



SANTA FE SUMMIT

DEL MAR MESA



EXPERIENCE NO LIMITS

RISE ABOVE THE REST

Offering the best of what San Diego has to offer is only the beginning at Santa Fe Summit. The property caters to avid mountain bikers, cyclists, hikers, surfers, and purveyors of the great outdoors. Santa Fe Summit's landscape is shaped to reflect its natural surroundings and to embrace your team's active lifestyle.



RENDERING // VIEW OF AMENITY DECKS

TOP PERKS



DEMOGRAPHICS
Site encompassed by unrivaled demographics



SHORT COMMUTE
Reduced commute times for employees



GREAT OUTDOORS
Proximity to Del Mar Mesa / Los Peñasquitos Canyon



ACCESSIBILITY
Easy access to coast, housing, and amenities



FLEXIBLE
Future scalability and deliverability



BE SEEN
Freeway signage (92,000 vehicles/day)



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LOCATION IN DEMAND

THE MOST DESIRABLE PART OF CENTRAL SAN DIEGO

An integral component of Santa Fe Summit is its location — in the most desirable part of central San Diego, connecting north and south county. Built at the heart of Highway 56, the project is only 15 minutes from Torrey Pines State Beach, immediately adjacent to world famous ‘Tunnels’ (hiking and mountain biking), and 5 minutes from Interstate 15. Santa Fe Summit’s backdrop is the largest open preserve in the county, Del Mar Mesa and Los Peñasquitos Canyon, totaling nearly 2,000 acres.

BY THE NUMBERS

4

building campus on a 21.73 acre site

600,000

square feet of class a office and lab space

24-38K

typical square foot floor plates

4.5

acres of outdoor amenity space

20,000

square feet of restaurant & retail

2,000

acres of adjacent hiking, running, and bike trails



RENDERING // VIEW OF COMMON RECREATION AREAS

CAMPUS SITE PLAN

With more than 600,000 square feet of new Class A office or life science space in four buildings, the project offers scalability for employers looking for flexibility and growth opportunities. Santa Fe Summit will offer up to 20,000 sf of curated restaurant and retail space, which has been thoughtfully curated to enhance everyday experience, and will be adjacent to the planned 176,000 sf "Merge 56" mixed-use development.



PHASING PLAN

PHASE	# OF STORIES	AVG FLOOR PLATE	BUILDING SIZE
PHASE 1			
Building 1	6	30,000 SF	180,000 SF
Building 2	5	24,000 SF	120,000 SF
PHASE 2			
Building 3	6	31,000 SF	186,000 SF
Building 4	3	38,000 SF	114,000 SF
TOTAL			600,000 SF

PARKING SUMMARY

Surface Parking	159
Parking Structure A	720
Parking Structure B	648
Parking Structure C	1,049
TOTAL	2,576
PARKING RATIO:	4.3:1,000 (±70% COVERED)

ONSITE AMENITIES

- 1 CAFE / RESTAURANT
- 2 OUTDOOR CAFE SEATING / LOUNGE
- 3 FLEXIBLE LAWN SPACE
- 4 YOGA DECK
- 5 SAND VOLLEYBALL COURT
- 6 SEATING
- 7 FULL BASKETBALL COURT
- 8 AMPHITHEATRE SEATING
- 9 OAK GROVE GARDENS
- 10 PRIVATE TENANT PATIO
- 11 BUILDING ENTRY PLAZA
- 12 AMENITY PROMENADE
- 13 SEATING / FIRE PIT DECKS
- 14 SUN CANOPY / SEATING AREA
- 15 CENTRAL MEADOW
- 16 RUNNING / BIKE PATH
- 17 CONNECTION TO EXISTING BIKE PATH
- 18 PING PONG DECK
- 19 COMMUNAL TABLES
- 20 WILDLIFE WALK
- 21 LANDSCAPED PEDESTRIAN BRIDGE
- 22 20K SF POTENTIAL GROUND FLOOR RETAIL
- 23 CONNECTION TO TUNNELS (MOUNTAIN BIKE TRAILS AND HIKING)



LOCAL INTERESTS

1 **TORREY HIGHLANDS VILLAGE CENTER**

- Peet's Coffee
- Albertsons
- Pizza Rev
- Vittorio's
- BTs BBQ
- 9Round Kickboxing
- Studio Barre
- Villa Capri I
- UPS Store
- Wells Fargo

2 **THE VILLAGE AT PACIFIC HIGHLANDS RANCH**

- Trader Joe's
- Crunch Fitness
- Pure Barre
- Westroot Tavern
- Coast Pediatrics
- Wells Fargo
- The Baked Bear
- Crudo by Pascal Lorange
- Panera Bread
- Pacific Highlands Dentistry

3 **RANCHO PEÑASQUITOS TOWNE CENTRE**

- Smashburger
- Cotijas Mex Grill + Seafood
- Starbucks
- Von's
- Wonderful Sushi
- Yenchim Garden Restaurant

4 **PLAZA RANCHO PEÑASQUITOS & PRADO RANCHO PEÑASQUITOS**

- 24 Hour Fitness
- Genie Car Wash
- Cheers Bar and Grill
- Bad Ass Coffee
- Pitchers Sports Bar
- Rodrigo's Taco Shop

6 **CARMEL MOUNTAIN RANCH**

- Nordstrom Rack
- Sprouts Farmers Market
- In-N Out
- Costco
- Angelika Film Center & Cafe
- Broken Yolk Cafe

7 **CARMEL COUNTRY PLAZA**

- Oggi's Sports Pizza & Brewhouse
- Katana Sushi
- Coffee Bean
- Solana Beach Florist
- La Salsa Fresh Mexican Grill
- Union Bank

8 **DEL MAR HIGHLANDS TOWNE CENTER**

- Searsucker
- Urban Plates
- Starbucks
- Jimbo's...Naturally
- Ralph's
- Mendocino Famrs
- El Pollo Loco
- Davanti Enoteca
- Cinepolis Del Mar

9 **ONE PASEO**

- 96,000 SF of retail to be developed by Kilroy

10 **CARMEL PIAZZA**

- Villa Capri II
- Spices Thai Cafe
- Elam's Hallmark Shop
- Von's
- Ace Hardware
- Gami Sushi

11 **THE WATERMARK**

- 900,000+ SF of office, retail and hotel.
- Whole Foods confirmed as tenant.

12 **SCRIPPS MESA SHOPPING CENTER**

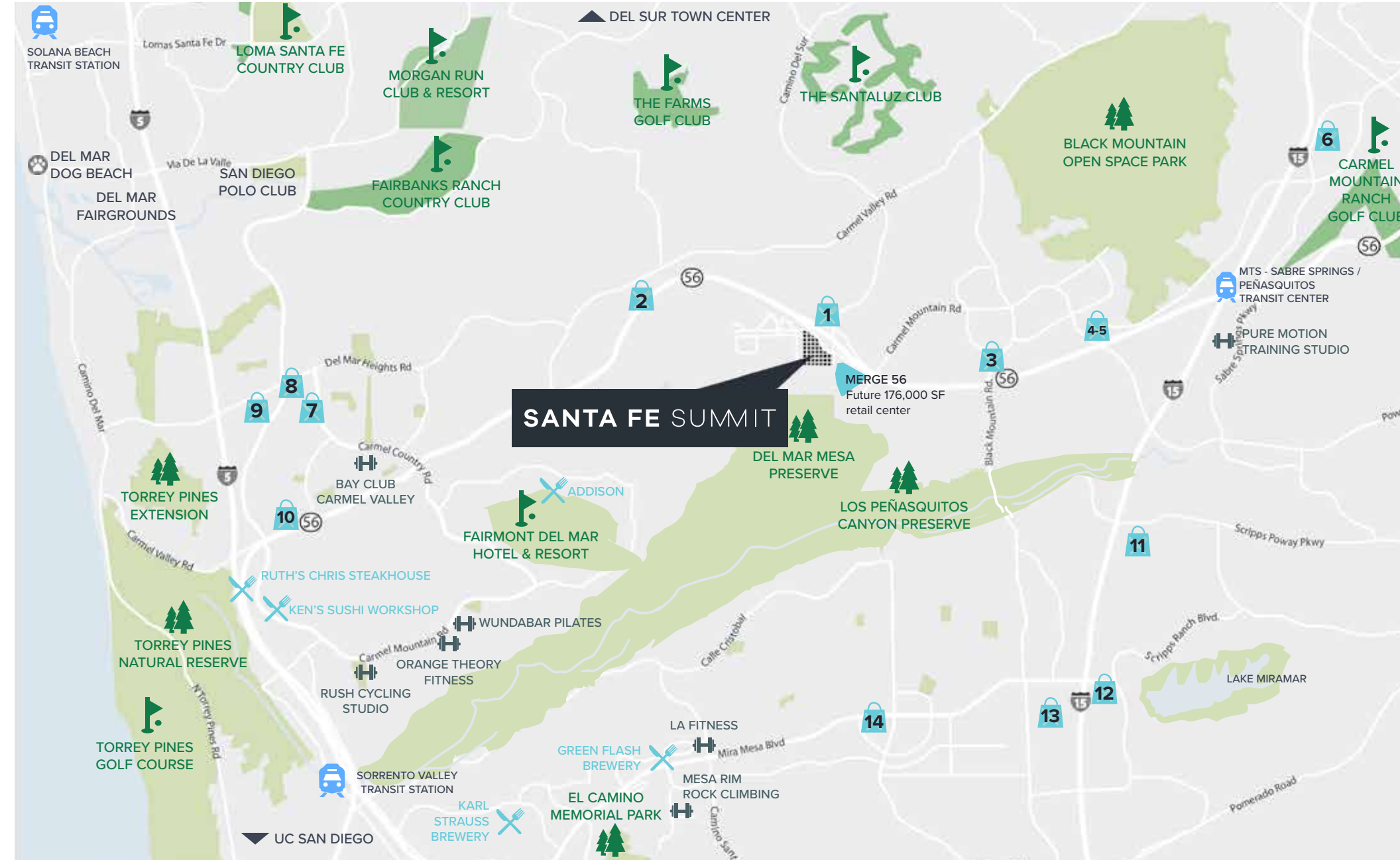
- Board & Brew
- Gyu-Kaku Japanese BBQ
- Black Mountain Bicycles
- Bruski Burgers and Brew
- Mimi's Cafe
- NOK Thai Kitchen

13 **MIRA MESA MARKET CENTER**

- Edward's Cinemas IMAX & RPX
- Buca di Beppo
- Panera Bread
- FedEx Office
- Mimi's Cafe
- Jersey Mike's Subs

14 **MIRA MESA SHOPPING CENTER**

- Target
- Souplantation
- Bed Bath & Beyond
- Mira Mesa Lanes
- CVS Pharmacy
- Manna Korean BBQ



UNRIVALED
DEMOGRAPHICS

\$184,000

Average annual household income within 1 mile

34%

population within a 1-mile radius with an advanced degree

65%

of people have owned their homes for more than 14 years

37

Average age of person within a 5-mile radius

170,000

people and 91,000 households within 5 miles

92,000

vehicles passing the site on Hwy 56 daily



RENDERING // VIEW FROM SR-56 HEADING WEST

63% LEED
Certified
Portfolio

ENERGY STAR
"Sustained
Excellence"
2016-2018

#1 GRESB
"#1 Publicly Traded
Company in the
World" 2018

NAREIT "Leader in the
Light Award, Office
Sector" 2016-2018

100% LEED
Gold or Platinum
Developments

ENERGY STAR
"Partner of the
Year" 2014-2018

GRESB
"#1 North America
Listed Office"
2014-2018

NAREIT
"Most Innovative"
2018

77% ENERGY
STAR Certified
Portfolio

Dow Jones
Sustainability
World Index,
Member 2017-2018

GREEN LEASE
"Leader Award"
4x winner

COMMITTED TO OUR ENVIRONMENT

We're the first real
estate company
in North America
to commit to
establishing
carbon neutral
operations by
2020.



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