

PREMIER WORKPLACE DESTINATION

highlands

LISTED BY



BUILDING
12730

BUILDING
12750

BUILDING
12760

BUILDING
12770

BUILDING
12780





BUILDING
12760

BUILDING
12730

BUILDING
12750

BUILDING
12770

BUILDING
12780

DEL MAR HEIGHTS ROAD

HIGH BLUFF DRIVE

One Paseo



Pedestrian &
Bike Path



highlands



Work Where Innovation Meets Inspiration.

Highlands Corporate Center in Del Mar Heights puts you at the center of San Diego's most vibrant business district, just steps from One Paseo's curated dining and retail. From sleek office suites and collaborative lounges to a fully equipped fitness center, every detail is designed for modern professionals. With quick access to I-5 and the coast minutes away, this is more than an office, it's a lifestyle.



Location & Lifestyle

Work in the center of it all—just steps from One Paseo's trendy restaurants and boutique shops. Enjoy curated dining and retail without leaving your neighborhood.



Dynamic Amenity Hub

Unwind or collaborate in a vibrant amenity center featuring TVs, high-speed Wi-Fi, table games, and a shared conference space designed for connection and creativity.



Effortless Parking + EV Ready

Enjoy abundant surface and covered parking (3.8:1,000 USF) with convenient EV charging stations, because your time matters.



Showcase Your Brand

Take advantage of strategic signage opportunities that put your name front and center in Del Mar's premier business district.



Wellness @ Work

Stay energized with a fully equipped fitness center complete with showers and lockers for your comfort and convenience.



Seamless Commute

Benefit from excellent freeway visibility and quick access to I-5, making your daily drive smooth and stress-free.



Sunshine Spaces That Inspire

Relax or work al fresco in inviting outdoor seating areas adorned with market lights and Wi-Fi, perfect for fresh-air productivity.



Dedicated On-Site Support

Count on a responsive property management team committed to delivering a seamless experience every day.

Designed To Elevate Work & Life.

12730–12780 High Bluff Drive | San Diego

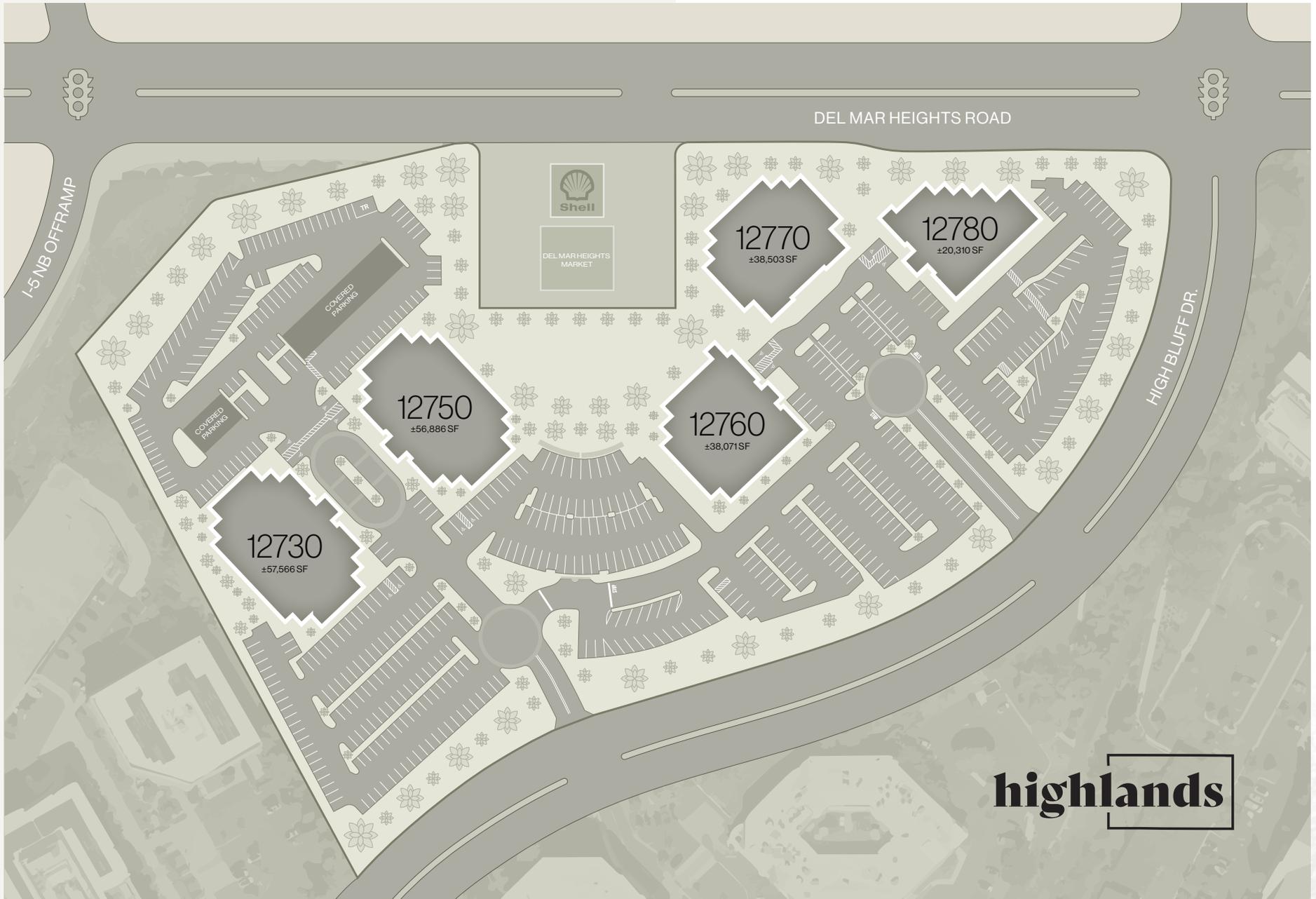
A modern workplace designed for productivity, wellness, and connection—right in the heart of Del Mar Heights.

GOOD

VIBES



Site Plan



Del Mar's Premier Business Destination.

Available Space For Lease

BUILDING	SUITE	SIZE (RSF)	AVAILABLE	ASKING RATE
12730	260	2,448 SF	June 1, 2026	Negotiable
12730	400	13,913 SF	Now	Negotiable
12760	150	4,713 SF	June 1, 2026	Negotiable



highlands

12730

Suite 260

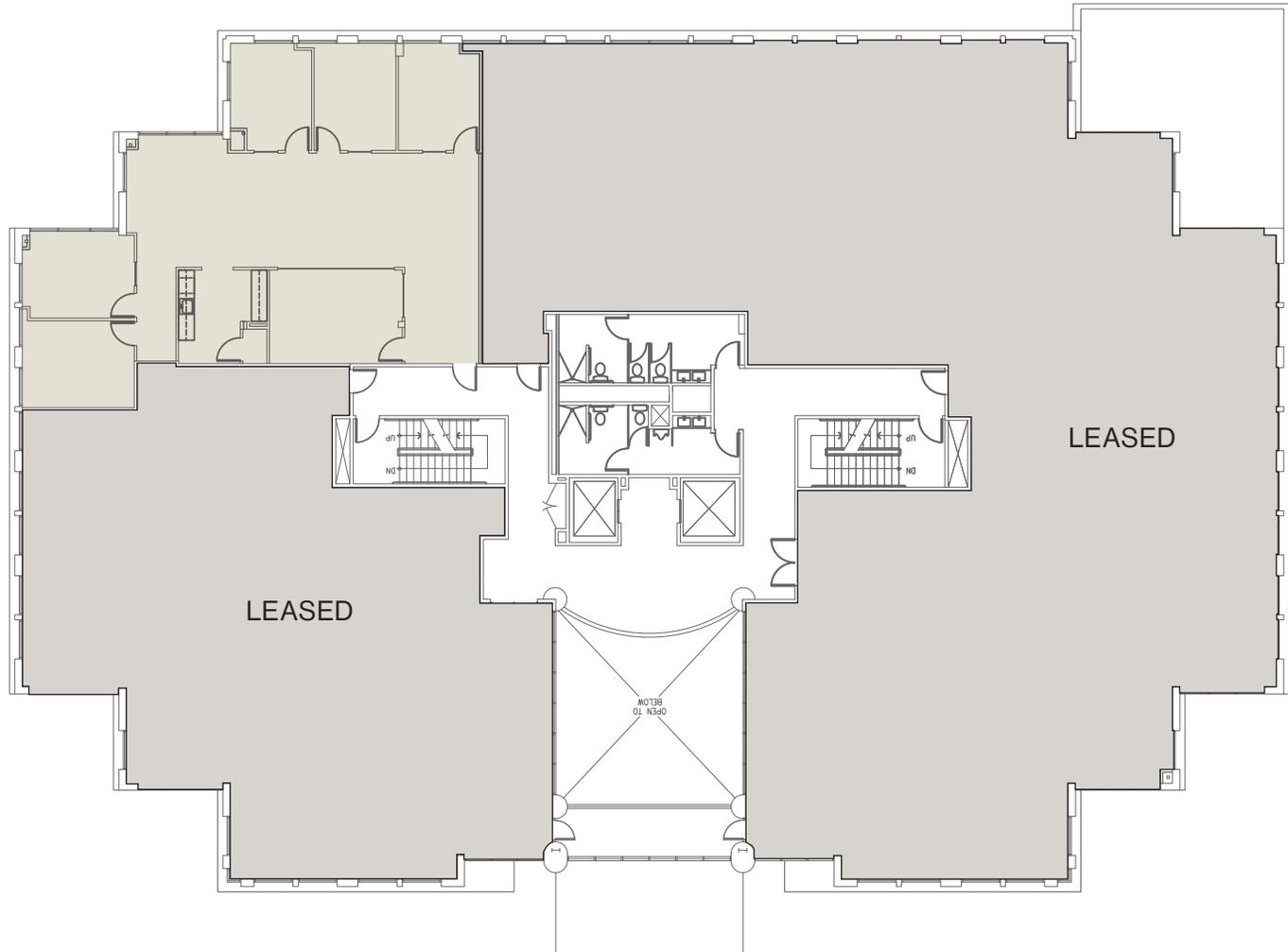
2,448 RSF

Available June 1, 2026



LEASE RATE

Negotiable



12730

Suite 400

13,913 RSF

Available Now



LEASE RATE

Negotiable



highlands

12760

Suite 150

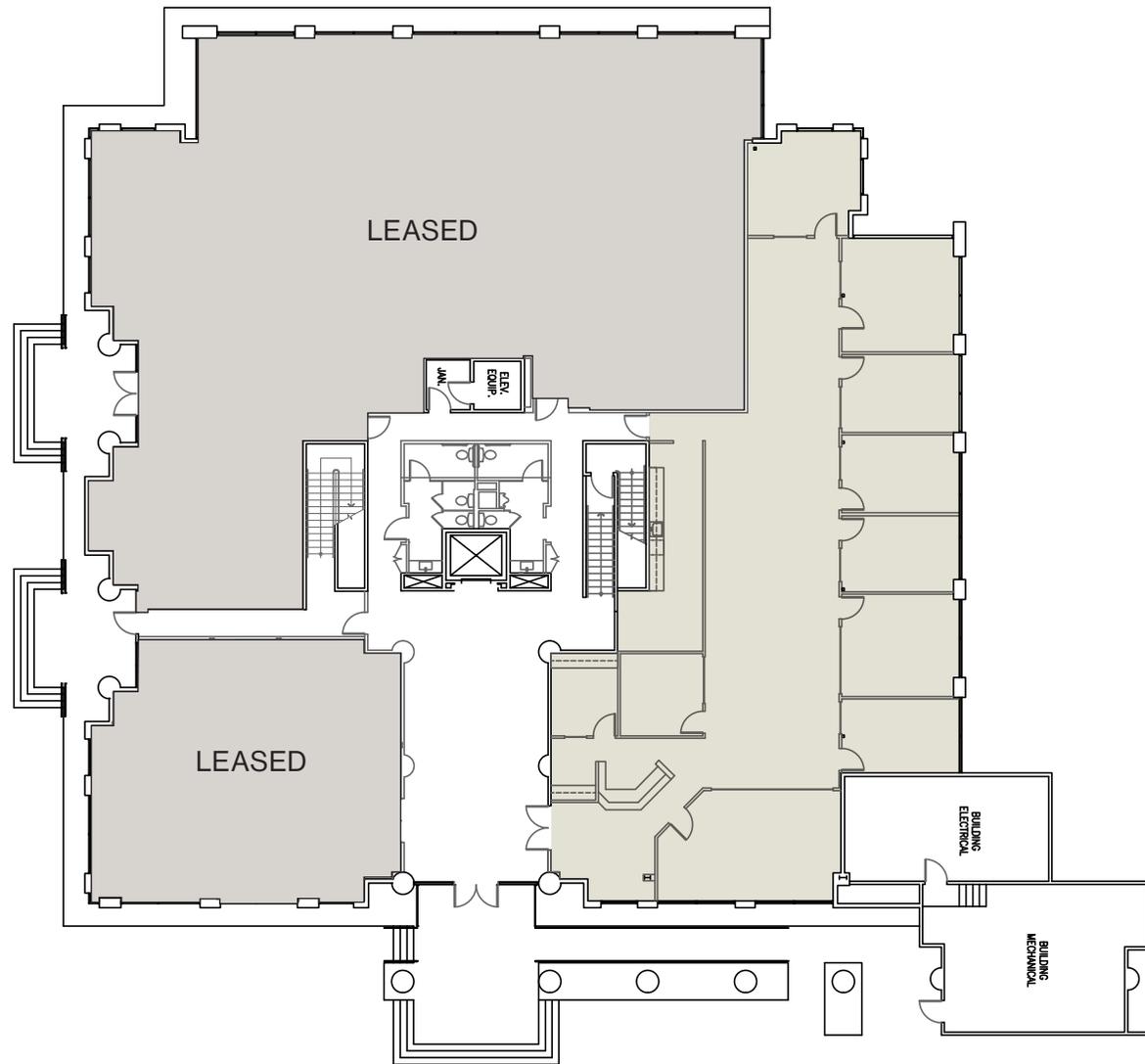
4,713 RSF

Available June 1, 2026



LEASE RATE

Negotiable



Next To
One Paseo.
Minutes
from the
Beach.



One Paseo



- BUILDING 12730
- BUILDING 12750
- BUILDING 12760
- BUILDING 12770
- BUILDING 12780

HIGH BLUFF DRIVE

DE MAR HEIGHTS ROAD



Del Mar, CA

Nestled along the sun-soaked shores of Southern California, Del Mar offers a rare fusion of professional opportunity and laid-back coastal lifestyle. The area is a sought-after business hub, known for strong demand and premium appeal.



Coastal Ambiance Meets Productivity

Abundant natural light, and fresh-air environments inspire creativity and well-being



High-Income Community of Influence

Home to affluent residents and premium clientele, Del Mar offers a strategic gateway to both consumer and B2B markets



Ideal Location & Connectivity

A short, scenic commute just ±20 minutes from Downtown San Diego and close to UC San Diego, supporting talent attraction and operational efficiency



Lifestyle-Driven Appeal

From curated dining and retail to surf-and-work culture, Del Mar is an inviting backdrop for employees and clients alike



DRIVING DISTANCES

3.5

Miles to
Westfield UTC

4.5

Miles to Torrey
Pines Golf Course

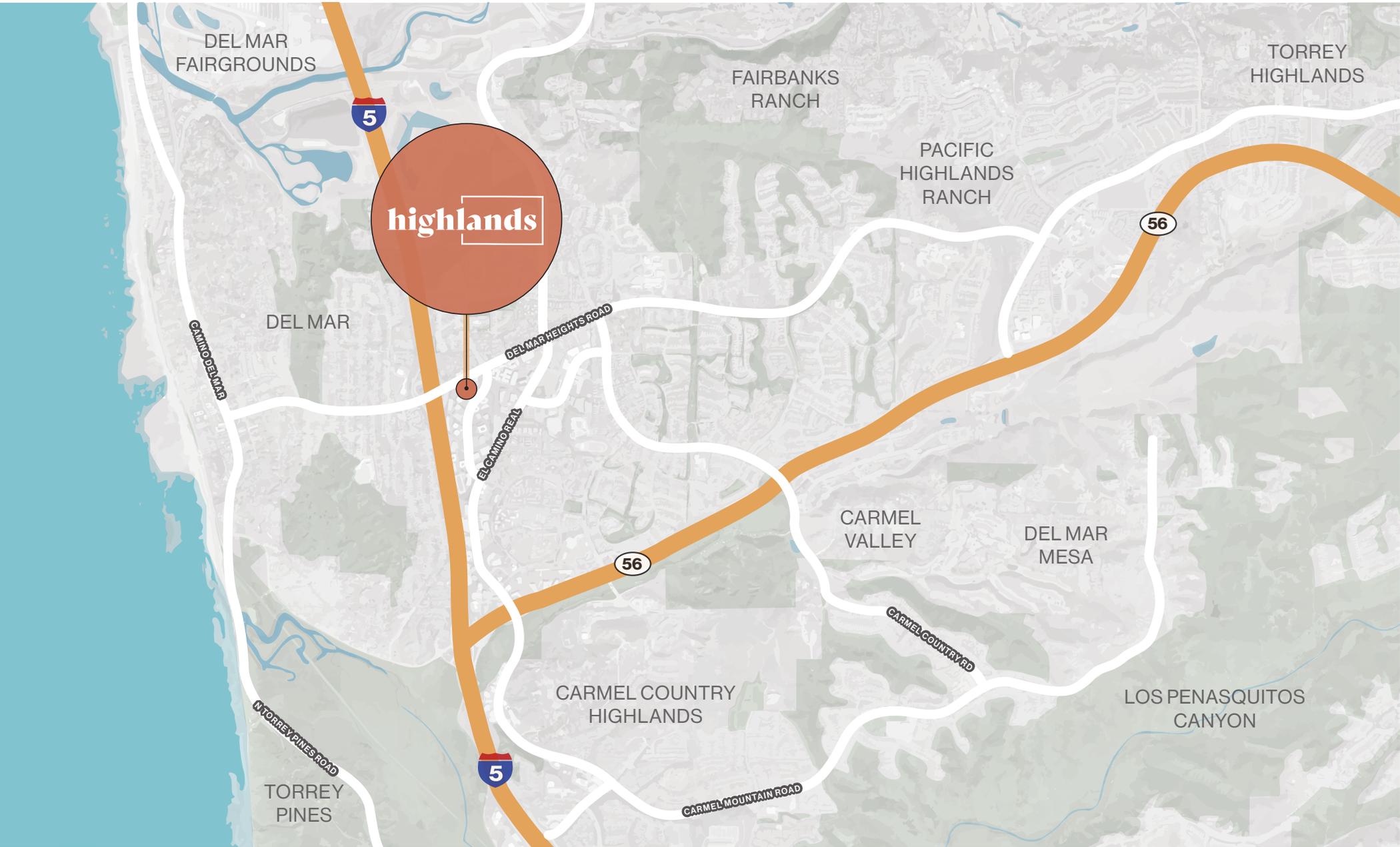
6.5

Miles to
Del Mar Plaza

14.5

Miles to San Diego
International Airport







Retail Bliss, Steps Away.

Just a short stroll to One Paseo in Del Mar—where shopping, dining, and entertainment come alive. Explore chic boutiques, savor flavors from trend-setting eateries, and unwind under stunning coastal sunsets. From lively farmers' markets to live music nights, every visit is an experience. Plus, discover upscale living at One Paseo Living, all just minutes from the beach. Your perfect blend of style and convenience starts here.



One Paseo

Where Shopping Meets Convenience.



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Partial Retail List



- | | | |
|-------------------|-------------------------|------------------------|
| curBAR | Mizukiyama Sushi | Cinépolis |
| Van De Vort | Parakeet Cafe | Jimbos |
| West of Camden | Tender Greens | Ralph's |
| Pigment | Joe & The Juice | Mendocino Farms |
| Whiskey + Leather | Blue Bottle | Jamba Juice |
| Marrow Fine | Susie Cakes | Pannini Kabob Grill |
| Shop Good | BodyRok | Philz Coffee |
| Faherty | Nick's Del Mar | Starbucks |
| Salt & Straw | Snooze | Sweetgreen |
| Drybar | Batch & Box Cookies | Wells Fargo |
| Soulcycle | Handel's Ice Cream | Katana Sushi |
| Shake Shack | Bank of America | Oggi's Pizza & Brewing |
| Sweetfin Poke | Chase Bank | Coffee Bean & Tea Leaf |
| North Italia | Sky Deck Food Hall | Dry Clean USA |
| The Butchery | Ike's Love & Sandwiches | CycleBar |

Hotel Accommodations (within 1-Mile of project)



Residence INN
BY MARRIOTT



The Ultimate Lifestyle Office In Del Mar.

Discover a workplace that redefines the way you work. At The Highlands, productivity and lifestyle blend seamlessly in the heart of Del Mar Heights. Just steps from One Paseo's vibrant dining and boutique shopping, this is more than an office—it's an experience.

A Property By



HARBOR
ASSOCIATES





Entrepreneurially Focused. Institutionally Experienced.

With more than 58 years of combined commercial real estate experience, our Principals pair their first hand knowledge of market preferences with best-in-class institutional operator process to generate successful property investment outcomes. Our portfolio of properties, like our experience, is diverse and ranges from unique historical office renovations to industrial outdoor storage developments.

[Learn More](#)



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Let's
Talk!



A PROPERTY BY



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