



THE CAMINOS

thecaminosdelmar.com



Located in San Diego's most
**Prestigious
Submarket**

Located in Del Mar Heights, The Caminos offers an intimate, Class A life science campus that is the perfect balance between quality of life and best-in-class work environment.

This top-notch location is home to industry leaders in life science, technology, legal, healthcare, and finance - where you are surrounded by world-class recreation, amenities, and San Diego's top neighborhoods.

- Exceptional commute, amenity, and beach access
- Professional environment
- Proximity to some of the best dining, retail, lifestyle, and residential offerings in the city



Property

Features



Two Building
Campus

~85K

Square Feet
Available



Efficient Rectangular
Floor Plates



Dedicated
Shipping &
Receiving



Outdoor
Gathering Areas



On-site Showers
& Lockers



Subterranean
Parking

3.75/1,000

Parking
Ratio

THE CAMINOS



Prominent
signage
visible to the
I-5 freeway

High Image
2-Story Lobby

Upgraded
landscaping



No. of Floors
(per building)

3 & 4

Year Built

2000-2002

Campus Size

184,000 RSF

Typical Floor

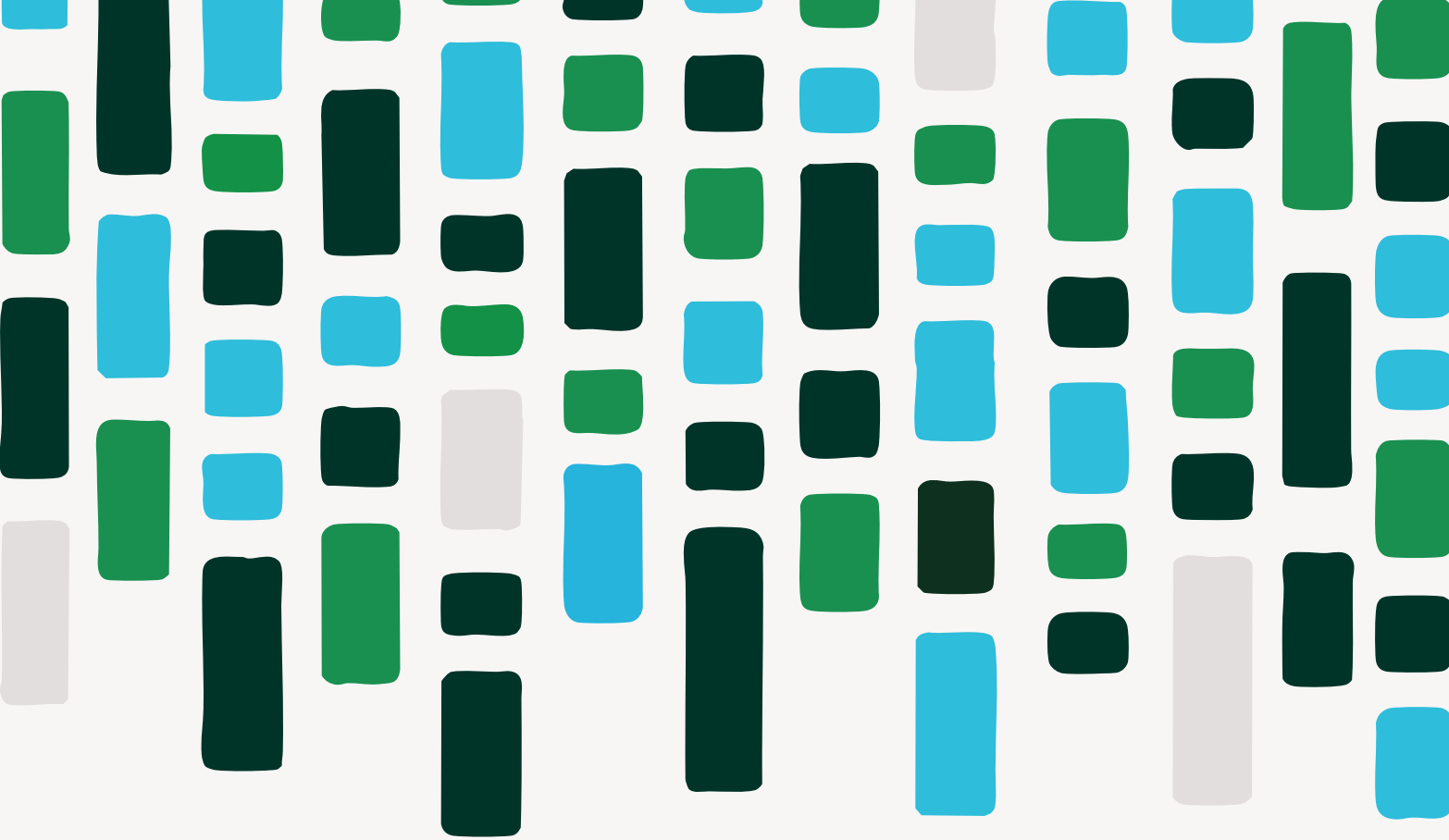
24K-30.5K

Available Space

10,000 RSF -
85,000 RSF

Slab to Slab Height

14'6"-15'6"



Specifications



1st Generation Lab & Office Space



30K RSF Rectangular Floor Plates



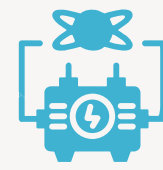
Central RO/DI Skid



House Vacuum & Compressed Air



14'6" - 15'6"
Clear Height With Steel Frame Construction



750 KW Generator



Ground Floor Secured Storage



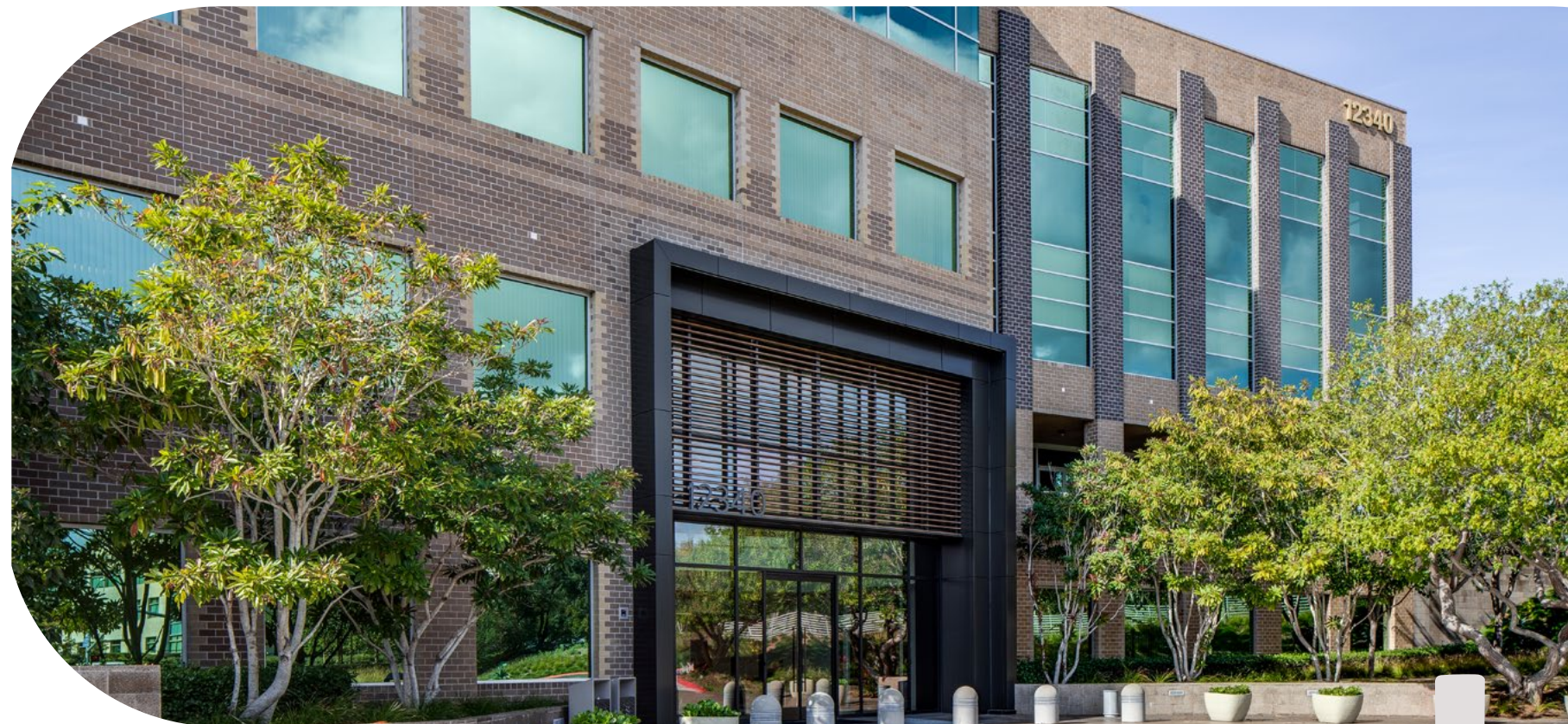
Direct Grade Level Loading & Freight Elevator





Prominent Signage Opportunities

The Caminos offers numerous high-impact building top and monument signage opportunities that can be easily seen from well-traveled El Camino Real, delivering a strong individual brand presence and enhancing your firm's identity and visibility.



Availabilities

1st Floor

12340 El Camino Real

Suite

100

RSF

24,000

NOTES

70:30 Lab to Office. R&D, wet lab, and climate controlled storage.

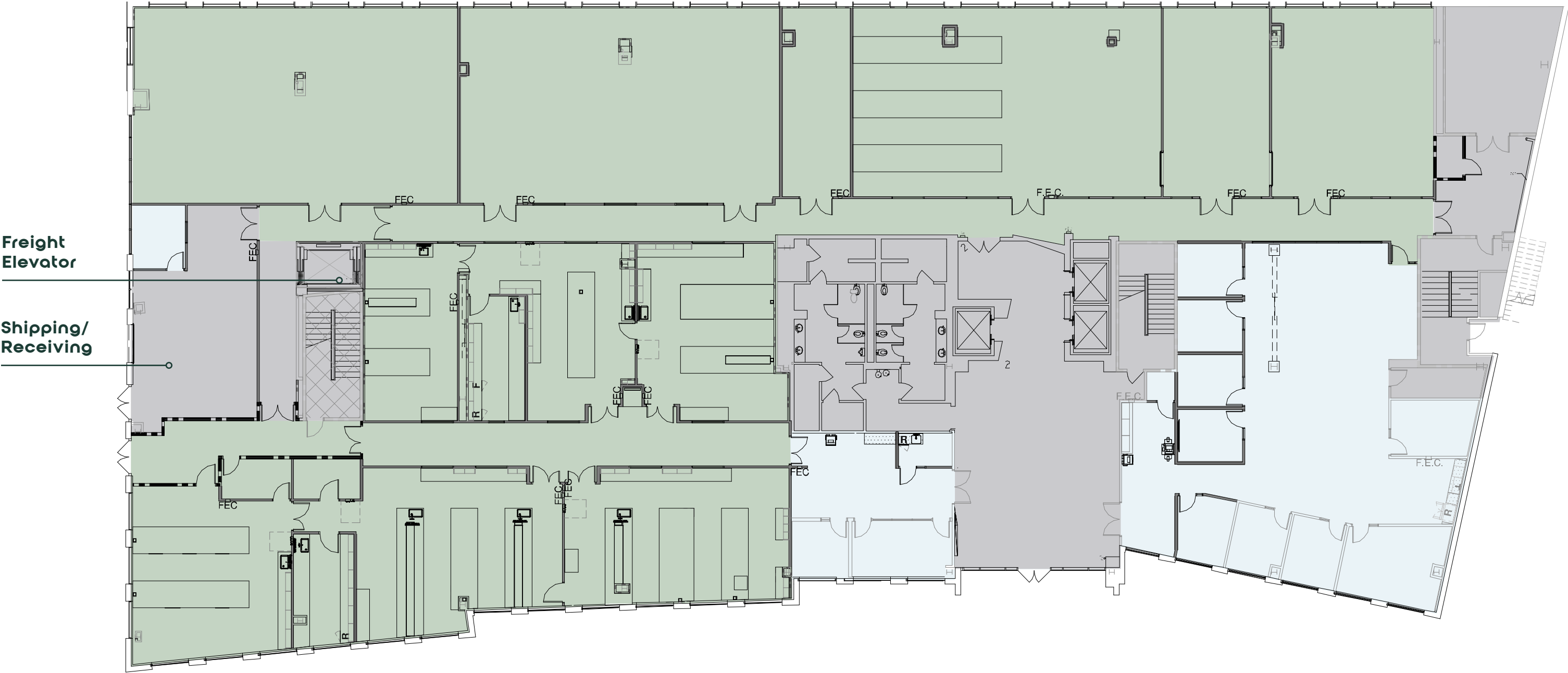


Virtual Tour

Lab

Office

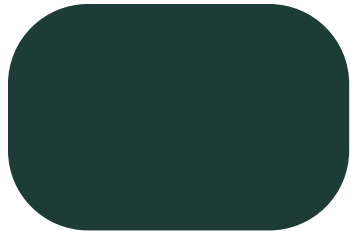
Common Area



Availabilities

12340 El Camino Real

3rd Floor



Suite

300

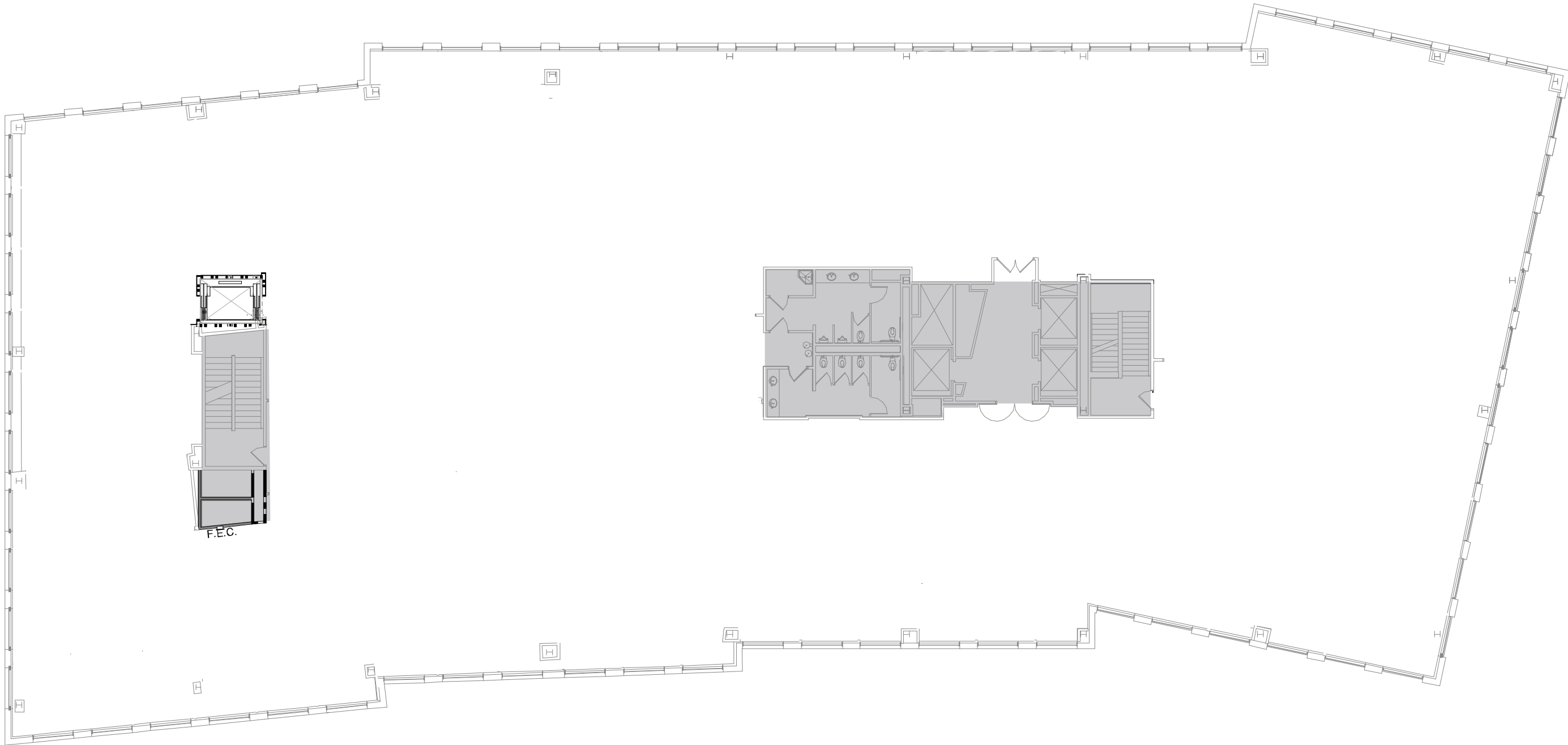
RSF

30,500 RSF

NOTES

Shell

Common Area



Availabilities

12340 El Camino Real

3rd Floor

Suite

300

RSF

30,500 RSF

NOTES

50% Lab / 50% Office

Hypothetical Floor Plan

- 50% Lab
- 50% Office

Totals

Private Office	5
Work Station (6'x6x)	57
Touchdown	28
Open Collaboration	2
Medium Conference (8 Seats)	3
Huddle Room (5 Seats)	2
Phone Room (2 Seats)	1
Fume Hoods	8
Lab Knee Holes	112
Lab Support Room	9

Legend

Lab	Building Support
Lab Support	Lobby/Reception
Open Office	Collaboration
Office	Conference
Office Support	Break Room



Availabilities
 12340 El Camino Real

4th

Floor

Suite

400

RSF

30,500 RSF

NOTES

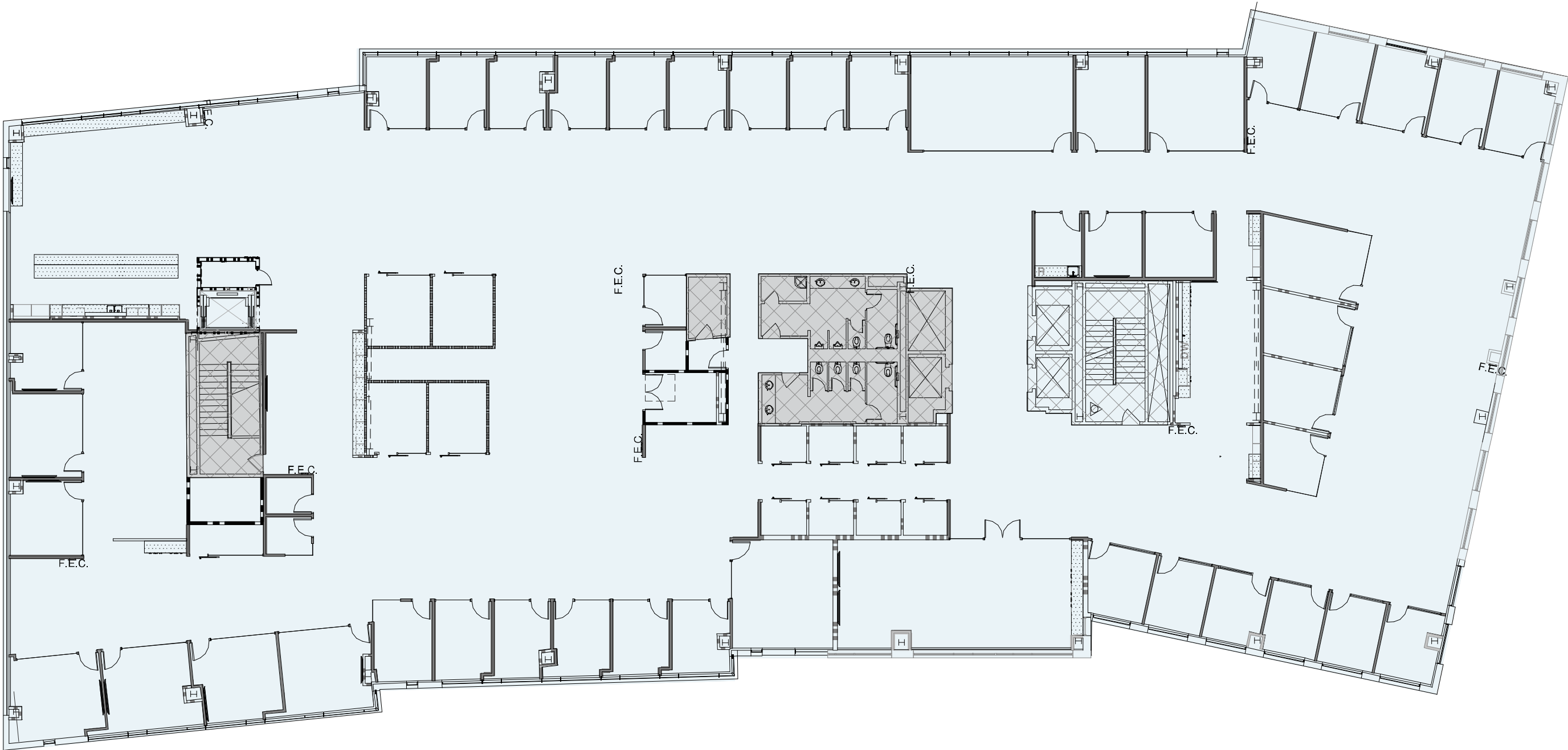
High-end spec floor with high ceilings

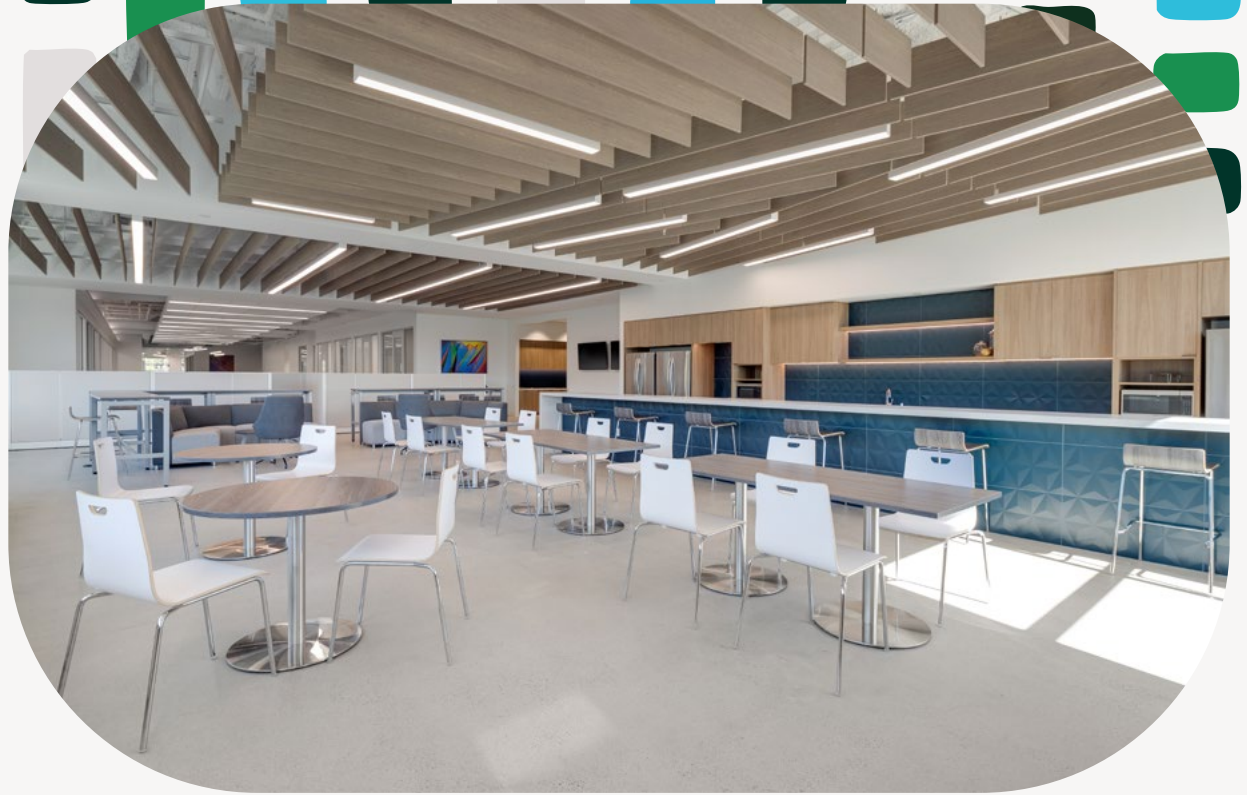
360°

Virtual Tour

- Office

Common Area
- Large break area
 - 1 board room
 - 1 large conference room
 - 7 medium conference rooms
 - 33 window-lined private offices
 - 6 internal private offices
 - 8 phone rooms
 - Open office for workstations
 - Newly renovated restrooms
 - Wellness room





THE CAMINOS

Surrounding Area

4 minutes to I-5 on ramps

5 minutes to One Paseo

6 minutes to the beach

8 minutes to UCSD

12 minutes to Torrey Pines Golf Course

12 minutes to Solano Train Station

24 minutes to airport

THE CAMINOS

5 min

ROBERTO'S TACOS
AQUA MARE CUCINA ITALIANA

5 min

VONS
BROKEN YOLK
JERSEY MIKE'S
BUSHFIRE
KOTIJA JR. TACO SHOP
JACK IN THE BOX

2 min

MARRIOTT DEL MAR
ARTERRA
RESIDENCE INN
TACO BELL

HAMPTON INN

6 min

DOUBLETREE BY HILTON

2 min

SAN DIEGO POLICE DEPT.

CARMEL VALLEY SKATEPARK

5 min

NICK'S DEL MAR
THE BUTCHERY
POSTINO
NORTH ITALIA
SALT & STRAW
BLUE BOTTLE COFFEE
BODYROK
PARAKEET CAFE
SWEATHOUZ
SWEETFIN POKE
SHAKE SHACK
URBN PIZZA
CAVA

JIMBO'S

CARMEL VALLEY RECREATION CENTER

PANDA EXPRESS
STEAK 48

DAVANTI ENOTECA
CULINARY DROPOUT
MENDOCINO FARMS
URBAN PLATES

OGGI'S BREWHOUSE
THE MELT

RALPHS

DEL MAR HEIGHTS RD

56



One Paseo

Experience North County's most dynamic food and drink scene just minutes away. One Paseo offers San Diego's professionals a prime location with access to the best retailers and chefs in town. Enjoy a vibrant mix of dining and shopping options that make One Paseo the ultimate destination for work and play.

NOW OPEN

Blue Bottle Coffee

Bodyrok

Bowery

Cava

Drybar

Faherty

Goop Kitchen

Jan's Health Bar

Lululemon

Marrow Fine

Mizukiyama Sushi

Nick's Del Mar

North Italia

Parakeet Café

Pigment

Postino

Roark

Rivian Automotive

Salt & Straw

Serena & Lily

Shake Shack

Shop Good

Spec's Optometry

SusieCakes

SweatHouz

Sweetfin Poke

The Butchery

Urban Beach House

Urbn Pizza

Van De Vort

Whiskey x Leather



The Kilroy Experience

REDEFINING PLACES FOR NEW WORK

Kilroy Realty is a leading West Coast real estate company, with over ~25M sq. ft. of operating portfolio and development pipeline, focused on creating sustainable, high-quality workplaces that support tenant well-being and contribute positively to the environment and community.

Sustainable, Innovative Design

- Kilroy properties emphasize sustainable design and practices, aligning with tenants' environmental goals.
- Buildings feature top-tier amenities, along with retail, public art, and community spaces, creating dynamic environments for work and leisure.

Tenant-Focused Management

- Kilroy's property management approach includes sustainability-focused programs and proactive support to enhance tenants' experience.
- Workspaces are designed to promote employee well-being and foster a sense of community, making them attractive to companies in tech, media, life sciences, and other innovative industries.



KILROY IS DRIVING ENVIRONMENTAL PROGRESS THROUGH DESIGN & OPERATIONS

Kilroy differentiates itself through an unmatched focus on sustainability and wellness. Kilroy properties are designed to the highest standards, with numerous LEED and WELL certifications, carbon-neutral operations since 2020, and extensive energy efficiency initiatives.

Our sustainability efforts are broad, and include a focus on energy, carbon, water, waste, health & wellness, and stakeholder engagement. We identify climate change as both a risk and an opportunity to our business and we build these factors into our strategy and risk management efforts. Our sustainability programs contribute to long-term value creation and help shape our corporate strategy. This commitment to green practices positions Kilroy as a leader in environmentally responsible real estate.

Learn more: kilroyrealty.com/sustainability

Achievements & Accolades



Carbon Neutral Operations

Kilroy has achieved carbon neutral operations across our portfolio since 2020



Best in Building Health

Fitwel Excellence Award, Fitwel Champion Company, Most Certifications of All Time, 2019-2022



Energy Star

Partner of the Year, 2014-2025
Sustained Excellence, 2016-2023



Newsweek

Listed on America's Most Responsible Companies, 2020-2025



GRESB

#1 in Development (Diversified),
Regional Sector Leader for Americas, 2022-2023
5-Star Rating, 2015-2023



Green Lease Leaders

Leader, 2014-2024
Gold Level, 2018-2024
Champion of the Decade, 2024



US EPA Green Power Partnership

Member of National Top 100 Green Power Users, 2021-2024



Bloomberg Gender-Equality Index

Member, 2020-2023

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KILROY

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WAKEFIELD**

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