

HIGH BLUFF RIDGE

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

**New High End Creative Spec
Suites | New Conference Center**



**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 and walkable amenities. The incredible location off I-5 offers convenient commutes to everything you love in San Diego.





165,658 SF

Two-building Class A corporate office complex



ON-SITE FITNESS CENTER

With shower and locker facilities



PRIME VISIBILITY & ACCESSIBILITY

Excellent visibility and immediate access from I-5, SR-56, and El Camino Real



PRESTIGIOUS LOCATION

Within Del Mar Heights master planned corporate center



LEED CERTIFIED GOLD & WIRED SCORE SILVER

The digital connectivity rating system for real estate



4.0 / 1,000 RSF PARKING

Subterranean and structured parking



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 100	6,662 RSF	Eyebrow Signage; Available 3/1/2027
BLDG. 12481	Suite 220	4,411 RSF	Creative Spec Suite; Available Now
BLDG. 12531	Suite 140	3,679 RSF	Spec Suite; Available Now



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
- Goop Kitchen
- 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

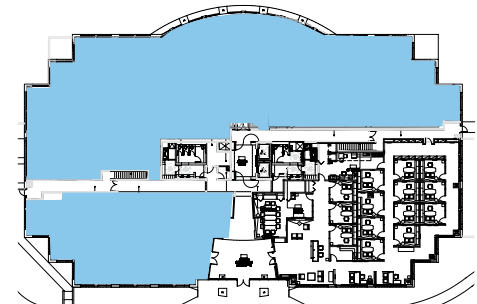
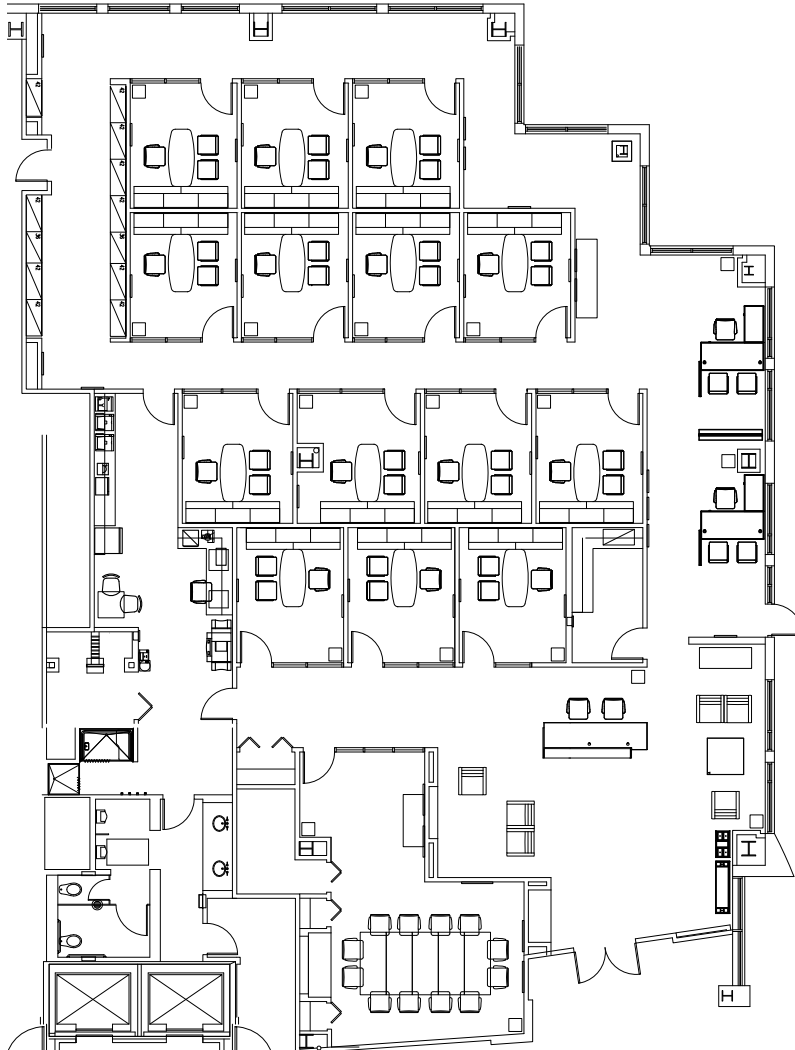
AVAILABILITY

BLDG. 12481

Suite 100

6,662 RSF

Available 3/1/2027; Eyebrow Signage



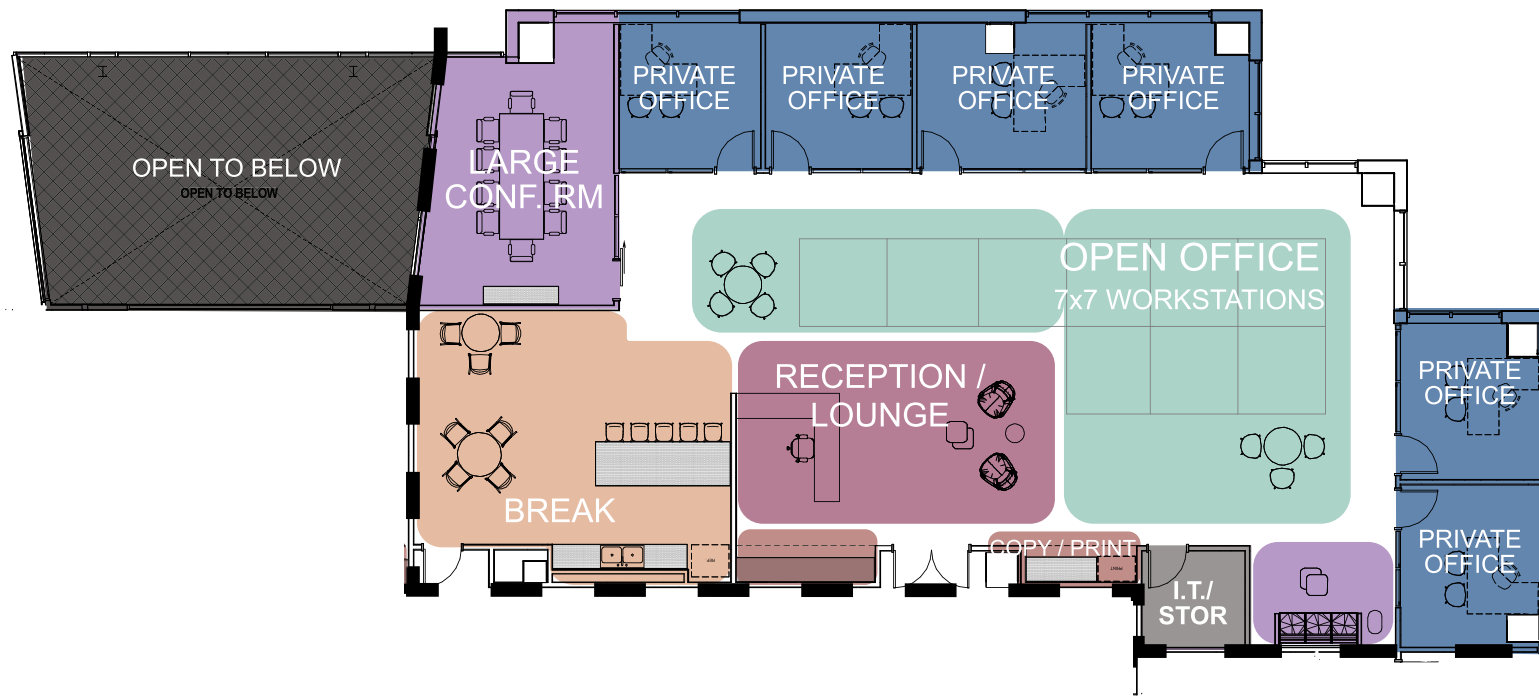
AVAILABILITY

BLDG. 12481

Suite 220

4,411 RSF

Creative Spec Suite; Available Now



VIEW VIRTUAL TOUR
CLICK HERE



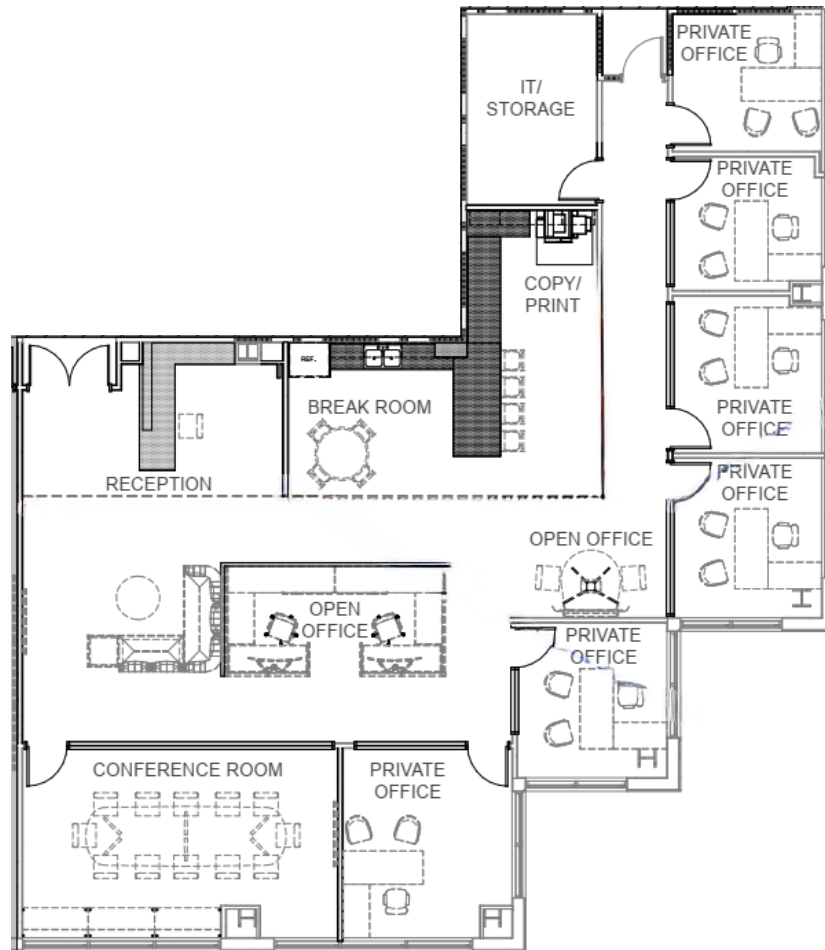
AVAILABILITY

BLDG. 12531

Suite 140

3,679 RSF

Spec Suite; Available Now



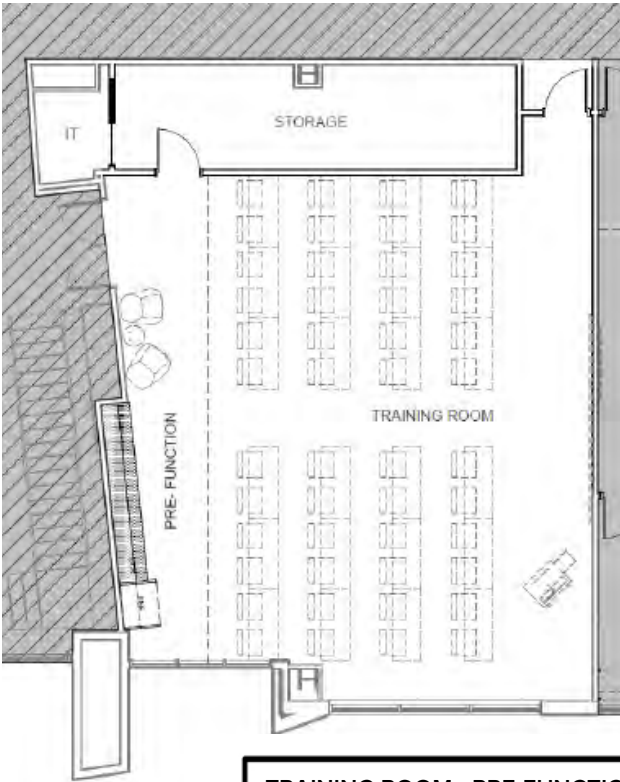
AVAILABILITY

BLDG. 12531

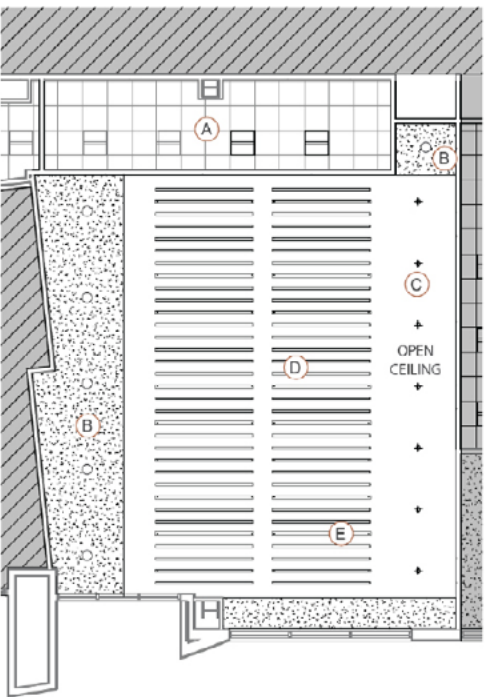
1st Floor

New Training Room | Recently Completed

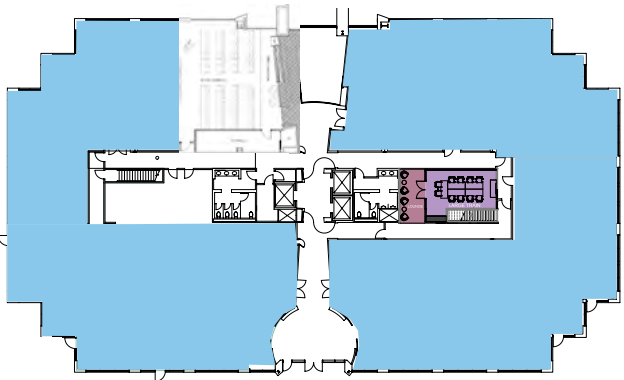
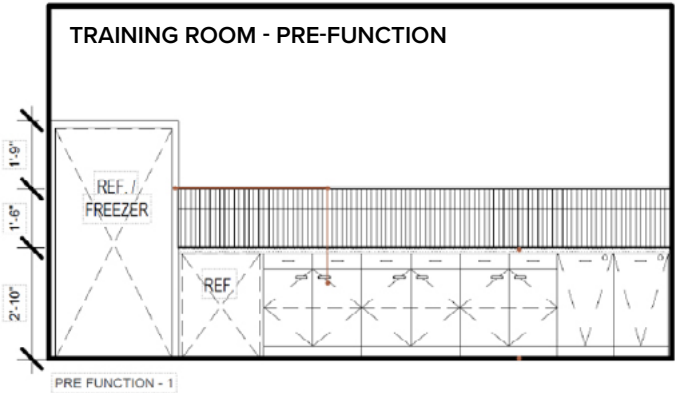
SPACE PLAN - TRAINING ROOM



RCP - TRAINING ROOM



TRAINING ROOM - PRE-FUNCTION



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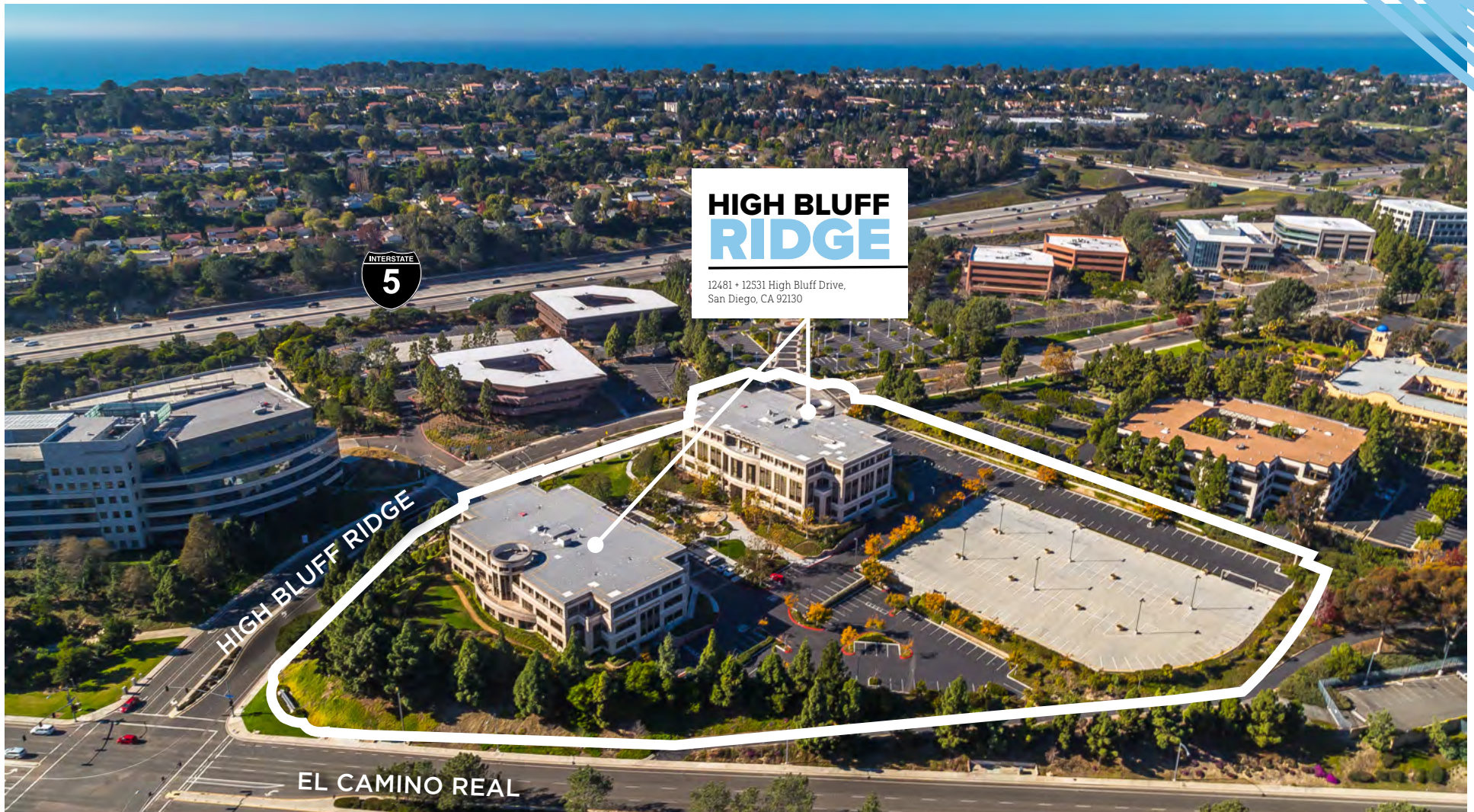
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