

One Paseo

onepaseo.com :: @onepaseo

KILROY





Come one. Come all.

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.

This is the good stuff.

One Paseo brings together a select group of retailers and restaurants and arranges them in a setting of beautifully landscaped gathering spaces.











Bringing it all together.

One Paseo is a mixed-use development featuring 96,000 sq. ft. of curated retail, next to 600,000 sq. ft. of office, and 608 luxury residential units. This is indoor/outdoor living at its finest with around-the-clock liveliness, making this one of the hottest spots in the neighborhood. We wouldn't blame you if you never want to leave.





Find yourself here.

CAMPUS HIGHLIGHTS /

- 1 THE LAWN**
Community events (movie nights, yoga & outdoor music) // amenities & games // small group gatherings
- 2 PLAZA WEST**
Outdoor lounge & dining
- 3 KOI COURT**
Outdoor seating // koi pond // pop-ups
- 4 ARTWORK**
Throughout campus // for more info, visit onepaseo.com/artwalk
- 5 THE FIREPIT**
Outdoor seating // inviting fire feature // people watching
- 6 PLAZA EAST**
Outdoor lounge & dining

Surrounded
by affluence.



One Paseo

±96,000 sq. ft. retail
±600,000 sq. ft. office
608 residential units

Trade area & demographics.

Del Mar and Carmel Valley office inventory is 4.7M sq. ft. with an estimated 15,000 people employed, with a strong mix of local industries including legal, financial, and professional services; biotech; medical device; and real estate. These make up the highest asking office rents in San Diego County. The area around One Paseo is particularly active, with up to 46,000 cars passing the corner of Del Mar Heights Road and El Camino Real per day.

	5 min	10 min	15 min
 Population	26,815	88,225	279,350
 Household Income	\$154,039	\$172,466	\$134,664
 Daytime Employment	14,852	46,359	147,424
 Median Age	40.5	41.1	37.6

\$3.1B

Spent by residents within
a 10 minute drive

\$172,466

Average
household income

4.7M SF

Nearby office buildings
(1.9 M sq. ft. from Kilroy)

\$1.3M

Average
home value

84%

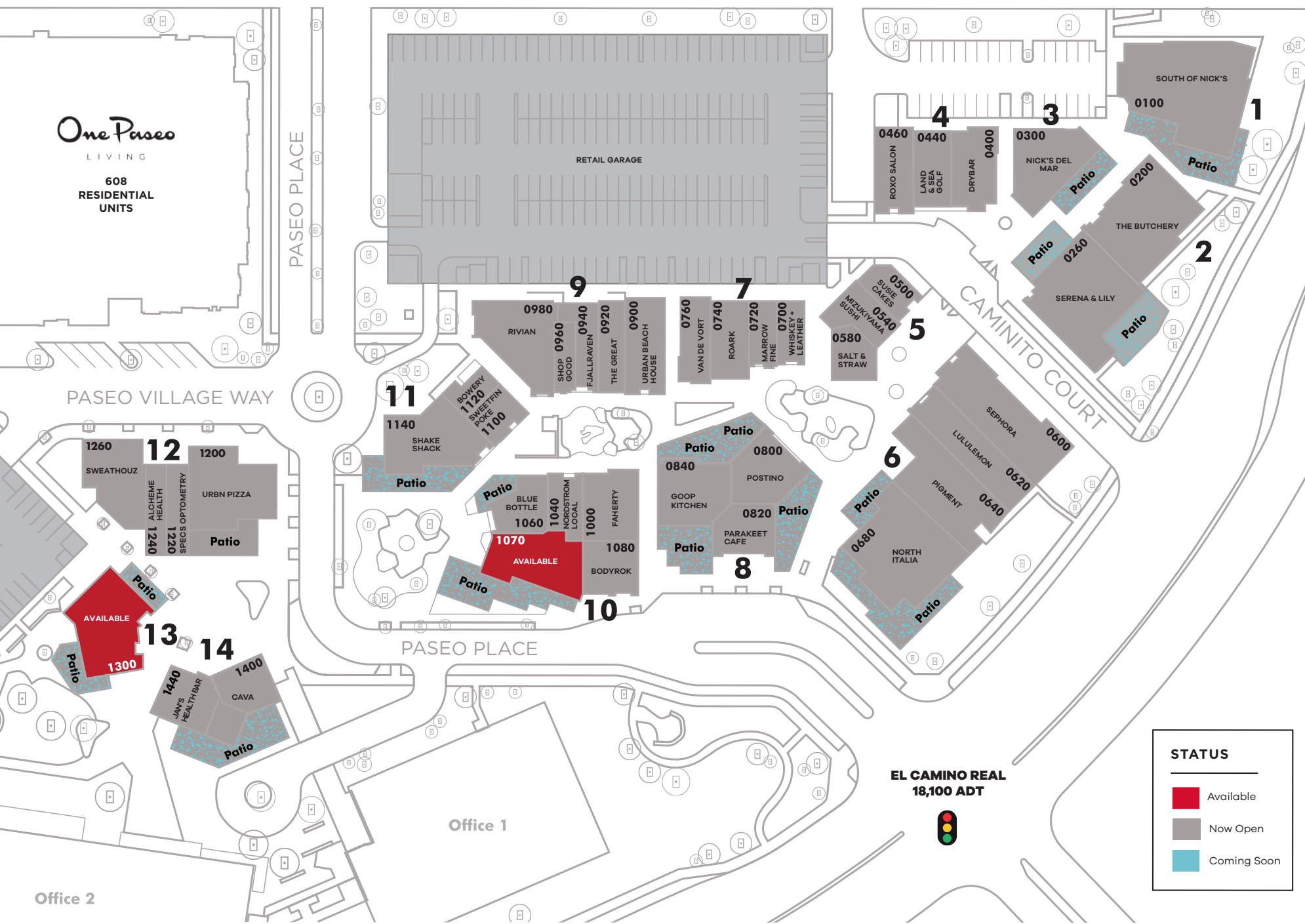
Population with
a college degree

14,852

Daytime workers within
a 5 minute drive

Consumer behavior profiles.

Top Tier	Boomburbs	Urban Chic	Enterprising Professional
18.3% of market	22.4% of market	20.3% of market	51.8% of market
\$191,000 median household income	\$113,400 median household income	\$123,800 median household income	\$99,400 median household income
48 median age	34.0 median age	44 median age	36 median age
Nation's wealthiest consumers	Affluent market, rapid growth	Sophisticated, exclusive lifestyle	Young, makes more than 1.5x US median income
DINK // Dual Income No Kids	Kid obsessed	Married couples and singles	Married couples and singles



Merchandising mix.

SUITE	BUILDING 1	RSF
0100	South of Nick's	±6,275
BUILDING 2		
0200	The Butchery	±4,435
0260	Serena & Lily	±5,209
BUILDING 3		
0300	Nick's Del Mar	±2,883
BUILDING 4		
0400	Drybar	±1,469
0420	Land & Sea Golf	±870
0440		±961
0460	The Color Counter	±2,000
BUILDING 5		
500	SusieCakes	±976
540	Mizukiyama Sushi	±1,527
580	Salt & Straw	±1,347
BUILDING 6		
0600	Sephora	±4,429
0620	Lululemon	±2,862
0640	Pigment	±3,690
0680	North Italia	±5,275
BUILDING 7		
0700	Whiskey + Leather	±1,000
0720	Marrow Fine	±1,079
0740	Roark	±1,813
0760	Van De Vort	±1,187
BUILDING 8		
0800	Postino	±2,566
0820	Parakeet Cafe	±1,729
0840	Goop Kitchen	±2,562

SUITE	BUILDING 9	RSF
0900	Urban Beach House	±1,957
0920	The Great	±1,368
0940	Fjallraven	±1,345
0960	Shop Good	±921
0980	Rivian	±3,168
BUILDING 10		
1000	Faherty	±2,067
1040	Nordstrom Local	±1,190
1060	Blue Bottle	±1,626
1070	AVAILABLE	±3,103
1080	BodyRok	±1,790
BUILDING 11		
1100	Sweetfin Poke	±1,248
1120	Bowery	±519
1140	Shake Shack	±3,460
BUILDING 12		
1200	Urbn Pizza	±2,888
1220	Specs Optometry	±1,415
1240	ALCHEME Health	±1,342
1260	SweatHouz	±2,761
BUILDING 13		
1300	AVAILABLE	±3,709
BUILDING 14		
1400	Cava	±2,160
1420-1440	Jan's Health Bar	±1,532

Now Available.





See yourself here.

What truly sets One Paseo apart is the why — One Paseo's higher purpose — which is to create a place that brings kindred spirits together.

In this world of hustle and hassle, One Paseo is a slow, deep breath of fresh air. It's the stroll to work. It's the long lunch with a friend. It's the lost art of shopping, in which you put away the list and simply wander, and browse, and trust serendipity.



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