

highlands



12730-12780 High Bluff Drive



highlands

work, play, thrive

Elevate your work experience by working at Highlands, in Del Mar Heights, just steps from One Paseo's trendy shops and restaurants.

Enjoy modern amenities like a fitness center, stylish lounges, and contemporary office suites, all while being adjacent to the bustling I-5 and minutes from the beach. Discover the perfect blend of productivity and coastal lifestyle!





retail paradise at your doorstep



Be within walking distance of the vibrant *One Paseo* in Del Mar, where shopping feels like a leisurely stroll in the park! Enjoy an array of outdoor shops, savor delicious bites with friends, and soak in stunning sunsets. Join in the fun with events like Farmers' Markets and live music that promise memorable experiences. Plus, discover luxury living at One Paseo Living, featuring upscale apartments just minutes from the beach. One Paseo is your ultimate destination to thrive!



Partial Retail List

curBAR
Van De Vort
West of Camden
Pigment
Whiskey + Leather
Marrow Fine
Shop Good
Faherty
Salt & Straw

Drybar
Soulcycle
Shake Shack
Sweetfin Poke
North Italia
The Butchery
Mizukiyama Sushi
Parakeet Cafe
Tender Greens

Joe & The Juice
Blue Bottle
Susie Cakes
BodyRok
Nick's Del Mar
Snooze
Batch & Box Cookies
Handel's Ice Cream
Bank of America

Chase Bank
Sky Deck Food Hall
Ike's Love & Sandwiches
Cinépolis
Jimbos
Ralph's
Mendocino Farms
Jamba Juice
Pannini Kabob Grill


Philz Coffee
Starbucks
Sweetgreen
Wells Fargo
Katana Sushi
Oggi's Pizza & Brewing
Coffee Bean & Tea Leaf
Dry Clean USA
CycleBar

Hotels within ~1 mile

Hampton Inn
DoubleTree by Hilton
Residence Inn
Marriott Del Mar

One Paseo
5 Minute Walk

Del Mar Highlands + Carmel Country Plaza
10 Minute Walk

Pedestrian & Bike Path 



Del Mar Heights Road

High Bluff Drive

El Camino Real

highlands



make a splash



highlights at highlands



Situated just steps from One Paseo, teeming with trendy restaurants and boutique shops



Vibrant amenity center with TVs, WiFi, table games and a shared conference center for collaborative work



Ample surface & covered parking (3.8:1,000 USF), complete with EV charging stations



Strategic signage opportunities to make your mark in Del Mar



Fully-equipped fitness center with showers and lockers for your convenience



Benefit from excellent freeway visibility and access, making your commute a breeze



Inviting outdoor seating area, adorned with market lights and Wi-Fi, perfect for relaxing or working al fresco



Responsive on-site property management team, always ready to assist you

highlands

modern offices, great vibes

building	suite	size	availability
12730	400	13,913 RSF	Now
12760	375	1,316 RSF	11/1/2025



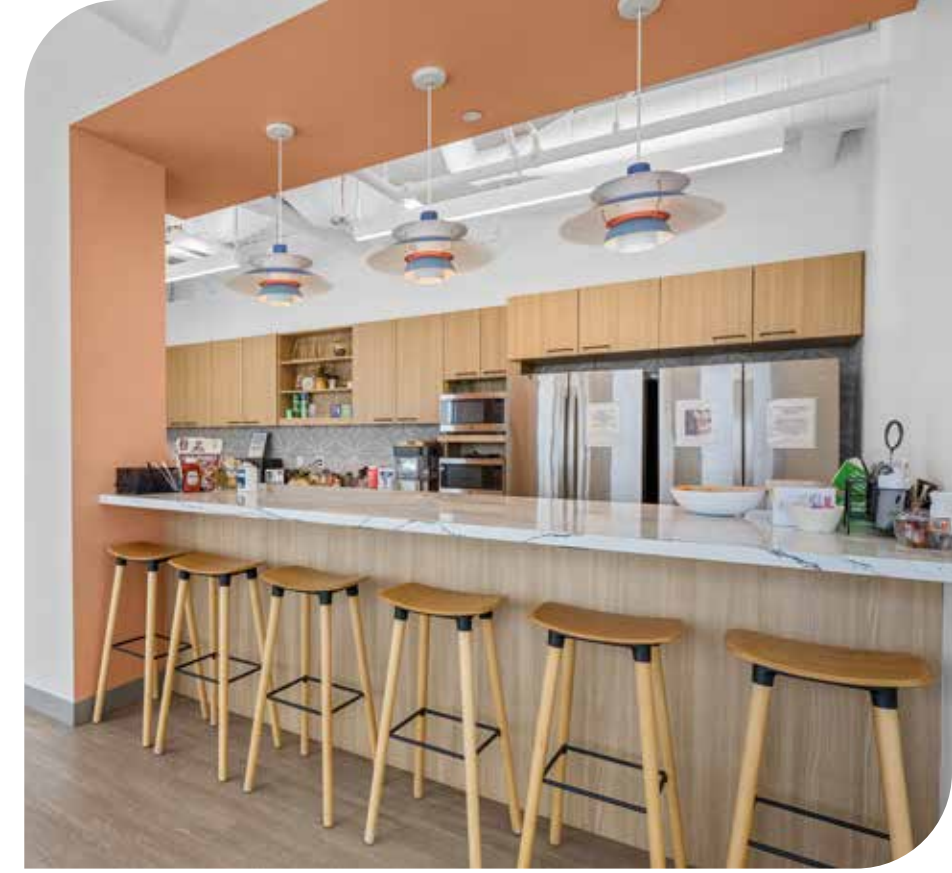
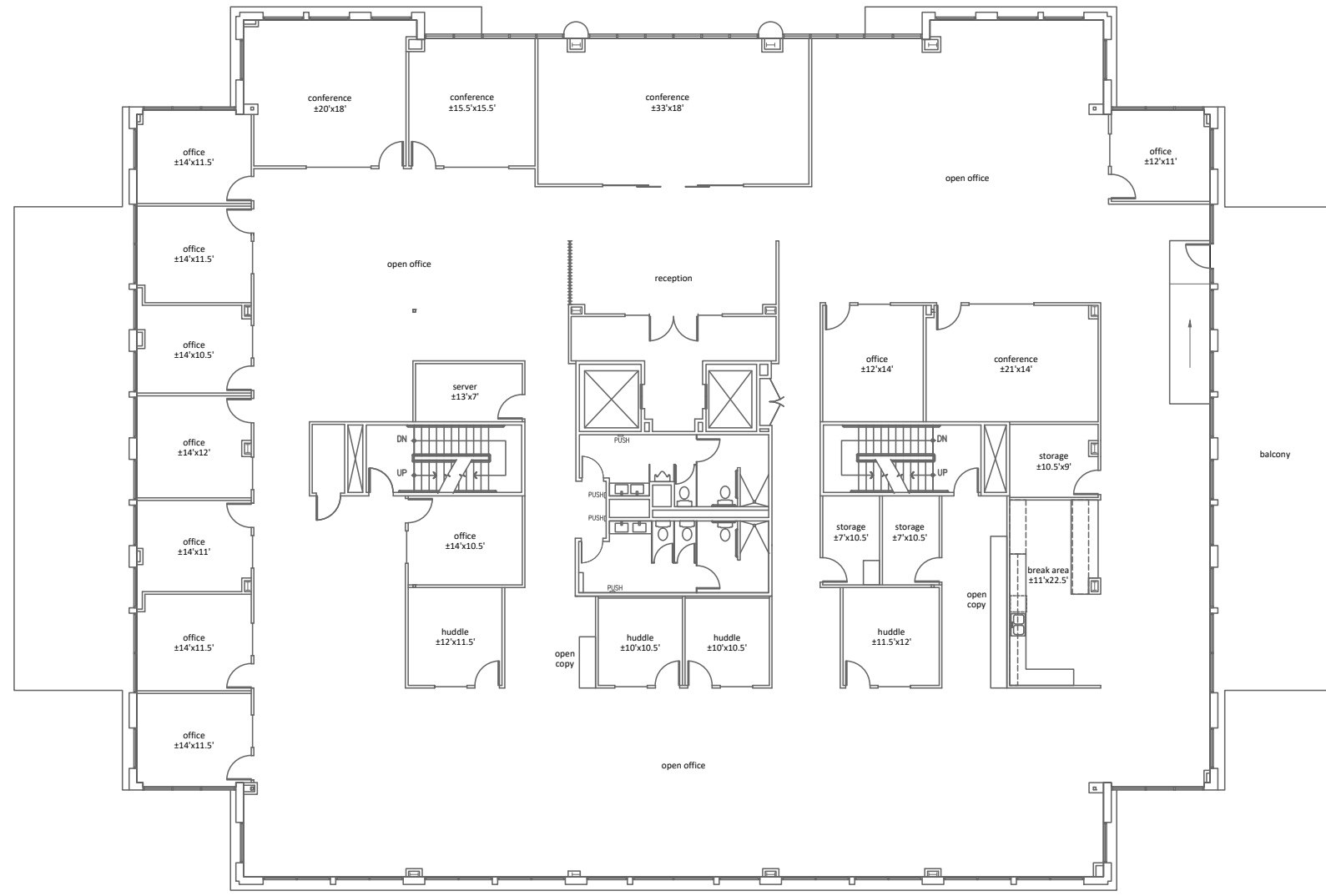
highlands

360
virtual tour

12730
Suite 400

13,913 RSF
Available Now

as-built plan



highlands

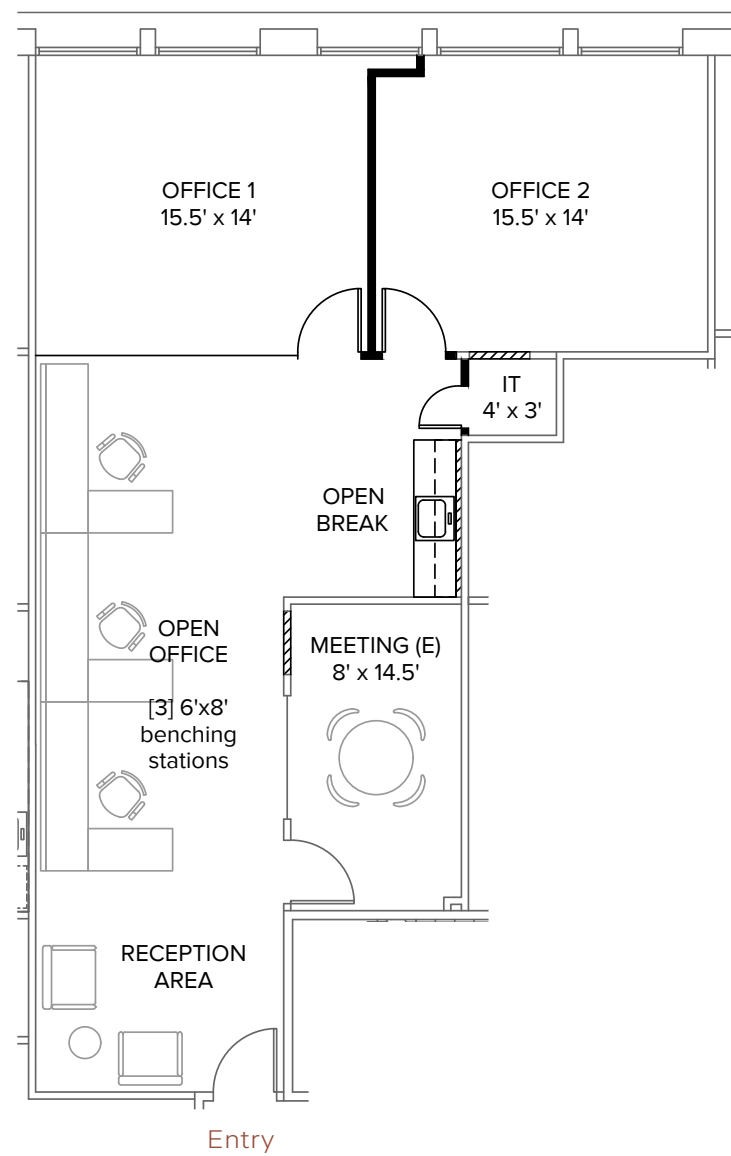
12760

Suite 375

1,316 RSF

Available 11/1/2025

as-built plan



highlands



entrepreneurially
focused,
institutionally
experienced

With more than 58 years of combined commercial real estate experience, our Principals pair their first hand knowledge of market preferences with best-in-class institutional operator process to generate successful property investment outcomes. Our portfolio of properties, like our experience, is diverse and ranges from unique historical office renovations to industrial outdoor storage developments.

[Learn More](#)

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