



COASTAL ENERGY, MODERN WORK

12225 + 12235 EL CAMINO REAL, SAN DIEGO, CA 92130



WHERE OPPORTUNITY MEETS THE HORIZON

Welcome to CVCC, a premier campus set within Del Mar Heights, San Diego's premier coastal community. Here, refined design meets coastal energy, creating a modern, tranquil environment for innovative startups to well-established industry leaders.

Offering flexible floorplates, a programmed outdoor courtyard, and high-efficiency amenities, the property inspires productivity and connection. With exceptional access to I-5 and SR-56 and steps from upscale retail, dining, and lifestyle destinations CVCC offers the perfect balance of business, wellness, and coastal sophistication.



PROPERTY OVERVIEW

CVCC delivers a service-first campus designed for high-performance teams.

- Outdoor courtyard with fountain and spaces for meetings and collaboration
- Showers and lockers for work + wellness balance
- Building signage opportunities
- Welcoming two-story lobby
- Efficient floorplates and suites to maximize space

NUMBER OF BUILDINGS	2	AVAILABLE SPACE	±55,900 SF
CAMPUS SIZE	±114,300 SF	YEAR BUILT	1998
NUMBER OF FLOORS	2	TYPICAL FLOOR	CLEAR HEIGHT SLAB TO SLAB 14'

HIGHLIGHTS



CAMPUS SETTING

Two-building, ±114,300 SF office campus



FULL BUILDING OPPORTUNITY

Availability options for full building and multiple tenants



OUTDOOR TERRACE

Tranquil outdoor terrace providing outdoor meeting and lounge space



VISIBLE

Prominent building top signage opportunity



FLEXIBLE

Efficient and flexible design for smart space utilization



ACCESSIBLE

Excellent accessibility from I-5, SR-56, and El Camino Real



GO GREEN

Energy-Star labeled building



BEST IN CLASS

Top notch ownership with local, responsive building engineers and property management



PREMIUM AMENITIES

Close proximity to the curated collection of dining, shopping and entertainment options at One Paseo, Del Mar Highlands Towne Center, & Piazza Carmel



THE COURTYARD



A modern, multi-story building with a prominent glass facade. The building is surrounded by landscaped grounds with palm trees, walkways, and a small fountain. A sign on the building reads "YOUR NAME HERE".

YOUR NAME HERE

BUILDING TOP SIGNAGE OPPORTUNITY

CVCC offers 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 enhance your firm's identity and visibility.



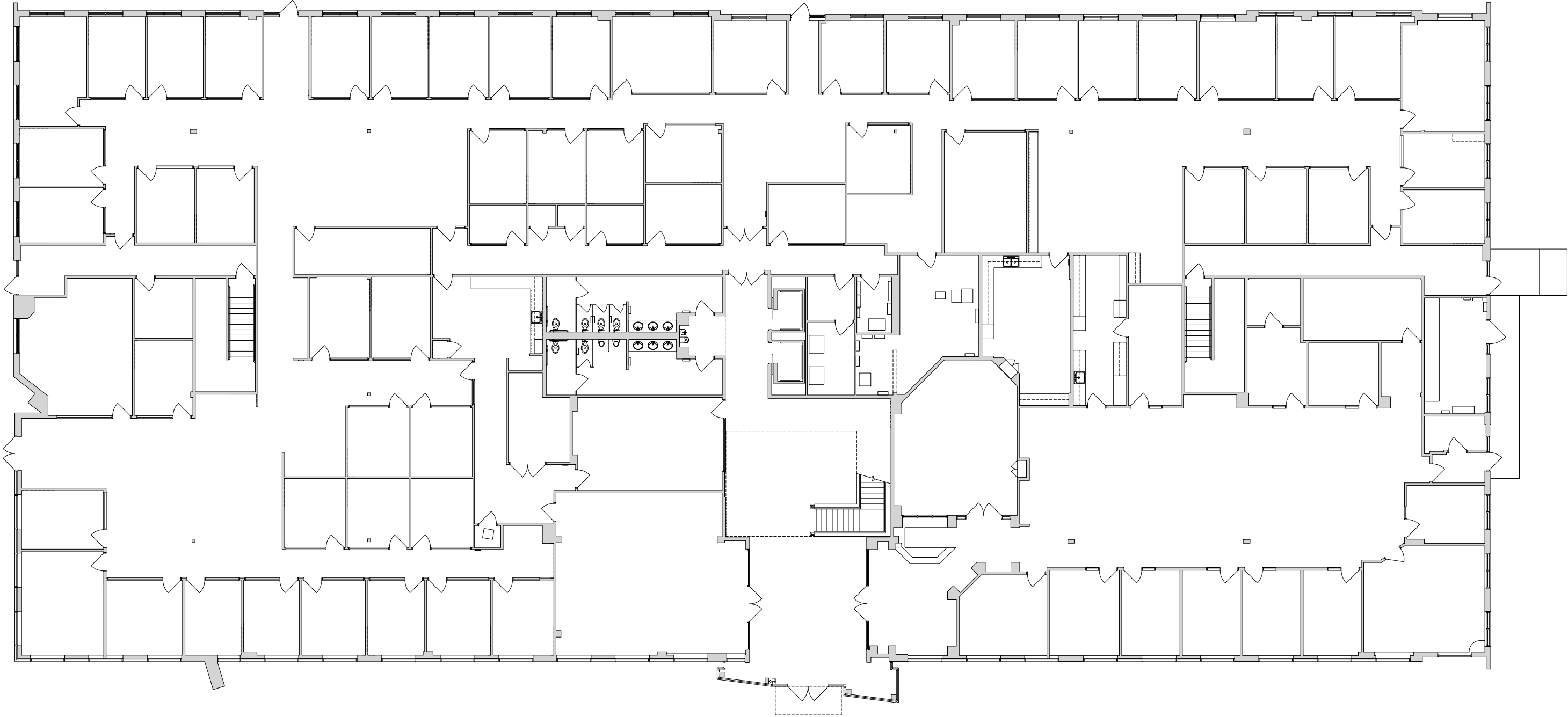
CONCEPTUAL LOBBY ENHANCEMENTS



1ST FLOOR

AS-BUILT SPACE PLAN

±28,200 SF (CONTIGUOUS TO ±55,900 SF)



1ST FLOOR

HYPOTHETICAL SINGLE-TENANT SPACE PLAN

±28,200 SF (CONTIGUOUS TO ±55,900 SF)

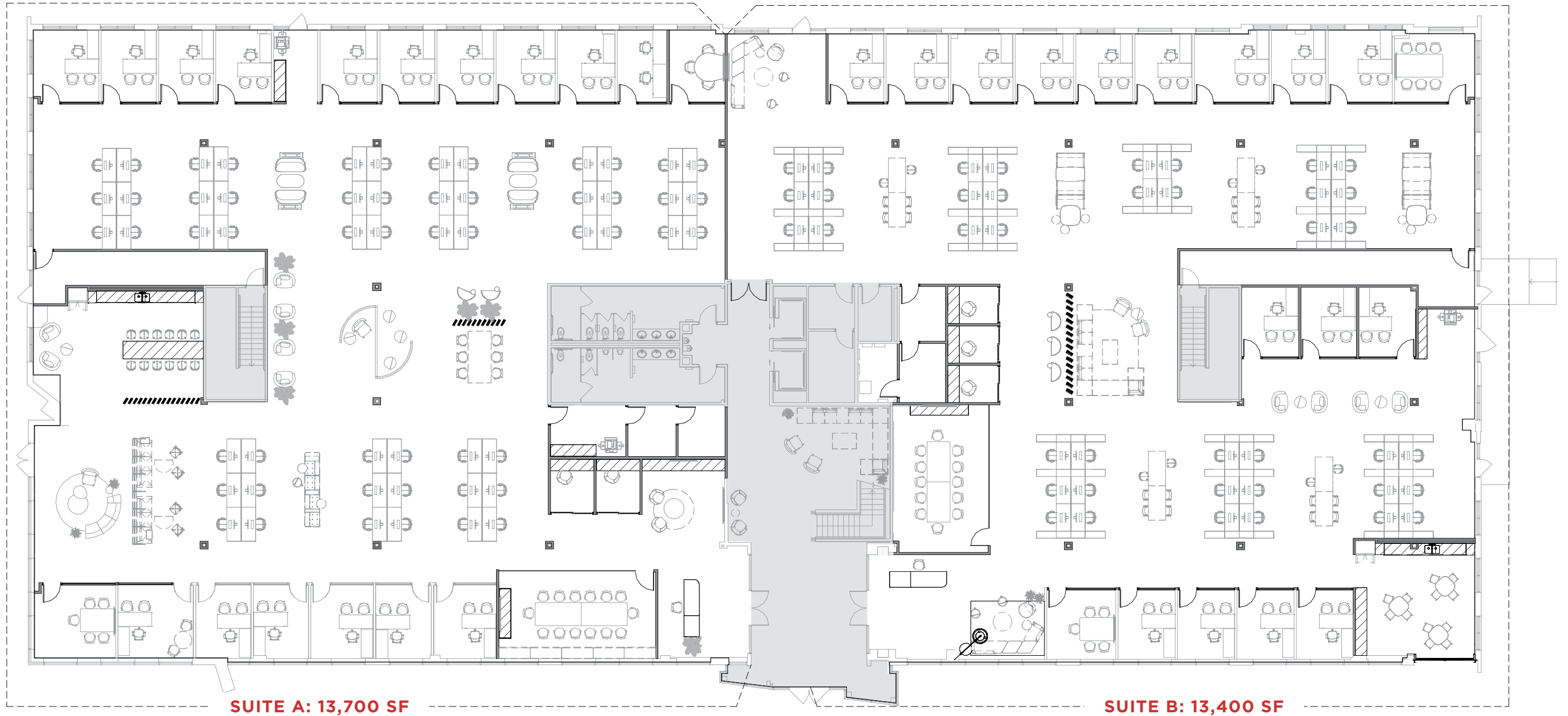


1ST FLOOR

HYPOTHETICAL MULTI-TENANT SPACE PLAN

SUITE A: 13,700 SF

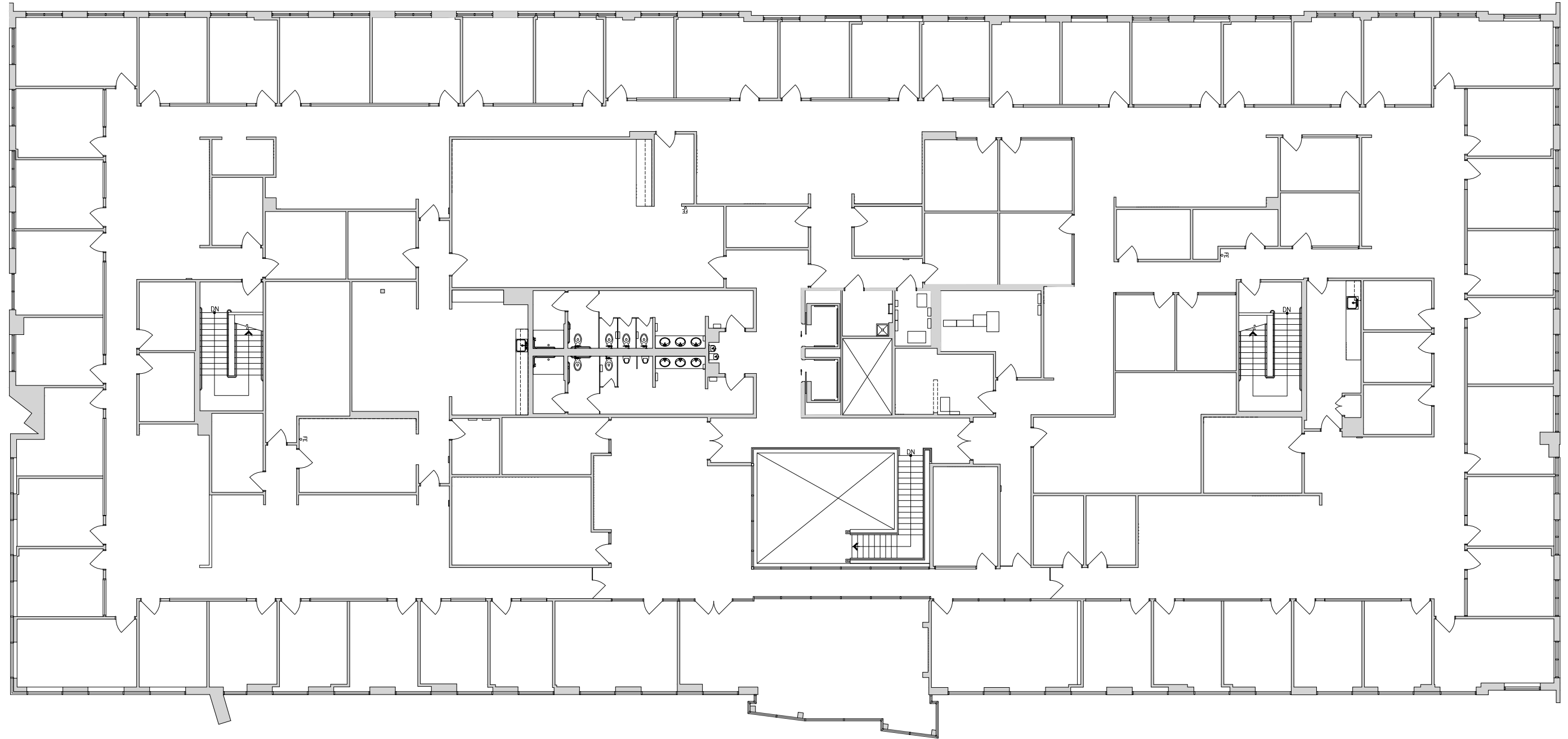
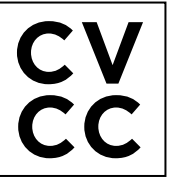
SUITE B: 13,400 SF



2ND FLOOR

AS-BUILT SPACE PLAN

±27,700 SF (CONTIGUOUS TO ±55,900 SF)



2ND FLOOR



HYPOTHETICAL SINGLE-TENANT SPACE PLAN

±27,700 SF (CONTIGUOUS TO ±55,900 SF)

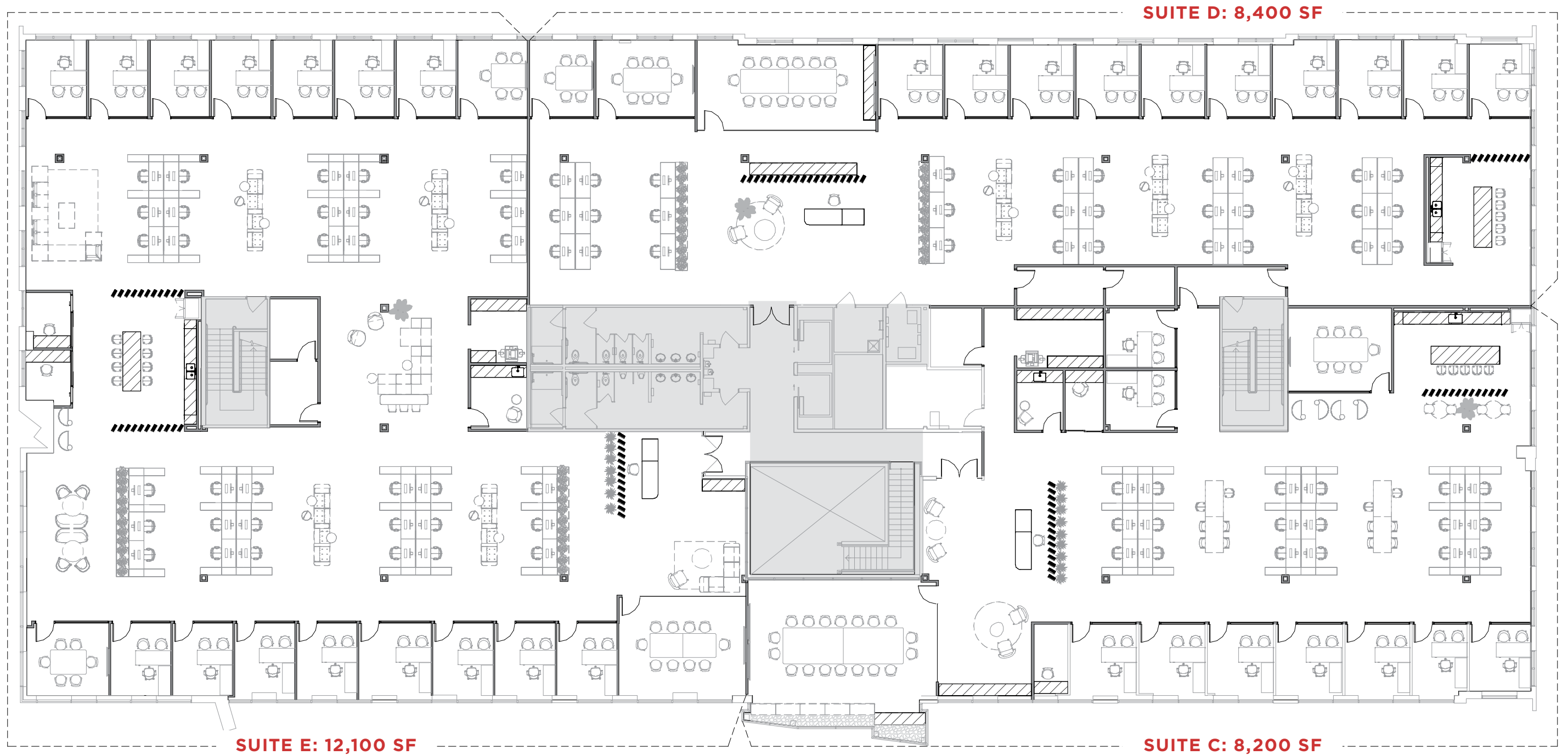


2ND FLOOR

HYPOTHETICAL MULTI-TENANT SPACE PLAN

SUITE C: 8,200 SF | SUITE D: 8,400 SF

SUITE E: 12,100 SF



SURROUNDING AREA

3 minutes to I-5 on ramps

4 minutes to One Paseo

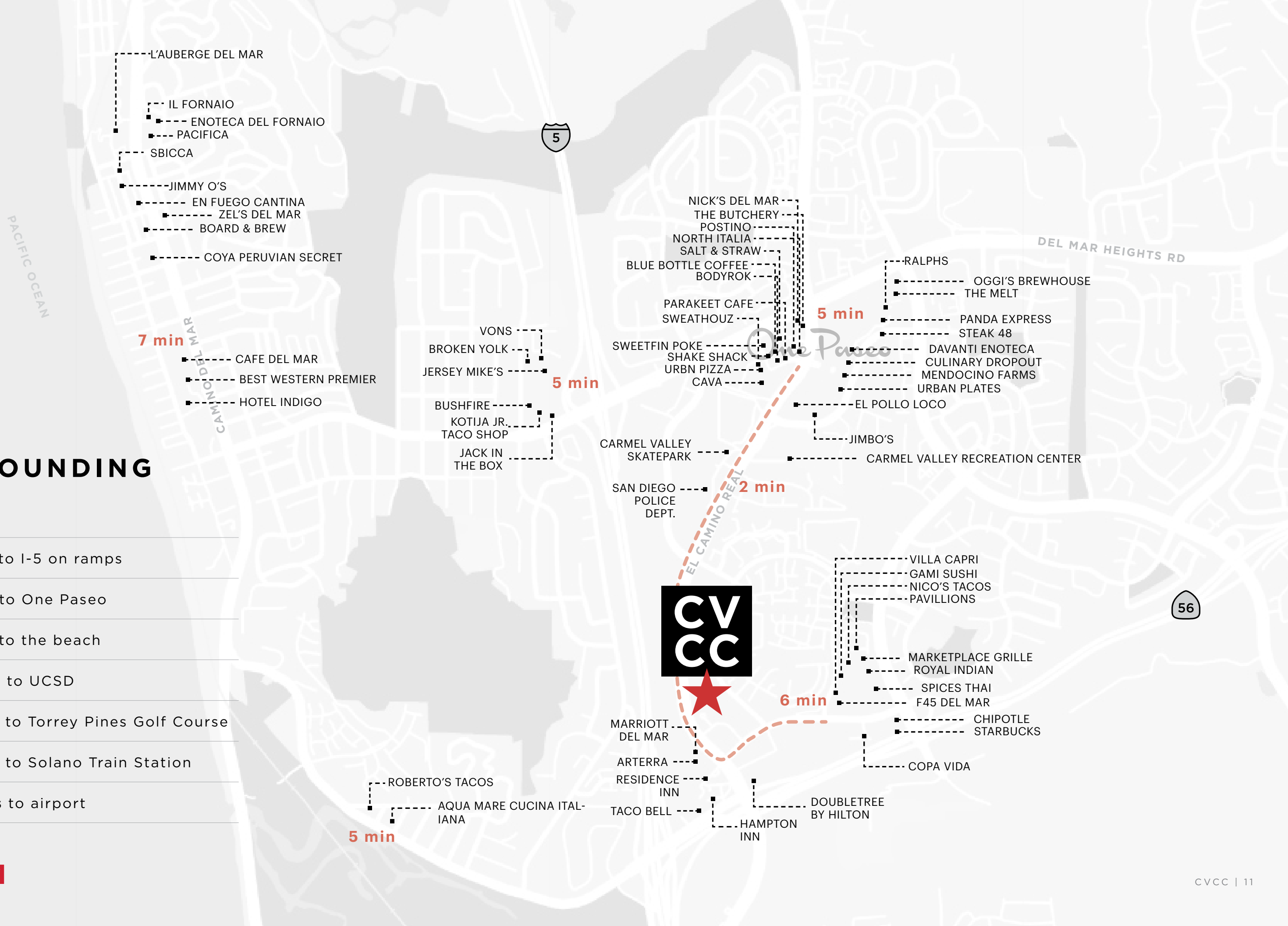
9 minutes to the beach

10 minutes to UCSD

13 minutes to Torrey Pines Golf Course

18 minutes to Solano Train Station

25 minutes to airport





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

- | | |
|--------------------|-------------------|
| Alcheme Health | Rivian |
| Blue Bottle Coffee | Roark |
| BodyRok | Salt & Straw |
| Bowery | Sephora |
| CAVA | Serena & Lily |
| Color Counter | Shake Shack |
| Drybar | Shop Good |
| Faherty | South of Nick's |
| Fjällräven | Specs Optometry |
| goop Kitchen | SusieCakes |
| Jan's Health Bar | Sweetfin Poke |
| lululemon | SWTHZ |
| Marrow Fine | The Butchery |
| Muzukiyama Sushi | The Great |
| Nick's Del Mar | Urban Beach House |
| North Italia | urbn Pizza |
| Parakeet Cafe | Van De Fort |
| Pigment | Whiskey + Leather |
| Postino | |

THE

KILROY

EXPERIENCE



REDEFINING PLACES FOR NEW WORK

Kilroy Realty is a leading West Coast real estate company, with over ~25M SF 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.

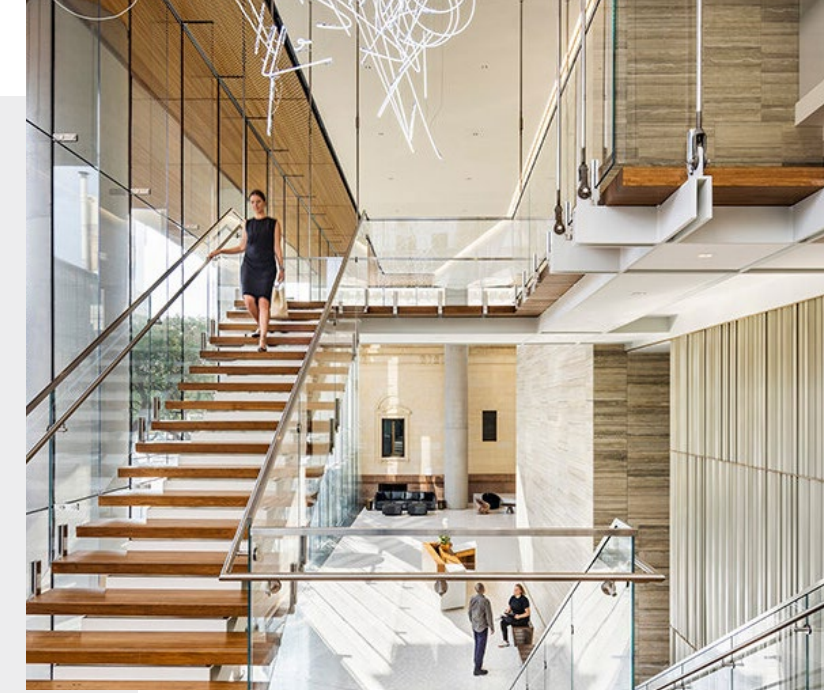
KILROY

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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