

# HIGH BLUFF RIDGE

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

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**New Lobby Renovations  
Complete | New High End  
Creative Spec Suites Delivering  
October 2025**



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 February 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

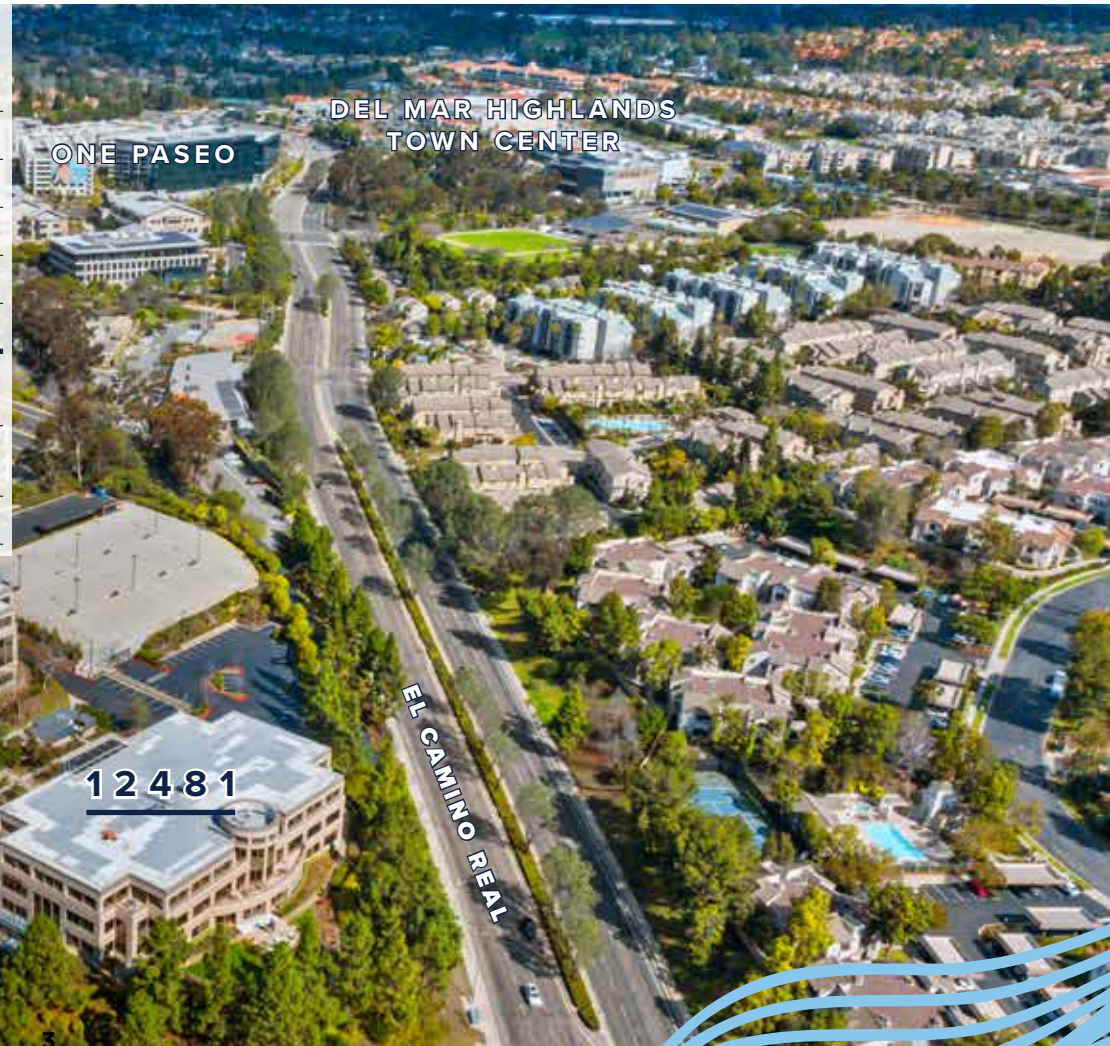


**WALKABLE AMENITIES**

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

# AVAILABILITY

<b>BLDG. 12481</b>	2nd Floor	24,407 RSF	Entire Floor - Shell Condition
<b>BLDG. 12481</b>	Suite 200	6,475 RSF	Creative Spec Suite Available Est. Oct. 2025
<b>BLDG. 12481</b>	Suite 220	4,349 RSF	Creative Spec Suite Available Est. Oct. 2025
<b>BLDG. 12481</b>	Suite 240	5,589 RSF	Creative Spec Suite Available Est. Oct. 2025
<b>BLDG. 12481</b>	Suite 250	7,994 RSF	Creative Spec Suite Available Est. Oct. 2025
<b>BLDG. 12531</b>	Suite 100	6,053 RSF	Creative Spec Suite Available Est. Oct. 2025; Eyebrow Signage Available
<b>BLDG. 12531</b>	Suite 150	5,788 RSF	Creative Spec Suite Available Est. Dec. 2025; Eyebrow Signage Available
<b>BLDG. 12531</b>	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**

**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



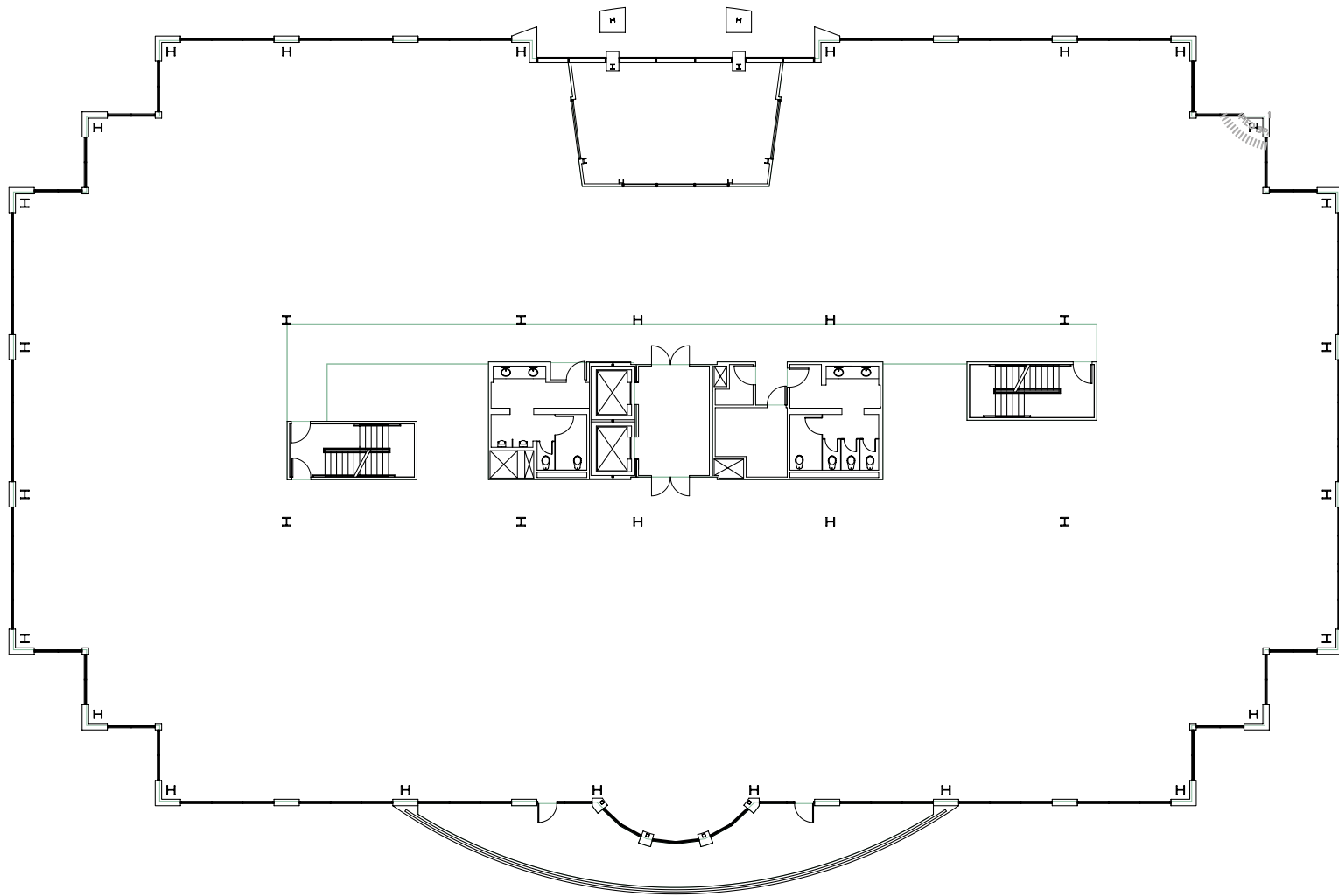
## CARMEL VALLEY RECREATION CENTER

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



# AVAILABILITY

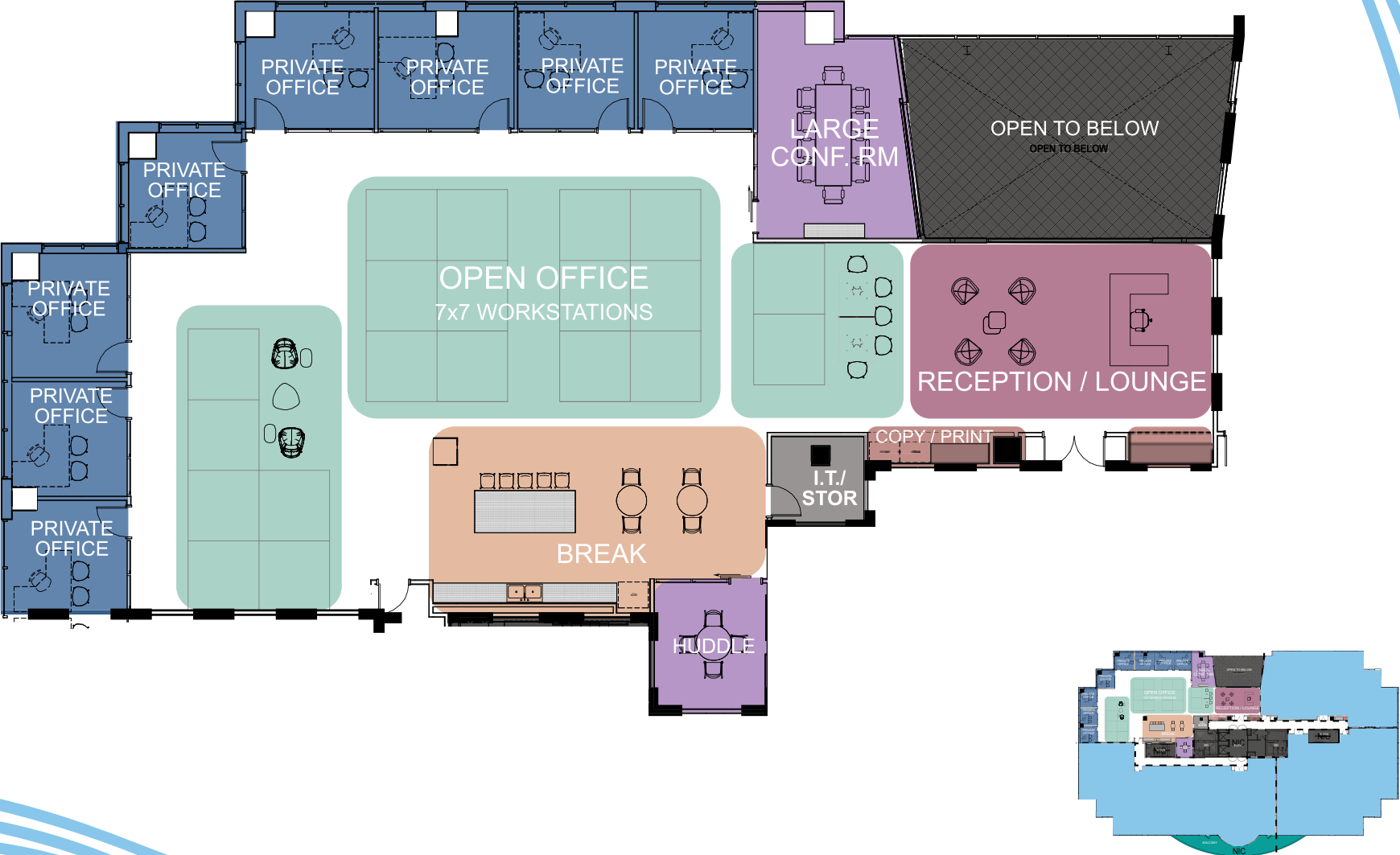
BLDG. 12481	2nd Floor	24,407 RSF	Entire Floor
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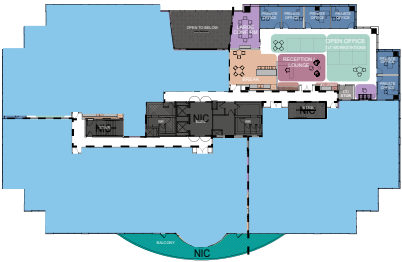
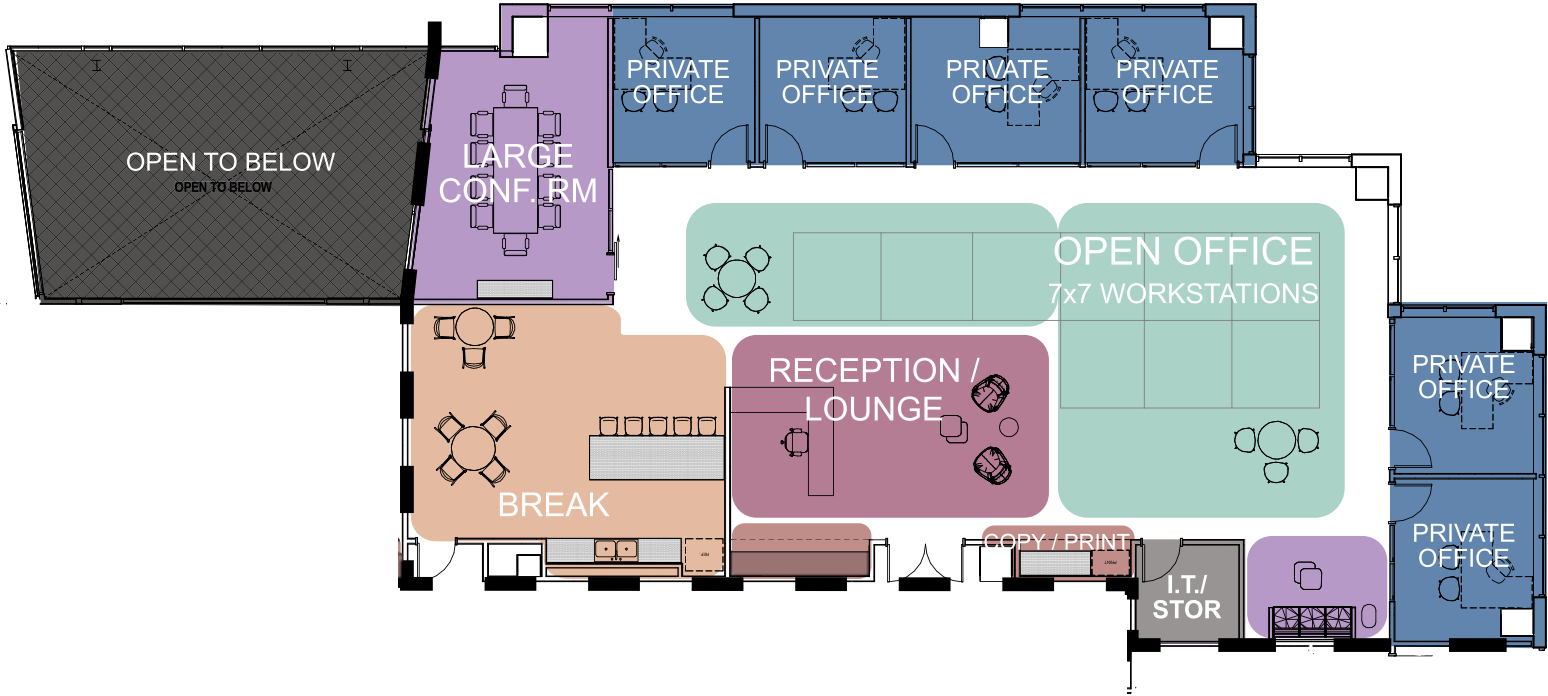
BLDG. 12481	Suite 200	6,475 RSF	Creative Spec Suite Available Est. October 2025
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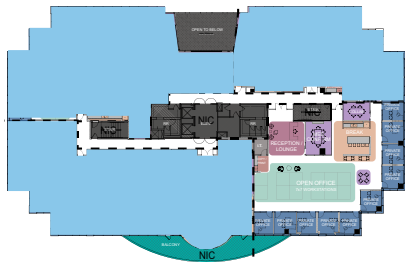
BLDG. 12481	Suite 220	4,349 RSF	Creative Spec Suite Available Est. October 2025
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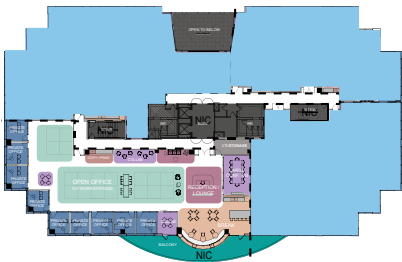
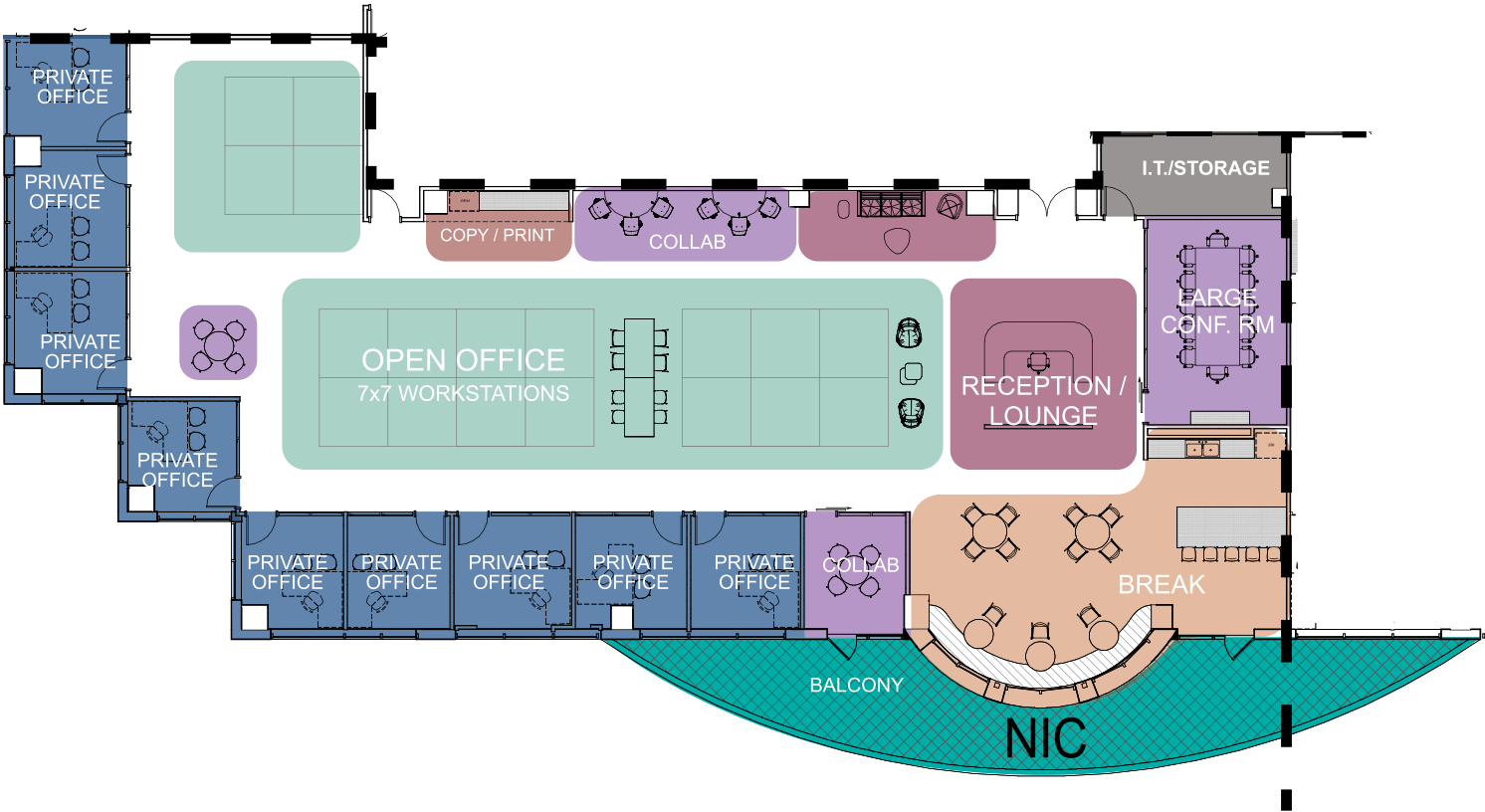
BLDG. 12481	Suite 240	5,589 RSF	Creative Spec Suite Available Est. October 2025
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# AVAILABILITY

BLDG. 12481	Suite 250	7,994 RSF	Creative Spec Suite Available Est. October 2025
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# AVAILABILITY

BLDG. 12531

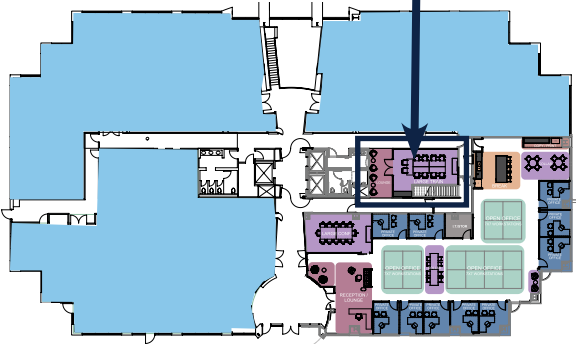
Suite 100

6,053 RSF

Creative Spec Suite Available Est. October 2025;  
Eyebrow Signage Available



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







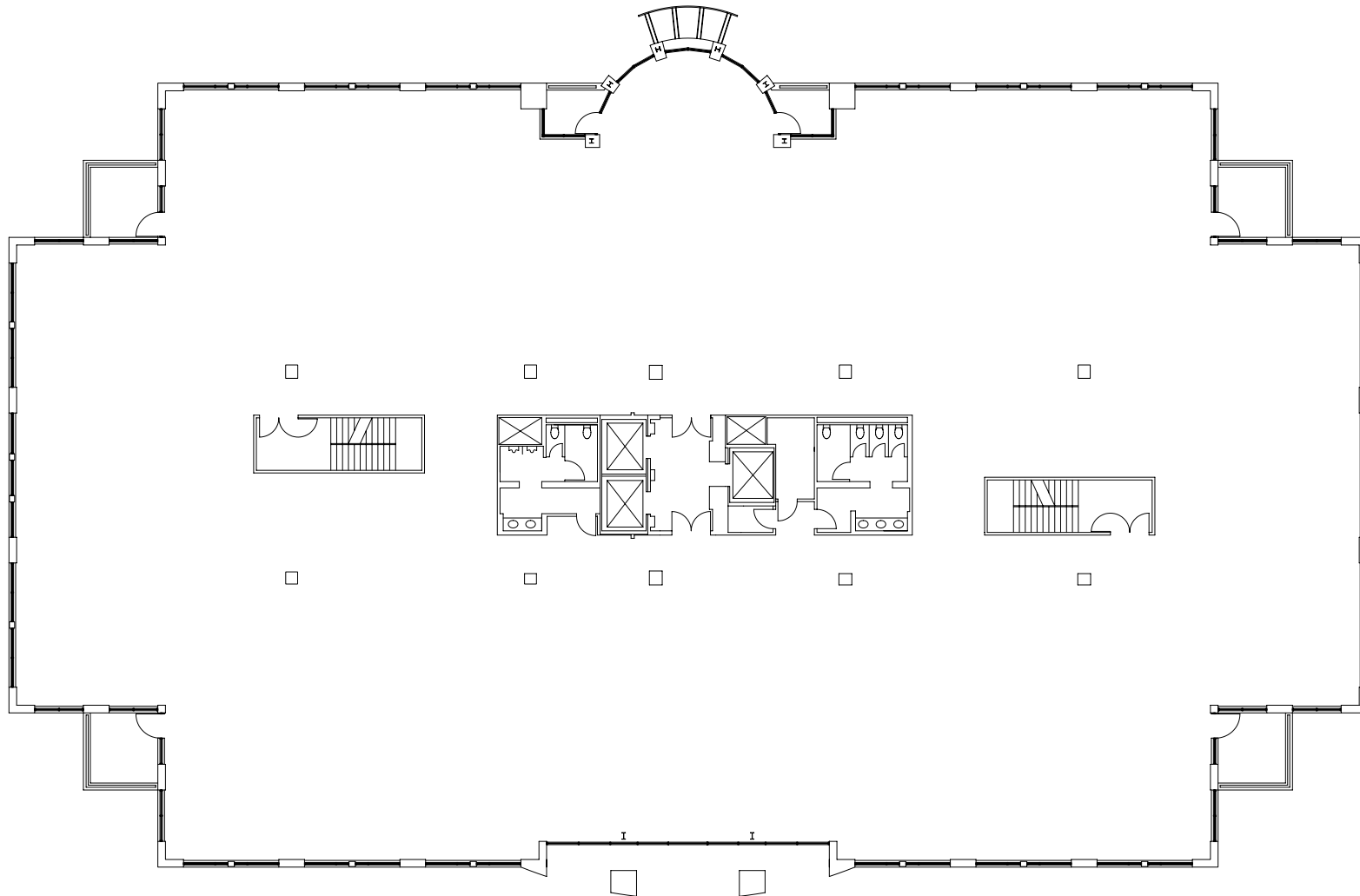
# AVAILABILITY

**BLDG. 12531**

3rd Floor

24,125 RSF

Entire Floor



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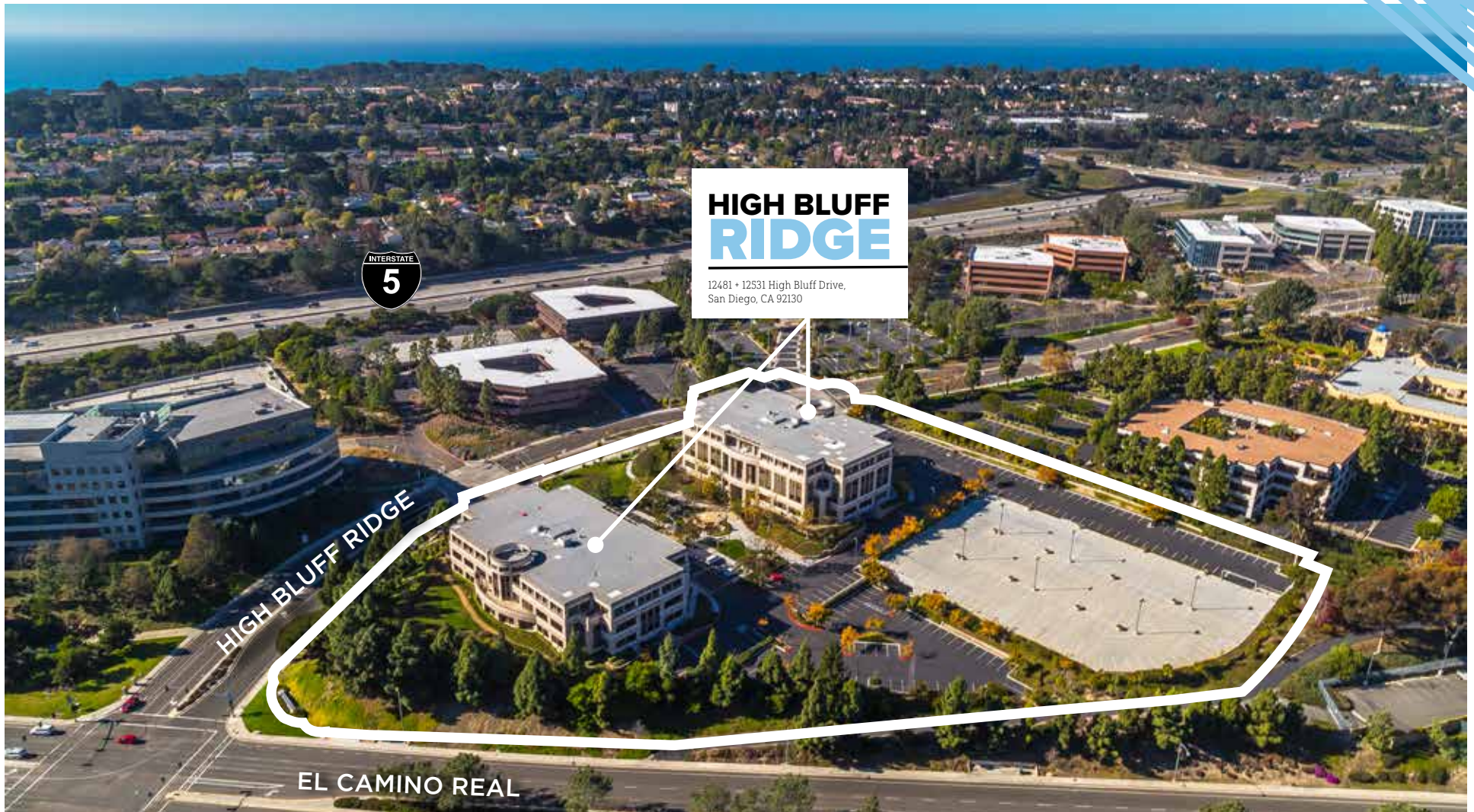
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**PGIM**



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