



CARMEL VALLEY CENTRE I

11975

EL CAMINO REAL



REALTY  INCOME

Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260

# CARMEL VALLEY CENTRE I

## 11975 EL CAMINO REAL

Carmel Valley Centre I is a prestigious 3-story Class A office building located in the highly coveted Del Mar Heights submarket of San Diego. Strategically positioned with immediate access to Interstate 5 and Highway 56, the

building offers unparalleled convenience. Tenants enjoy proximity to a diverse array of recreational venues, upscale hotels, fine dining establishments, and boutique shops within walking distance.



### Class A

office building



### BALCONIES

exclusive balconies available  
with select spaces



### 12'

ceiling on 1st floor  
9' ceiling on 2nd and 3rd floor



### Operable

windows



### WELLNESS

showers & lockers on-site



### 185

parking stalls



### On-site SERVICES

security & property management



# project HIGHLIGHTS



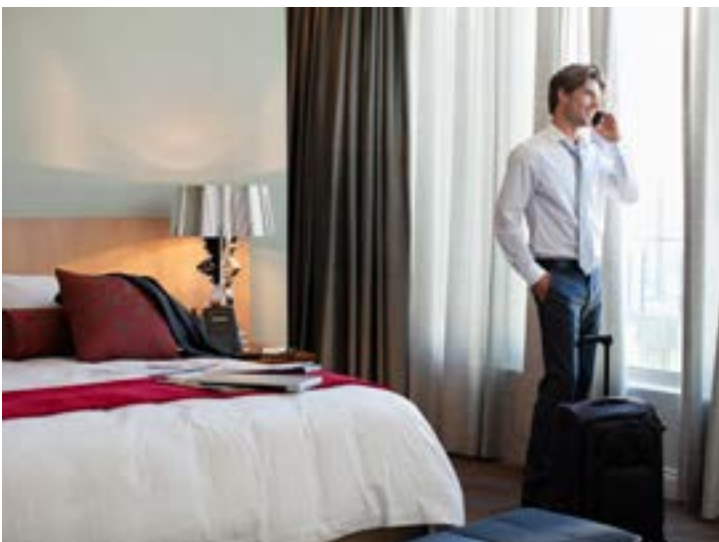
## TROLLEY STOP

One Paseo Trolley Stop  
adjacent to property



## Amenities

Walking distance to a variety of dining  
options including fast casual and fine  
dining



## HOTELS

Mariott, DoubleTree,  
Residence Inn and Hampton Inn

# project Photos



# space Available

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SUITE	SF	COMMENTS
101	3,715	Available December 1, 2025. Former Spec Suite, double entry door, 7 offices, open area, conference room, kitchen, first floor with 12' ceiling, floor to ceiling glass and plenty of natural light.
105	7,719	Available with 90 days notice. Newer build out! FF&E can be made available. Prominent 1st floor entrance. Reception, open break area, flexible training/conference room, 15 offices, 2 conference rooms, 15 workstations and 5 open collaboration areas.
300	9,114	Available now. 20 offices, 2 conference rooms, 2 kitchens, ± 6 cubes and a copy room.
301	4,983	Available now. 5 offices, conference room, kitchen, IT room, copy room and 2 open areas.

The entire 3rd floor is available for 19,070 SF.

Leasing:



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# 1st floor Availability

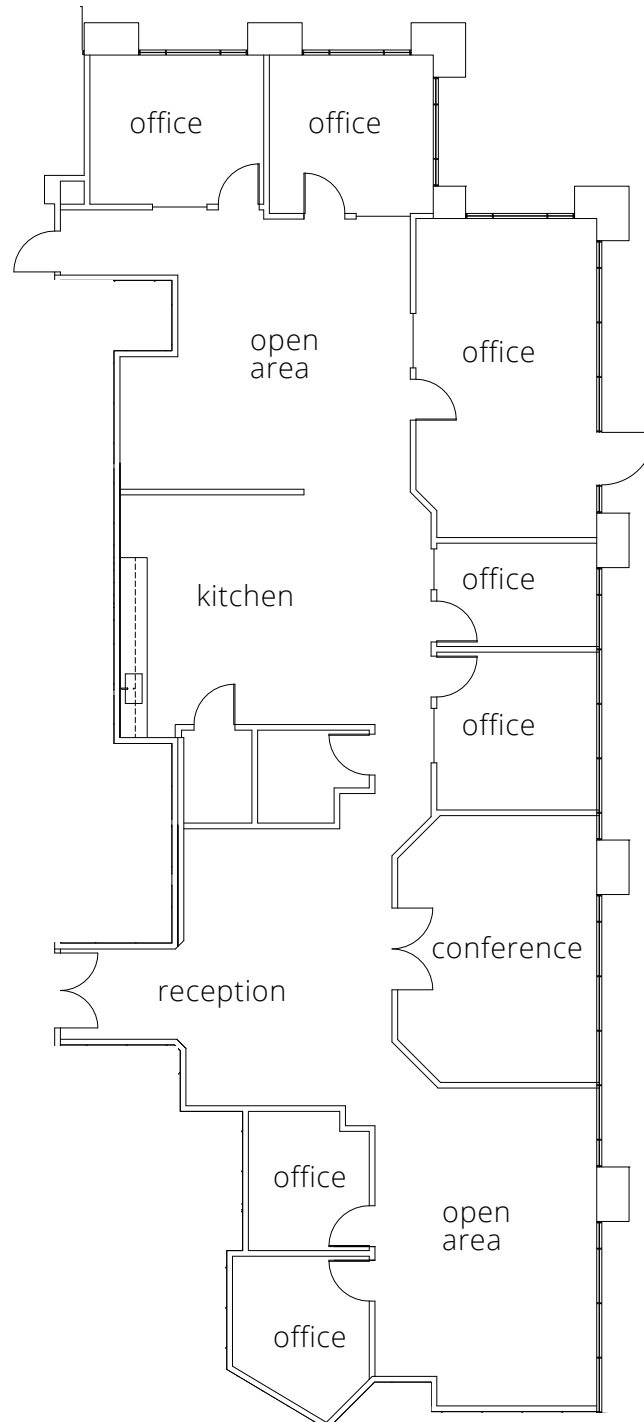
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**Suite 101 - 3,715 SF | Available December 2025**

- Former Spec Suite
- Double entry door
- 7 offices
- Open area
- Conference room
- Kitchen
- First floor with 12' ceiling
- Floor to ceiling glass
- Plenty of natural light



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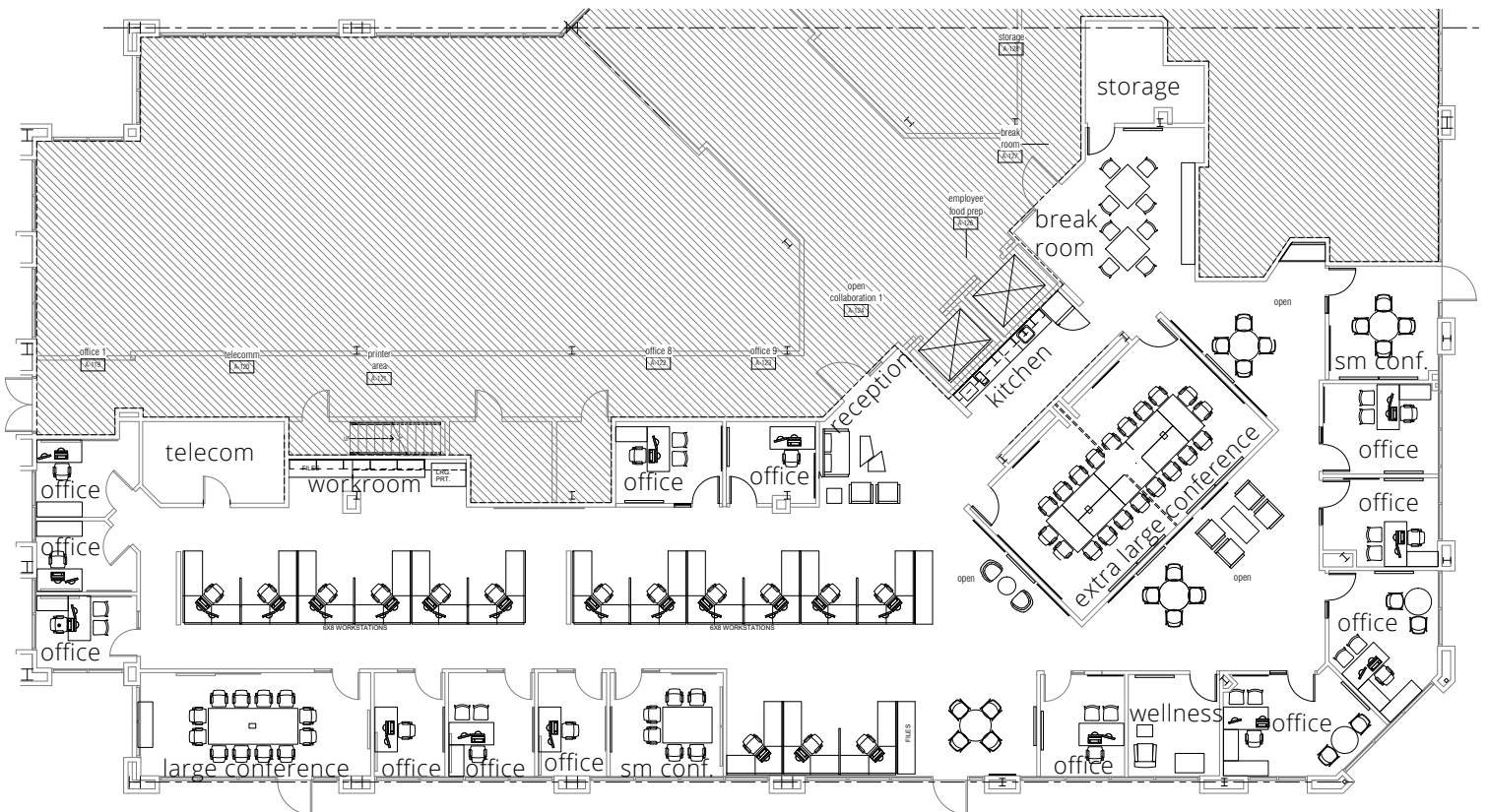
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# 1st floor Availability

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**Suite 105 - 7,719 SF | Available with 90 days**

- 15 private offices
- 15 work stations
- Training room
- 2 conference rooms
- IT/server room
- Storage room
- 5 collaboration areas



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# 3rd floor Availability

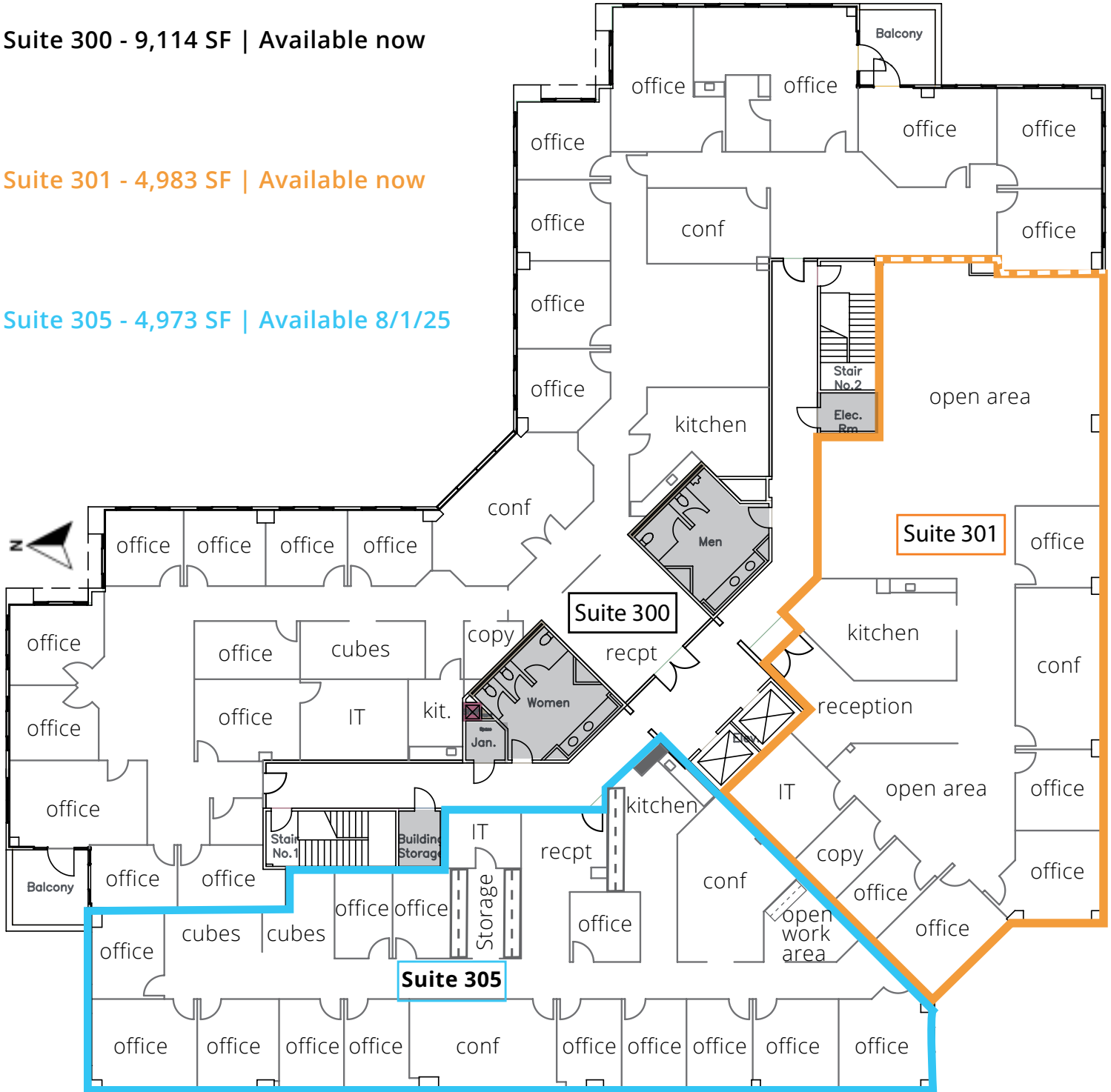
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**Suite 300 - 9,114 SF | Available now**

**Suite 301 - 4,983 SF | Available now**

**Suite 305 - 4,973 SF | Available 8/1/25**



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# AMENITIES

- |  |   |
|--|---|
| 1. PIAZZA CARMEL - .5 miles<br>Vons<br>Wells Fargo<br>Postal Annex<br>Spices Thai Cafe<br>Subway | 4. DOUBLETREE HOTEL - .2 miles<br>5. AM/PM TACO BELL<br>6. HAMTON INN & SUITES - .3 miles<br>7. DEL MAR MARRIOTT & ARTERRA - .2 miles<br>8. RESIDENCE INN BY MARRIOTT - .2 Miles<br>9. DEL MAR HIGHLANDS - 1.1 miles<br>10. ONE PASEO - 1.1 miles |
| 2. SHELL GAS STATION - .5 miles<br>3. STARBUCKS/CHIPOTLE - .5 miles                              |   |

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