



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

CARMEL VALLEY CENTRE I

11975

EL CAMINO REAL

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.
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

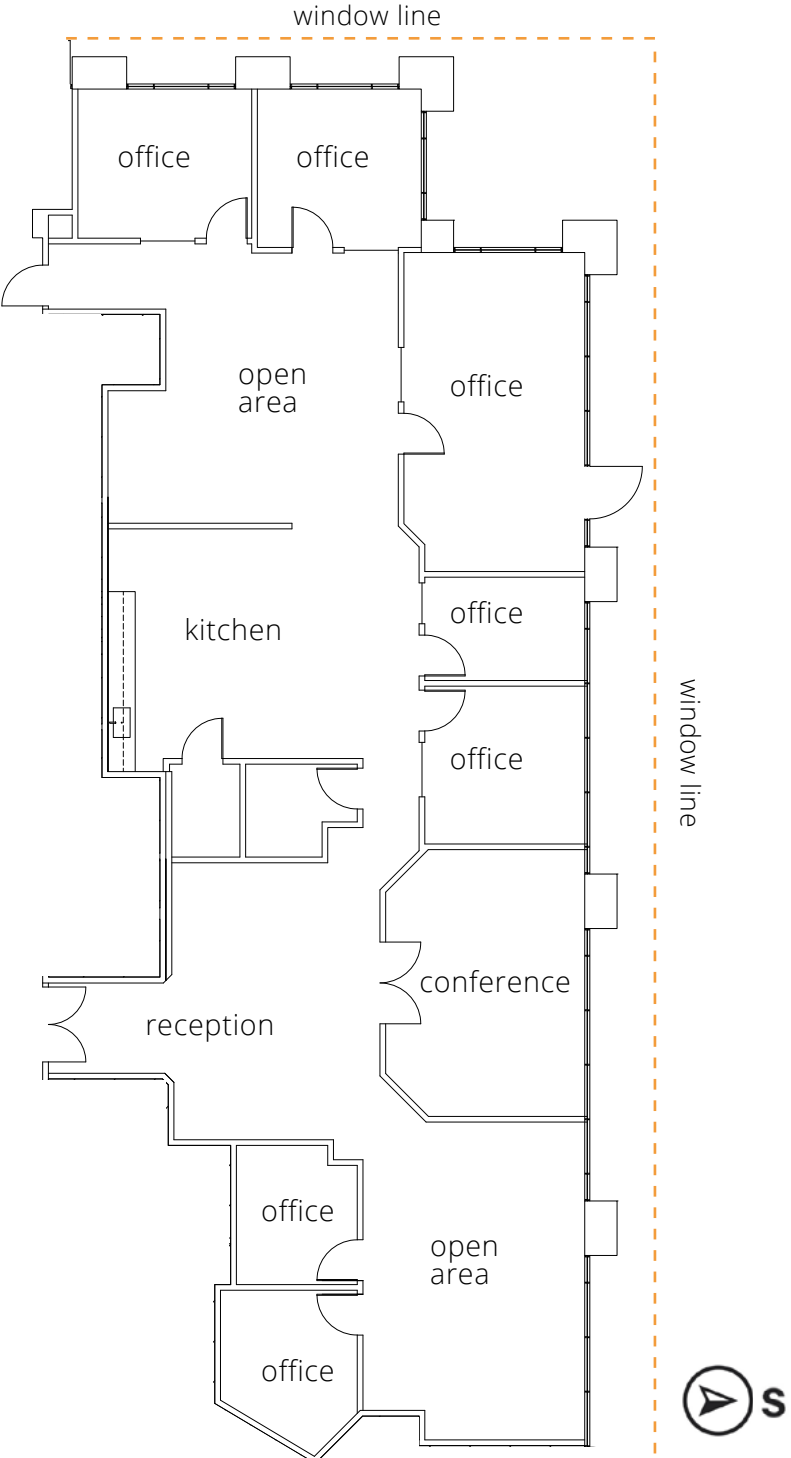
Bess Wakeman
+1 858 410 1245
bess.wakeman@jll.com
RE Lic. #01177659

1st floor AVAILABILITY

11975
EL CAMINO REAL

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



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

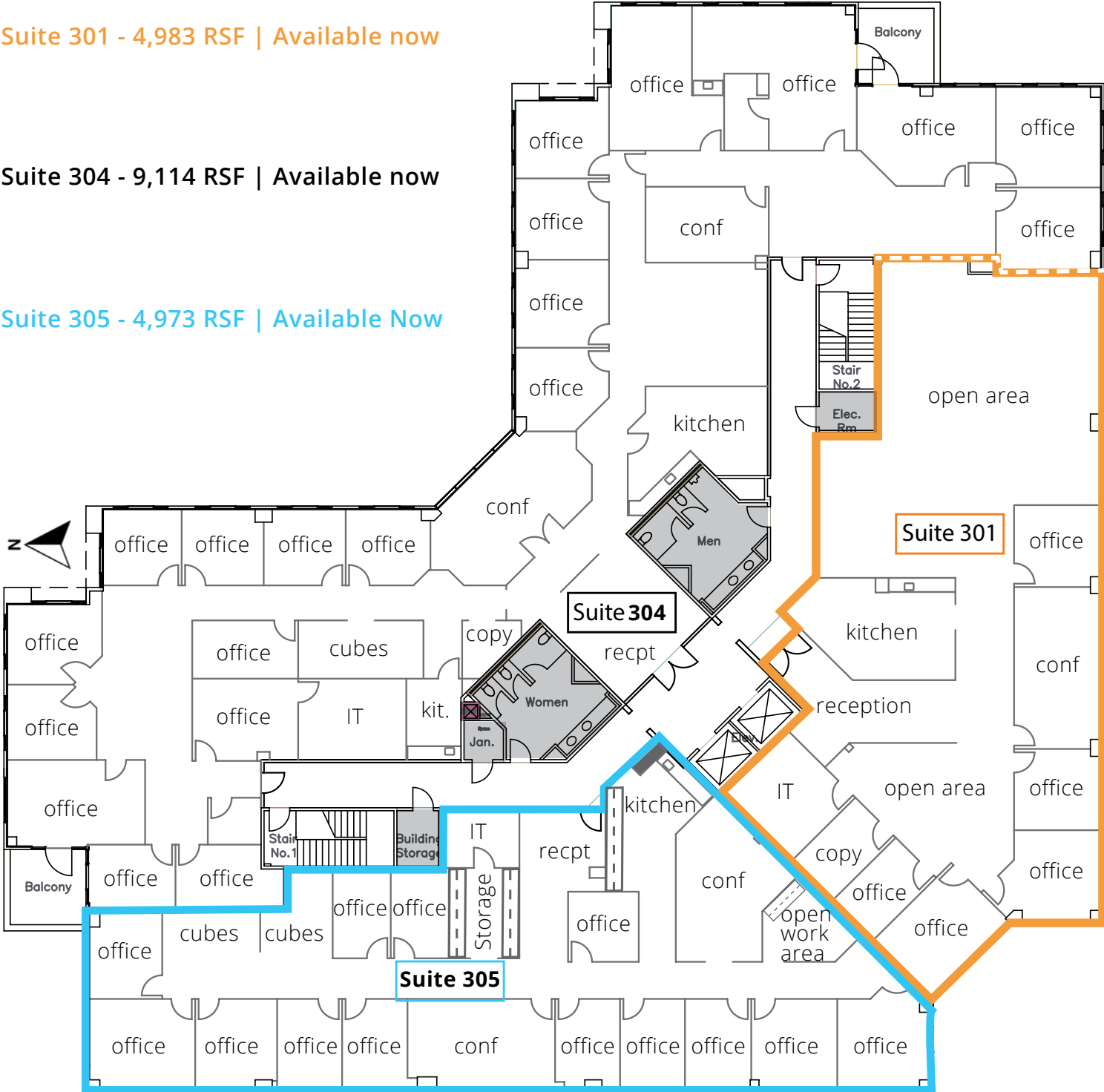
3rd floor AVAILABILITY

11975
EL CAMINO REAL

Suite 301 - 4,983 RSF | Available now

Suite 304 - 9,114 RSF | Available now

Suite 305 - 4,973 RSF | Available Now



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



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 |
|--|---|

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.

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

Professionally owned & managed by:



CARMEL VALLEY CENTRE I

11975

EL CAMINO REAL

Professionally owned & managed by:

REALTY  INCOME

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

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle IP, Inc. All rights reserved.