



11250 EL CAMINO REAL

SAN DIEGO | CALIFORNIA 92130

AT TORREY HILLS CORPORATE CENTRE



**CUSHMAN &
WAKEFIELD**

OWNER/USER OPPORTUNITY

23,595 RSF EXCELLENT FREE-STANDING OFFICE BUILDING FOR SALE IN DEL MAR HEIGHTS

THE OPPORTUNITY

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire 11250 El Camino Real, a 23,595 RSF soon to be vacant, two-story office building situated on 3.00 acres in Del Mar Heights, one of San Diego's premier office submarkets. Surrounded by lush landscaping, outdoor patio areas, scenic trails, Torrey Pines State Natural Reserve, and world-class beaches, the Property offers a rare combination of prestige, accessibility, and quality of life. Its exceptional location and strong market fundamentals create a compelling opportunity for an office owner-user to establish a presence in Del Mar Heights, with convenient access to executive housing communities in Del Mar, Rancho Santa Fe, and Carmel Valley.

The Property offers exceptional regional connectivity via immediate access to Interstate 5 via Carmel Mountain Road, as well as State Route 56 to the north. This strategic location provides convenient access throughout San Diego County, enhancing accessibility for employees, clients, and visitors alike.



OFFERING SUMMARY

**OFFERED FOR SALE AT
\$16.5 MILLION (\$699/SF)**

**Address**

11250 El Camino Real
San Diego, CA 92130

**Submarket**

Del Mar Heights

**Building Size**

23,595 RSF

**Year Built**

1998

**Land Area**

3.00 Acres; 1 Parcel

**Stories**

Two (2)

**Parcel Number
(APN)**

307-350-24

**Zoning**

IP-2-1 (Industrial Park)

**Parking**

4.4 per 1,000 RSF
(104 surface parking spaces)

Buyer has a clear path to occupy the entire building



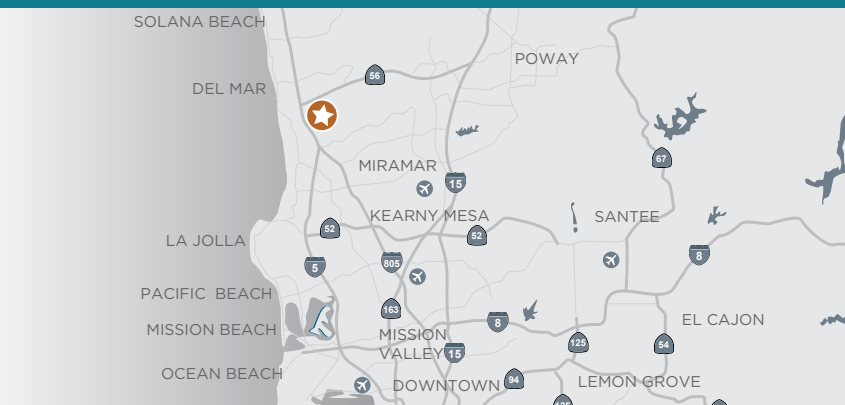
*[CLICK HERE FOR FULL
OFFERING MEMORANDUM](#)*

INVESTMENT HIGHLIGHTS



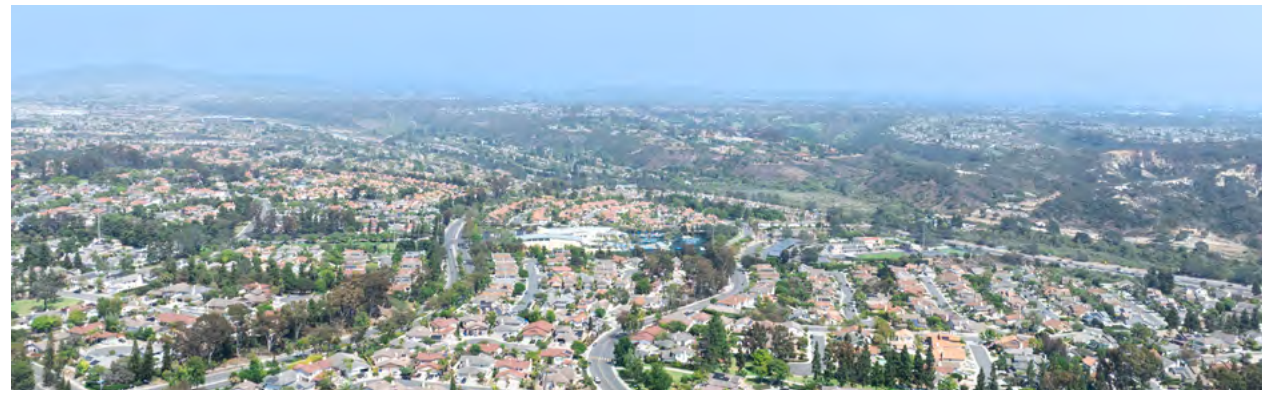
CORPORATE HEADQUARTERS

A freestanding, two-story office building offers an owner-user the ability to establish a distinct corporate identity and create a workplace tailored specifically to its organization.



RARE OWNER-USER OPPORTUNITY IN A PREMIER SUBMARKET

A rare opportunity for an owner-user to acquire a high-quality office asset in Del Mar Heights, featuring premium finishes, a central location, and a cost advantage over neighboring coastal markets.



UNIQUELY POSITIONED IN SAN DIEGO'S MOST COVETED SUBMARKET

Located at the intersection of Del Mar Heights, UTC, Torrey Pines, and Sorrento Valley, the Property offers a premier location within San Diego's leading Life Science and Technology hub, with exceptional amenities, executive housing access, and connectivity throughout the region.



SURROUNDED BY BEST-IN-CLASS AMENITIES

The Del Mar/Carmel Valley corridor offers an unusually deep amenity base, including One Paseo and Del Mar Highlands Town Center, with extensive dining, retail, fitness and entertainment options.



INVESTMENT HIGHLIGHTS

DESIRABLE ATRIUM-STYLE OFFICE BUILDING



CLASS A
23,595 RSF



**NEARBY TO EXPERIENTIAL
RETAIL AND ENTERTAINMENT**



**PROXIMITY TO EXECUTIVE
HOUSING AND BEACHES**



**300' OF FRONTAGE ON
EL CAMINO REAL PROVIDING
EXCEPTIONAL VISIBILITY**



**LUSH LANDSCAPING,
OUTDOOR PATIO AREAS,
AND SCENIC TRAILS**

COMPELLING OWN-VS-LEASE ECONOMICS

Del Mar Heights commands some of the highest office rents in San Diego, creating a compelling opportunity for qualified users to replace premium rental expense with long-term real estate ownership.



ACCESS TO EXECUTIVE HOUSING

Central to Del Mar, Carmel Valley, Rancho Santa Fe, Torrey Pines, UTC and North County, the location provides excellent access to both executive housing and San Diego's major employment centers.

PREMIER LOCATION

Del Mar Heights is one of San Diego's most prestigious and tightly held boutique office submarkets, offering a rare investment opportunity in a location prized for its stability, long-term ownership, and exceptional fundamentals. Situated at 11250 El Camino Real, the property enjoys excellent access to One Paseo, Del Mar Highlands Town Center, and Plaza Carmel, providing tenants with premier dining, fitness, and retail amenities, while its proximity to the Torrey Pines innovation cluster creates a highly desirable live-work-play environment that supports tenant attraction and retention.



PHOTO GALLERY



PHOTO GALLERY



CONTACTS

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