTS FLOORS 6-8

DEL MAR GATEWAY

7TH FLOOR

21,699 RSF | AVAILABLE NOW | WARM SHELL CONDITION

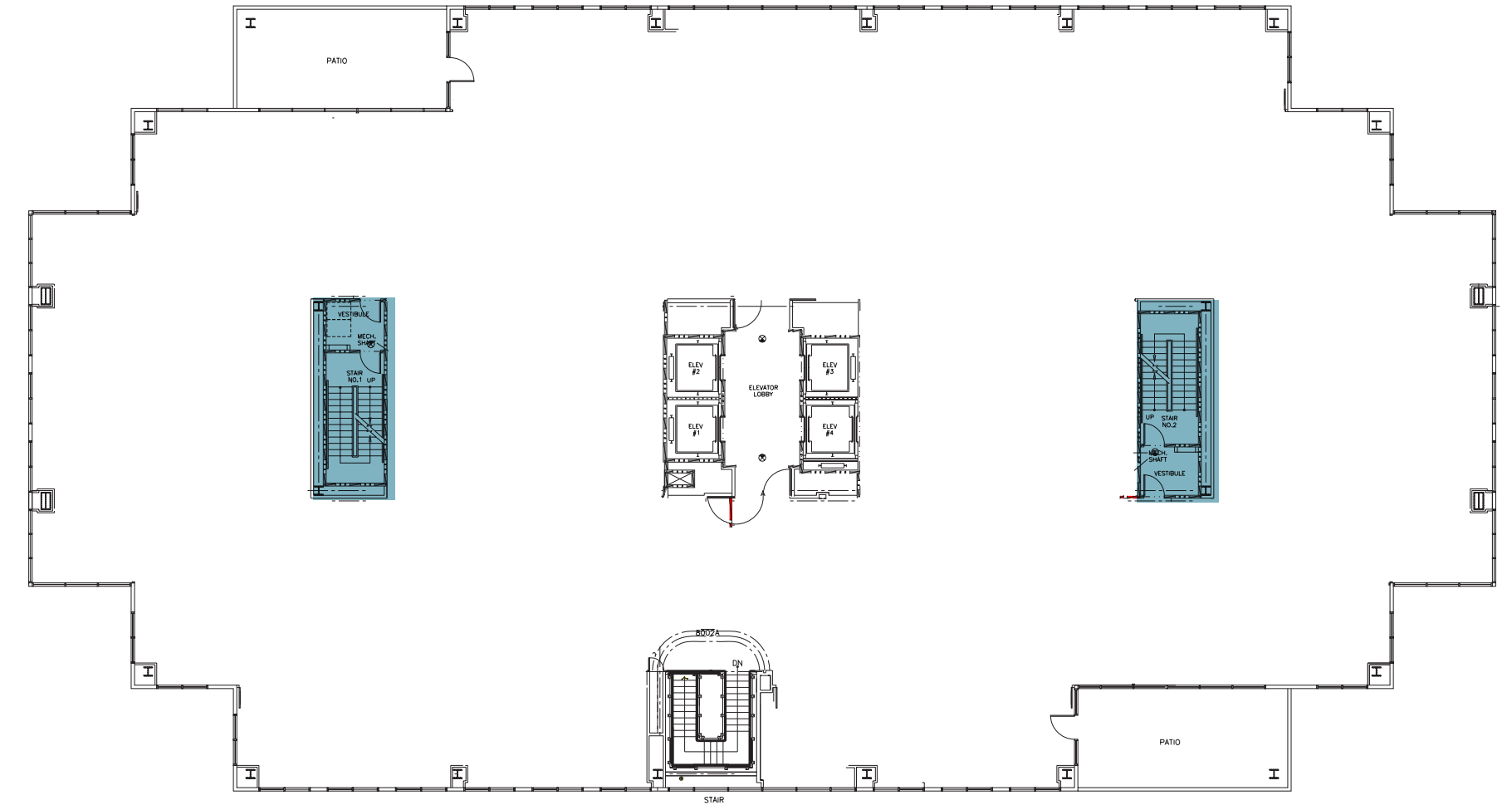


INTERIOR STAIRWELL CONNECTS FLOORS 6-8

DEL MAR GATEWAY

8TH FLOOR

22,583 RSF | AVAILABLE NOW | WARM SHELL CONDITION



INTERIOR STAIRWELL CONNECTS FLOORS 6-8

BUILDING TOP SIGNAGE AVAILABLE



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[View Site Specific COVID-19 Prevention Plan](#)

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