



**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

<b>NUMBER OF BUILDINGS</b>	2	<b>AVAILABLE SPACE</b>	±55,900 SF
<b>CAMPUS SIZE</b>	±114,300 SF	<b>YEAR BUILT</b>	1998
<b>NUMBER OF FLOORS</b>	2	<b>TYPICAL FLOOR</b>	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 a landscaped courtyard with palm trees, walkways, and people. The sky is blue with some clouds. The text 'YOUR NAME HERE' is displayed in large, white, sans-serif capital letters on the upper part of the building's facade.

**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.

# 1<sup>ST</sup> FLOOR

## AS-BUILT SPACE PLAN

±28,200 SF (CONTIGUOUS TO ±55,900 SF)



# 1<sup>ST</sup> FLOOR

## HYPOTHETICAL SINGLE-TENANT SPACE PLAN

±28,200 SF (CONTIGUOUS TO ±55,900 SF)

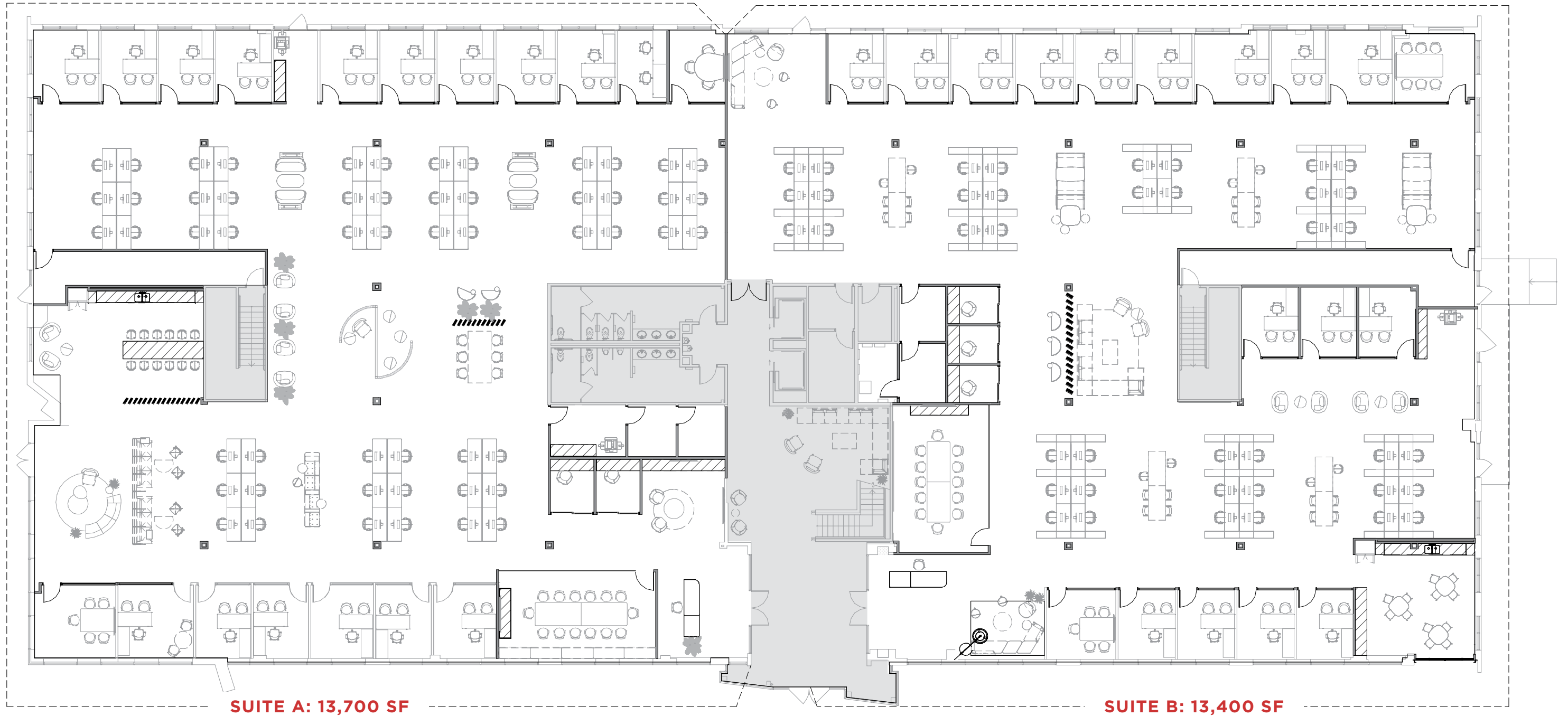


# 1<sup>ST</sup> FLOOR

## HYPOTHETICAL MULTI-TENANT SPACE PLAN

**SUITE A: 13,700 SF**

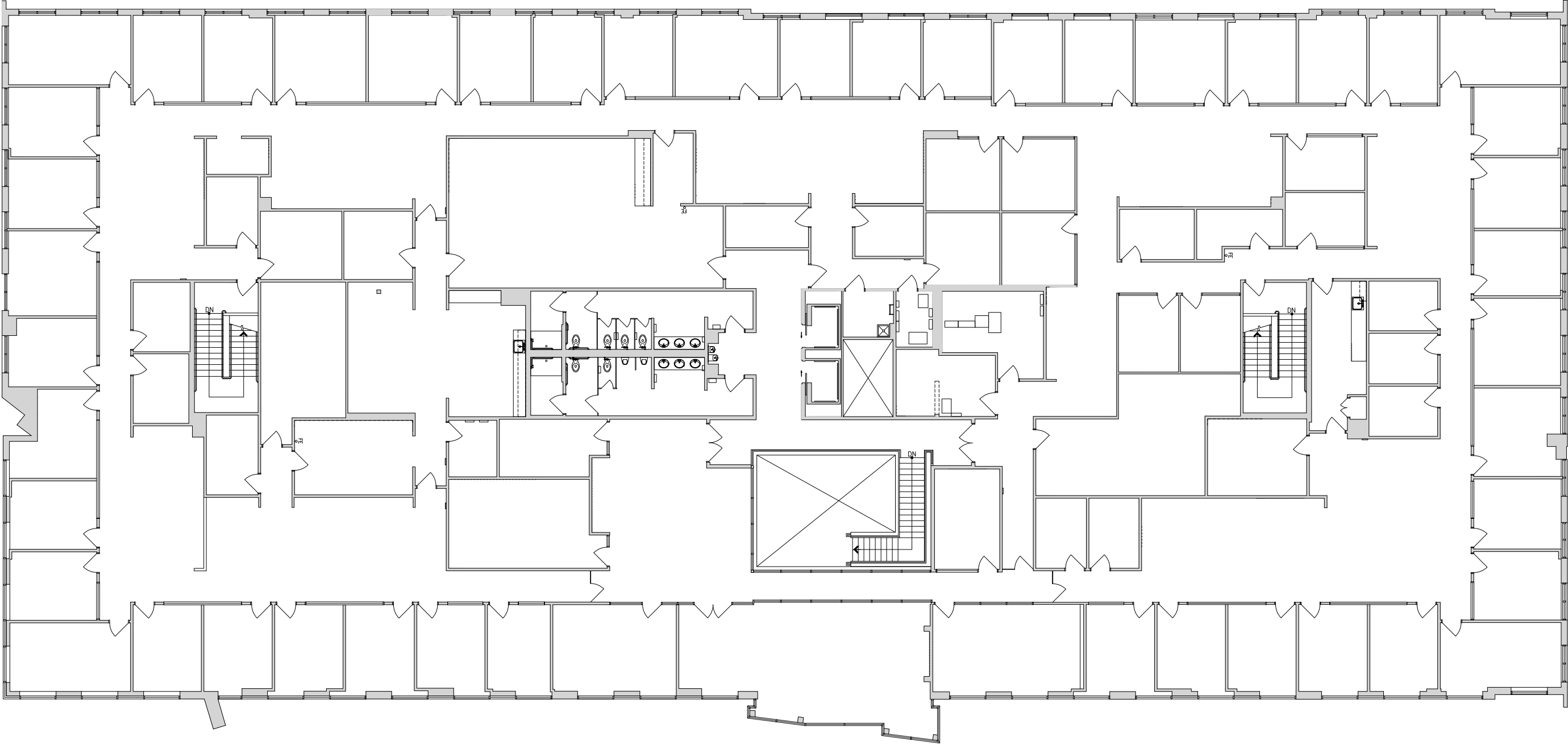
**SUITE B: 13,400 SF**



# 2<sup>ND</sup> FLOOR

## AS-BUILT SPACE PLAN

±27,700 SF (CONTIGUOUS TO ±55,900 SF)



# 2<sup>ND</sup> FLOOR



## HYPOTHETICAL SINGLE-TENANT SPACE PLAN

±27,700 SF (CONTIGUOUS TO ±55,900 SF)

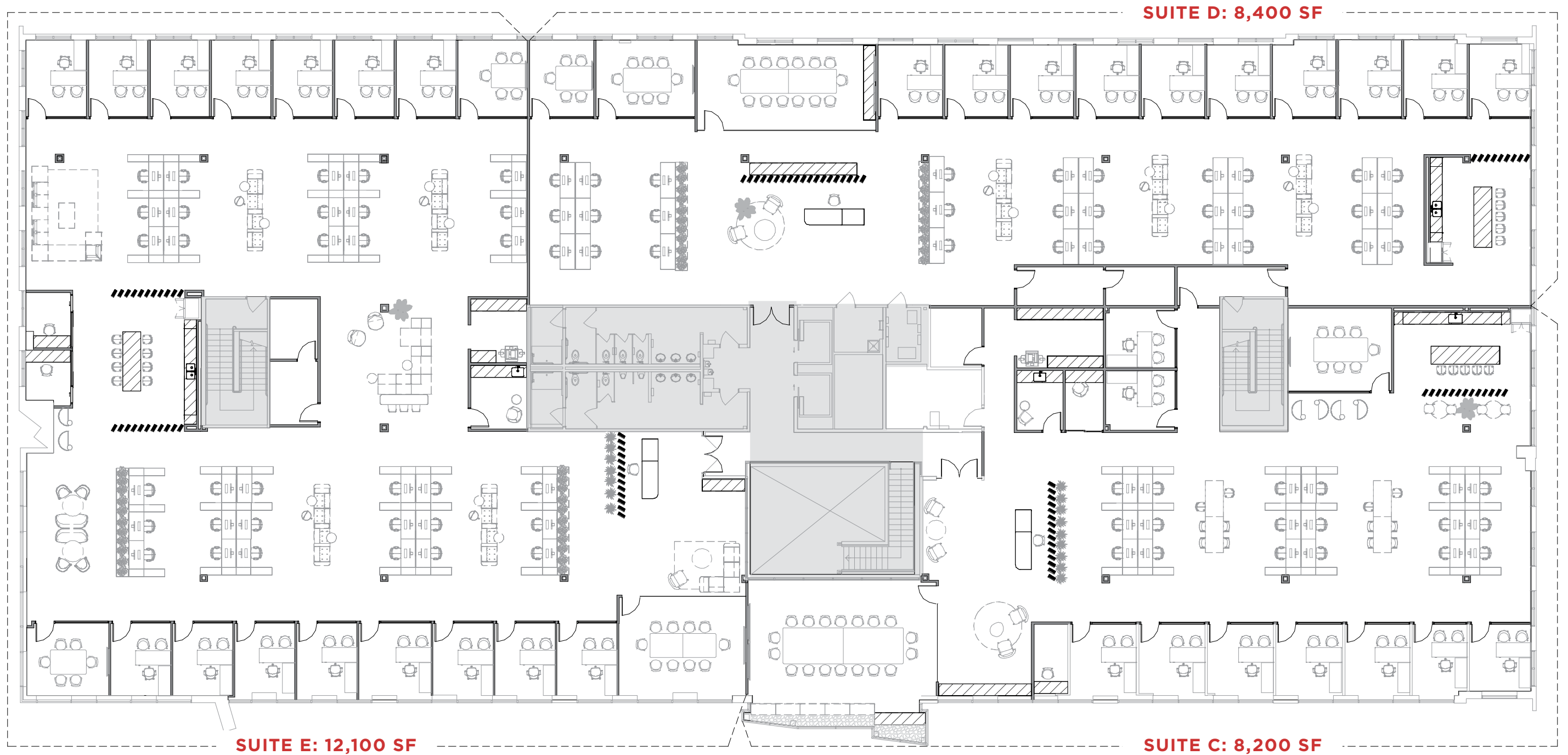


# 2<sup>ND</sup> FLOOR

## 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

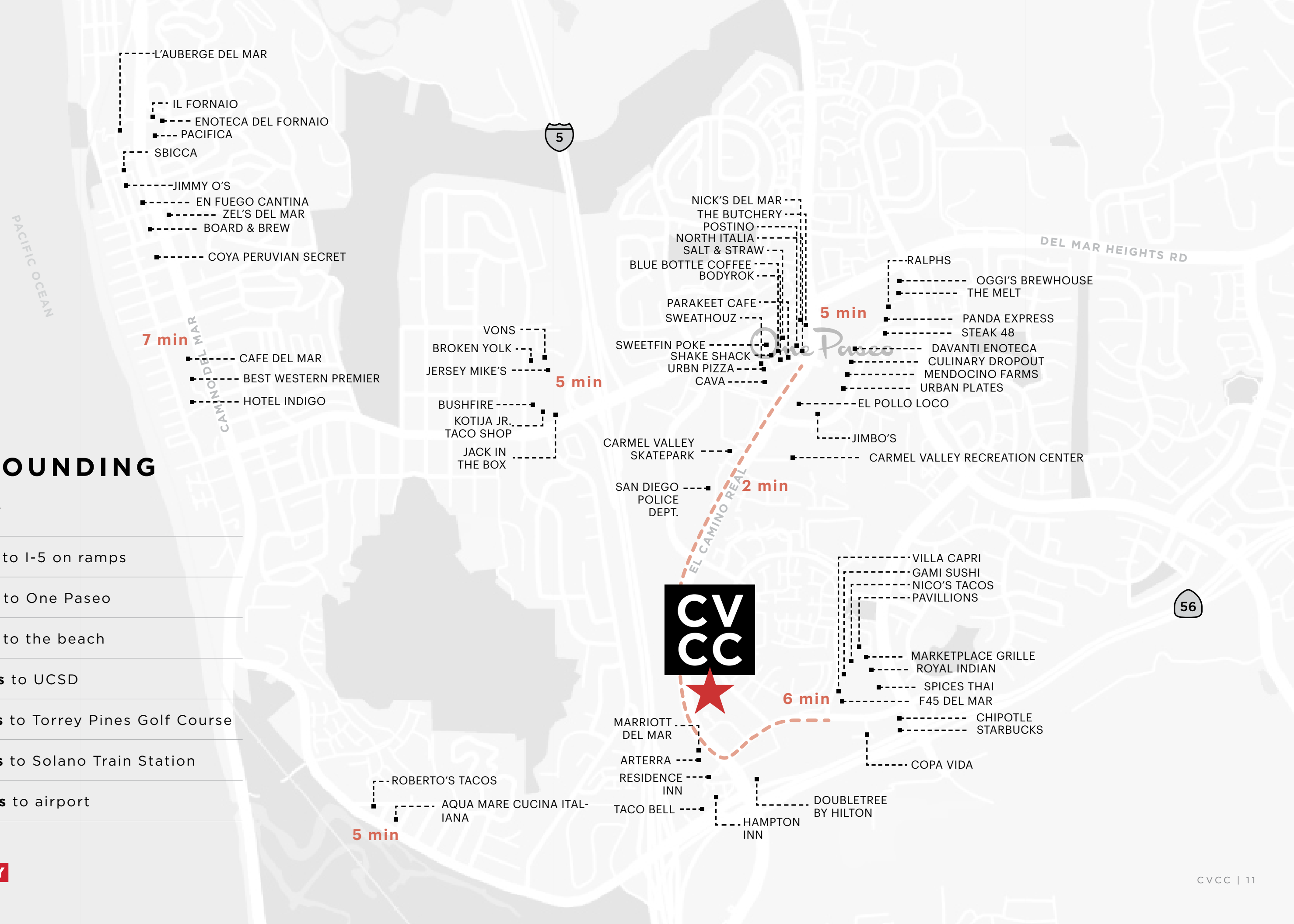
9 minutes to the beach

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](https://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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