



Del Mar Gateway

11988 El Camino Real, San Diego, CA 92130

 [View Property Website](#)



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



162,964 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 11/1/24] [↗](#)
Creative Spec Suite Under Construction
- Suite 550 - ±5,411 RSF [Available 11/1/24] [↗](#)
Creative Spec Suite Under Construction

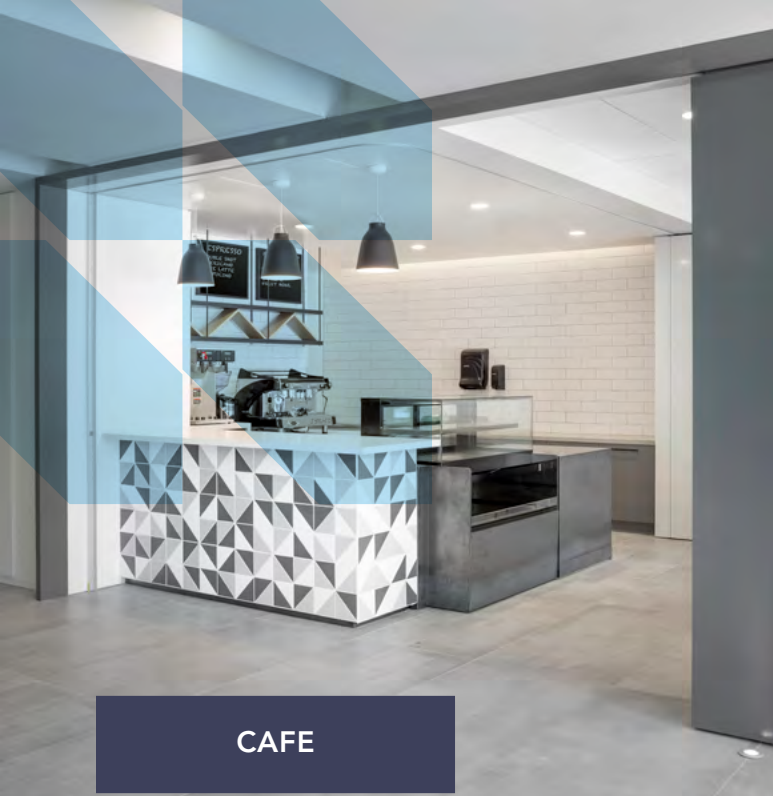
7TH FLOOR*

- 21,254 RSF [Available Now] [↗](#)
Warm Shell Condition

8TH FLOOR*

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

*Floors 7 & 8 can be combined for up to 44,491 RSF.



CAFE



ELEVATOR LOBBY



UPGRADED RESTROOMS



FITNESS CENTER



OUTDOOR PATIO



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

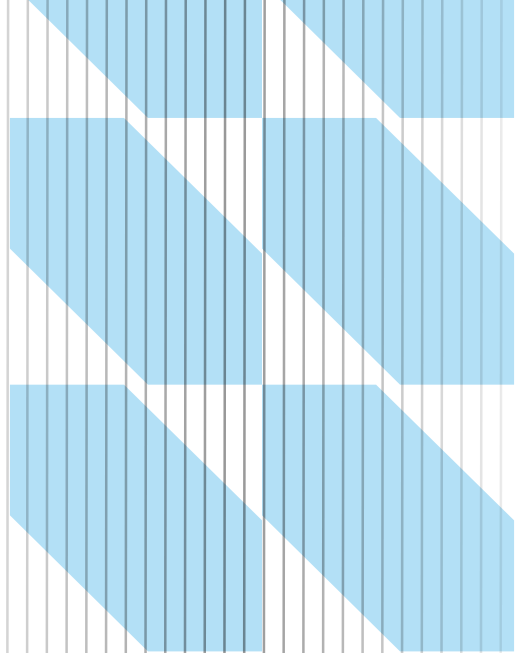
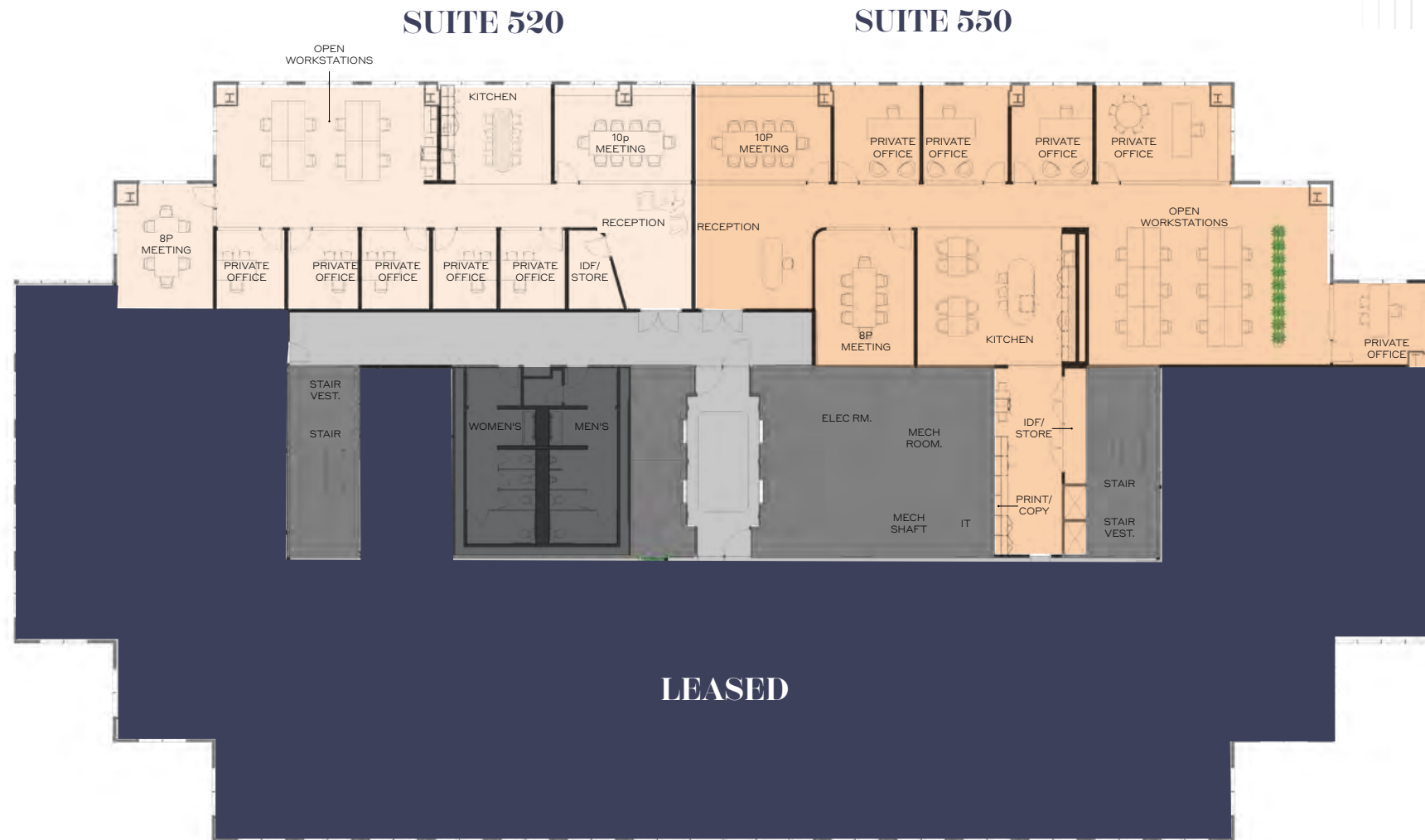
- CARMEL VALLEY RECREATION CENTER**
- Indoor multipurpose courts
 - Game room with Table Tennis
 - Picnic areas with barbecues
 - Outdoor basketball courts
 - Outdoor Fitness Stations
 - Tennis courts
 - Amphitheater
 - Two Playgrounds

- 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*

Creative Spec Suites Under Construction

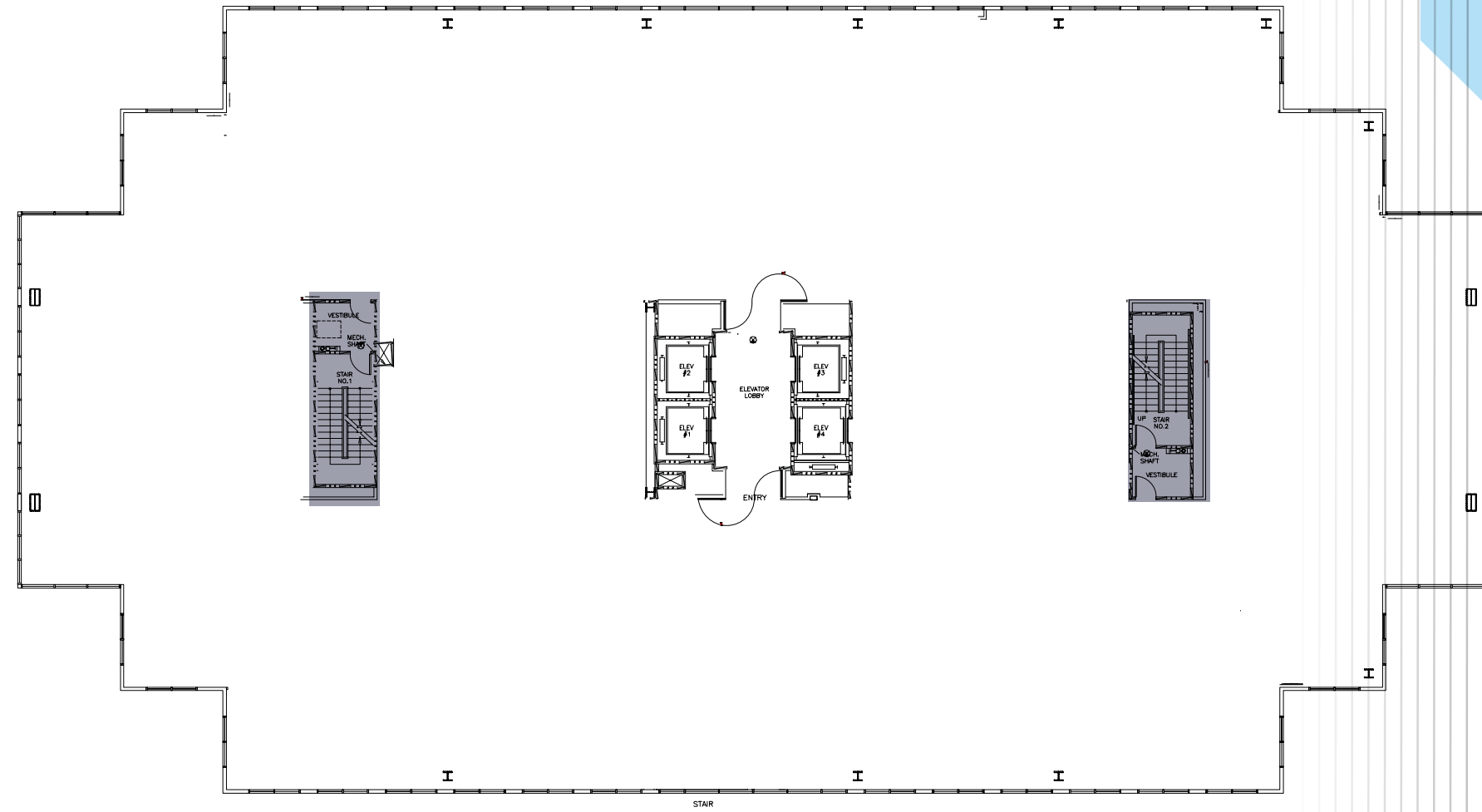


7TH FLOOR

21,254 RSF | Available Now | Warm Shell Condition



VIRTUAL TOUR



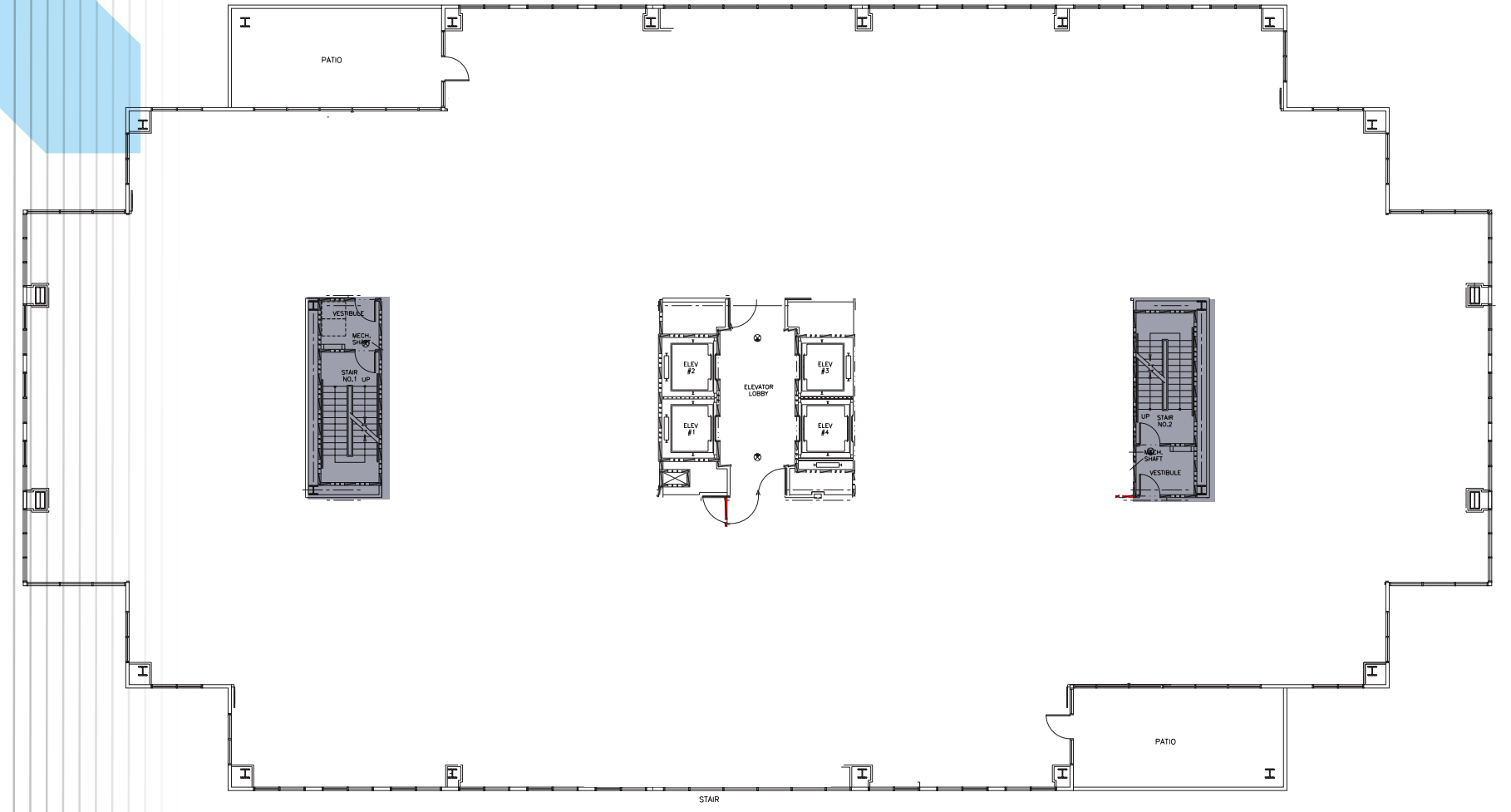
 Interior Stairwell Connects Floors 7-8

8TH FLOOR

23,237 RSF | Available Now | Warm Shell Condition



VIRTUAL TOUR



 Interior Stairwell Connects Floors 7-8

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.



Del Mar Gateway

11988 El Camino Real, San Diego, CA 92130



BRIAN STARCK
+1 858 546 5486
brian.starck@cushwake.com
LIC #01504078

JOE ANDERSON
+1 760 431 4209
joe.anderson@cushwake.com
LIC #01280854



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST-09/05/24