

HIGH BLUFF RIDGE

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

**New Lobby Renovations
Complete | High End Creative
Spec Suites Coming Soon!**



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



4.0 / 1,000 RSF PARKING

Subterranean and structured parking



EXPANSION OPPORTUNITY

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



WALKABLE AMENITIES

Walking distance to upscale dining and retail at One Paseo and Del Mar Highlands Town Center / Sky Deck Restaurant Collective

AVAILABILITY

BLDG. 12481	2nd Floor	24,407 RSF	Entire Floor - Shell Condition
BLDG. 12481	Suite 200	6,475 RSF	Spec Suite Available Est. Sept. 2025
BLDG. 12481	Suite 220	4,349 RSF	Spec Suite Available Est. Sept. 2025
BLDG. 12481	Suite 240	5,589 RSF	Spec Suite Available Est. Sept. 2025
BLDG. 12481	Suite 250	7,994 RSF	Spec Suite Available Est. Sept. 2025
BLDG. 12531	Suite 100	6,053 RSF	Spec Suite Available Est. Sept. 2025
BLDG. 12531	Suite 150	5,788 RSF	Spec Suite Available Est. Sept. 2025
BLDG. 12531	3rd Floor	24,125 RSF	Entire Floor - Available April 2025



LOCATED IN DEL MAR HEIGHTS



BEACHSIDE DEL MAR
 🚗 5 MIN

ONE PASEO
 🚶 14 MIN

DEL MAR HIGHLANDS TOWN CENTER
 🚶 18 MIN



CARMEL VALLEY RECREATION CENTER
 🚶 17 MIN

PIAZZA CARMEL
 🚗 4 MIN

HOTELS & MEETING SPACES
 🚶 16 MIN

Torrey Pines State Beach

Los Penasquitos Lagoon

DEL MAR Heights

Torrey Pines State Natural Reserve Extension

UPGRADE YOUR OFFICE EXPERIENCE

ONE PASEO

- CAVA
- URBN Pizza
- Postino
- Nick's
- South of Nick's
- North Italia
- Salt & Straw
- Pigment
- Lululemon
- Sweetfin
- Harland Brewing
- BodyRok

PIAZZA CARMEL

- Villa Capri
- Spices Thai Café
- Gami Sushi
- Chipotle
- Subway
- Wells Fargo
- Pavillions
- Baskin Robbins
- Pick-Up Stix
- Postal Annex
- F45 Training
- Allurant Med Spa

DEL MAR HIGHLANDS TOWN CENTER

- Philz Coffee
- Mendocino Farms
- Sky Deck
- Sweetgreen
- Cinepolis
- Ralph's
- Jimbo's
- Snooze Eatery
- Dry Bar
- Steak 48
- Pvolve
- Vuori



BEACHSIDE DEL MAR

- Vons
- Bushfire Kitchen
- CVS Pharmacy
- Starbucks
- Le Bambou
- SeaSurf Fish Co
- Crème & Sugar
- Broken Yolk Café
- Pilates Republic
- Jersey Mike's

HOTELS & MEETING SPACES

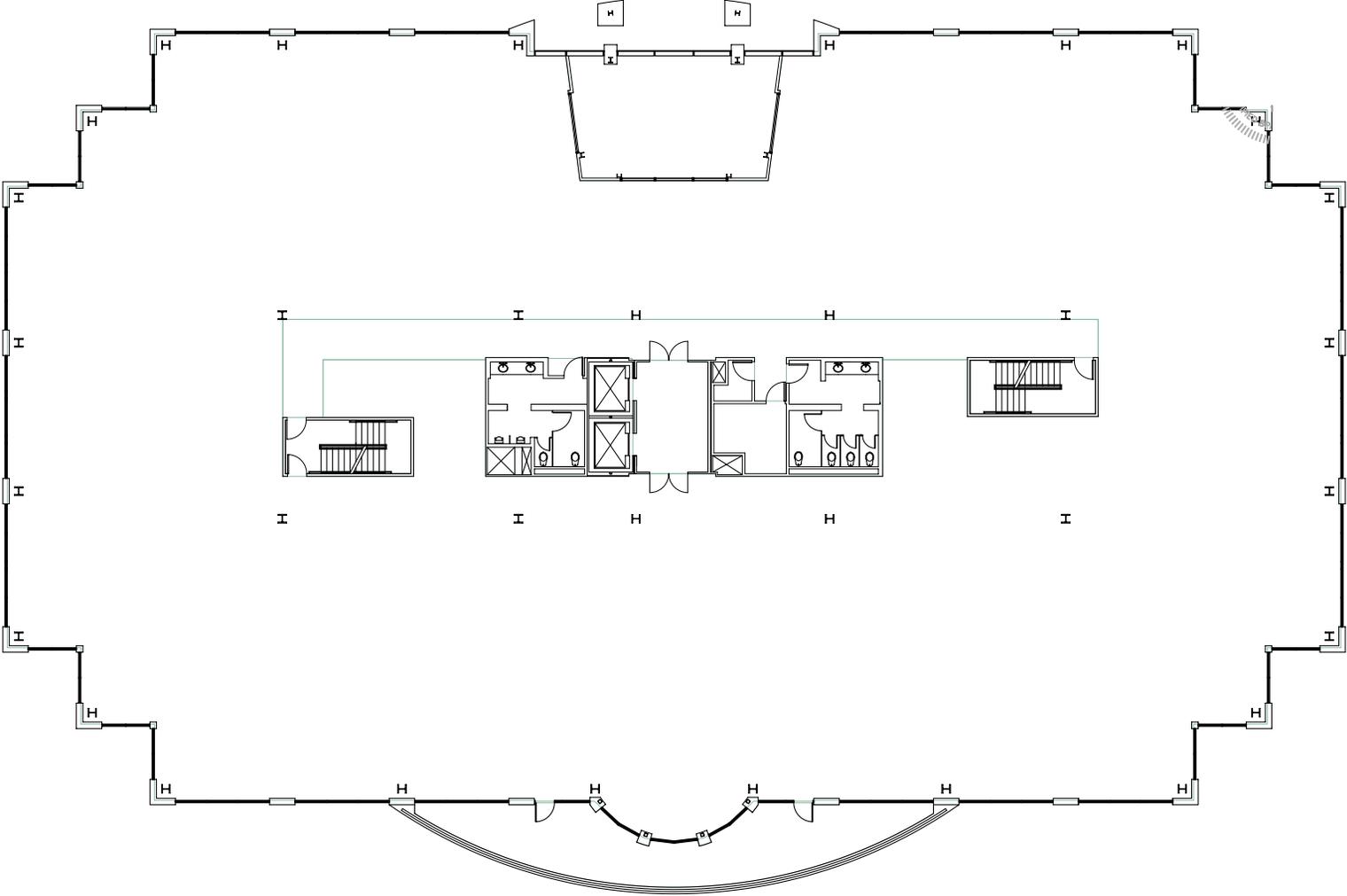
- Marriott Del Mar
- Residence Inn by Marriott
- Hampton Inn
- DoubleTree Resort

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

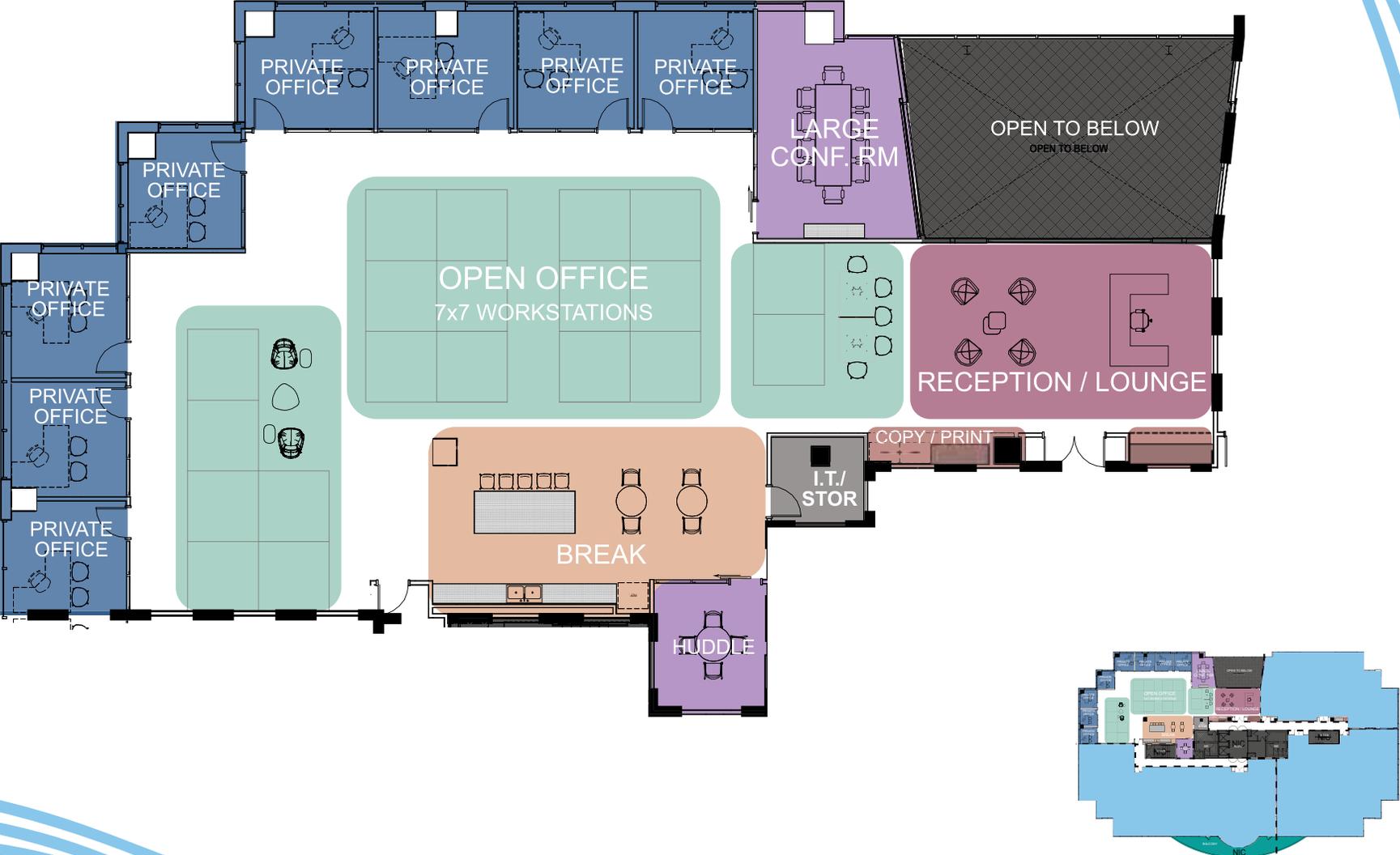
AVAILABILITY

BLDG. 12481	2nd Floor	24,407 RSF	Entire Floor
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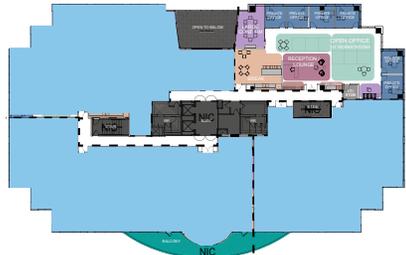
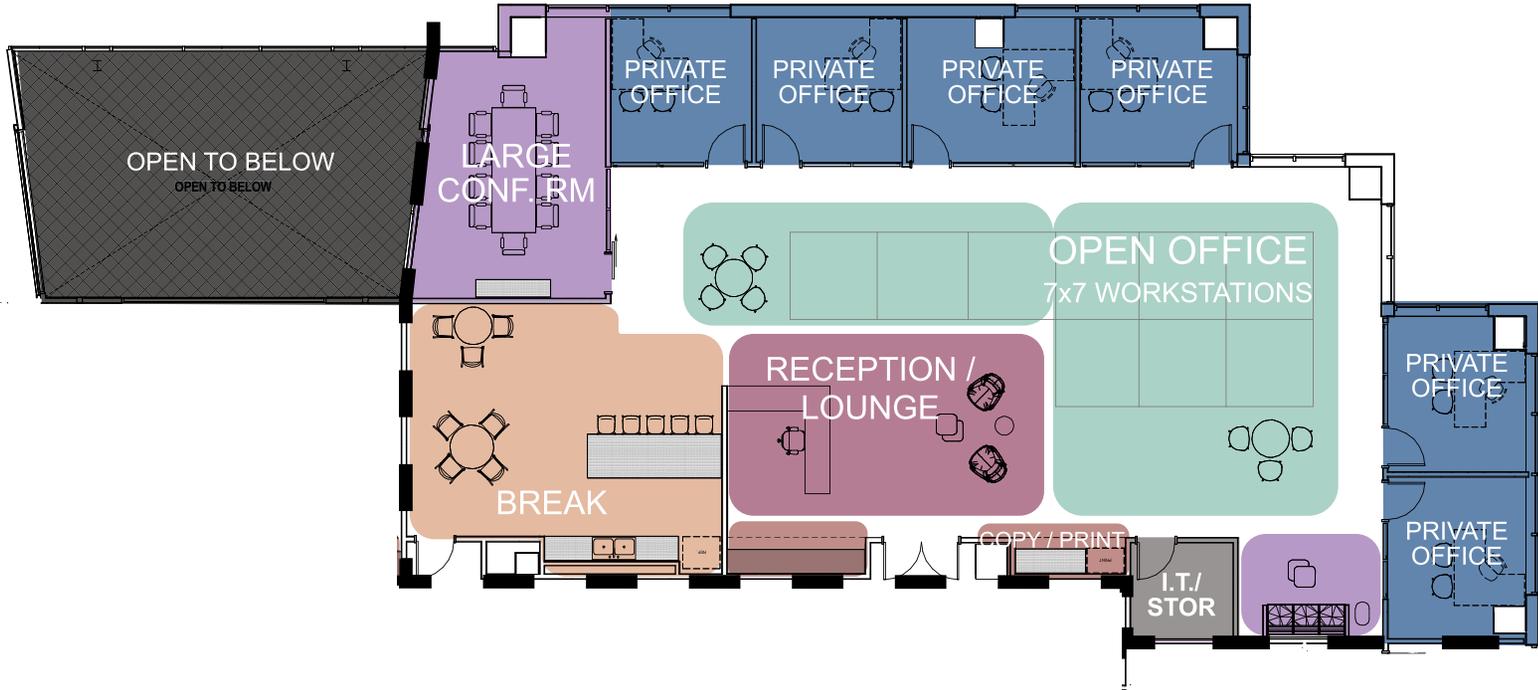
AVAILABILITY

BLDG. 12481 Suite 200 6,475 RSF Spec Suite Available Est. September 2025



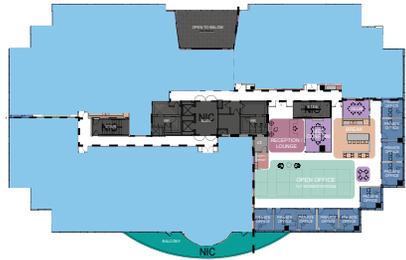
AVAILABILITY

BLDG. 12481 Suite 220 4,349 RSF Spec Suite Available Est. September 2025



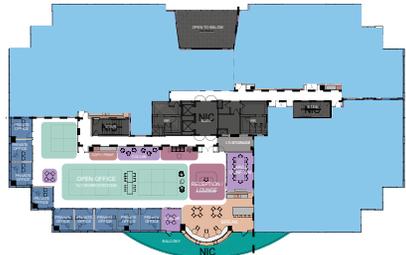
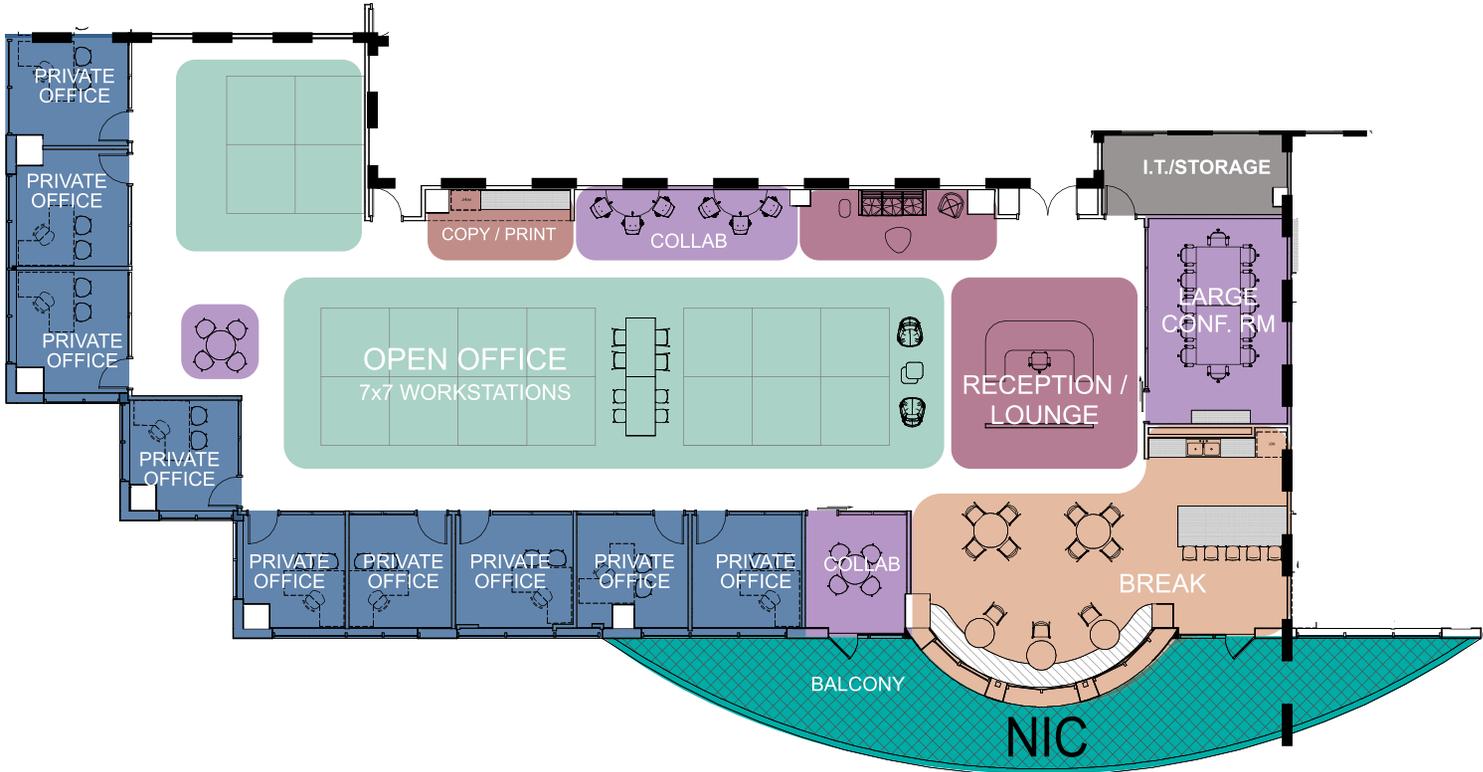
AVAILABILITY

BLDG. 12481 Suite 240 5,589 RSF Spec Suite Available Est. September 2025



AVAILABILITY

BLDG. 12481 Suite 250 7,994 RSF Spec Suite Available Est. September 2025

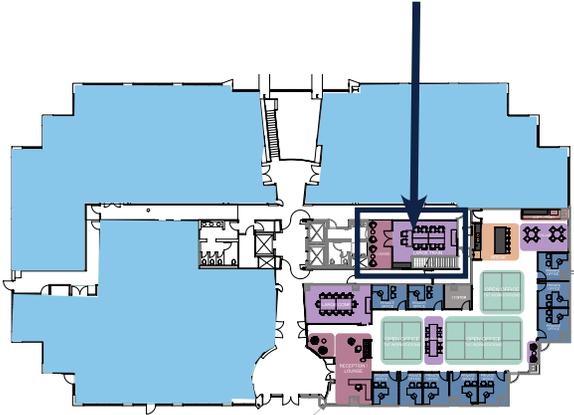


AVAILABILITY

BLDG. 12531 Suite 100 6,053 RSF Spec Suite Available Est. September 2025

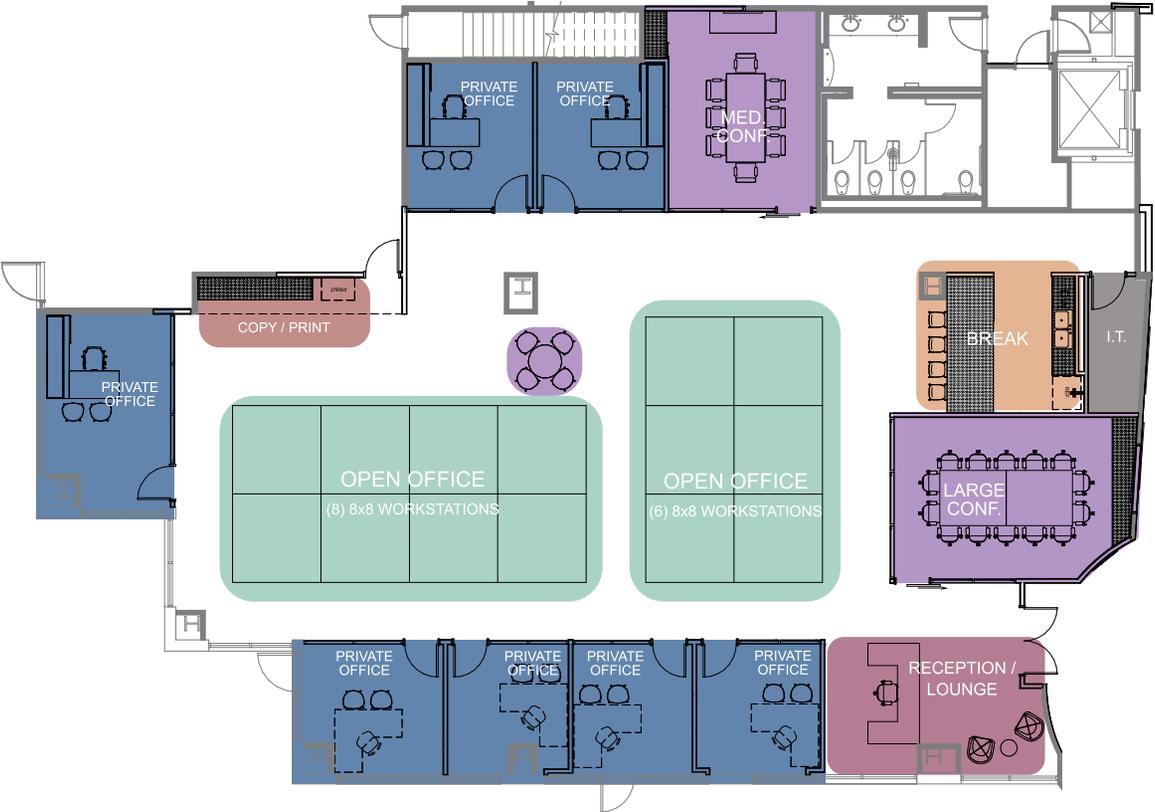


NOT A PART OF SUITE 100 - NEW COMMON AREA TRAINING ROOM & LOUNGE

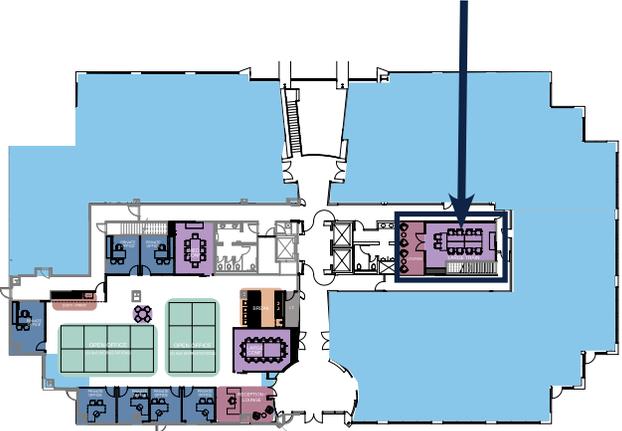


AVAILABILITY

BLDG. 12531 Suite 150 5,788 RSF Spec Suite Available Est. September 2025

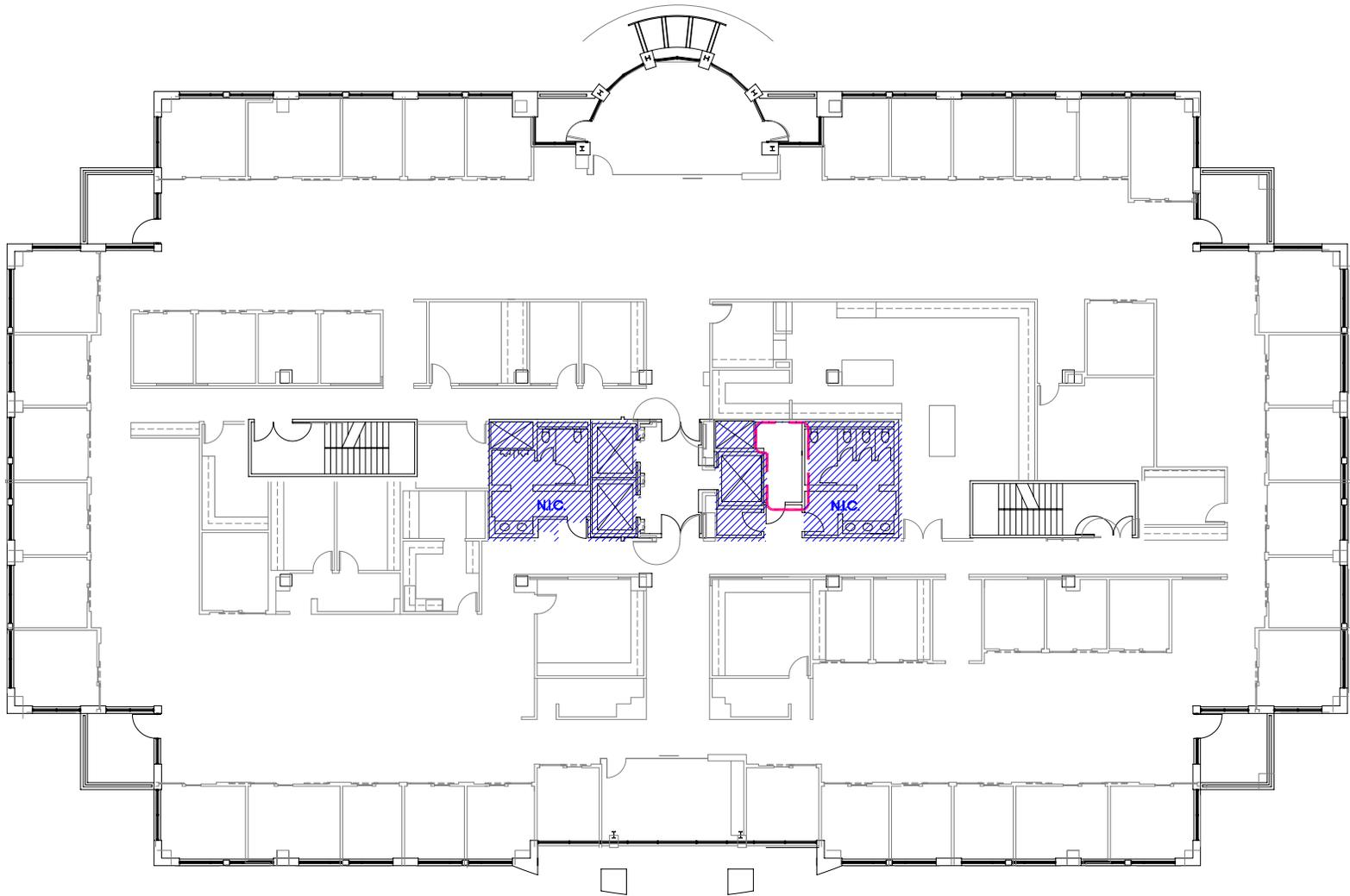


*NEW COMMON
AREA TRAINING
ROOM & LOUNGE*



AVAILABILITY

BLDG. 12531 3rd Floor 24,125 RSF Entire Floor



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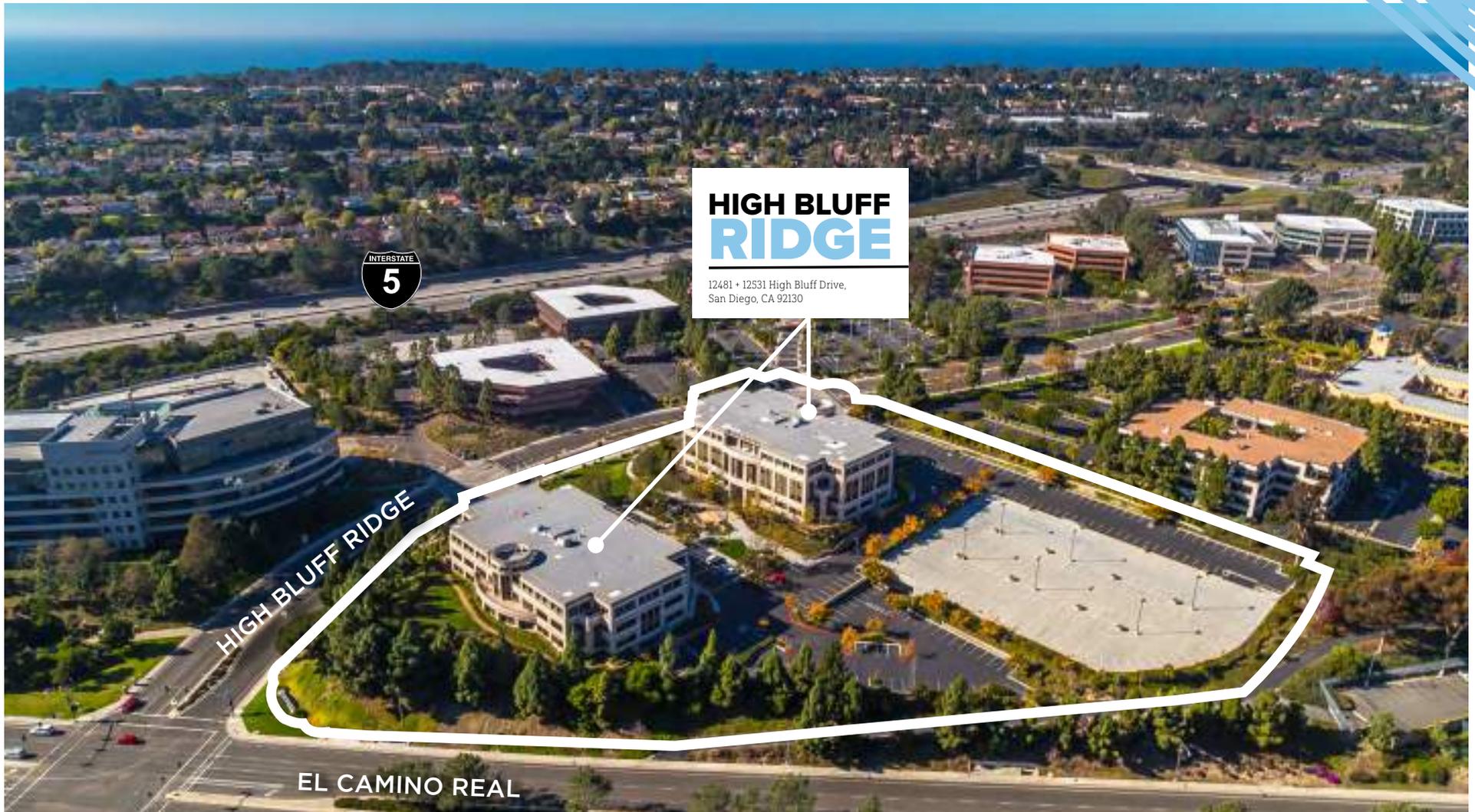
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