

HIGH BLUFF RIDGE

12481 + 12531 High Bluff Drive,
San Diego, CA 92130

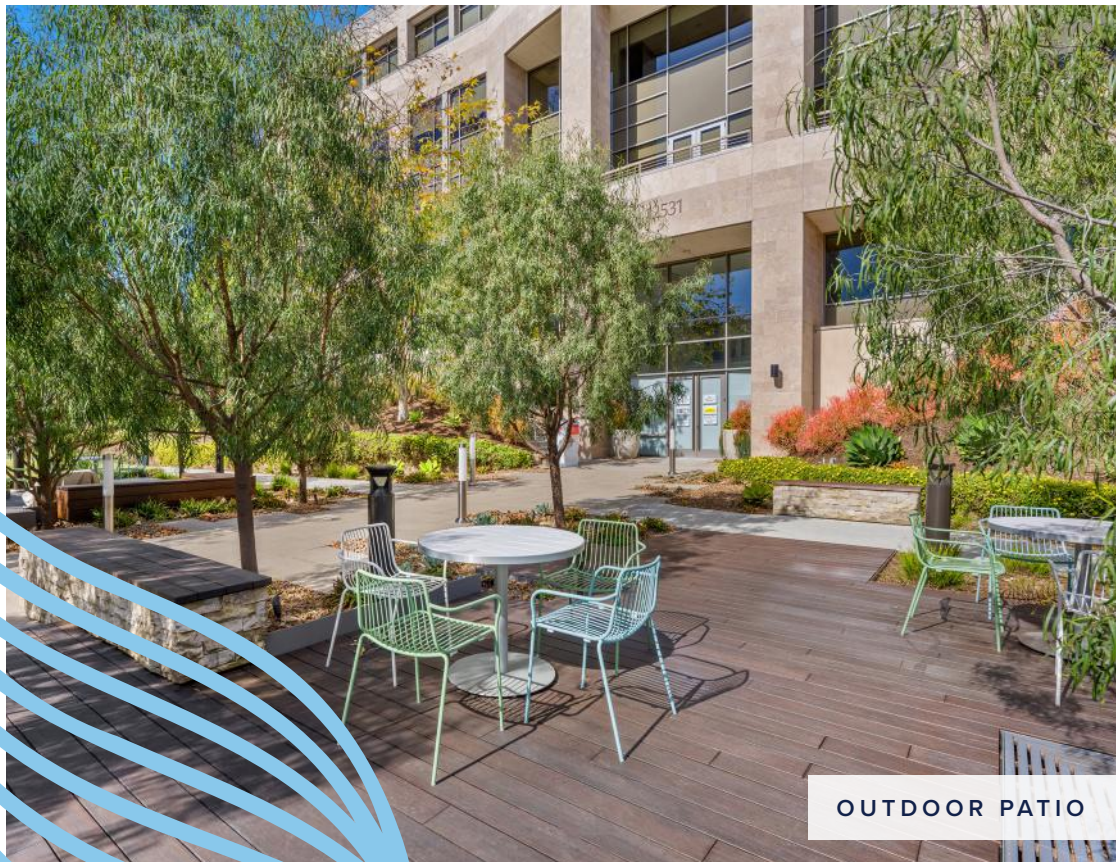
**New Lobby Renovations
Complete!**



REACH NEW HEIGHTS

Perched prominently on High Bluff Drive, High Bluff Ridge is a Class A office complex that effortlessly blends productivity with the Southern California indoor/outdoor lifestyle.

High Bluff Ridge is committed to wellness from its higher building standards to its fitness center, newly renovated lobbies, outdoor collaboration spaces, and walkable amenities. The incredible location off I-5 offers convenient commutes to everything you love in San Diego.





164,943 SF

Two-building Class A corporate office complex



ON-SITE FITNESS CENTER

With shower and locker facilities



PRESTIGIOUS LOCATION

Within Del Mar Heights master planned corporate center



PRIME VISIBILITY & ACCESSIBILITY

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



LEED CERTIFIED GOLD & WIRED SCORE SILVER

The digital connectivity rating system for real estate



4.4 / 1,000 RSF PARKING

Subterranean and structured parking



WALKABLE AMENITIES

Walking distance to upscale dining and retail at One Paseo (0.5 miles away)



EXPANSION OPPORTUNITY

443,468 SF Del Mar office portfolio with immediately local, responsive property management team

AVAILABILITY

BLD. 12481

Suite 200

24,407 RSF

Warm shell; Available now

1 2 4 8 1

1 2 5 3 1

LOCATED IN DEL MAR HEIGHTS

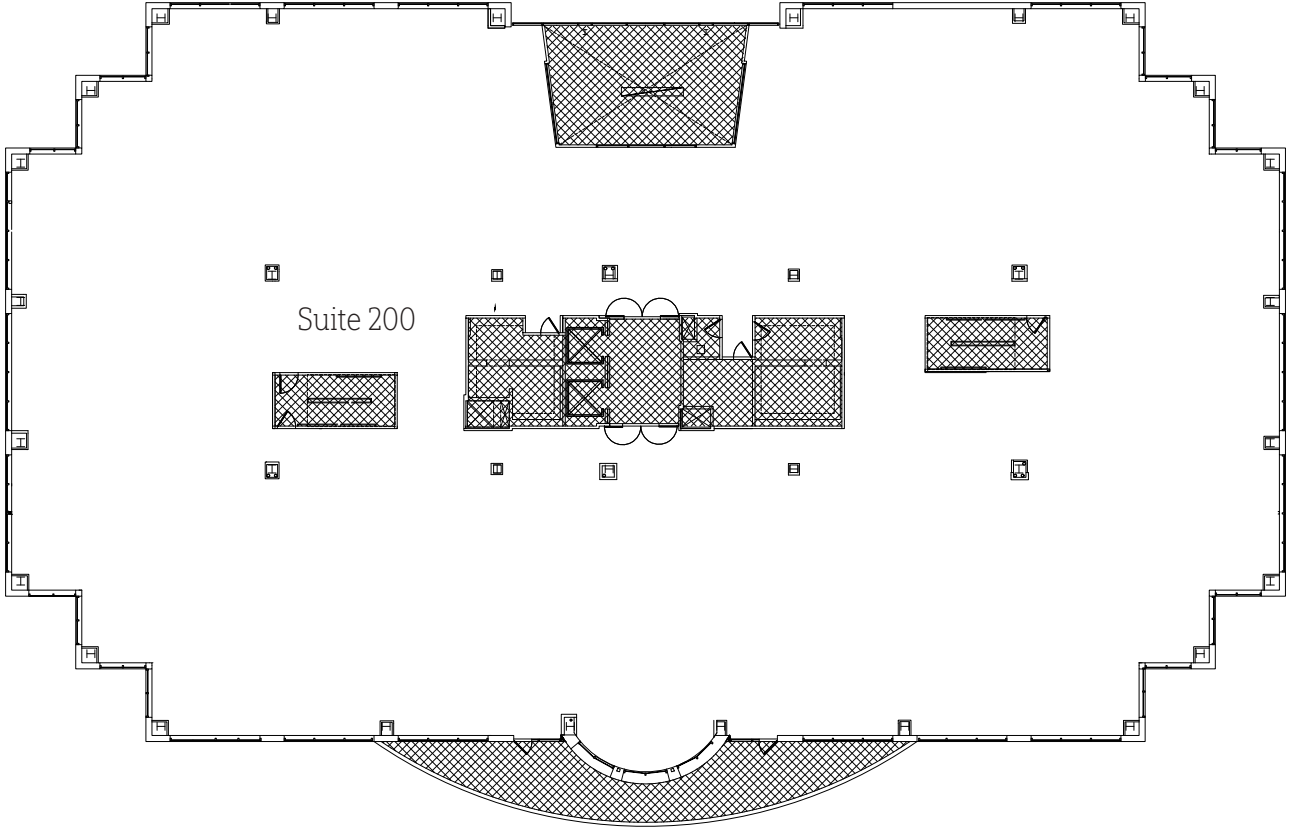
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UPGRADE YOUR LUNCH BREAK

ONE PASEO

- CAVA
 - URBN Pizza
 - Parakeet Café
 - Tocaya
 - South of Nick's
 - North Italia
- Salt & Straw
 - Pigment
 - Lulu Lemon
 - Sweetfin
 - Harland Brewing

PIAZZA CARMEL

- Villa Capri
 - Spices Thai Café
 - Gami Sushi
 - Chipotle
 - Subway
 - Souplantation
- Wells Fargo
 - Vons
 - Baskin Robbins
 - Pick-Up Stix
 - Postal Annex

DEL MAR HIGHLANDS TOWN CENTER

- Philz Coffee
 - Mendocino Farms
 - Sky Deck
 - Sweet Green
 - Cinepolis
- Ralph's
 - Jimbo's
 - Snooze Eatery
 - Dry Bar
 - Searsucker



BEACHSIDE DEL MAR

- Vons
 - Bushfire Kitchen
 - CVS Pharmacy
 - Starbucks
 - Le Bambou
- SeaSurf Fish Co
 - Crème & Sugar
 - Broken Yolk Café
 - Navy Federal Credit
 - Union Jersey Mike's

HOTELS & MEETING SPACES

- Marriott Del Mar
- Residence Inn by Marriott
- Hampton Inn
- DoubleTree Resort

CARMEL VALLEY RECREATION CENTER

- Indoor Multipurpose Courts
 - Outdoor Fitness Stations
 - Game Room with Table Tennis
 - Picnic Areas with Barbecues
- Outdoor Basketball Courts
 - Tennis Courts
 - Amphitheater
 - Two Playgrounds



BEACHSIDE
DEL MAR



ONE PASEO



DEL MAR HIGHLANDS
TOWN CENTER



CARMEL VALLEY
RECREATION CENTER



HIGH BLUFF
RIDGE



PIAZZA CARMEL

HOTELS &
MEETING SPACES



Torrey Pines
State Beach

Los Penasquitos Lagoon

DEL MAR
Heights

Torrey Pines State Natural
Reserve Extension



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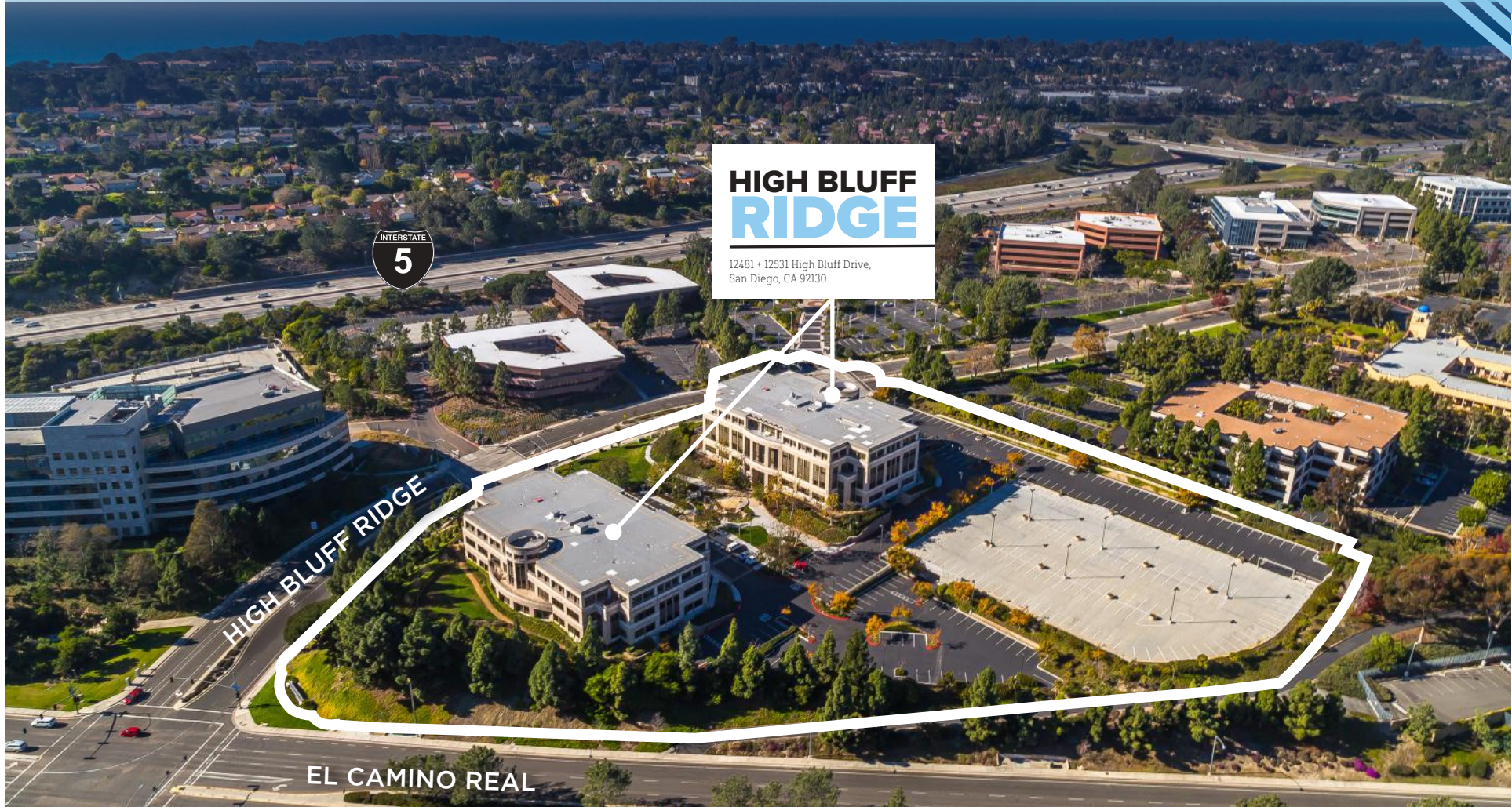
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