

HIGH BLUFF RIDGE

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

**New High End Creative Spec
Suites Delivering October
2025 | New Conference Center
Delivering January 2026**



PGIM |



CUSHMAN &
WAKEFIELD

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, new large conference center (estimated completion January 2026) 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

328,134 SF Del Mar office portfolio with immediately local, responsive property management team

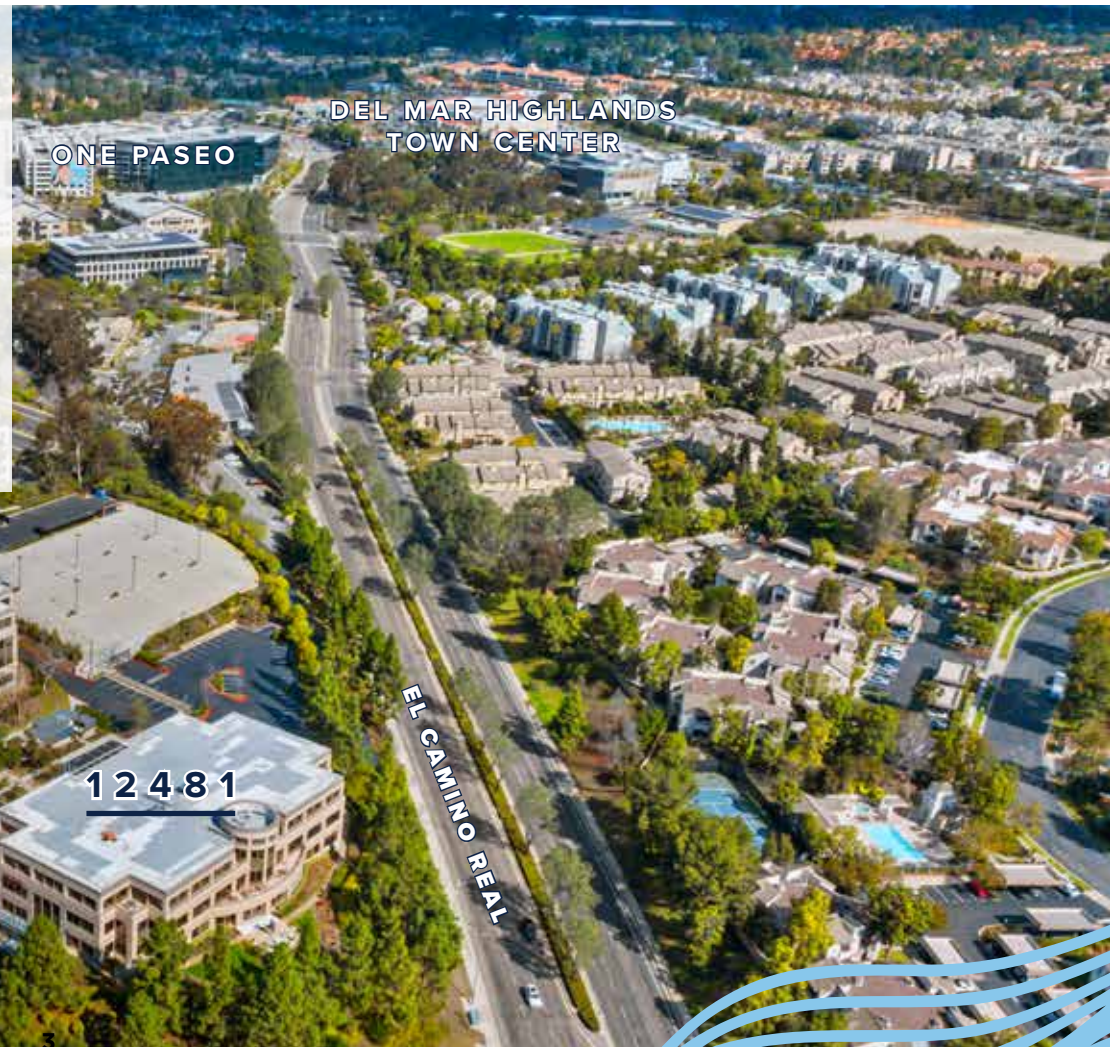


WALKABLE AMENITIES

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

AVAILABILITY

BLDG. 12481	Suite 200	6,568 RSF	Creative Spec Suite Available Est. Oct. 2025
BLDG. 12481	Suite 220	4,411 RSF	Creative Spec Suite Available Est. Oct. 2025
BLDG. 12481	Suite 240	5,671 RSF	Creative Spec Suite Available Est. Oct. 2025
BLDG. 12481	Suite 250	7,999 RSF	Creative Spec Suite Available Est. Oct. 2025
BLDG. 12531	Suite 100	6,035 RSF	Creative Spec Suite Available Est. Oct. 2025; Eyebrow Signage Available
BLDG. 12531	Suite 150	5,947 RSF	Creative Spec Suite Available Est. Dec. 2025; Eyebrow Signage Available
BLDG. 12531	3rd Floor	24,594 RSF	Entire Floor - Available April 2025



LOCATED IN DEL MAR HEIGHTS



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

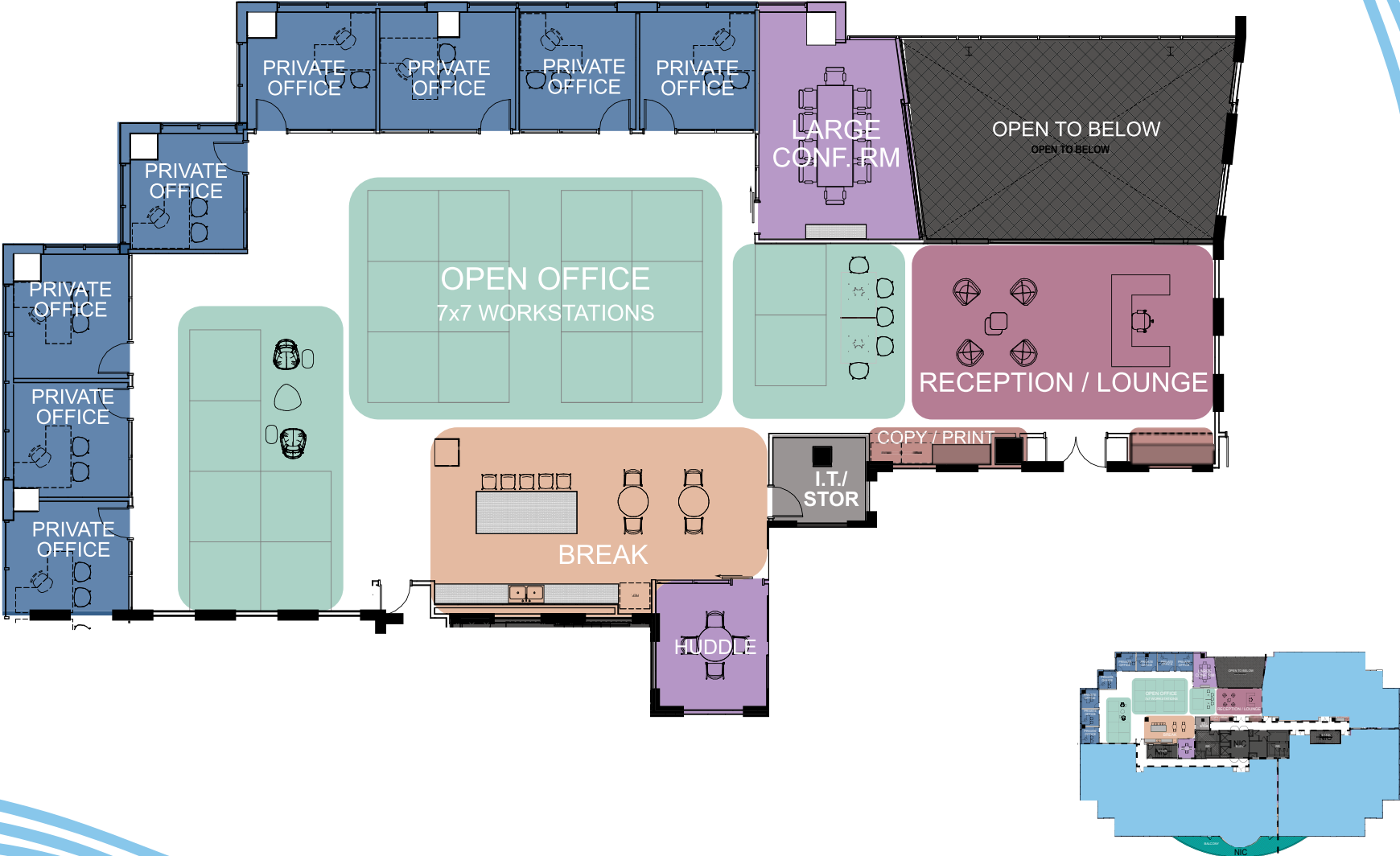


CARMEL VALLEY RECREATION CENTER

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

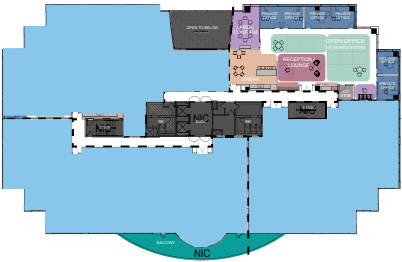
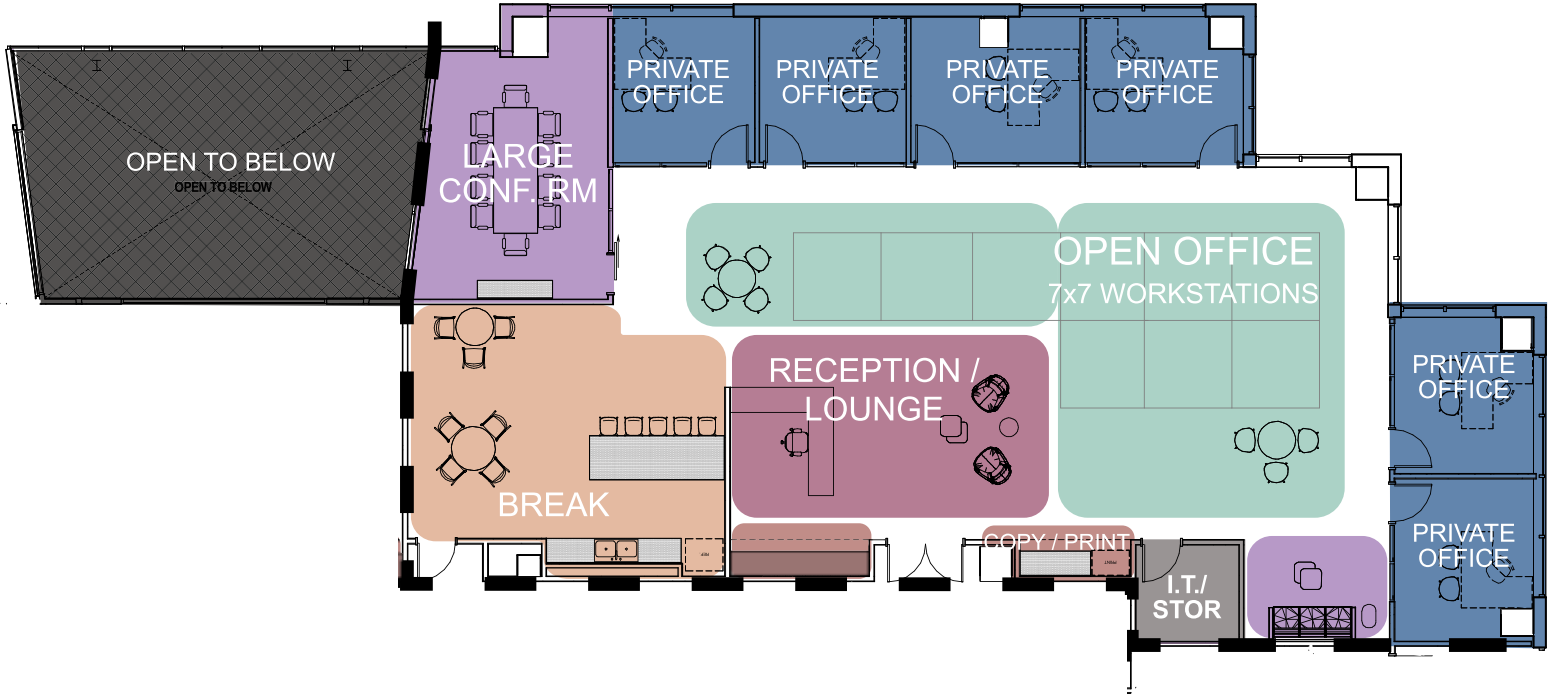
AVAILABILITY

BLDG. 12481	Suite 200	6,568 RSF	Creative Spec Suite Available Est. October 2025
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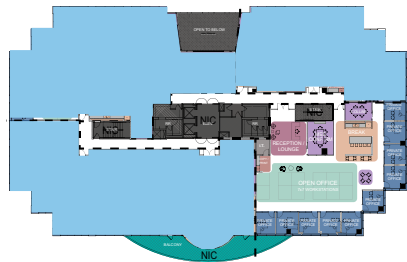
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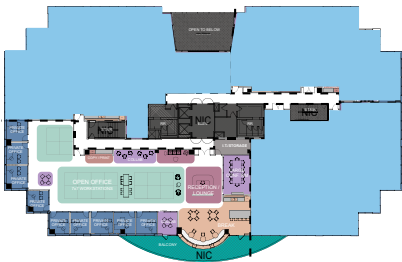
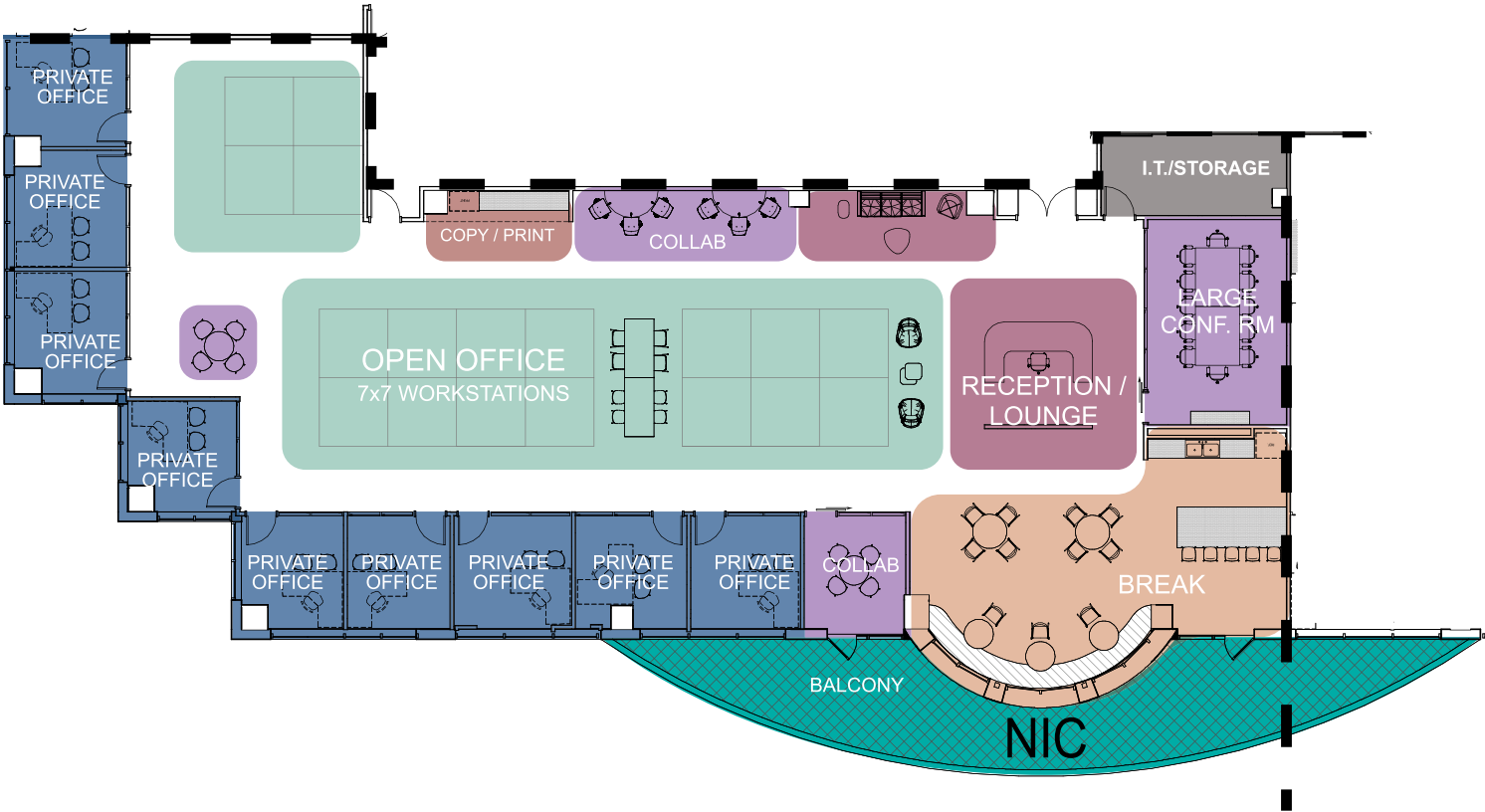
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AVAILABILITY

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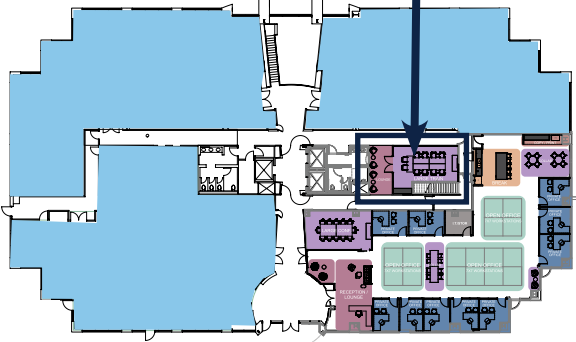


AVAILABILITY

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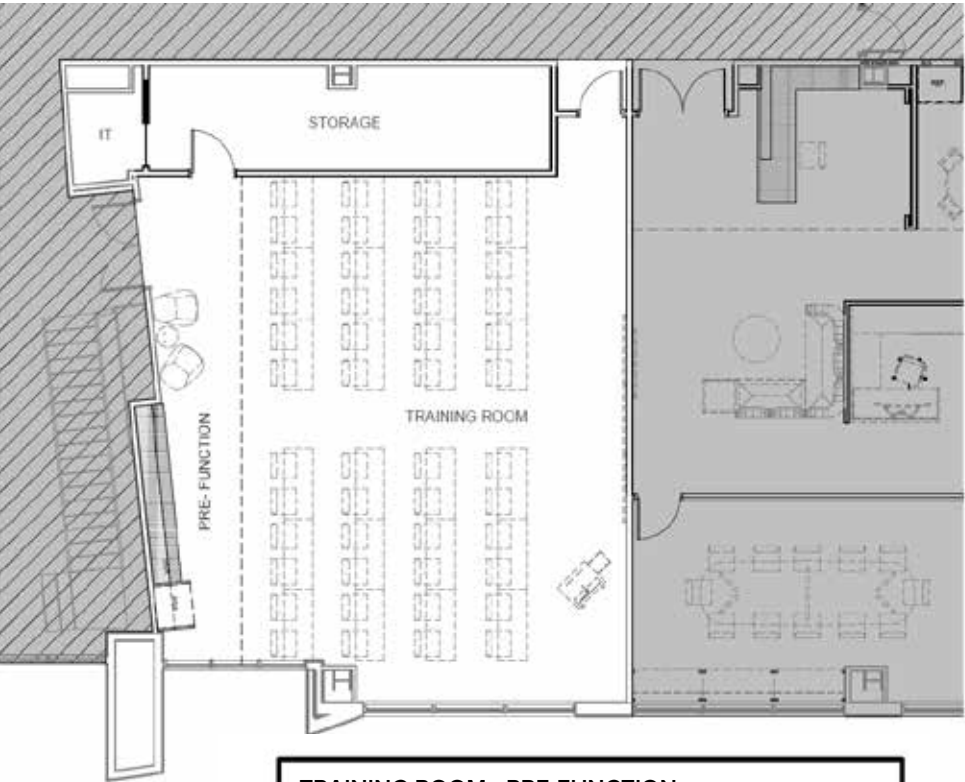
NOT A PART OF
SUITE 100 -
NEW COMMON
AREA TRAINING
ROOM & LOUNGE



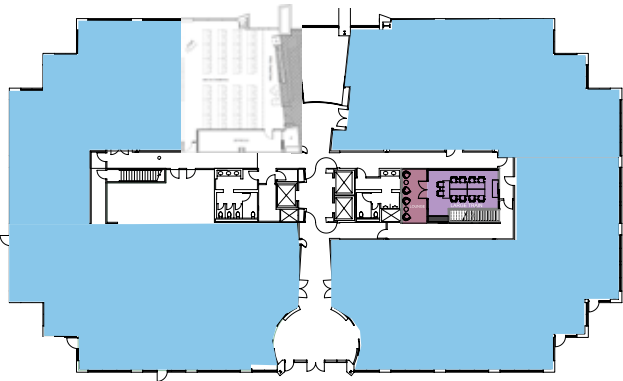
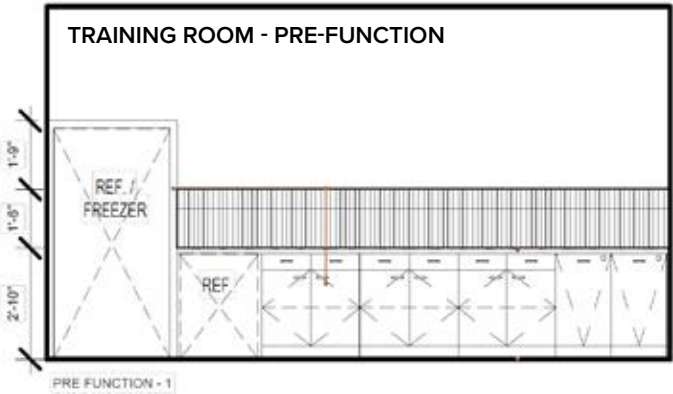
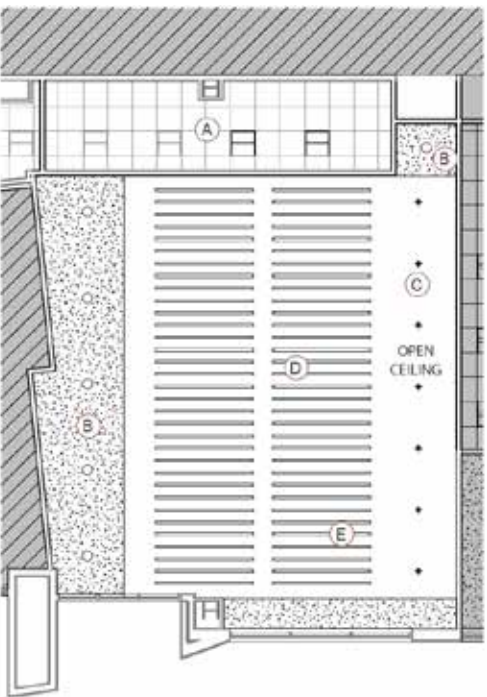
AVAILABILITY

BLDG. 12531 1st Floor New Training Room | Under Construction with a January Completion

SPACE PLAN - TRAINING ROOM

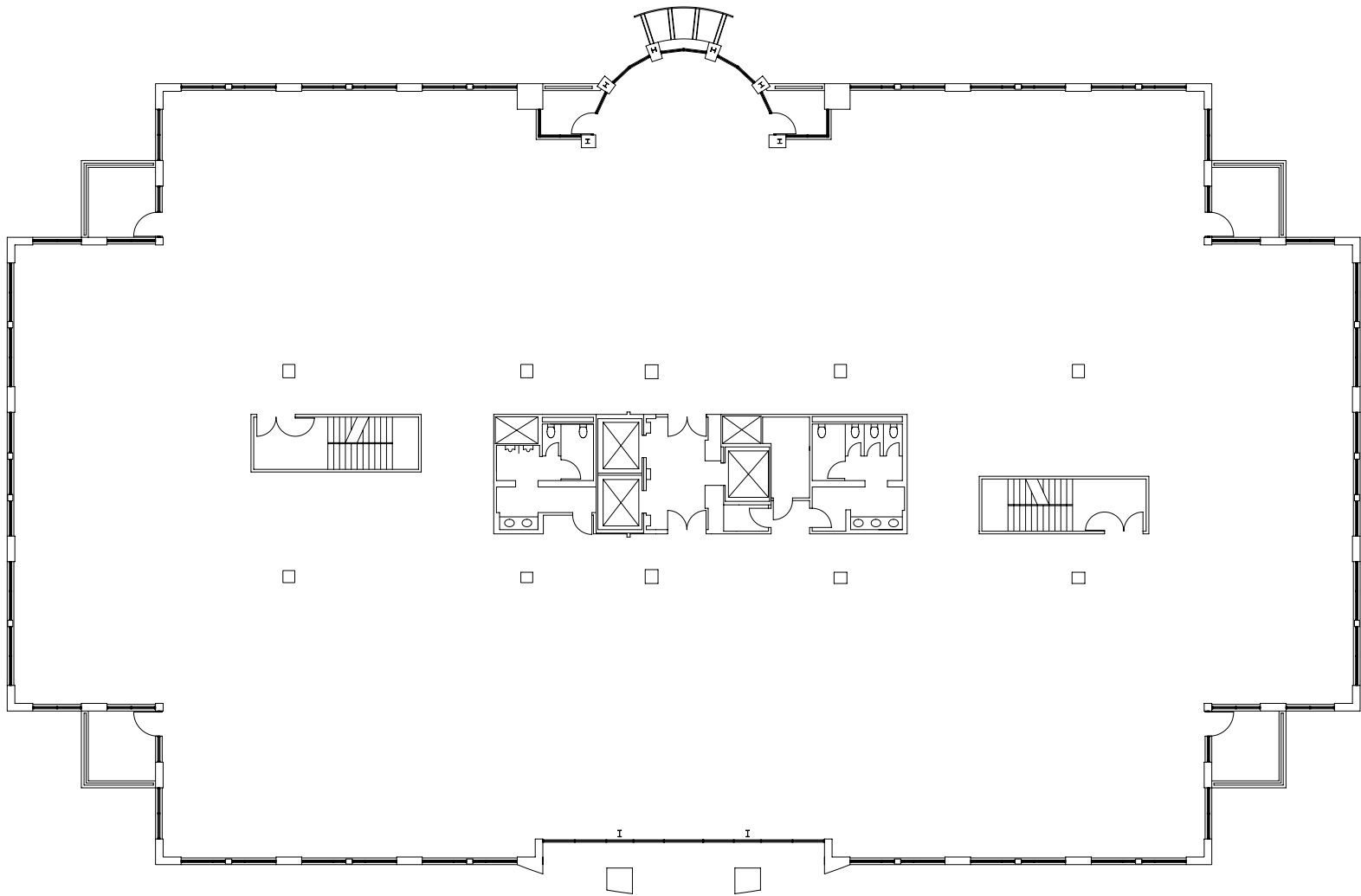


RCP - TRAINING ROOM



AVAILABILITY

BLDG. 12531	3rd Floor	24,594 RSF	Entire Floor
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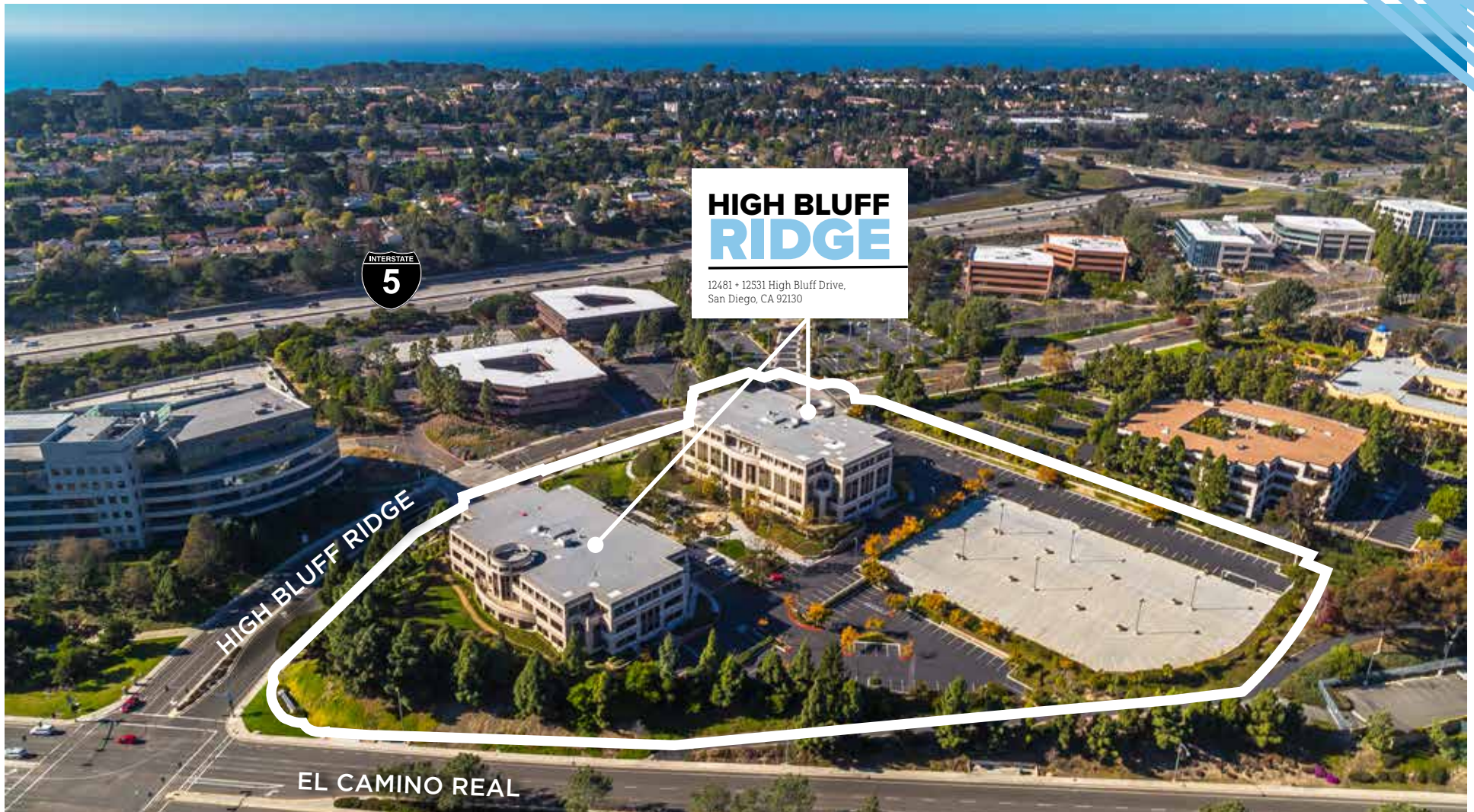
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