



# MERGE 56

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## GRADING UNDERWAY

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**FLOCKE &  
AVOYER**  
Commercial Real Estate

**MODERN MIXED-USE COMMUNITY**  
**TORREY HIGHLANDS - SR 56 CORRIDOR**



# MERGE 56

## TORREY HIGHLANDS - SR 56 CORRIDOR

With a strong retail presence, plentiful office space and numerous nearby housing options, Merge 56 embodies the urban mixed-use lifestyle desired by today's families.

This mixed-use community is designed with aspirational driven retail conveniences that fits into all types of daily routines.

Lifestyle to Location to Workplace, Merge 56 provides an excellent balance of smart, next-generation environment and conveniences.



  
**THE PROJECT**  
 SEQ SR 56 and Camino Del Sur

**±35,900**  
 SF of medical offices

**±51,000**  
 SF of proposed retail entertainment center

**±300,000**  
 SF of office campus

Adjacent Office Campuses

**±1.6 Million SF**

**SANTA FE SUMMIT**  
*(Proposed)*

Four, 5-story, class A office building totaling ±600,000 SF, including three multi-tier parking structures.

**INTUIT CAMPUS**

4-buildings, ±465,812 SF office campus with 1,500-2,000 employees

**THE PRESERVE BY CISTERRA**  
*(Proposed)*

3 buildings, ±420,00 SF of office space with a 5 level structured parking

# FREEWAY VISIBILITY EXCELLENT ACCESS



SOUTH-EAST VIEW



SOUTH-WEST VIEW



NORTH-WEST VIEW



NORTH-EAST VIEW

# SITE PLAN GROUND LEVEL

● OFFICE  
● RETAIL



3.2

\*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.





# SITE PLAN LEVEL 1



- OFFICE
- FITNESS
- RETAIL
- SERVICE



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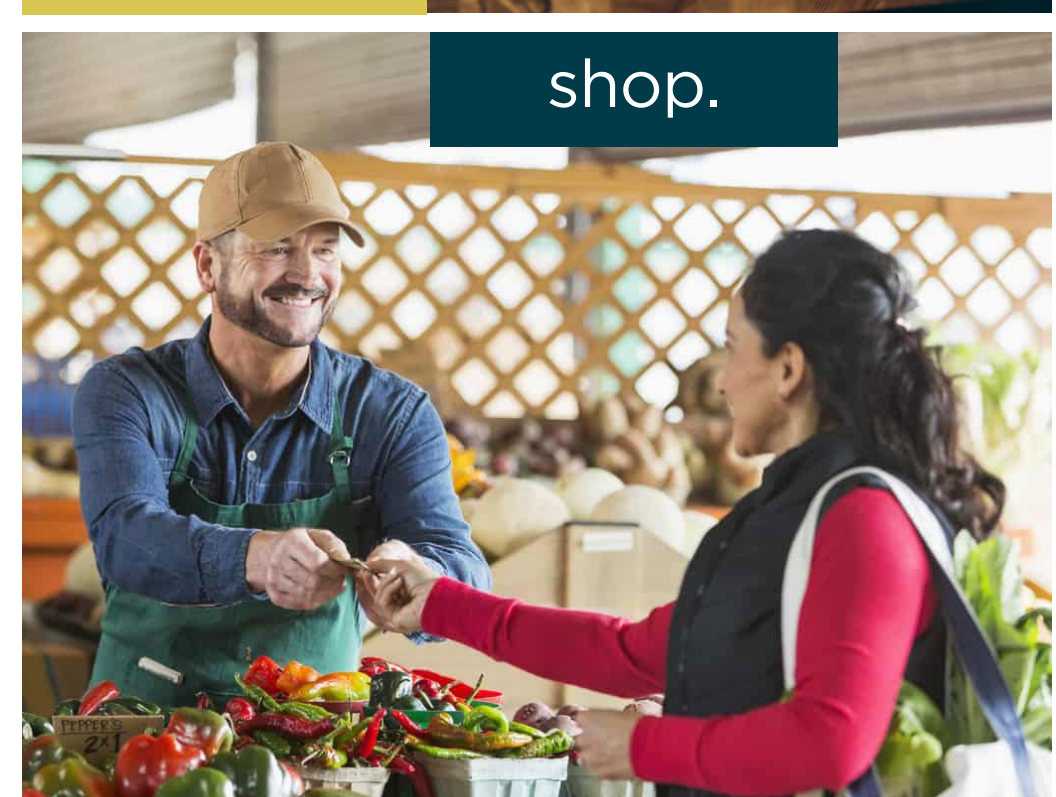




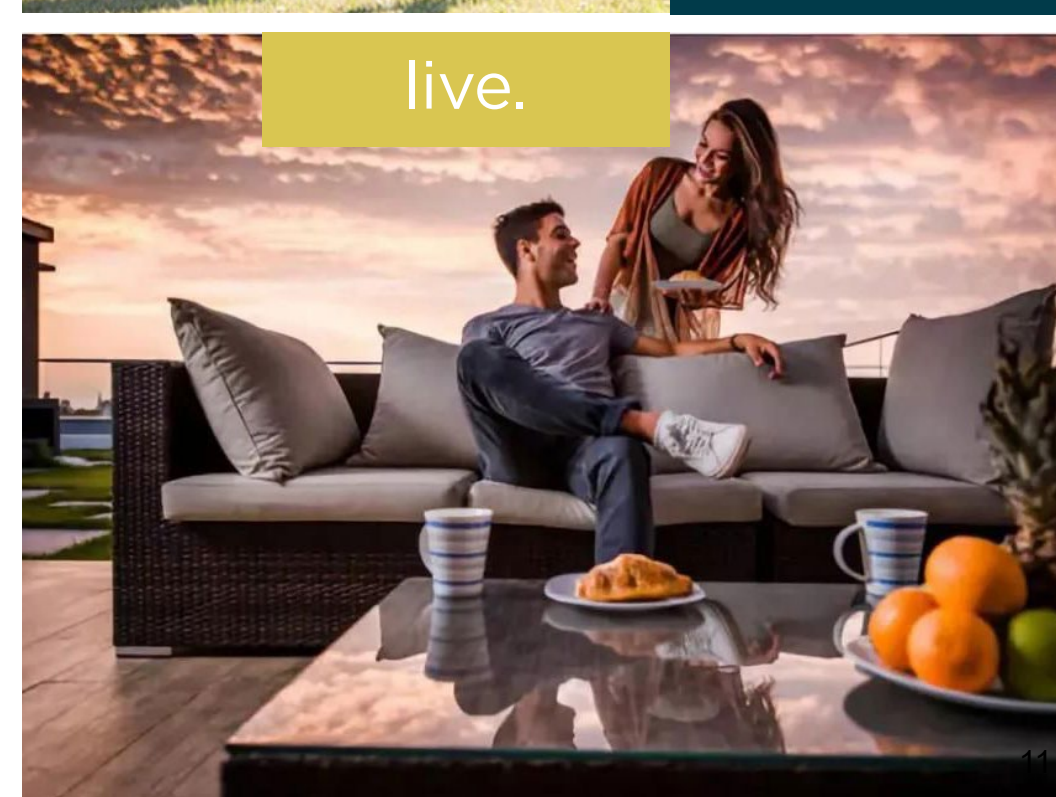
work.



play.



shop.



live.



*excellent visibility from the SR 56*



*freeway pylon signage available*



## TRAFFIC HIGHLIGHTS

Located at the full freeway on/off ramp at State Route (SR) 56 between Camino Del Sur and Carmel Mountain Road

Highly visible to SR 56

Centrally located between the I-5 and I-15 freeways

±500,000 people within a 15 minute drive-time

±\$120,000 average annual household income

Enhanced traffic circulation. Upon project completion, the extension of both Carmel Mountain Road and Camino Del Sur will immediately become the natural and quickest route to SR 56 for up to 8,300 existing residents!

# NEW CONSTRUCTION SR 56 CORRIDOR

## MERGE 56

242 Residences  
51,000 SF Commercial Space  
335,900 SF Office Space



## PACIFIC VILLAGE BY LENNAR

601 Units  
Including 99 detached homes, 105 triplex homes, 120 townhomes and 277 apartments

## JUNIPERS 55+ COMMUNITY BY LENNAR

530 Units  
Project on the former Carmel Highlands Golf Course

## LUXURY APARTMENTS BY LENNAR

331 Units  
Project on the former Karlan

## APERTURE DEL MAR OFFICE COMPLEX

630,000 SF  
Approximately 2,520 employees

## THE PRESERVE BY CISTERRA OFFICE COMPLEX

450,000 SF  
Approximately 1,800 employees

## THE MERIDIAN OFFICE COMPLEX

600,000 SF  
Approximately 2,400 employees



## ADDING A TOTAL OF

1,400

New Residents

2 Million

Square Feet of  
Retail / Office



# THE DYNAMIC SR 56 CORRIDOR



## 1 BEACHSIDE DEL MAR

Vons  
CVS Pharmacy  
Bushfire Kitchen

## 2 ONE PASEO

Sephora  
Blue Bottle Coffee  
North Italia

## 3 PIAZZA CARMEL

Starbucks  
Vons  
Pavilions

## 4 THE VILLAGE AT PACIFIC HIGHLANDS

Trader Joes  
Starbucks  
Rite Aid

## 5 PLAZA RANCHO PENASQUITOS

Stater Bros.  
24 Hour Fitness  
Pet Hospital of  
Penasquitos

## 6 DEL MAR HIGHLANDS TOWN CENTER

Ralphs  
Jimbos  
Cinepolis

## 7 TORREY HILLS CENTER

Vons  
Starbucks  
Yoga Six

## 8 RANCHO PENASQUITOS TOWN CENTER

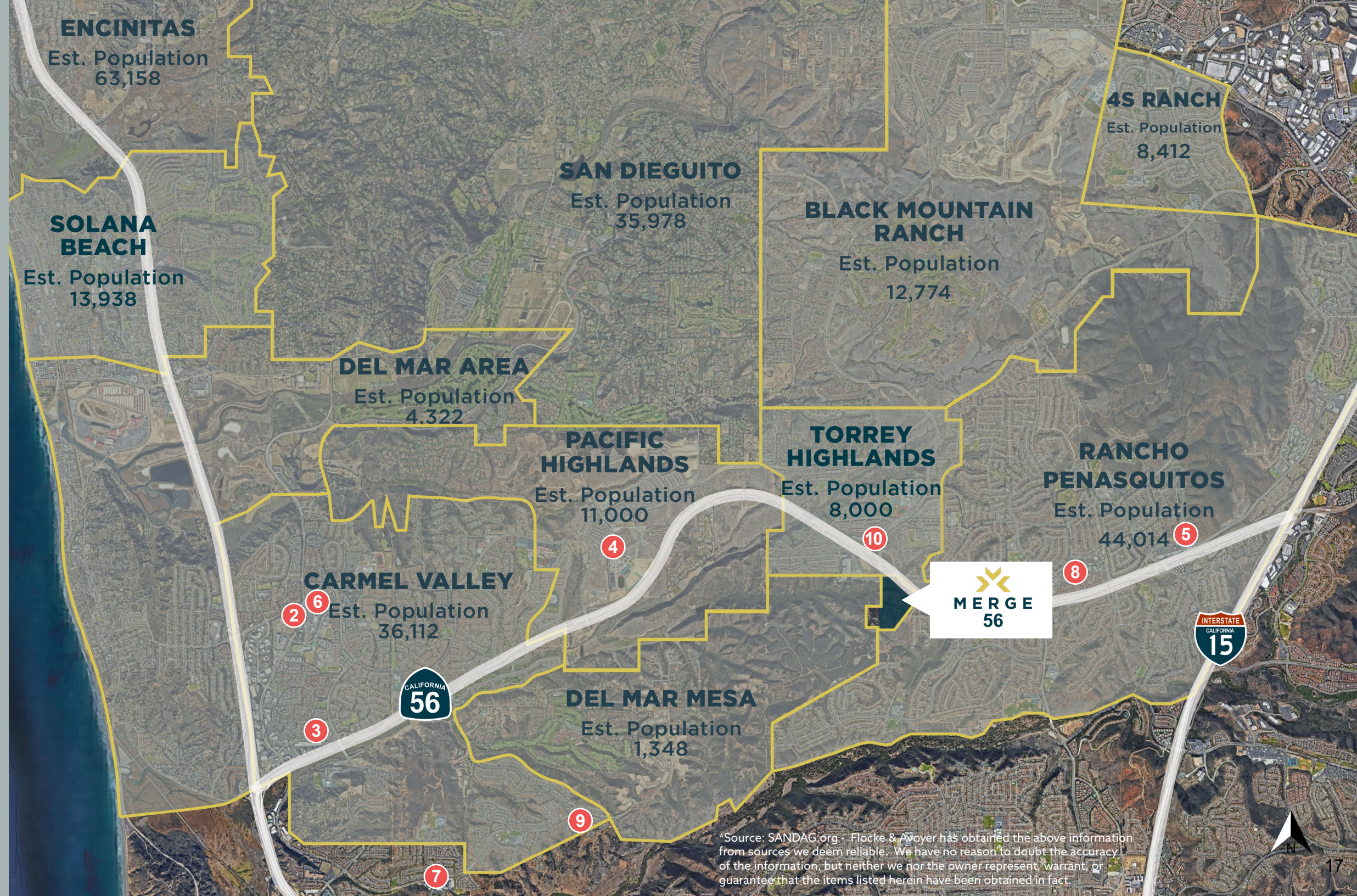
Rite Aid  
Starbucks  
Kahoots Pets

## 9 MERGE CARMEL VALLEY

Copa Vida Coffee  
Define Mi  
Pure Care Pharmacy

## 10 TORREY HIGHLANDS SHOPPING CENTER

Vons  
Peet's Coffee  
Studio Barre



\*Source: SANDAG.org - Flocke & Ayoer has obtained the above information from sources we deem reliable. We have no reason to doubt the accuracy of the information, but neither we nor the owner represent, warrant, or guarantee that the items listed herein have been obtained in fact.



RETAIL  
±1.4M SF



OFFICE  
±6.6M SF  
±26.4M Employees



## Traffic Counts

- STATE ROUTE 56 • ±80,236
- CAMINO DEL SUR • ±23,744
- CARMEL MTN ROAD • ±27,707



## Average HHI

- 3 MINUTES • \$184,574
- 5 MINUTES • \$167,673
- 7 MINUTES • \$181,903

# DEMOGRAPHICS



## Population

- 5 MINUTES • 40,189
- 10 MINUTES • 174,563
- 15 MINUTES • 350,577



## Daytime Population

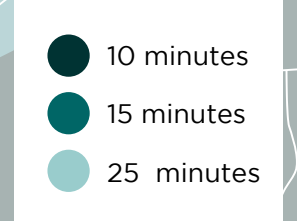
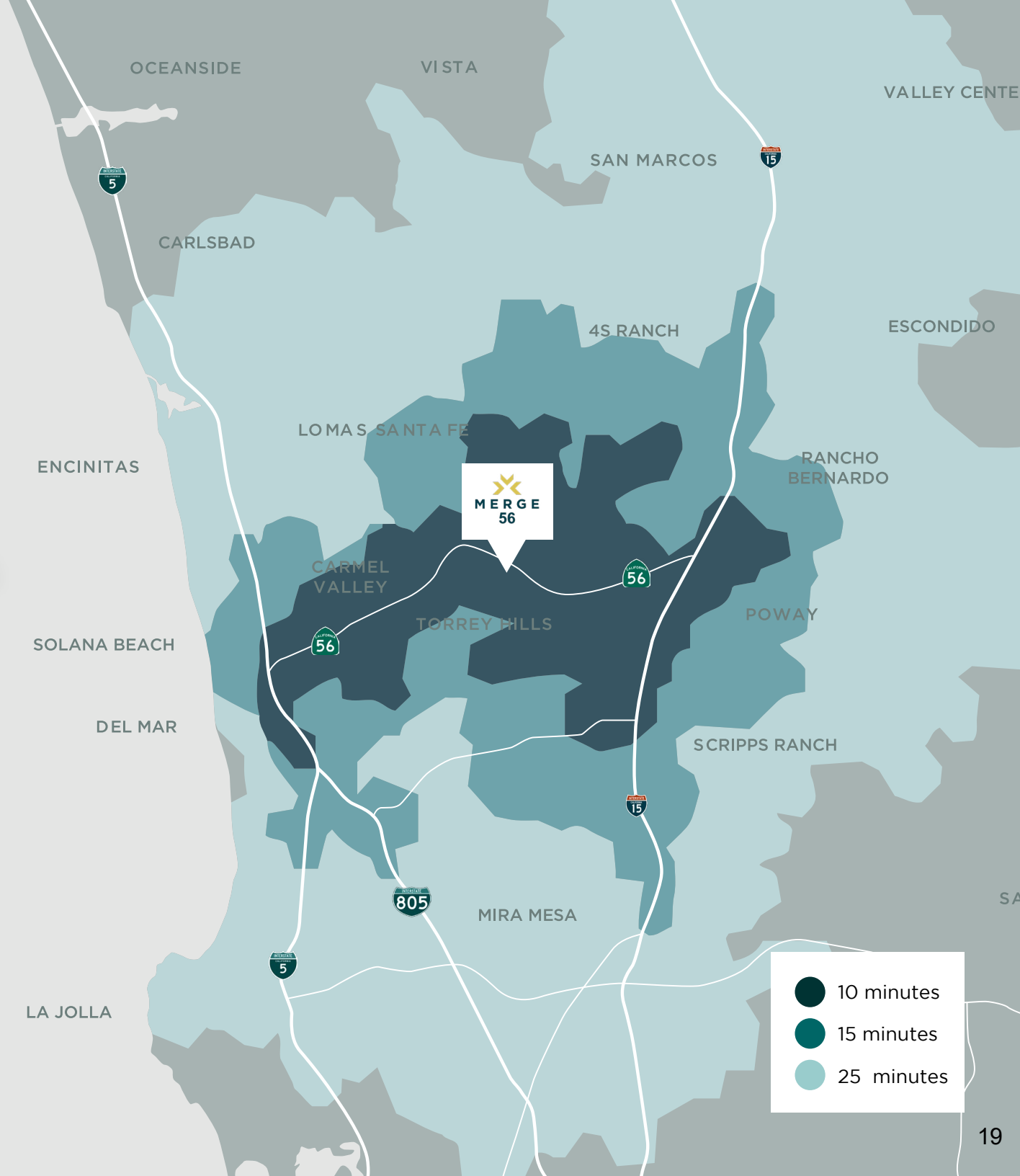
- 5 MINUTES • 13,578
- 10 MINUTES • 105,673
- 15 MINUTES • 306,127

# 15 MINUTE DRIVETIME

**25 MILLION SF**  
OFFICE & INDUSTRIAL

**100,000**  
ESTIMATED EMPLOYEES

**311,356**  
TOTAL POPULATION



\*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

# NEW PROJECT INFRASTRUCTURE

Once connection is complete  
**IMMEDIATE ACCESSIBILITY**  
FOR AN ADDITIONAL  
**8,300 PEOPLE**



**MERGE**  
56

- Existing street route to SR 56 & Camino Del Sur
- Proposed new road connections



GROCERY



HEALTH & FITNESS



RETAIL & DINING



# PROJECT COLLECTIONS



MEDICAL



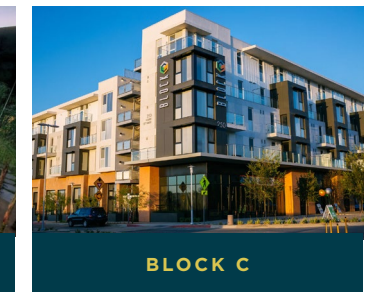
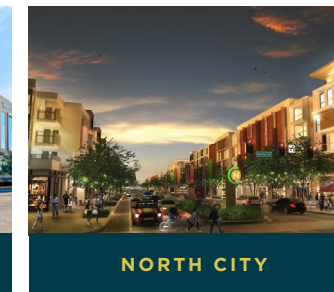
OFFICE



# ABOUT THE DEVELOPER



Specializing in creating unique real estate development opportunities in San Diego County, Sea Breeze Properties focuses on strategic partnerships, trustworthy financial backing, and a personalized approach to each of its projects. Steering away from the status quo, each project speaks for itself through attention to detail, customer experience and tasteful architecture. Sea Breeze Properties strives to create a more livable, walkable, and environmentally friendly San Diego.





**MERGE**  
**56**

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