



Del Mar Gateway

11988 El Camino Real, San Diego, CA 92130



PGIM



CUSHMAN &
WAKEFIELD



A Cut Above the Rest

Del Mar Gateway is a high-rise, high-visibility Class A workplace designed to set a higher standard for the modern office.

With premier onsite amenities and new upgrades, including a striking 2-story atrium lobby, shared conference facility, cafe and outdoor collaboration space. Del Mar Gateway offers everything modern tenants are looking for in an unbeatable location.



Property Highlights



LARGE SHARED TRAINING ROOM

Located in the common area and available for tenant use



INDOOR/OUTDOOR CAFE

Featuring boutique coffee roaster, sandwiches and salads



163,191 RSF

High image Class A office building



PRIME VISIBILITY & ACCESSIBILITY

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



FITNESS CENTER

With spa quality shower and locker facilities



4.0 / 1,000 RSF PARKING

Ample parking; plus covered, reserved spaces available in secured parking structure, 2 dual head chargers that feed 4 parking spaces including an ADA space



ENERGY EFFICIENT

State-of-the-art, energy efficient HVAC mechanical systems



AMENITIES FOR GUESTS & EMPLOYEES

Adjacent to the Marriott Hotel with event halls, Arterra Restaurant, and <1 mile from Del Mar Highlands Town Center and One Paseo



NEW OUTDOOR PATIO



NEW SHARED TRAINING ROOM

Del Mar Gateway

3RD FLOOR

- Suite 300 - ±13,998 RSF [Available 5/1/2027]
Building top signage facing El Camino Real available



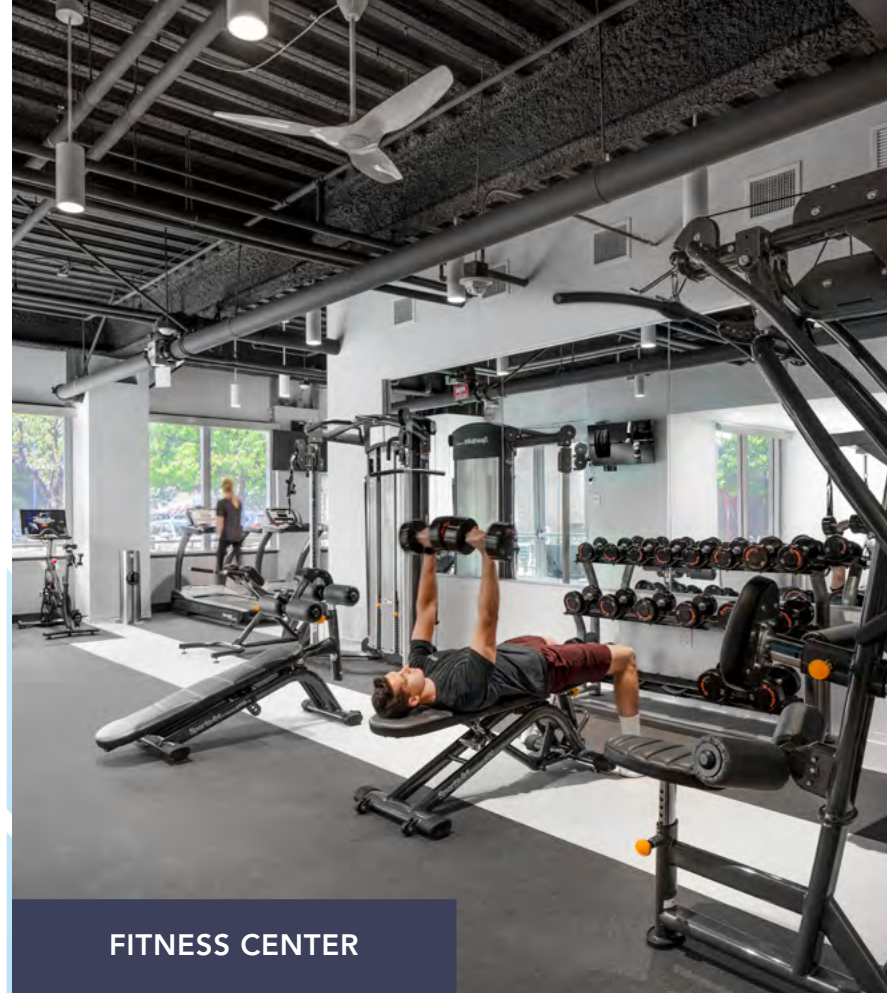
NEW LOBBY ENTRANCE



CAFE



ELEVATOR LOBBY



FITNESS CENTER



LOCKER ROOMS



3RD FLOOR CONF ROOM



OUTDOOR PATIO



UPGRADED RESTROOMS



NEW SHARED TRAINING ROOM





Del Mar Gateway

PROMINENTLY LOCATED IN DEL MAR HEIGHTS



- ONE PASEO**
 - Nick's Del Mar
 - South of Nick's
 - Salt & Straw
 - The Butchery
 - North Italia
 - Sweetfin
 - Parakeet Cafe
 - Shake Shack
 - URBN Pizza
- BEACHSIDE DEL MAR**
 - Vons
 - Bushfire Kitchen
 - CVS Pharmacy
 - Starbucks
 - Le Bambou
 - SeaSurf Fish Co.
 - Creme & Sugar
 - Broken Yolk Cafe
 - Navy Federal Credit Union

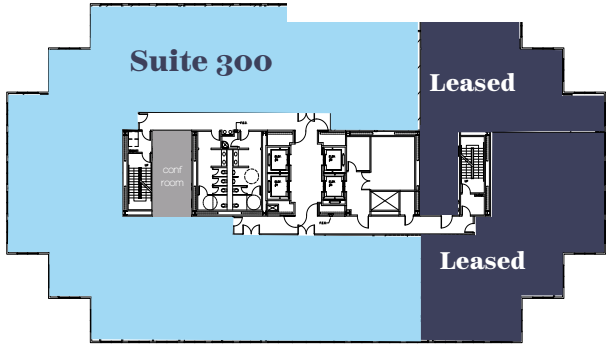
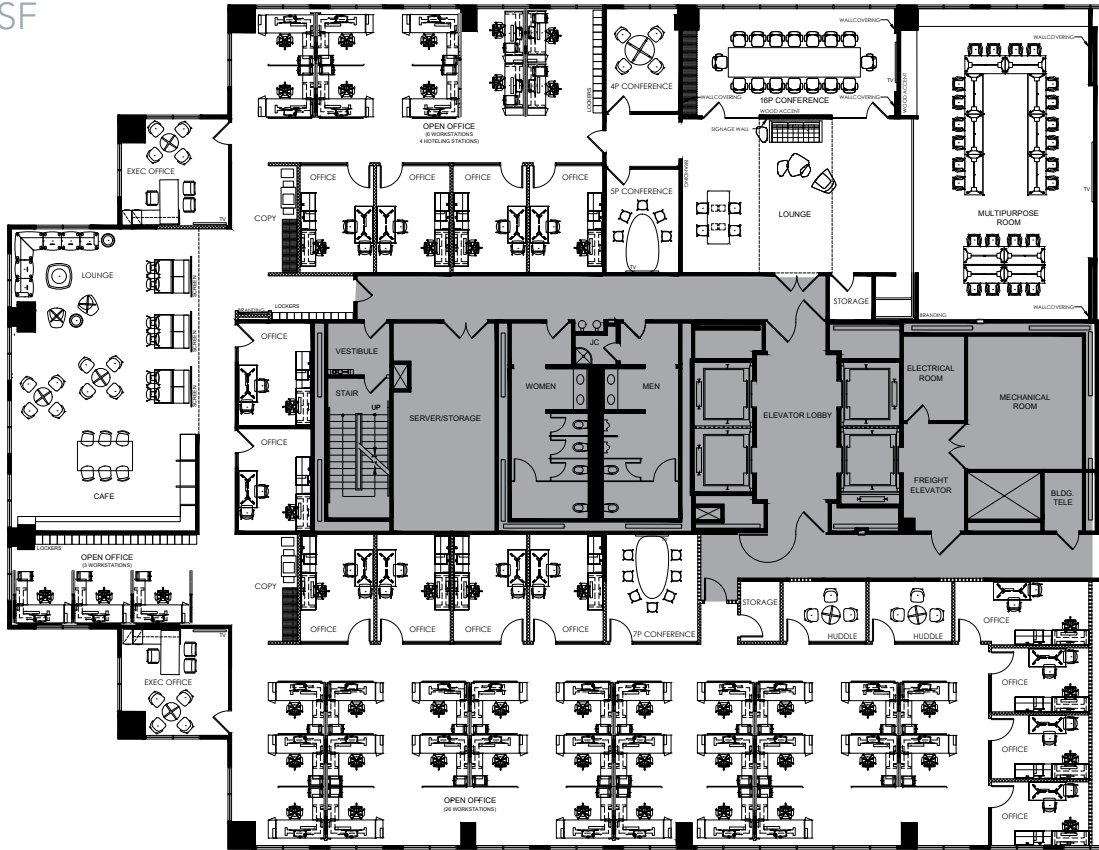
- DEL MAR HIGHLANDS TOWN CENTER**
 - Philz Coffee
 - Mendocino Farms
 - Davanti Enoteca
 - FedEx Office / UPS
 - Cinepolis
 - Ralph's
 - Jimbo's
 - Snooze Eatery
 - Dry Bar
 - Searsucker
- PIAZZA CARMEL**
 - Villa Capri
 - Spices Thai Cafe
 - Gami Sushi
 - Chipotle
 - Subway
 - Marketplace Grille
 - Wells Fargo
 - Vons
 - Postal Annex
 - F45 Training

- CARMEL VALLEY RECREATION CENTER**
 - Indoor multipurpose courts
 - Game room with Table Tennis
 - Picnic areas with barbecues
 - Outdoor basketball courts
 - Outdoor Fitness Stations
 - Tennis courts
 - Amphitheater
 - Two Playgrounds

- HOTELS & MEETING SPACES**
 1. Marriott Del Mar
 2. Residence Inn by Marriott
 3. Hampton Inn
 4. DoubleTree Resort

3RD FLOOR

Suite 300 - 13,998 RSF
Available 5/1/2027



Building top signage facing El Camino Real available



Rated for connectivity

Del Mar Gateway, San Diego



WiredScore
GOLD

WiredScore

**WIREScore CERTIFICATION IS
THE DIGITAL CONNECTIVITY RATING
SYSTEM FOR REAL ESTATE.**



INFRASTRUCTURE

Each telecom point of entry, up to two, is serviced via a universal communications chamber to enable a streamlined installation of service provider cabling.

Secure, dedicated, space for internet service provider equipment improves data security and connectivity resiliency for tenant services.

Spare capacity exists within the telecom point of entry conduits to support new internet service providers entering the building to deliver new services to tenants.

The building offers spare secure floor or wall space to accommodate internet service provider equipment for future tenant needs.

Protected telecommunications cabling pathway from point(s) of entry to equipment location(s).

Top-to-bottom vertical cabling riser pathways enable easier and better protected routing of tenant connectivity services.

Installation of telecommunications equipment and cabling has been completed in an orderly manner with unobstructed access to equipment and cabling.

READINESS

Telecom license agreements have been established with all internet service providers in the building. This ensures transparency and stability in the relationship between the building and internet service providers.

CONNECTIVITY

The building's rooftop has space to support future fixed wireless equipment installations.

Fiber optic connectivity is ready to provide high-speed data services to tenants.



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