

# EL CAMINO

# TOWER

12264 El Camino Real  
San Diego, California

**MEDICAL AND TRADITIONAL  
OFFICE SPACE AVAILABLE**

Suites Ranging from 723 – 4,473 Square Feet!

**CBRE**

# Property Highlights



**4-Story Class A  
Office & Medical  
Building**



**Free  
Covered Parking**



**Monument  
Signage**



**On-Site  
Fitness Center**



**New HVAC Systems &  
Improved Interior Air  
Quality**



**Short drive from Torrey  
Pines State Beach, Del  
Mar Racetrack & Torrey  
Pines Golf Course**



**Convenient ingress/  
egress to I-5, Hwy-56  
and I-805**



**Local Responsive  
Ownership**



**Close to high-end hotels,  
restaurants, shopping  
centers, One Paseo, and  
Del Mar Highlands**



**Flexible, Efficient  
Floor Plans**

# New Lobby & Fitness Center



# Location Aerial



## 1 Beachside Del Mar Shopping Center

### FOOD SERVICES

Broken Yolk  
 Bushfire Kitchen  
 Crumbl Cookie  
 Le Bambou  
 Jersey Mike's Subs  
 Jack in the Box  
 Kotija Jr. Taco Shop  
 Seasurf Fish Co.  
 Starbucks  
 Vons

### POSTAL SERVICES

Postal Annex

### RECREATION/SERVICES

Bank of America ATM  
 Beachside Dry Cleaners  
 Beachside Laundromat  
 CVS Pharmacy

Del Mar Aesthetic Clinic  
 Pilates Republic  
 VERVE Studios  
 Sports Clips Haircuts

## 2 One Paseo

### FOOD SERVICES

Cava Grill  
 Blue Bottle Coffee  
 The Butchery  
 Harland Bewing  
 Mizukiyama Sushi  
 Nick's Del Mar  
 North Italia  
 Parakeet Cafe  
 Postino  
 Salt & Straw  
 Shake Shack  
 South of Nick's  
 Sweetfin  
 Susiecakes  
 Urbn Restaurants

### SHOPPING/SERVICES

Alcheme  
 Bodyrok

Drybar  
 Faherty  
 Land & Sea Golf  
 Lululemon  
 Pigment  
 Sephora  
 Serena & Lily  
 Specs  
 Whiskey and Leather

## 3 Del Mar Highlands Town Center Area

### FOOD SERVICES

Ambrogio 15  
 Batch & Box  
 Cross Street Chicken  
 Davanti Enoteca  
 Domino's Pizza  
 Einstein Bros Bagels  
 El Pollo Loco  
 Ike's Love & Sandwiches  
 Jamba Juice  
 Jimbo's  
 Mendocino Farms  
 Panda Express  
 Panini Kabob Grill  
 Philz Coffee  
 Pressed  
 Ralph's  
 Rubio's Coastal Grill  
 Sidecar Doughnuts & Coffee  
 Starbucks

Sky Deck  
 Sweetgreen  
 The Melt  
 Toasted  
 Urban Plates

### POSTAL SERVICES

FedEx Office  
 UPS

### RECREATION/SERVICES

Anthony's Show Repair  
 AT&T  
 Bank of America  
 Chase  
 Cinopolis  
 Highlands Cleaners  
 KinderCare  
 StateFarm  
 Wells Fargo

## 1 DEL MAR HEIGHTS RD

2

3

## EL CAMINO TOWER

## VALLEY CENTRE DR

4

## 4 Piazza Carmel Shopping Center

### FOOD SERVICES

Chipotle  
 Flippin Pizza  
 Gami Sushi  
 Marketplace Grille  
 Nico's Taco Shop  
 Pavilions  
 Papa John's  
 Royal India  
 Seabreeze Craft  
 Chocolates  
 Spices Thai Cafe  
 Starbucks  
 Subway  
 Villa Capri

### POSTAL SERVICES

Postal Annex +  
 US Post Office Express

### RECREATION/SERVICES

Allurant Medical Spa  
 Avis Rent-a-Car  
 Beasley Cleaners  
 Chase Bank  
 Wells Fargo

## 5 Interstate 5 & Highway 56 Area

### FOOD SERVICES

Arterra  
 Taco Bell  
 Tio Leo's Mexican Restaurant

### HOTELS

San Diego Marriott  
 DoubleTree by Hilton Hotel  
 Hampton Inn San Diego

### RECREATION/SERVICES

ARCO/ampm  
 Shell  
 Union Bank of California

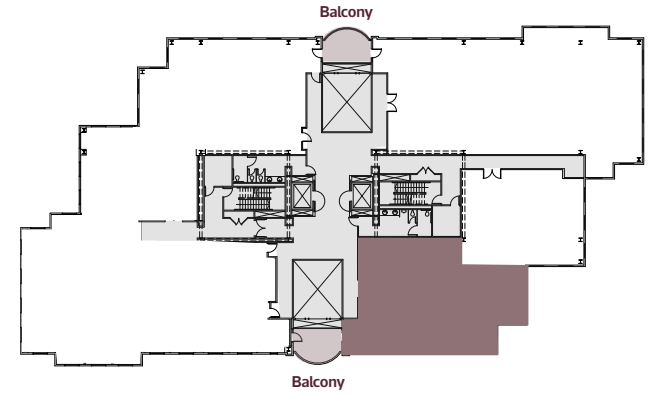
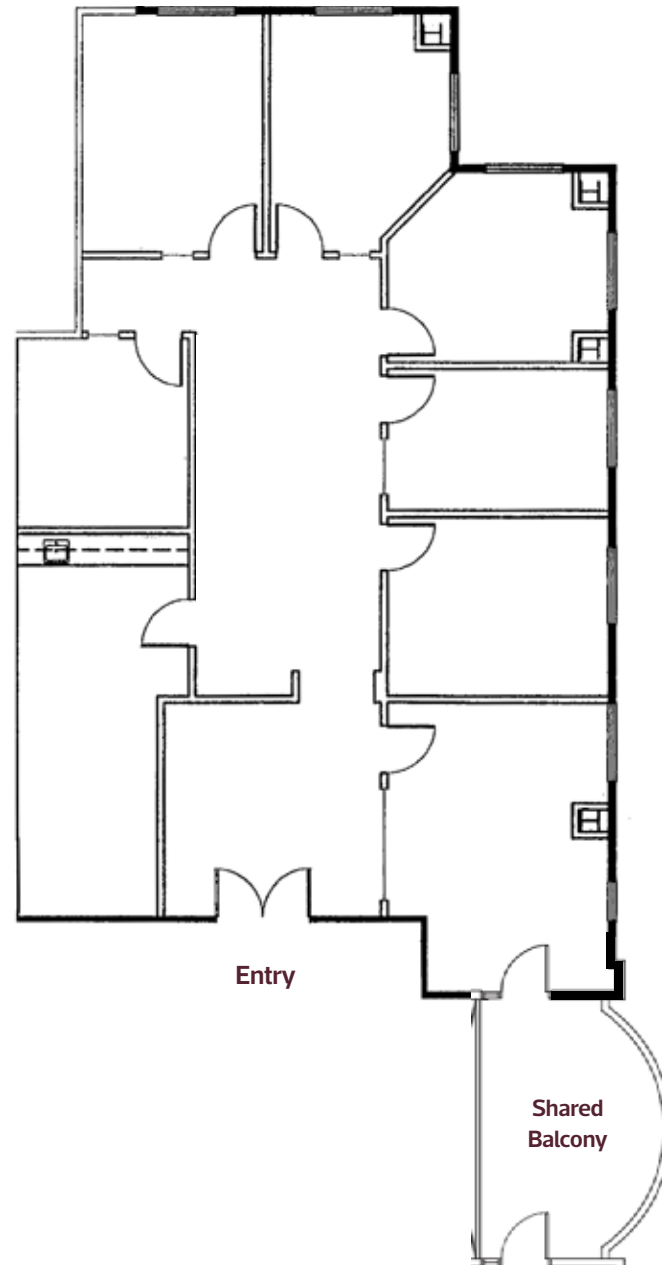
# Floor Plan

SUITE 202: 2,344 SF

AVAILABLE: NOW

New spec suite with 6 private offices, break room, conference center. Access to shared balcony.

AS-BUILT FLOOR PLAN



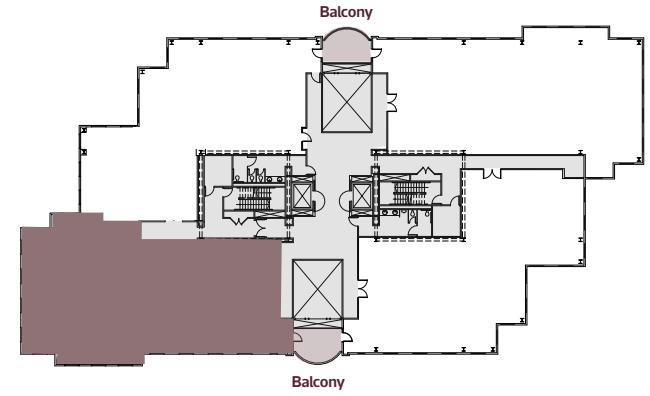
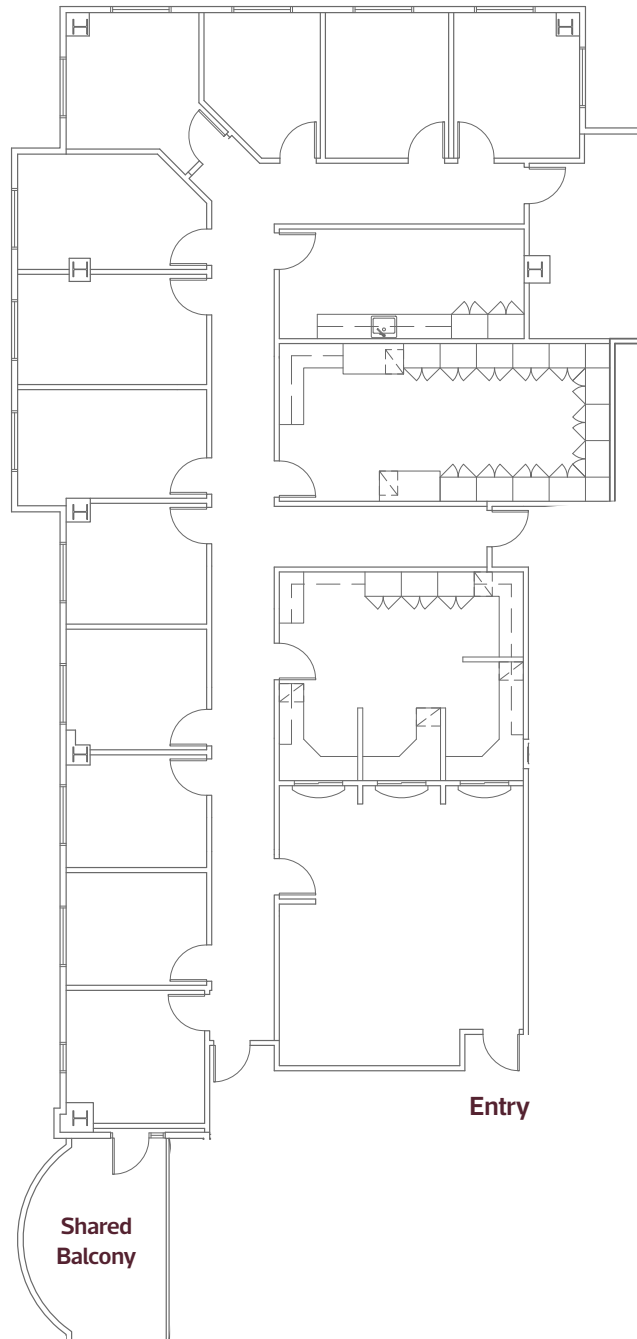
# Floor Plan

**SUITE 203: 4,473 SF**

**AVAILABLE: WITHIN 60 DAYS**

Existing medical office suite.  
13 private offices, reception,  
break room and filing room.  
Access to shared balcony /  
outdoor space.

**AS-BUILT FLOOR PLAN**



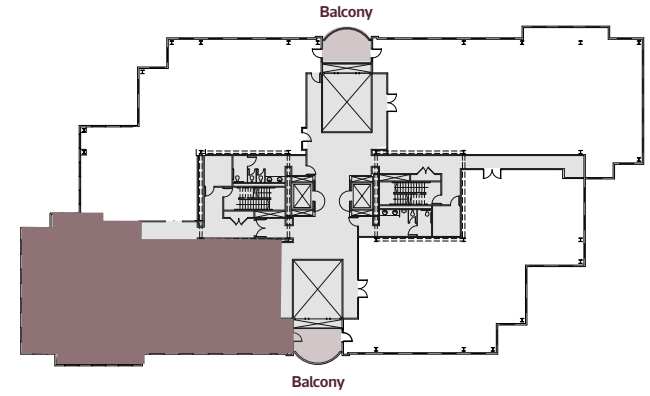
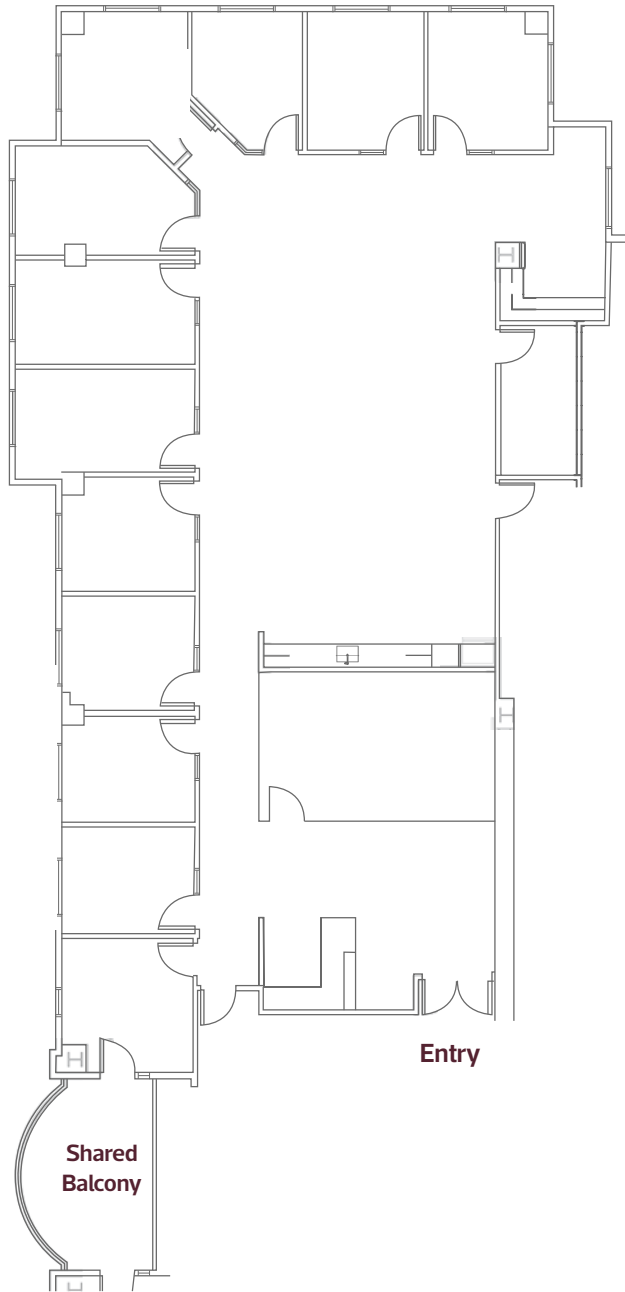
# Floor Plan

**SUITE 203: 4,473 SF**

AVAILABLE: WITHIN 60 DAYS

11 private offices, reception, conference room, break room, open area for workstations and I.T. room. Access to shared balcony / outdoor space.

HYPOTHETICAL FLOOR PLAN



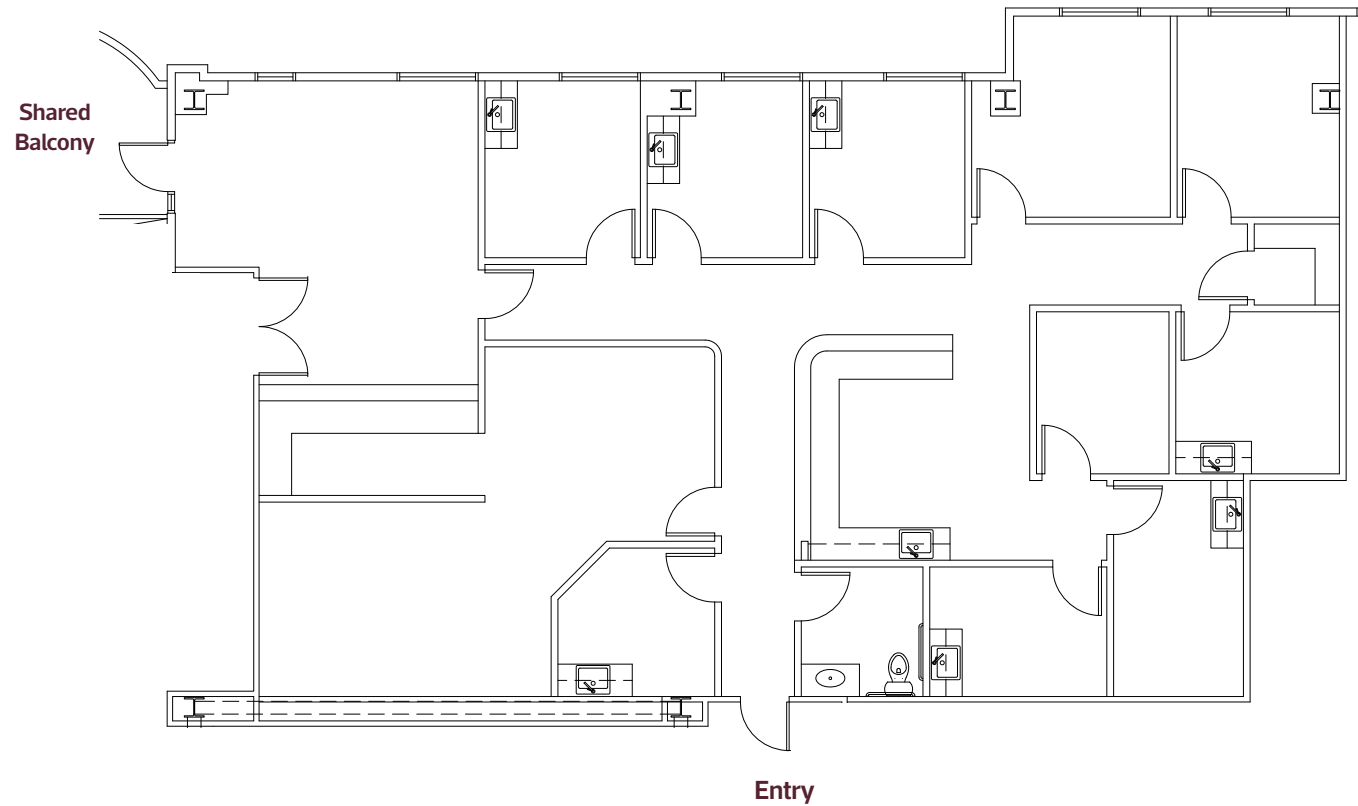
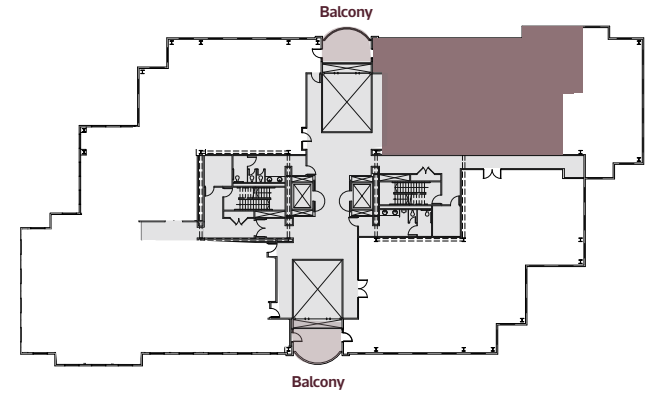
# Floor Plan

SUITE 204: 2,982 SF

AVAILABLE: NOW

Existing medical office suite.  
Double-door entry off second  
floor elevator lobby. Access  
to shared balcony / outdoor  
space.

AS-BUILT FLOOR PLAN



# Floor Plan

**Suite 380: 2,577 RSF**

AVAILABLE: NOW

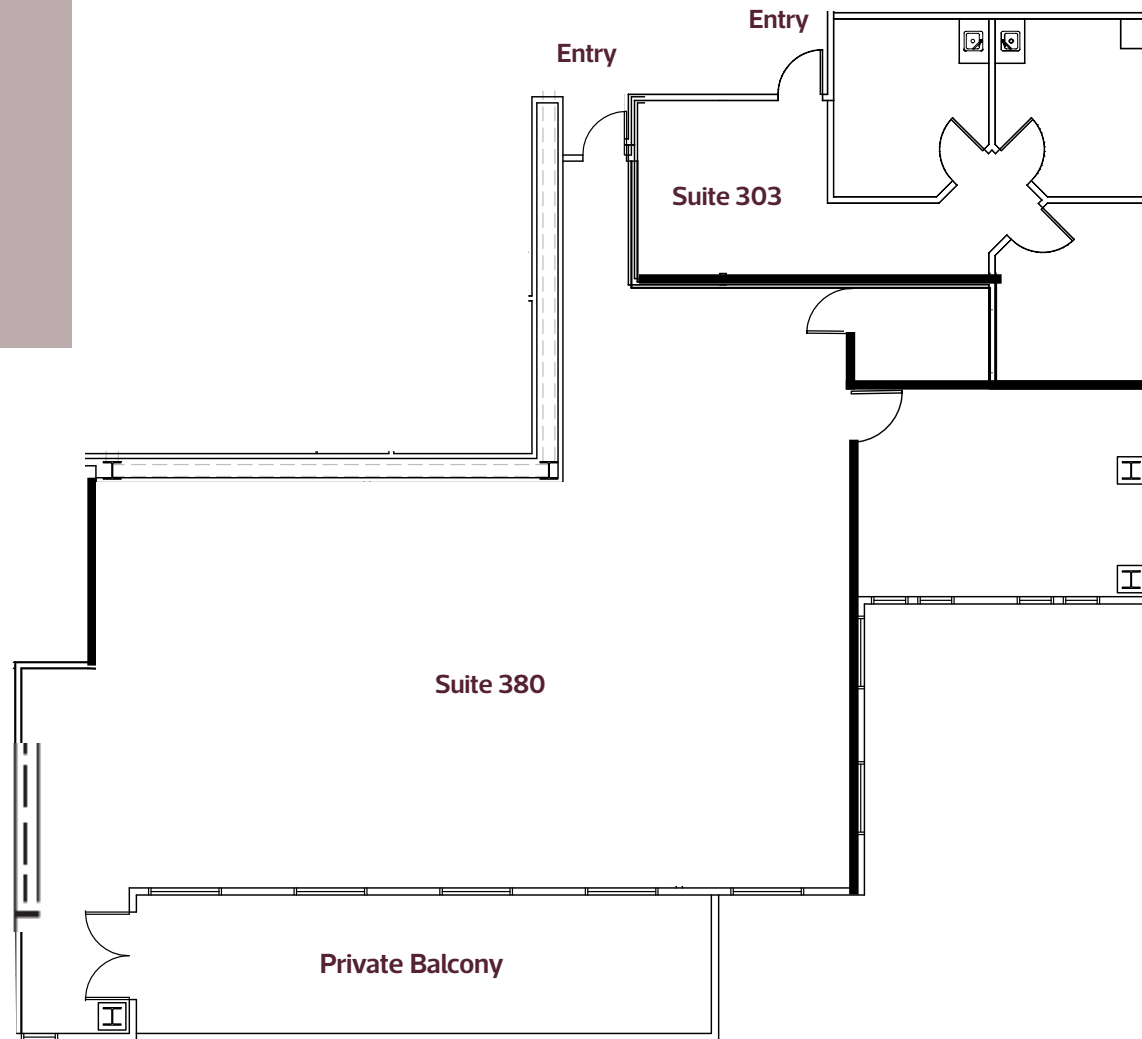
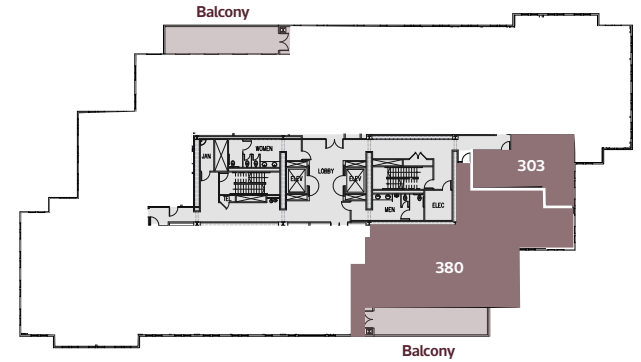
Space is currently in shell condition with one private offices, storage room and a private patio.

**Suite 303: 723 RSF**

AVAILABLE: NOW

Current buildout includes 3 private offices and a storage room.

AS-BUILT FLOOR PLAN



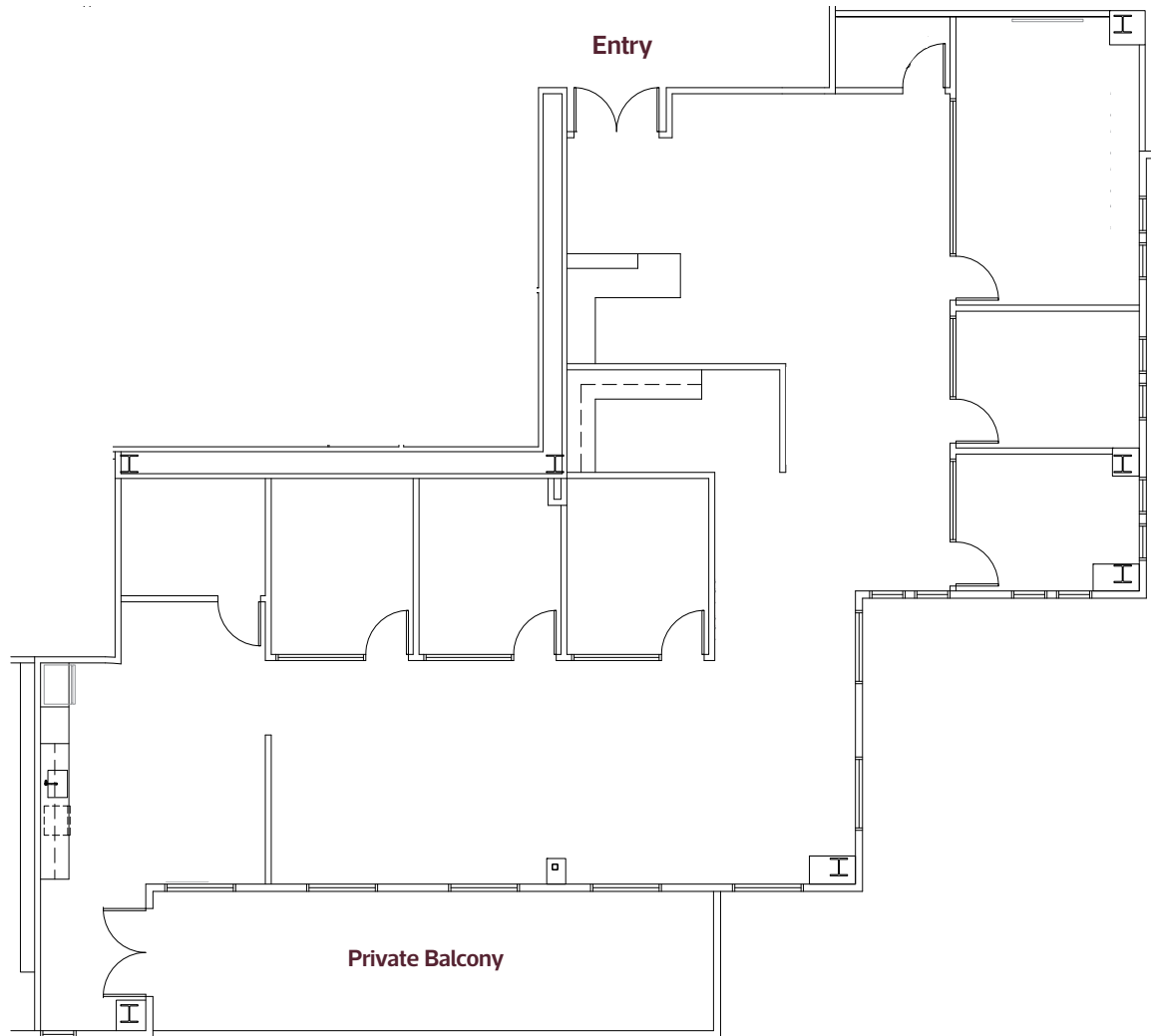
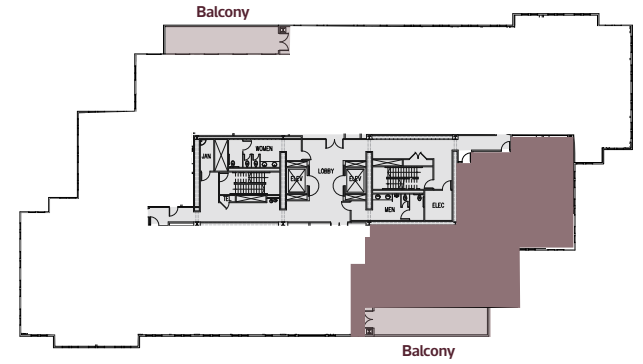
# Floor Plan

Suite 380: 2,577 RSF

AVAILABLE: NOW

5 private offices, break room, conference room, and I.T. room. Access to shared balcony / outdoor space.

HYPOTHETICAL FLOOR PLAN



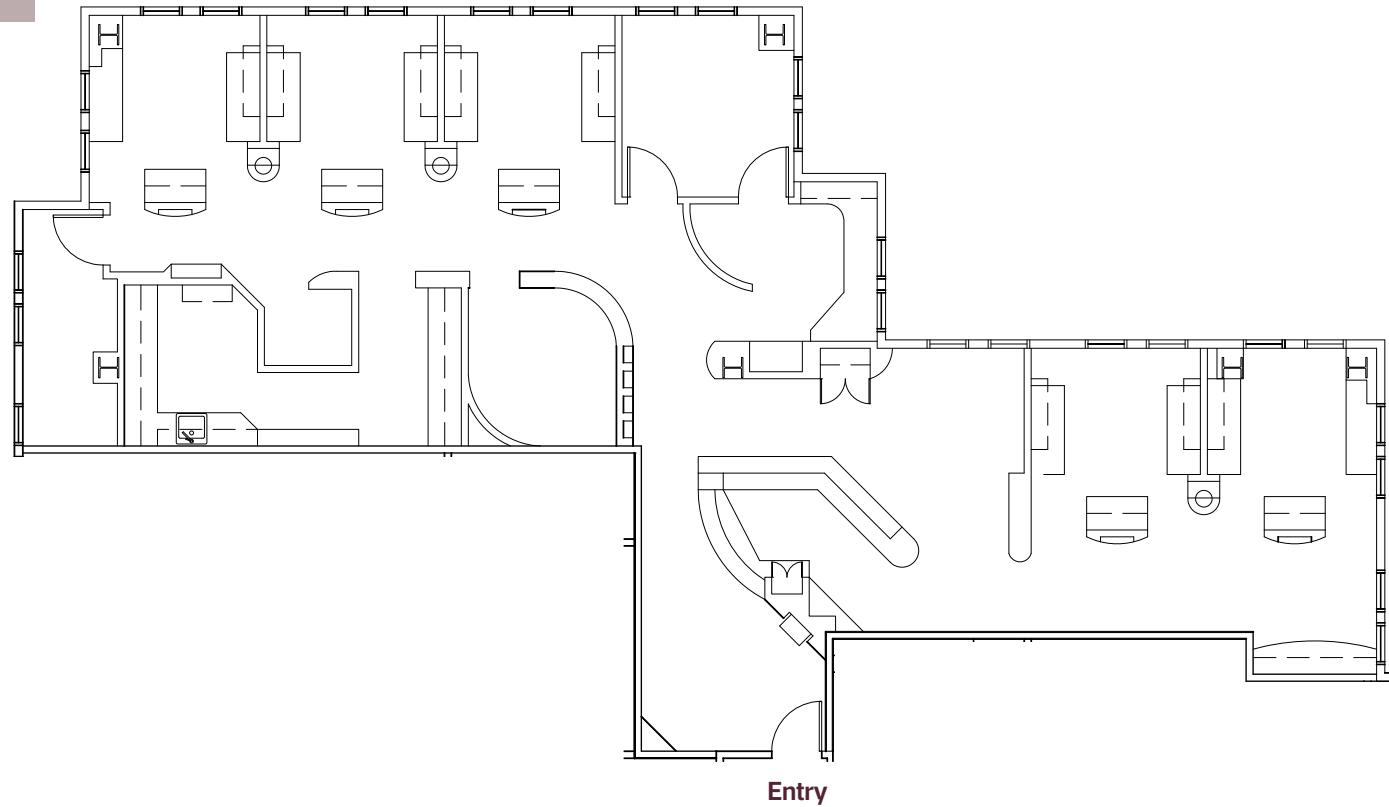
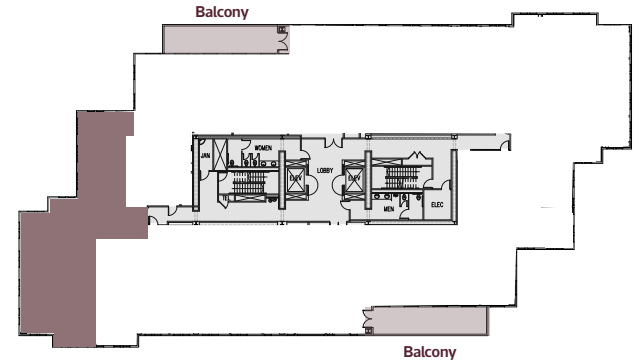
# Floor Plan

Suite 306: 2,327 RSF

AVAILABLE: NOW

Existing dental office suite.  
Reception area, 5 patient  
stations, and doctor offices/  
support areas.

AS-BUILT FLOOR PLAN



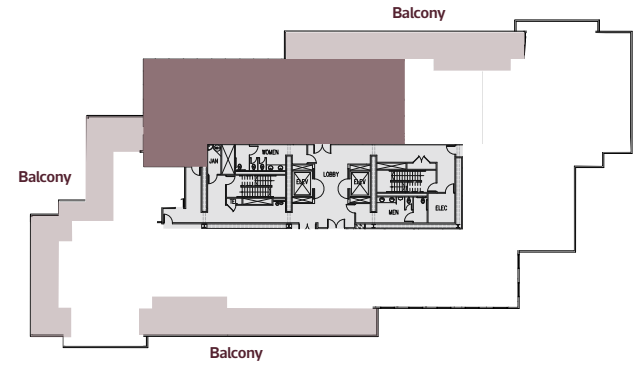
# Floor Plan

Suite 400: 3,192 RSF

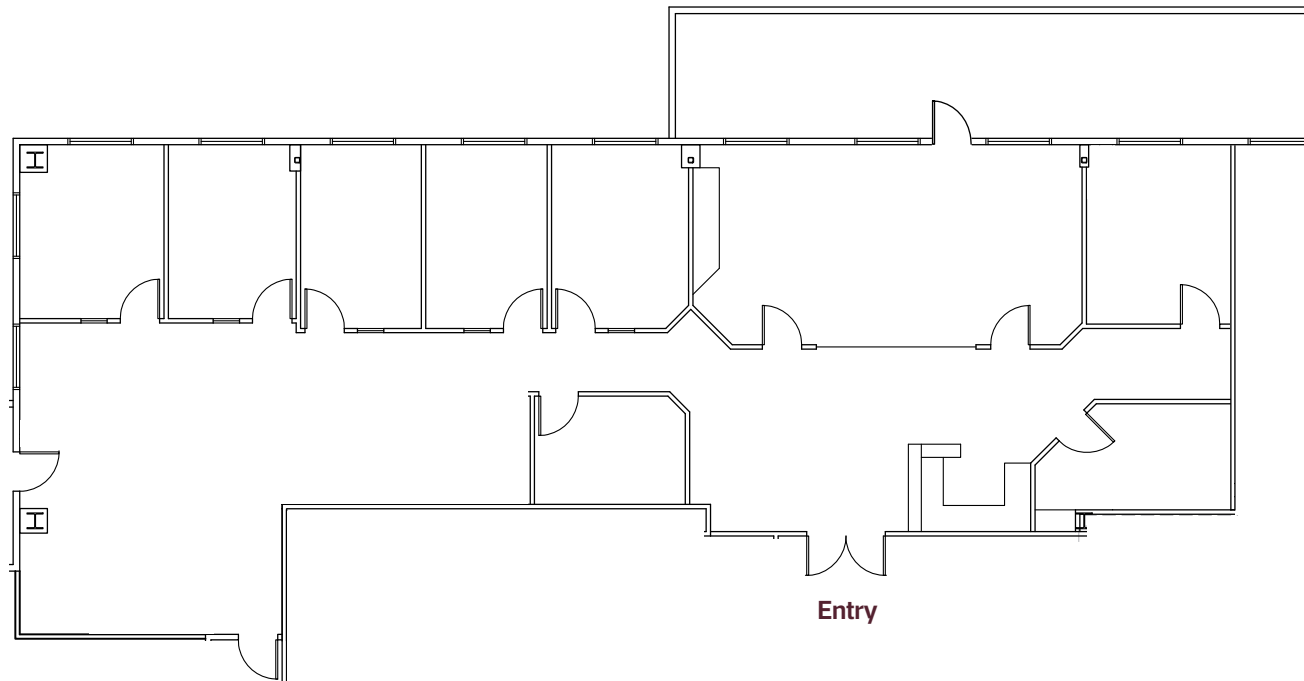
AVAILABLE: NOW

Double door entry off the fourth floor lobby. Corner unit. 8 private offices with, break room, conference room with full-height glass, two balconies, and reception.

AS-BUILT FLOOR PLAN



Shared  
Balcony



Entry

Shared Balcony

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San Diego, California

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