



Del Mar Gateway

11988 El Camino Real, San Diego, CA 92130

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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 new upgrades, including a striking 2-story atrium lobby, shared conference facility, cafe and outdoor collaboration space. Del Mar Gateway offers everything modern tenants are looking for in an unbeatable location.



Property Highlights



LARGE SHARED TRAINING ROOM

Located in the common area and available for tenant use



INDOOR/OUTDOOR CAFE

Featuring boutique coffee roaster, sandwiches and salads



163,191 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



OUTDOOR PATIO



CONFERENCE CENTER

Del Mar Gateway

5TH FLOOR

- Suite 520 - ±3,431 RSF [Available Now] [↗](#)
New Creative Spec Suite
- Suite 550 - ±5,411 RSF [Available Now] [↗](#)
New Creative Spec Suite

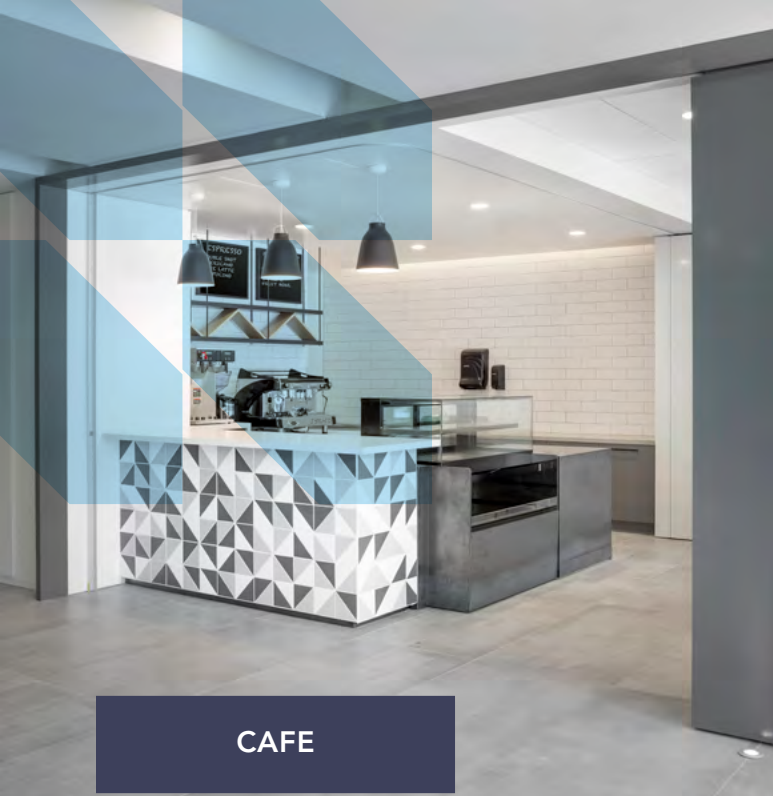
7TH FLOOR*

- Full Floor - 21,481 RSF [Vacant] [↗](#)
Warm Shell Condition
- Suite 700 - ±6,172 RSF [Available Est. July 2025]
Future Creative Spec Suite
- Suite 720 - ±6,114 RSF [Available Est. July 2025]
Future Creative Spec Suite
- Suite 740 - ±3,790 RSF [Available Est. July 2025]
Future Creative Spec Suite
- Suite 750 - ±5,405 RSF [Available Est. July 2025]
Future Creative Spec Suite

8TH FLOOR*

- 23,237 RSF [Vacant] [↗](#)
Warm Shell Condition

* Floors 7 & 8 can be combined for up to 44,718 RSF.



CAFE



ELEVATOR LOBBY



FITNESS CENTER



OUTDOOR PATIO



UPGRADED RESTROOMS



CONFERENCE CENTER



Renovations to be completed 1st Qtr 2025



**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

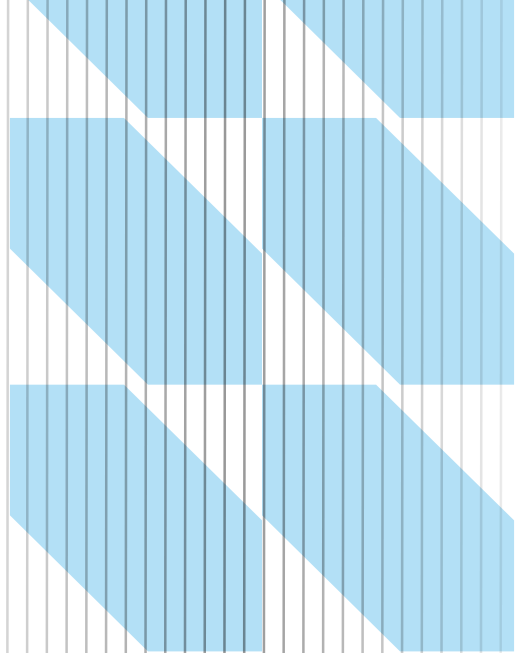
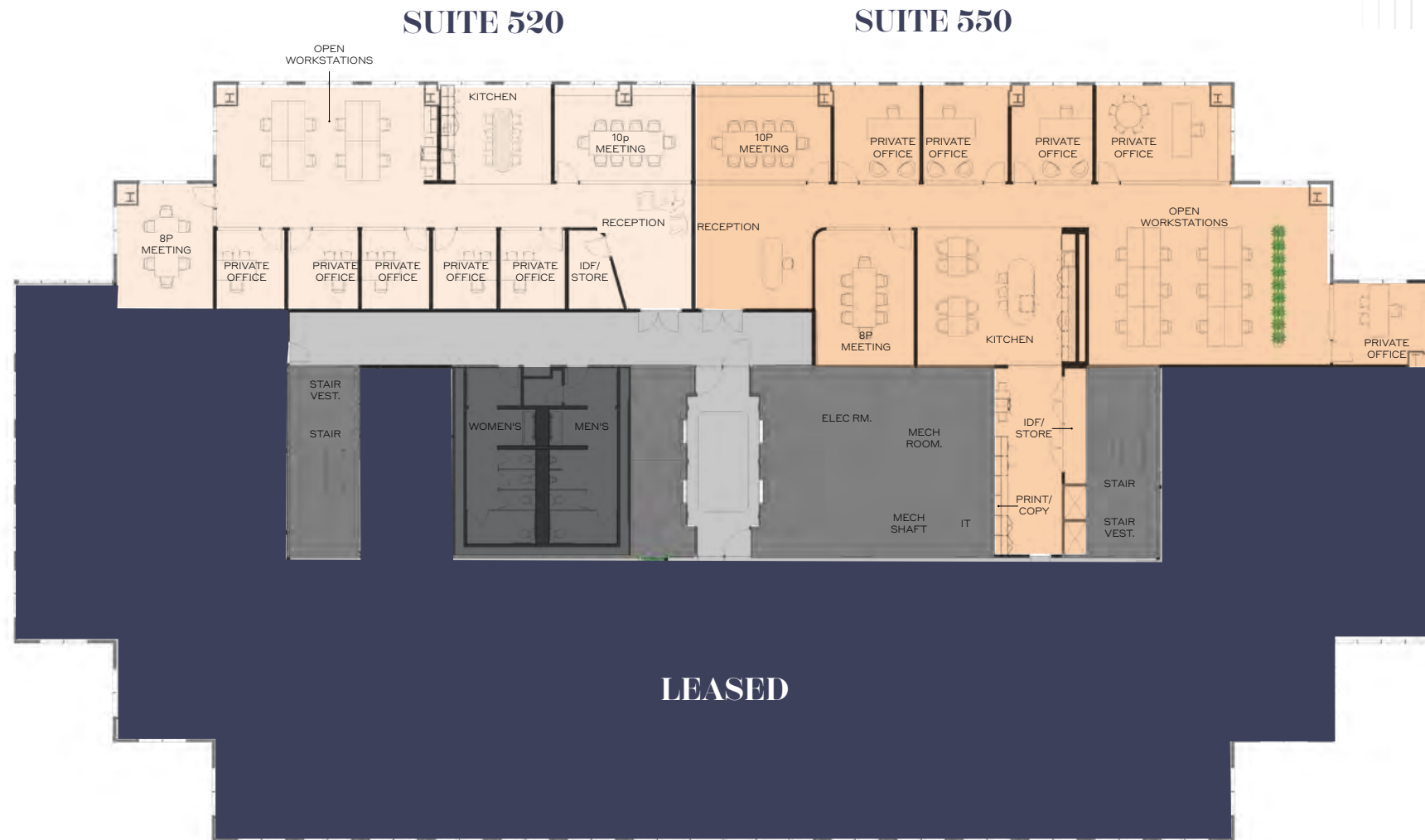
- CARMEL VALLEY RECREATION CENTER**
- Indoor multipurpose courts
 - Game room with Table Tennis
 - Picnic areas with barbecues
 - Outdoor basketball courts
 - Outdoor Fitness Stations
 - Tennis courts
 - Amphitheater
 - Two Playgrounds

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

5TH FLOOR

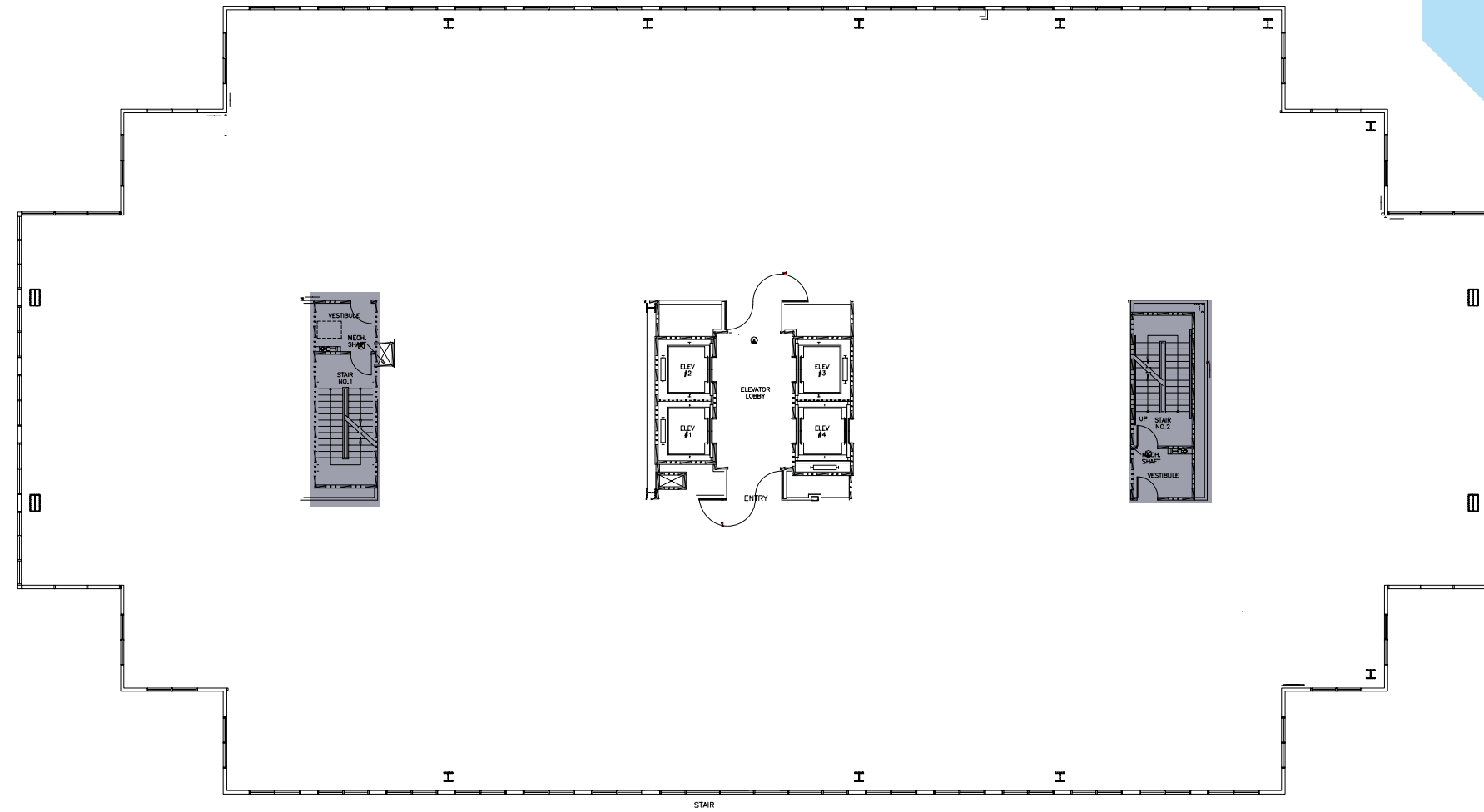
Suite 520 - 3,431 RSF & Suite 550 - 5,411 RSF | *Contiguous for 8,842 RSF*

New Creative Spec Suites



7TH FLOOR

21,481 RSF | Vacant | Warm Shell Condition



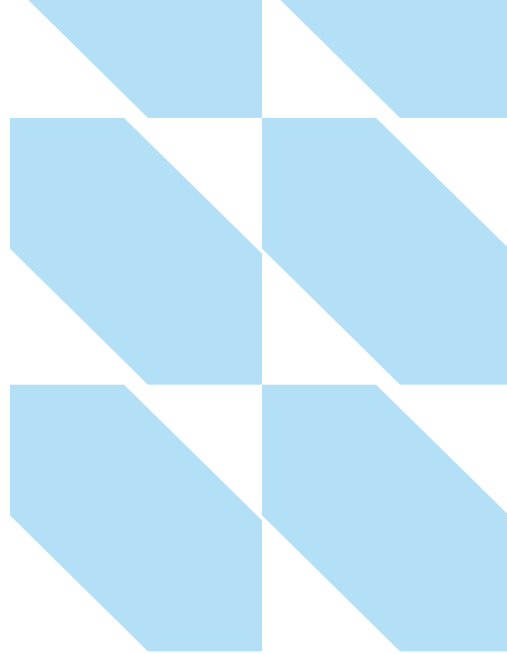
7TH FLOOR

Available Est. July 2025 | Future Creative Spec Suites | Contiguous Plan



7TH FLOOR

Suite 700 | 6,172 RSF | Available Est. July 2025



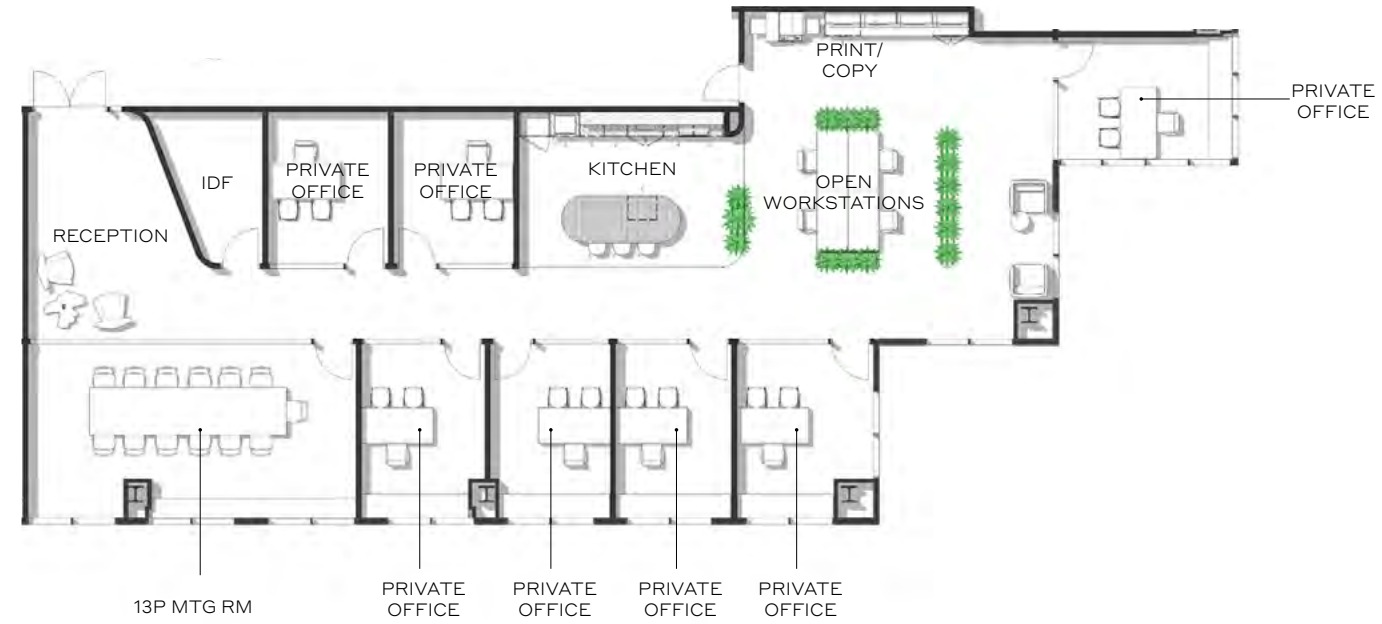
7TH FLOOR

Suite 720 | 6,114 RSF | Available Est. July 2025



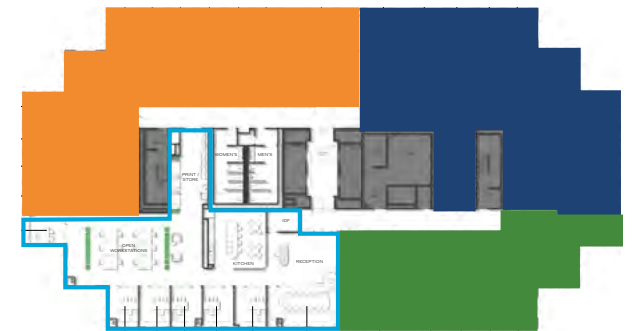
7TH FLOOR

Suite 740 | 3,790 RSF | Available Est. July 2025



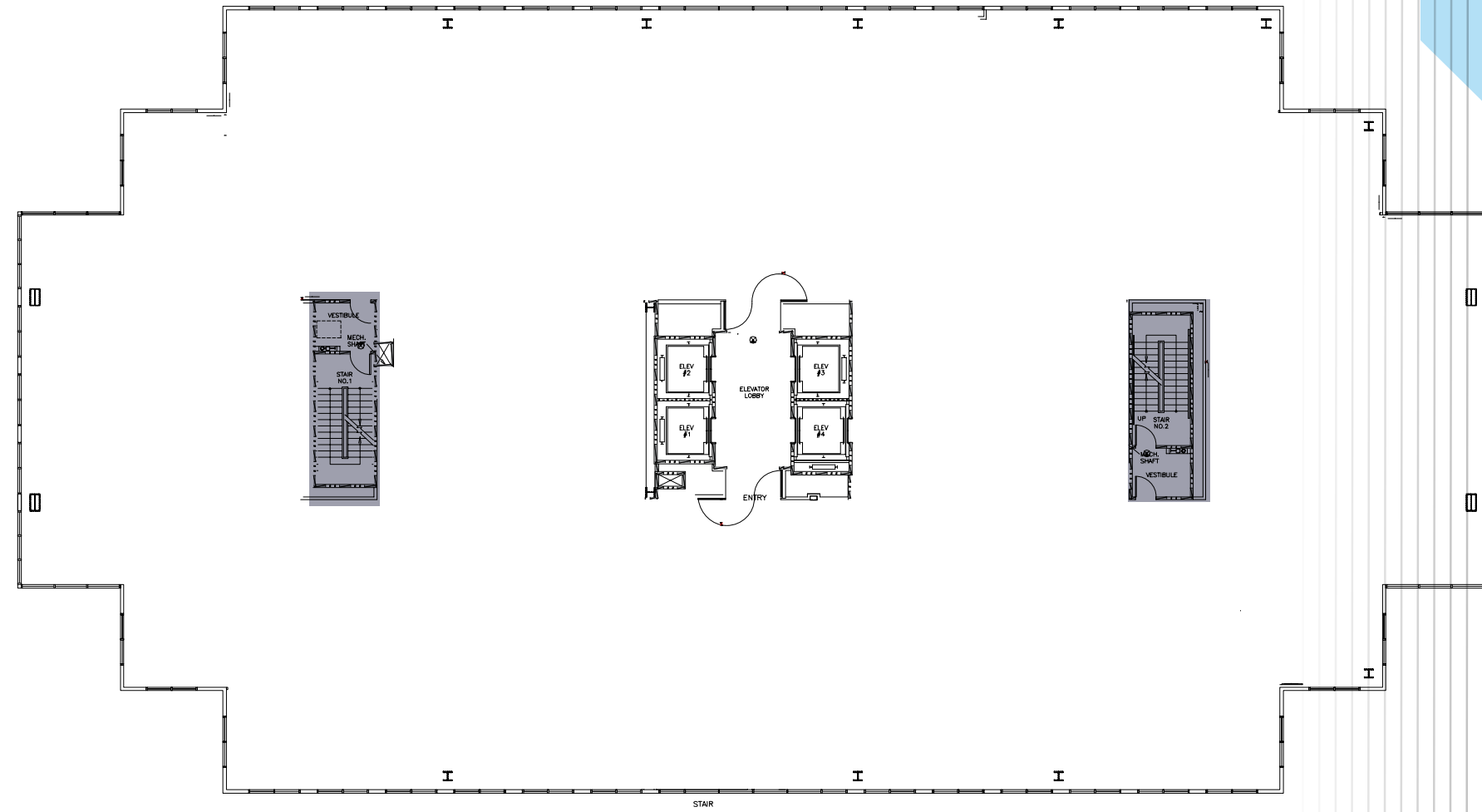
7TH FLOOR

Suite 750 | 5,405 RSF | Available Est. July 2025



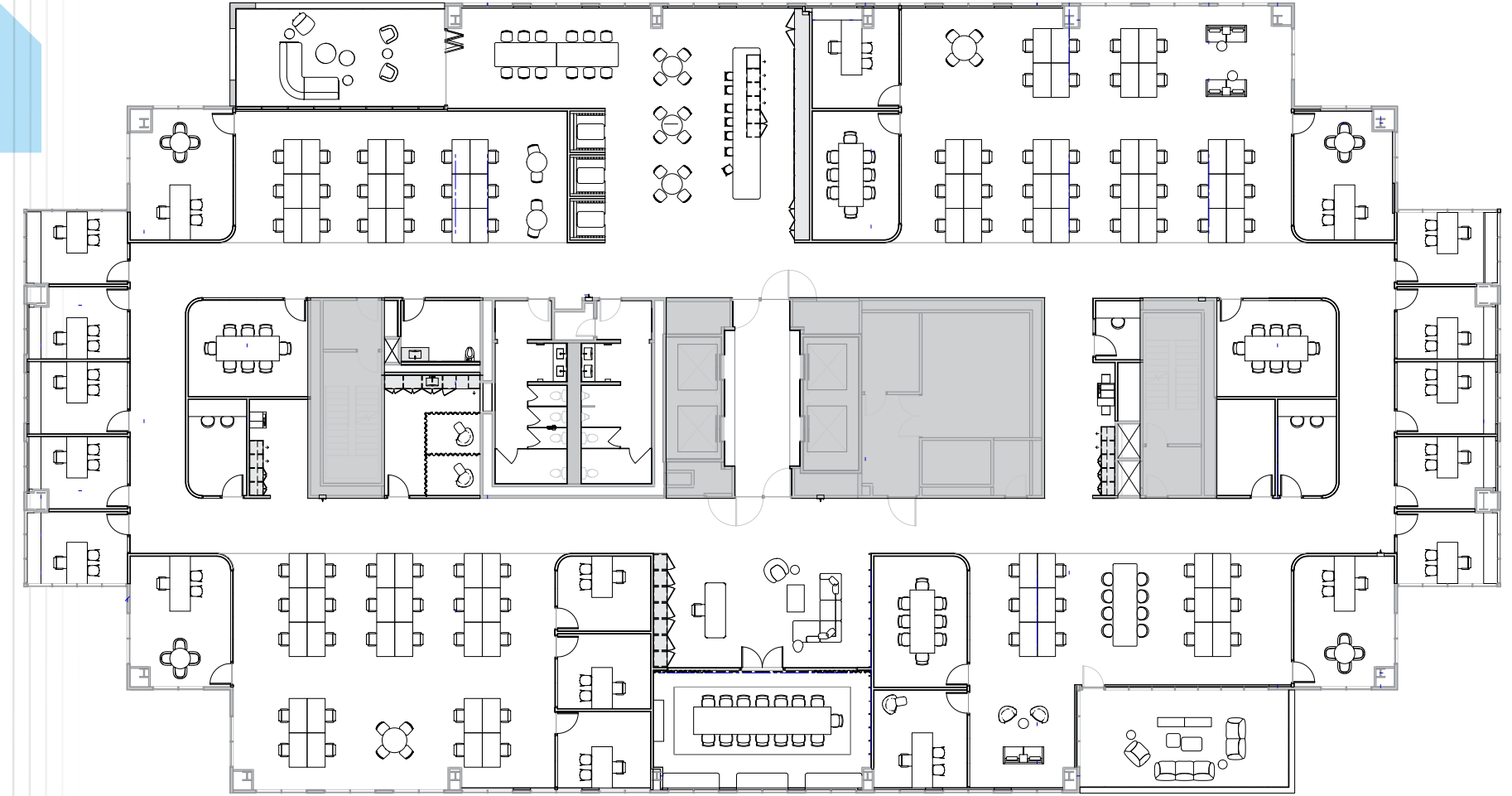
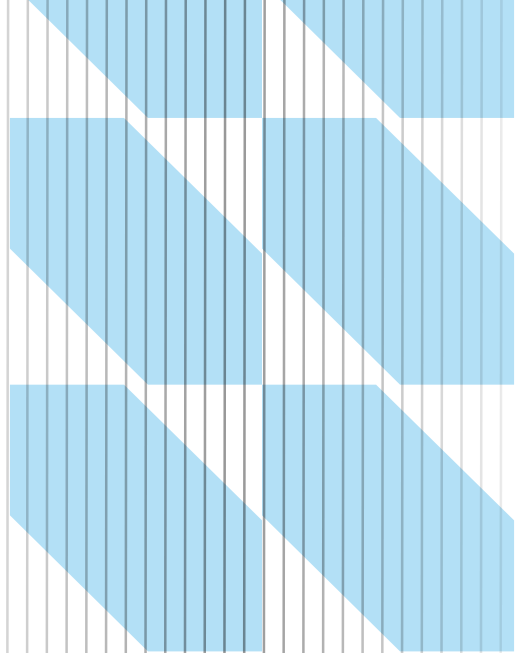
8TH FLOOR

23,237 RSF | Vacant | Warm Shell Condition



8TH FLOOR

23,237 RSF | Available Est. August 2025 | Future Creative Spec Suite



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.



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