

# One Paseo



SHAKE SHACK

One Paseo

KILROY

# Make a good day better.

One Paseo is a deeper notion of mixed use. Yes, this is about the only place where a two-minute stroll takes you from your luxury apartment to your office, and from your office to a vibrant shopping and dining experience. But One Paseo is more than a convenient lifestyle. It is an attitude. A spirit of community that, even if you don't live or work here, invites you to meet up, hang out and join in.

From the moment you arrive and easily park your car, you know One Paseo is different. Everything about the place is just...easy. Laid back. User-friendly. Family-friendly. At One Paseo, you can come as you are. It's stylish but not tragically hip. Cool, but in a warm, welcoming sort of way. And just being here makes a good day better.





north view  
from the  
yard



EXISTING HEIGHTS ONE PASEO CAMPUS  
OWNED BY KILROY TOTALING 300,000 SF

608 APARTMENT  
HOMES & PARKING

6-STORY OFFICE  
195,000 SF

4-STORY OFFICE  
91,000 SF

EL CAMINO REAL



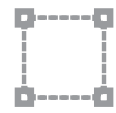
## A deeper notion of mixed use.

A spirit of community. An attitude.

- 286,000 SF of class A office in two buildings
- 95,000 SF of retail (42 shops)
- 608 Apartment units
- A walkable community in the heart of Del Mar
- Iconic architectural design

42 CURATED  
SHOPS &  
RESTAURANTS

# Why One Paseo?



Ability to **SCALE** from  
60,000 to 500,000 SF



Convenient **PARKING  
STRUCTURE** with 4/1,000



A unique environment with  
genuine **ARCHITECTURAL**  
design



A coast-meets-country  
**MIXED USE** experience



**AMENITY RICH** with  
curated shops & restaurants



**WALKABILITY** -  
Live, Work, Play

south east  
elevation  
view from  
el camino  
real



UTC

LA JOLLA

SORRENTO  
MESA

TORREY PINES  
GOLF COURSE

TORREY  
HILLS

PIAZZA CARMEL  
Baskin-Robbins, Vons,  
Starbucks, Chipotle, Chase  
Bank, Mission Federal  
Credit Union

FAIRMONT GRAND  
DEL MAR

56

I-5

One Paseo

CARMEL COUNTRY  
PLAZA  
Union Bank, Oggi's Pizza &  
Brewing, CoffeeBean & Tea Leaf,  
San Diego County Credit Union,  
La Salsa

DEL MAR HIGHLANDS  
TOWN CENTER  
Baker & Olive, Searsucker, Casa Sol  
Y Mar, Mendocino Farms, Urban  
Plates, Taverna Blue, Cinépolis,  
Davanti Enoteca, Mia Francesca,  
Rimel's, Jimbos, Ralph's, Snooze

CARMEL COUNTRY ROAD

EL CAMINO REAL

HIGH BLUFF DRIVE

DEL MAR HEIGHTS ROAD



TORREY PINES  
STATE BEACH

BEACHSIDE DEL MAR  
Vons, Jersey Mike's Subs, CVS,  
Broken Yolk, Le Bambou, 7-Eleven



torrey pines  
beach and  
preserve



el camino real  
retail entrance





## Curated retail.

Tasteful. Cool.  
Fun. Constantly  
entertaining. One  
Paseo is a celebration  
of beauty and a feast  
for the senses.

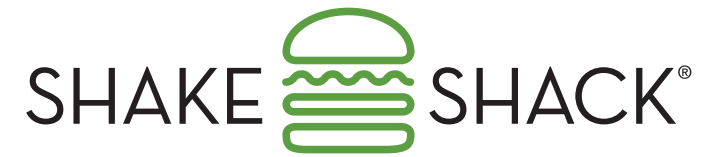




## Current Tenants



## Current Tenants







**570 SPACES**  
PARKING DECK

**608**  
RESIDENTIAL  
UNITS

**195,000 SF**  
OFFICE

**91,000 SF**  
OFFICE

B

F

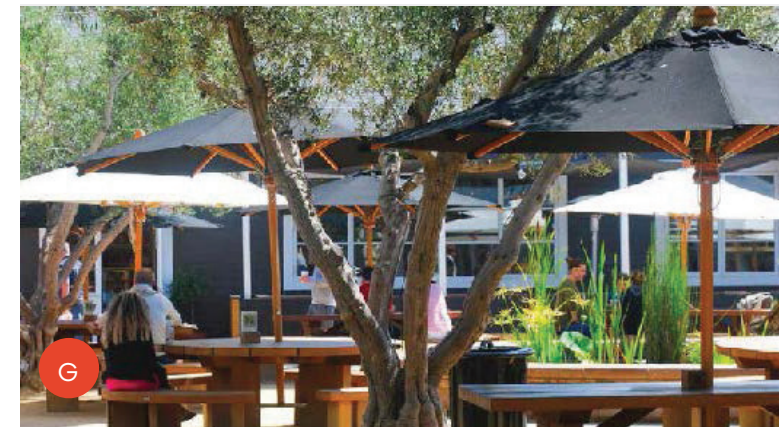
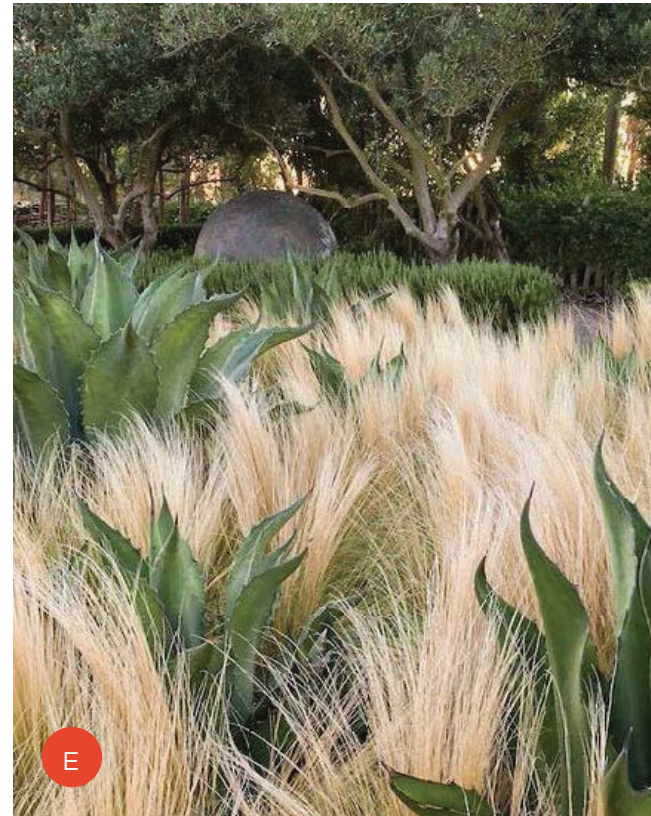
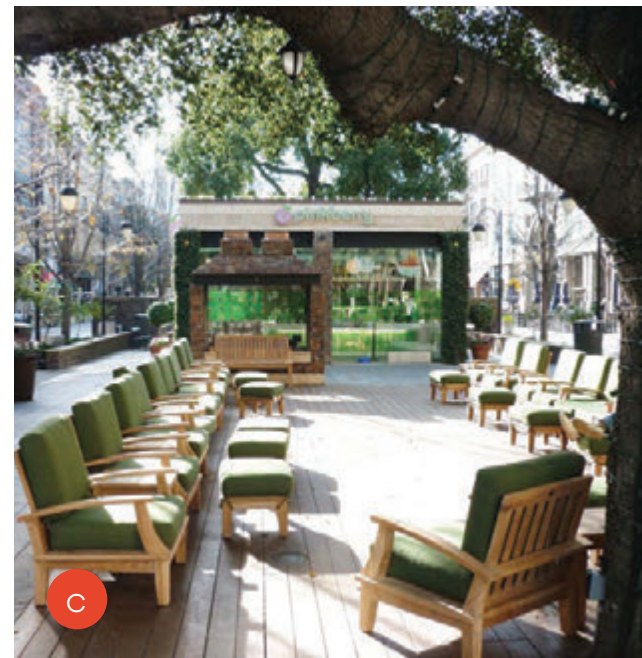
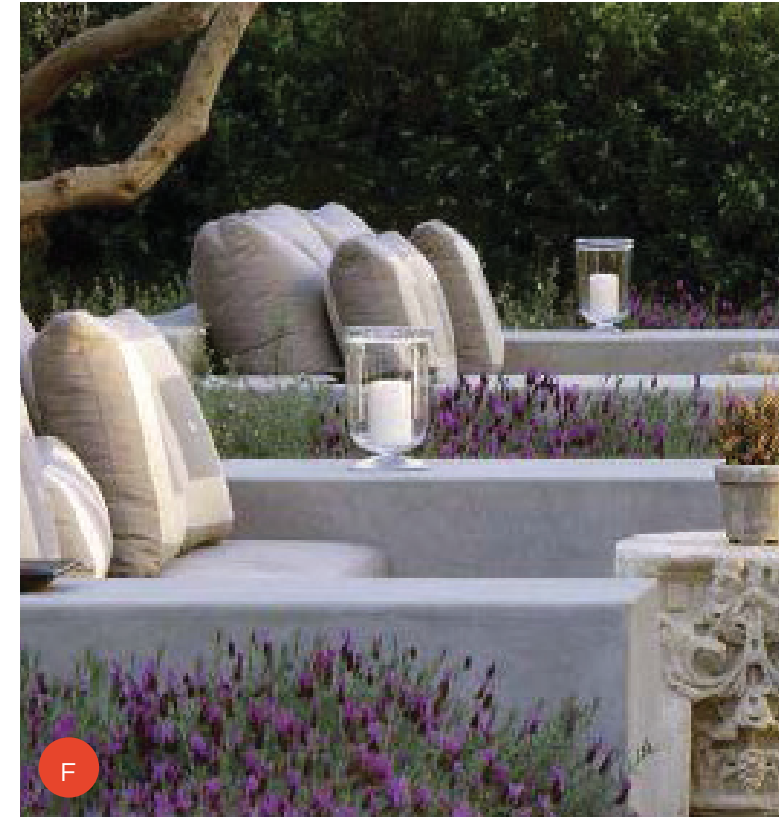
D

G

C

E

A



**A. THE YARD**

Community Events (Movie Nights, Exercise, Music, & Speakers) // Outdoor Amenities/Games // Architectural Shade // Flexible Small Group Gatherings // Iconic Sculpture

**B. THE NORTH ROW**

Overhead Art/Festoon Lighting // Garage Screening // Rustic Stone Paving // Street Art

**C. THE PORCH**

Farmer's Market // People Watching // Seating Along Edges Adult Games // Flexible Gathering Space // Flexible Retail Carts // Art Fairs // Sculpture Fire

**D. THE PLAY ROOM**

Family Seating // Play Sculptures // Community Crafts // Contained Use Area for Kids // Outdoor Games // Water

**E. THE MEADOW**

Planting Drifts // Soft Moving Meadow // Oaks & Sycamores // "Soft" Signage

**F. THE PARLOR**

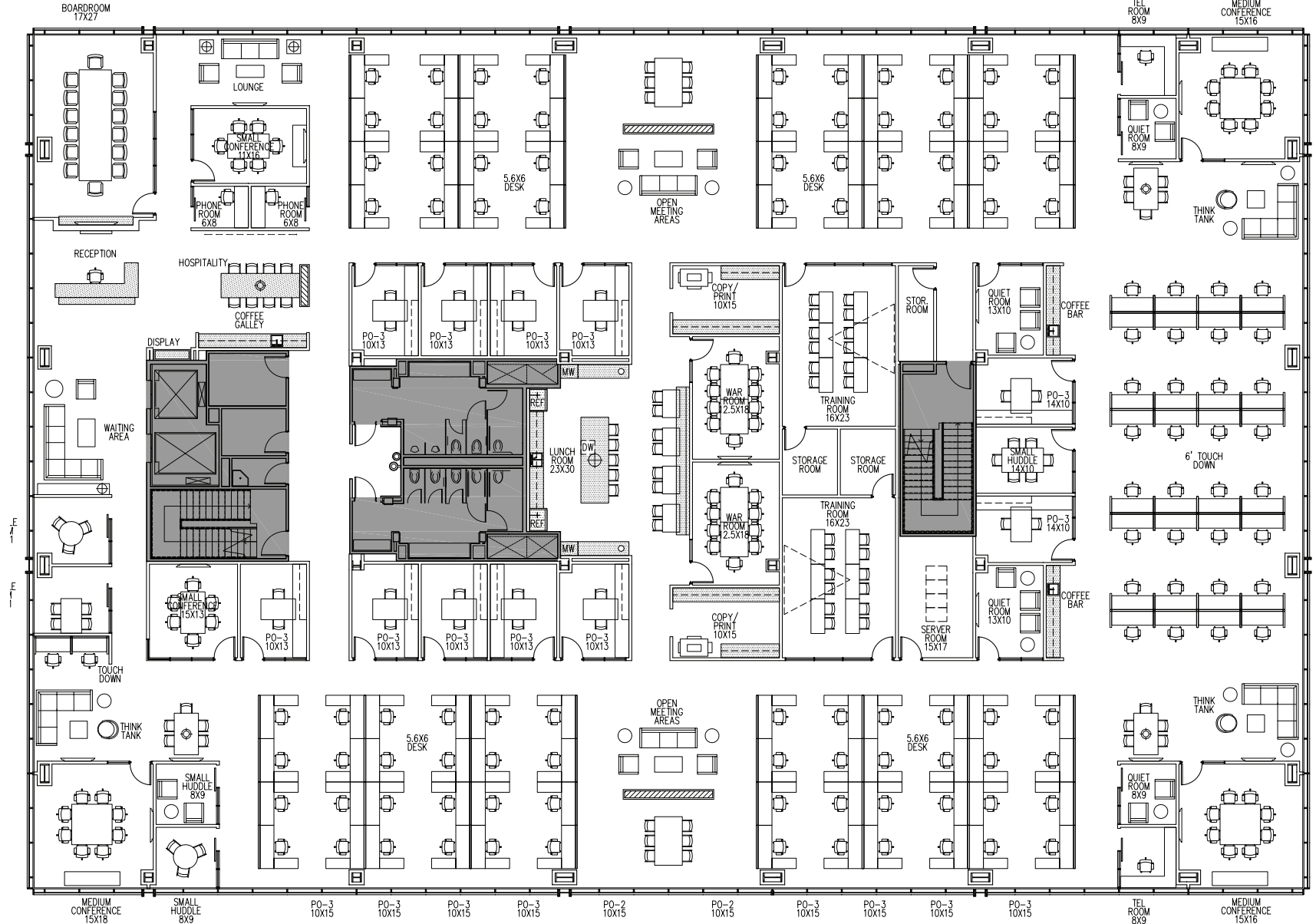
Waiting Spaces // Conveyance // Living Room/Soft Seating // Focal Fire Feature // Festoon Lighting

**G. THE DINING ROOM**

Alcohol Containment Barriers // People Watching // Outdoor Flexible Seating // Outdoor Games

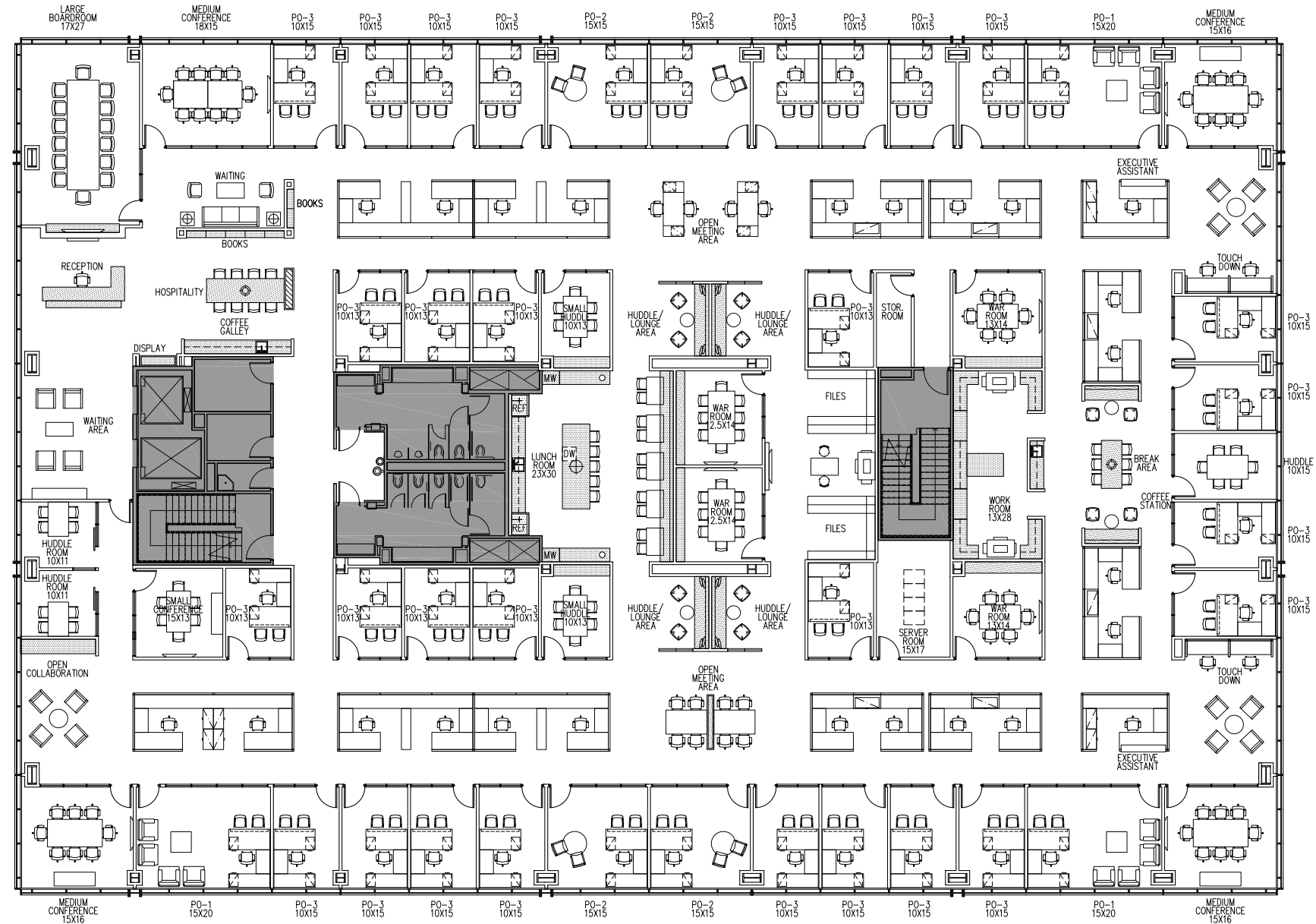
# Hypothetical Office // Open

building thirteen, level three - 23,009 SF



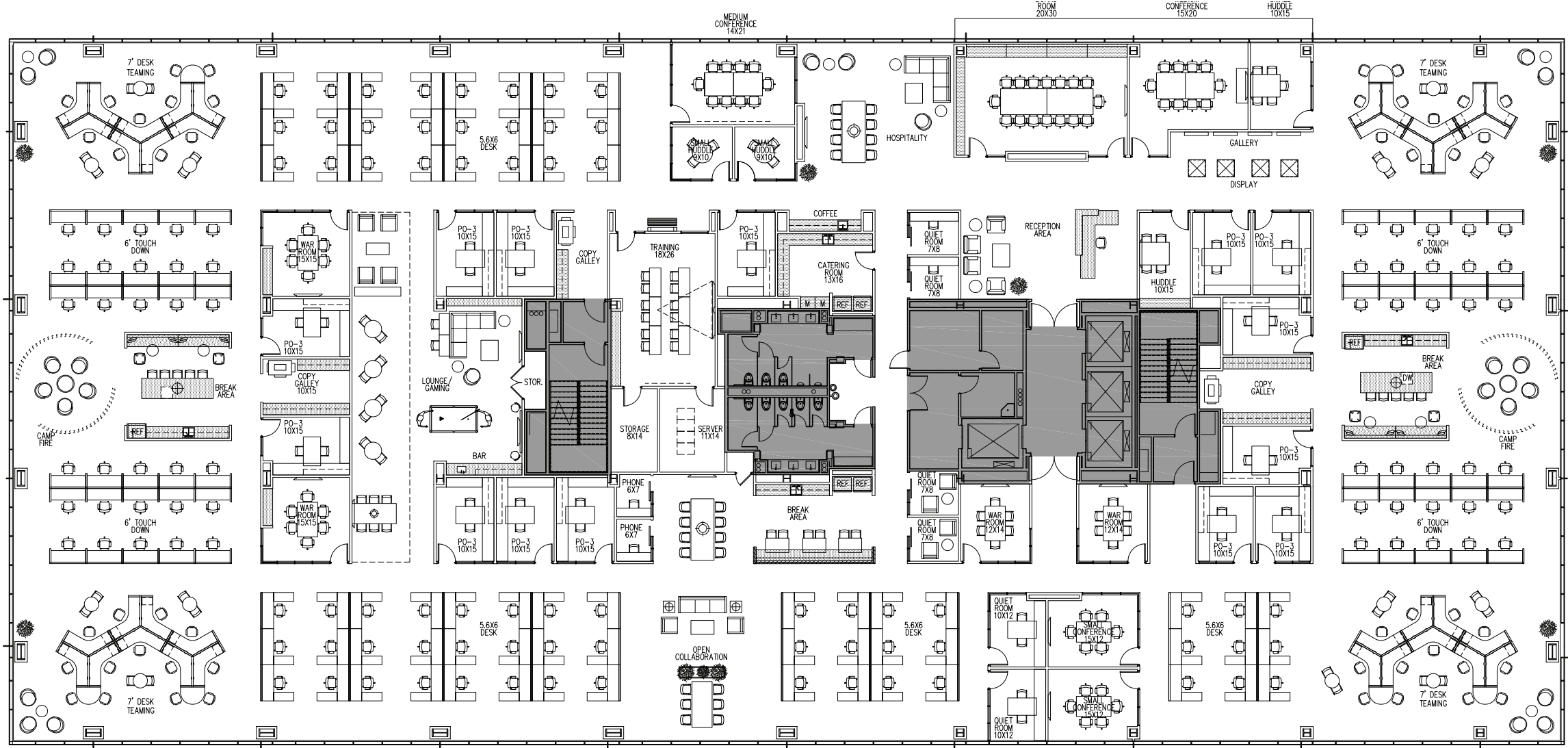
# Hypothetical Attorney Office // Classic

building thirteen, level three - 23,009 SF



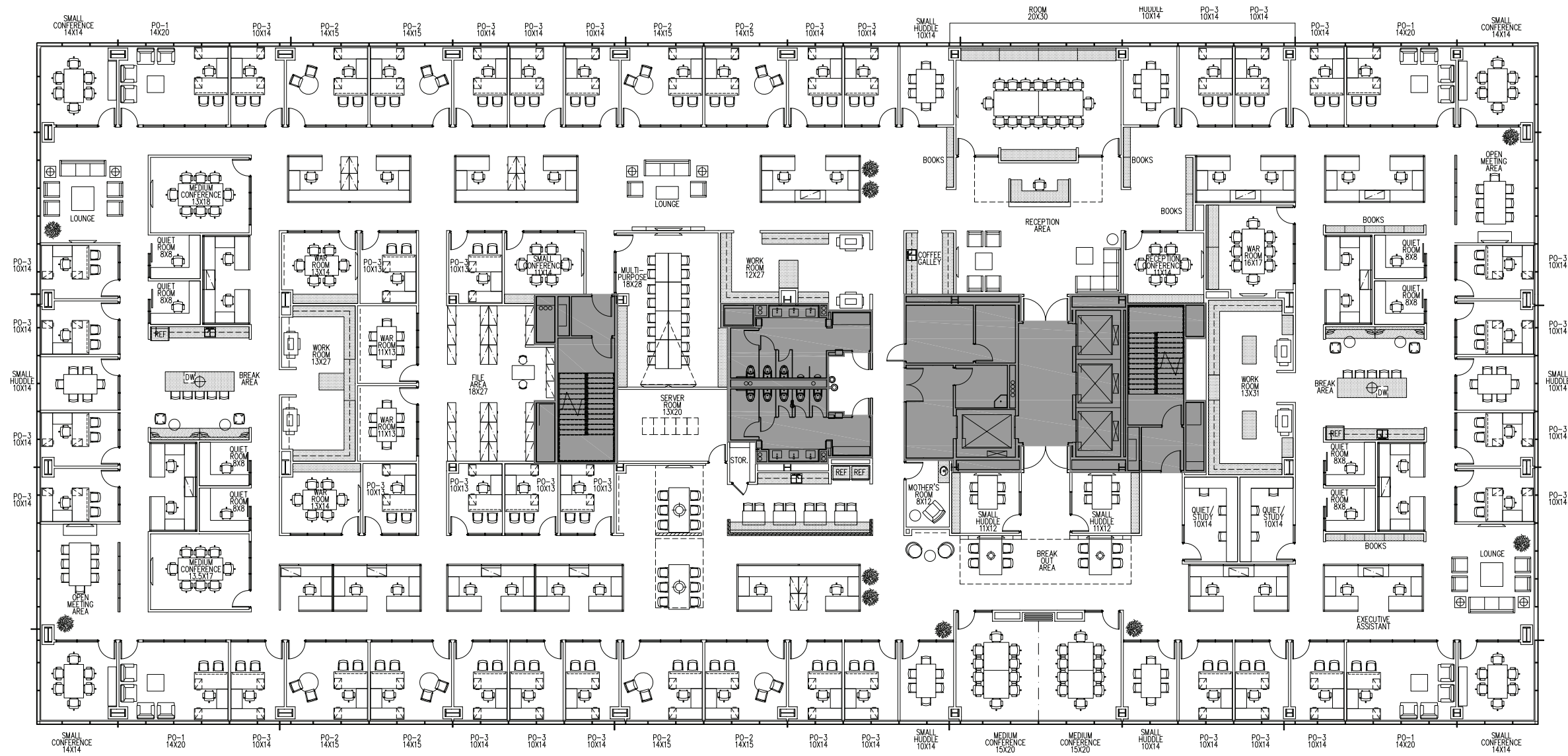
# Hypothetical Office // Open

building fourteen, level three - 33,510 SF



# Hypothetical Attorney Office // Classic

building fourteen, level three - 33,510 SF



# Current Developments



Flower Mart, San Francisco



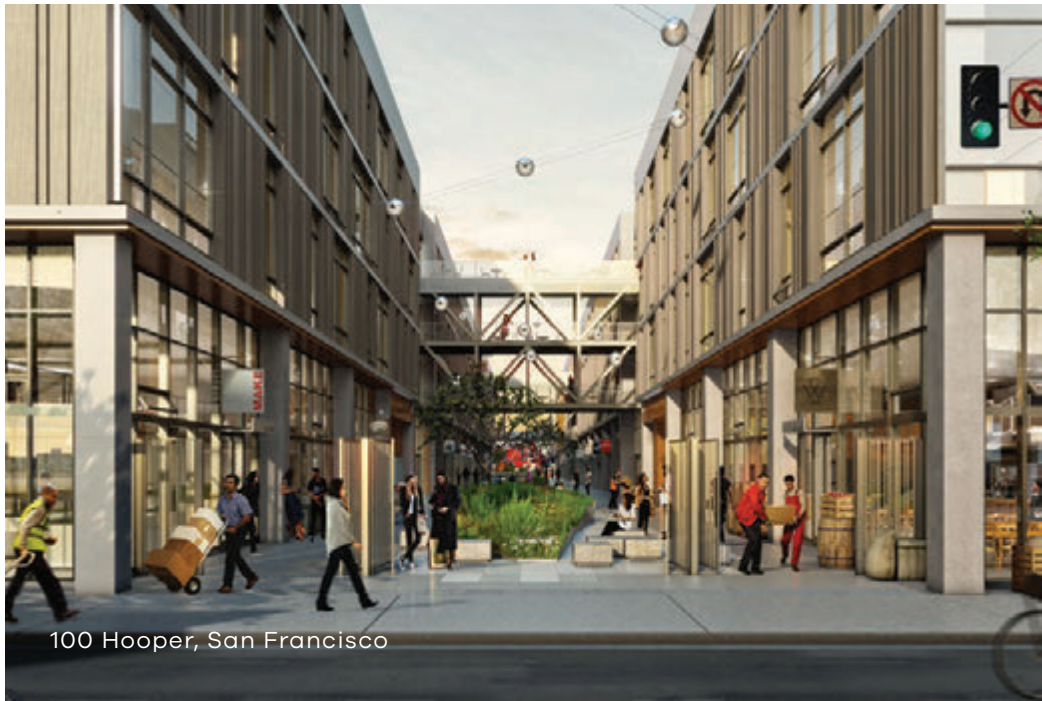
333 Dexter, Seattle



Columbia Square, Los Angeles



The Exchange, San Francisco



100 Hooper, San Francisco



100 1st Street, San Francisco

# About Kilroy.

## WHERE INNOVATION WORKS

With a deep understanding of how environments shape human experience and creativity, Kilroy Realty creates collaborative spaces for the world's most dynamic companies and communities. Our portfolio spans corporate and mixed-use redevelopment and build-to-suit, with ownership of more than 17 million square feet of premium commercial real estate in the hearts of the San Francisco Bay Area, Greater Los Angeles, Greater San Diego, and the Pacific Northwest.

// [kilroyrealty.com](https://kilroyrealty.com)





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