

EL CAMINO

TOWER 12264 El Camino Real
San Diego, California



CBRE



Property features & highlights

- > 4-story, Class A office/medical building
- > Flexible, efficient floor plans with balcony access in select suites
- > On-site athletic facility (Ideal Fitness)
- > Distinct recently upgraded common areas
- > Fiber Optic cable available
- > Abundant covered and surface parking (4:1,000 USF)
- > Unparalleled freeway visibility along I-5
- > Excellent ingress/egress with convenient access to I-5, Hwy-56, and I-805
- > Close to high-end hotels, restaurants, shopping centers and other amenities
- > Short drive from Torrey Pines State Beach, Del Mar Racetrack and Torrey Pines Golf Course
- > Local, responsive ownership



Del Mar Heights Village Area

- 1 FOOD SERVICES**
 Alborz Restaurant
 Bellisario's Pizza
 Blumberg's Restaurant
 and Deli
 Del Mar Wine Company
 Jack in the Box
 Le Bambou
 CVS Pharmacy
 Mango's
 Mucho Gusto
 O'Brien's Boulangerie
 The Rotisserie
 Vons

- POSTAL SERVICES**
 Postal Annex
- RECREATION/SERVICES**
 Blockbuster
 Century 21
 Del Mar Cleaners
 Del Mar Heights Veterinary
 Hospital
 Yoga

Del Mar Highlands Town Center Area

- 2 FOOD SERVICES**
 Baron's Wine & Food
 Champagne Bistro & Bakery
 Coffee Bean & Tea Leaf
 IHOP
 Los Cabos
 Panda Express
 Ralph's
 Rite Aid
 Sammy's Woodfired Pizza
 Sushi Ya

- POSTAL SERVICES**
 Kinko's
 Mail Boxes Etc.
 BANKS
 Bank of America
 Union Bank of California
 Wells Fargo
 World Savings Bank
- RECREATION/SERVICES**
 Curves
 KinderCare
 Ultra Star Cinema



EL CAMINO TOWER

Carmel Country Plaza Area

- 3 FOOD SERVICES**
 Champagne Bistro
 Coffee Bean & Tea Leaf
 Domino's
 Einstein Bros. Bagels
 Jamba Juice
 McDonald's
 Oggi's Pizza
 Panda Express
 Quizno's
 Ralph's
 Rubio's
 Starbuck's
 Submarina
 Sushi Ya

- POSTAL SERVICES**
 The UPS Store
 BANKS
 Western Financial Savings
- RECREATION/SERVICES**
 Blockbuster
 Dryclean USA
 JW Tumbles
 Pacific Pet Care

Piazza Carmel Area

- 4 FOOD SERVICES**
 Baskin Robins
 Boston Bagels
 Panda Express
 Papa John's
 Pat & Oscar's
 Souplantation
 Spices Thai
 Star of India
 Starbucks
 Subway
 Sushi a la Kaz
 Villa Capri
 Vons

- POSTAL SERVICES**
 Postal Annex
 US Post Office Express

- BANKS**
 Wells Fargo

- RECREATION/SERVICES**
 Avis Rent-a-Car
 Shell Car Wash & Express
 Lube

Interstate 5 & Highway 56 Area

- 5 FOOD SERVICES**
 Arterra
 Taco Bell
 Tio Leo's
 Hotels
 Del Mar Marriott
 Doubletree Hotel
 Hampton Inn & Suites
 BANKS
 Union Bank of California

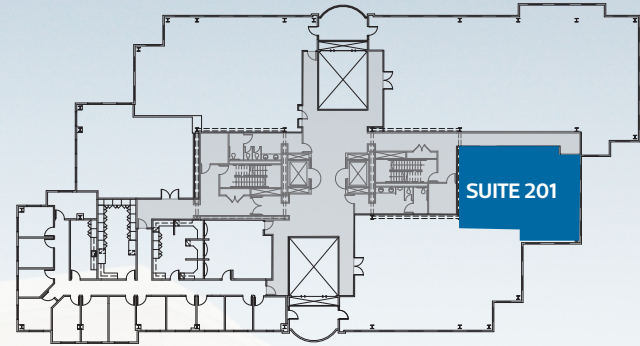
Floor Plan

SUITE 201: 1,407 SF

AVAILABLE: 30 Days

Large open space with a great window line.

AS-BUILT FLOOR PLAN



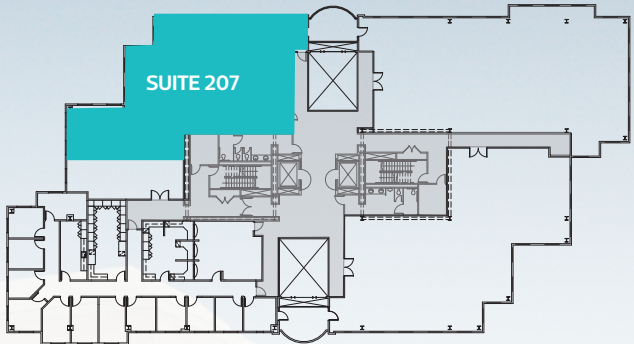
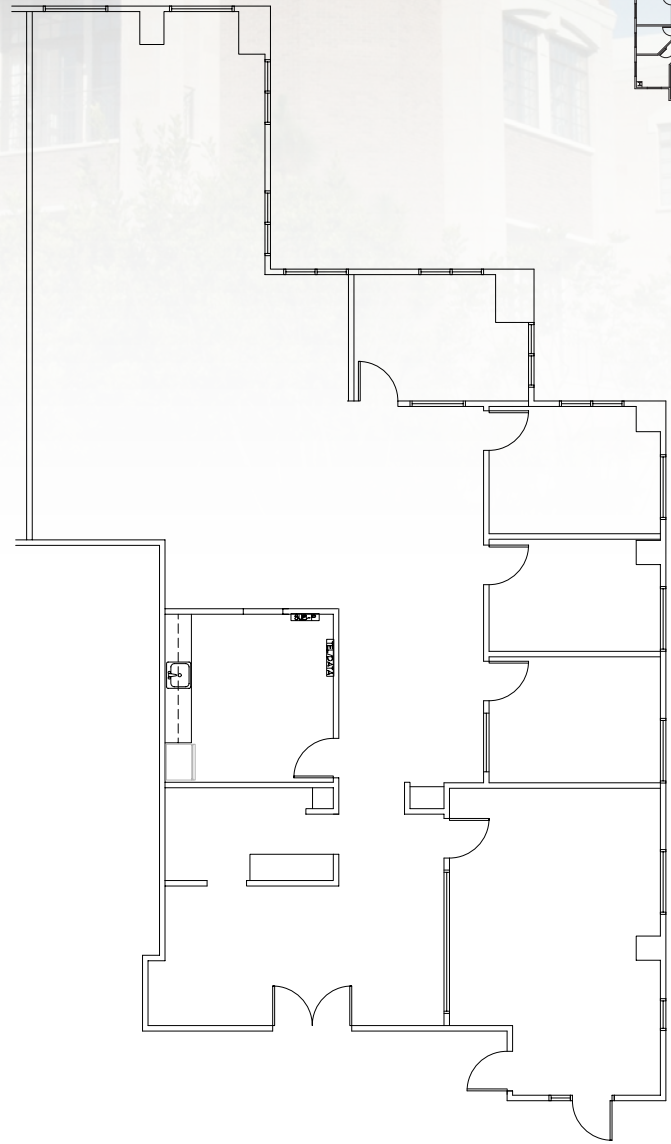
Floor Plan

SUITE 207: 3,104 SF

AVAILABLE: NOW

Double door entry off the second floor lobby. Corner unit. 4 private offices with skylights, break room, conference room with full-height glass, open area, and reception.

AS-BUILT FLOOR PLAN



← BALCONY ACCESS



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