



CARMEL VALLEY CENTRE I

11975

EL CAMINO REAL



REALTY  INCOME

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

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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

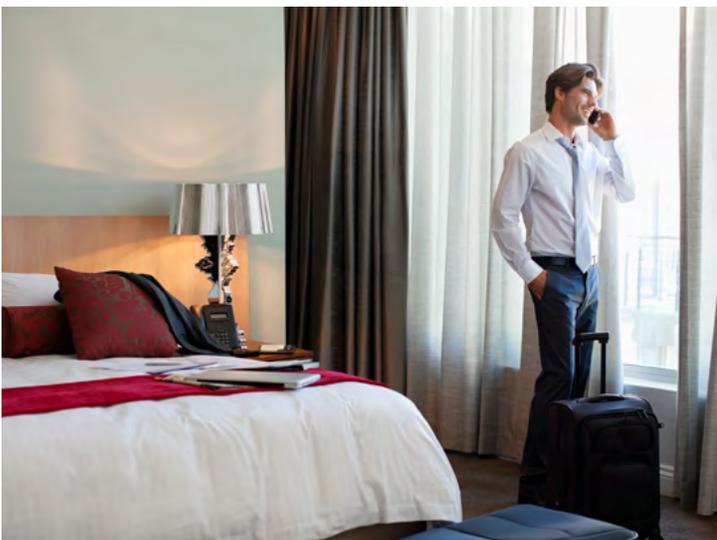
project HIGHLIGHTS



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	RSF	COMMENTS
101	3,715	Available now. 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.
301	4,983	Available now. 5 offices, conference room, kitchen, IT room, copy room and 2 open areas.
304	9,114	Available now. 20 offices, 2 conference rooms, 2 kitchens, ± 6 cubes and a copy room.
305	4,973	Available now. 13 offices, 2 conference rooms, reception, kitchen open and work area.

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

Leasing:



Pascal Aubry-Dumand, CCIM
+1 858 410 6379
pascal.aubrydumand@jll.com
RE Lic. #01281436

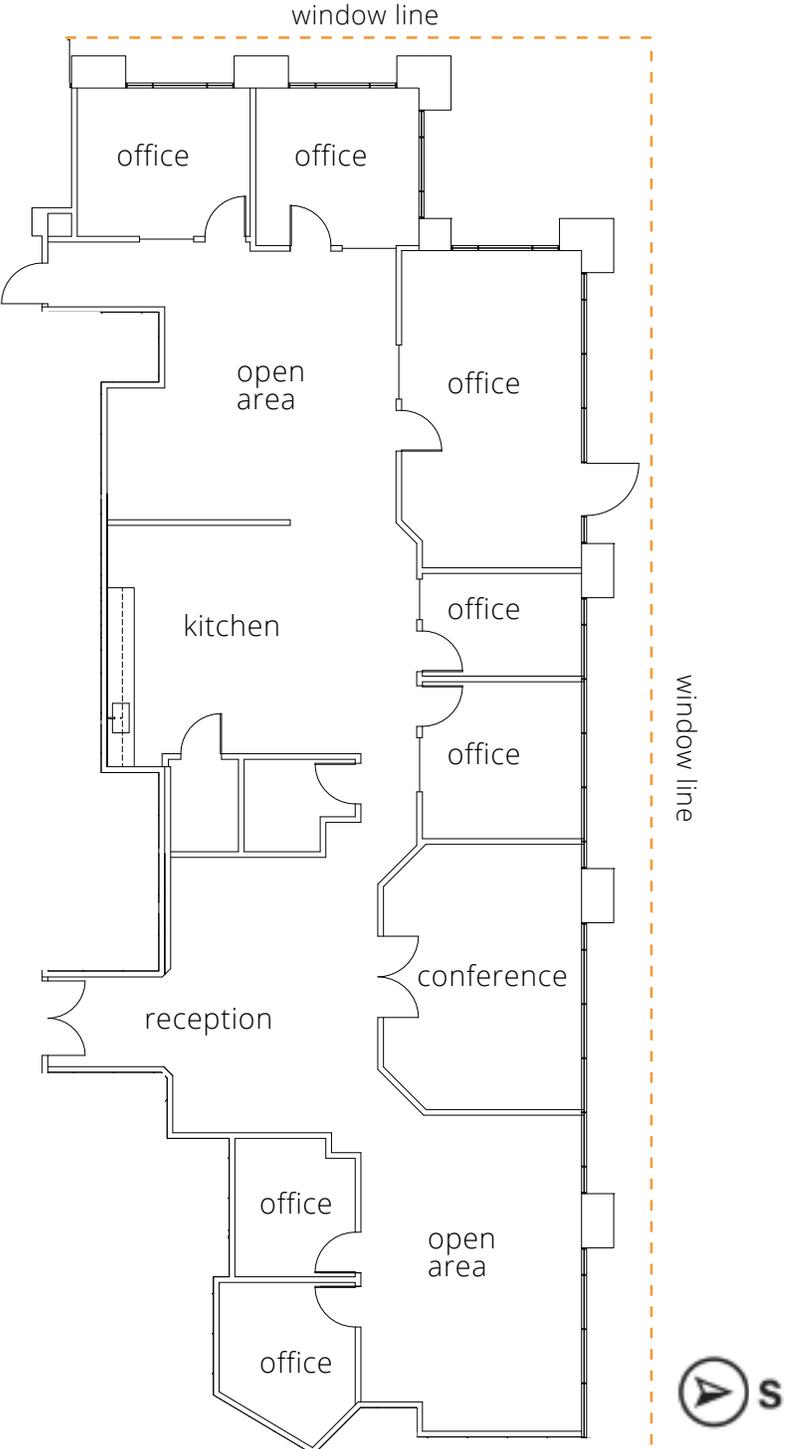
Bess Wakeman
+1 858 410 1245
bess.wakeman@jll.com
RE Lic. #01177659

1st floor AVAILABILITY

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Suite 101 - 3,715 RSF | Available Now

- 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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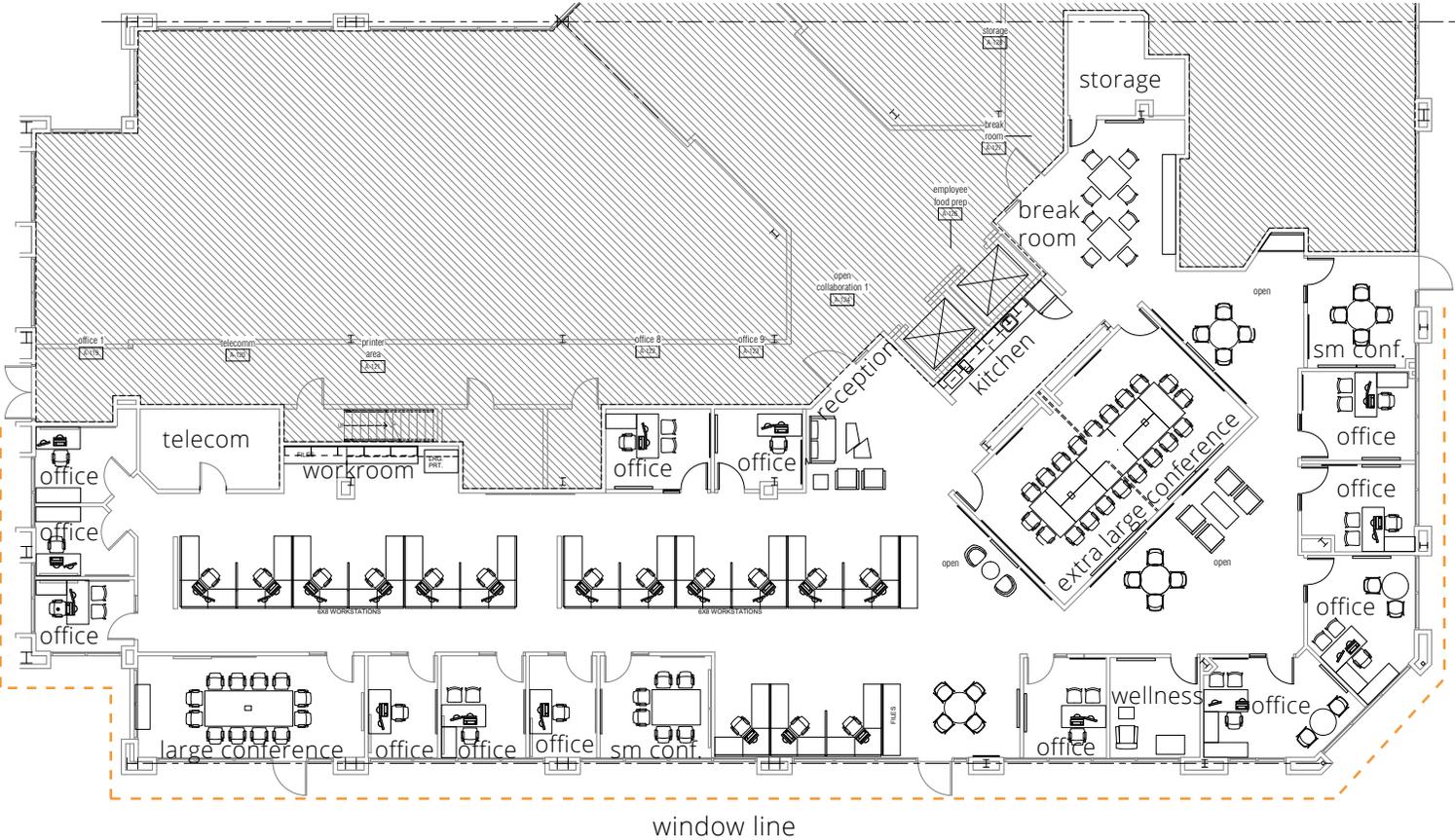
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1st floor AVAILABILITY

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Suite 105 - 7,719 RSF | 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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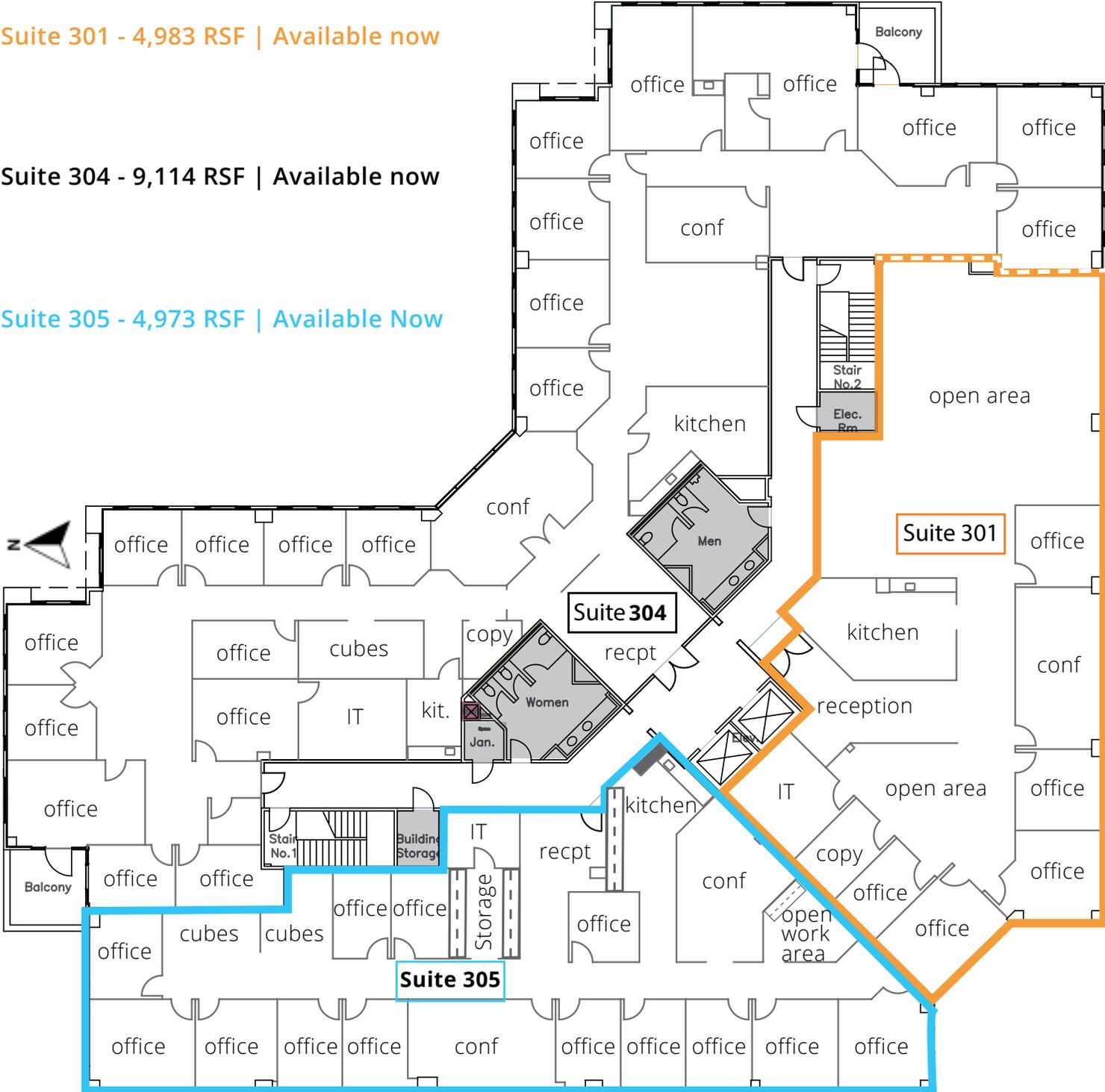
3rd floor AVAILABILITY

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Suite 301 - 4,983 RSF | Available now

Suite 304 - 9,114 RSF | Available now

Suite 305 - 4,973 RSF | Available Now



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AMENITIES

- | | |
|--|---|
| <ul style="list-style-type: none"> 1. PIAZZA CARMEL SHOPPING CENTER - .5 miles
Vons
Wells Fargo
Postal Annex
Spices Thai Cafe
Subway 2. SHELL GAS STATION - .5 miles 3. STARBUCKS/CHIPOTLE - .5 miles 4. DOUBLETREE HOTEL - .2 miles | <ul style="list-style-type: none"> 5. AM/PM TACO BELL 6. HAMPTON INN & SUITES - .3 miles 7. DEL MAR MARRIOTT & ARTERRA RESTAURANT - .2 miles 8. RESIDENCE INN BY MARRIOTT - .2 Miles 9. DEL MAR HIGHLANDS SHOPPING CENTER - 1.1 miles 10. ONE PASEO - 1.1 miles |
|--|---|

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