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.

SPECS · BOWERY · SEPHORA · POSTINO · SWTHZ · VANDEVORT · goop KITCHEN

URBAN BEACH HOUSE · SHAKE SHACK · NORTH ITALIA · RIVIAN · SALT & STRAW · Parakeet Cafe · drybar · Mizuki Yama SUSHI · ROARK

THE BUTCHERY · pigment · CAVA · FASHIONPHILE · BODYROK · THE GREAT.

FJALL RAVEN · SHOP/GOOD · SusieCakes · SERENA & LILY · Jan's HEALTH BAR







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.





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

18.3%
of market

$191,000
median household income

48
median age

Nation's wealthiest consumers

DINK // Dual Income No Kids

Boomburbs

22.4%
of market

$113,400
median household income

34.0
median age

Affluent market, rapid growth

Kid obsessed

Urban Chic

20.3%
of market

$123,800
median household income

44
median age

Sophisticated, exclusive lifestyle

Married couples and singles

Enterprising Professional

51.8%
of market

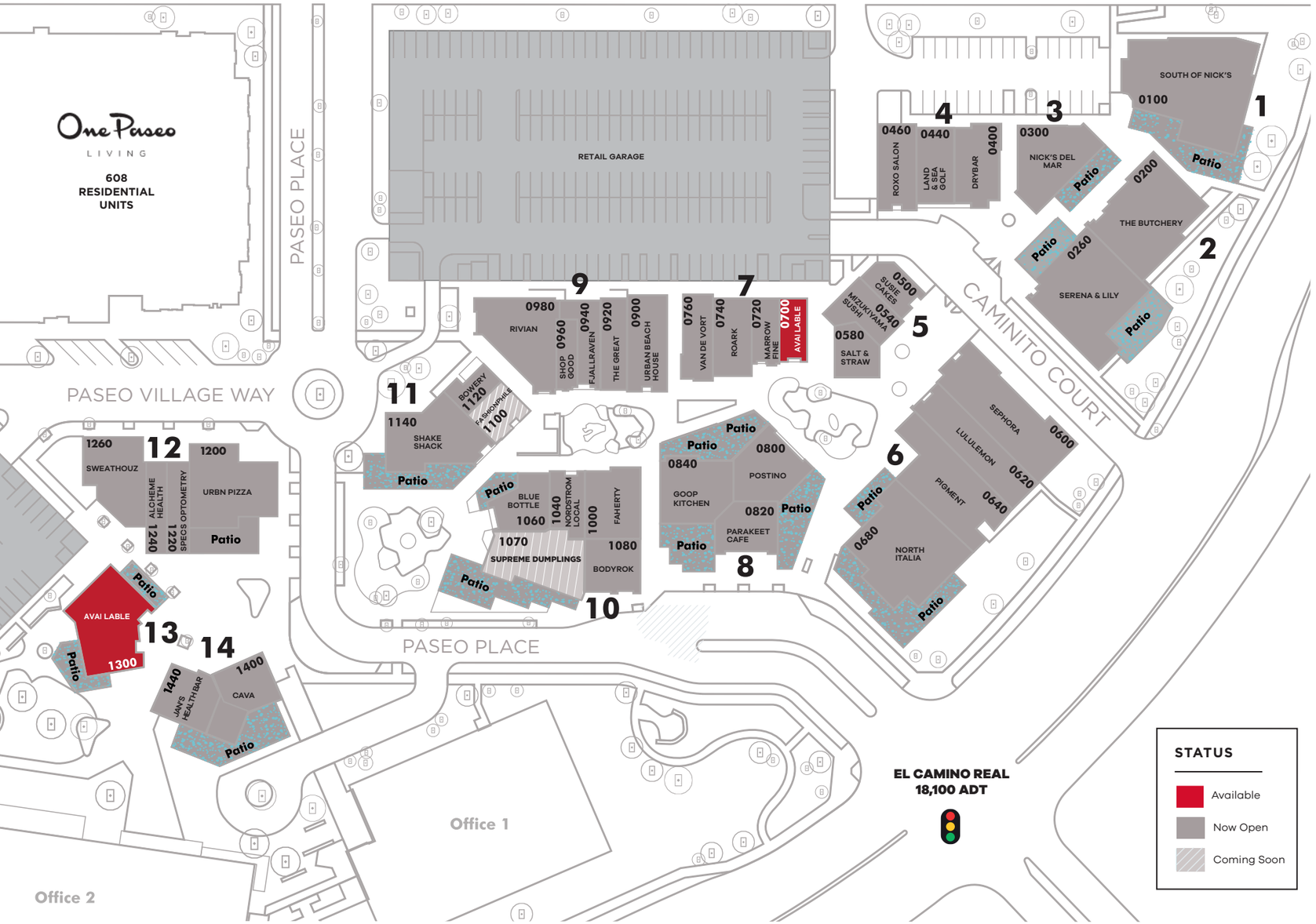
$99,400
median household income

36
median age

Young, makes more than 1.5x US median income

Married couples and singles

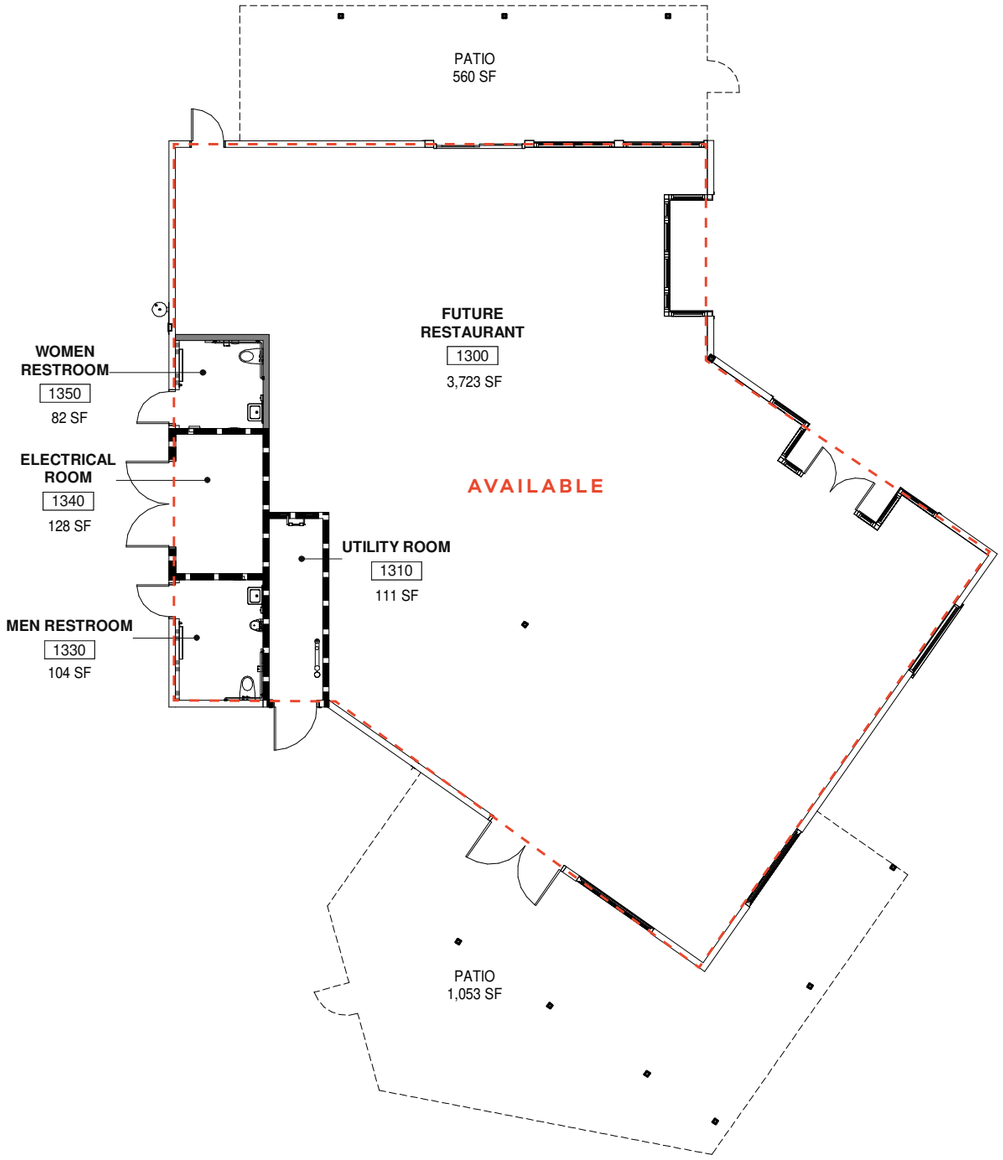
Merchandising mix.



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	AVAILABLE	±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	Supreme Dumpings	±3,103
1080	BodyRok	±1,790
	BUILDING 11	
1100	Fashionphile	±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	±3,723
	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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