

THE PINNACLE OF COASTAL WORKPLACES

DEL MAR HEIGHTS



DISTINCTIVELY DEL MAR



Your business address at one of Irvine Company's Del Mar Heights workplaces offers seamless access to clients combined with sought-after dining and shopping, and anchored by luxury residential communities.



TOWNSHIP 14



GATEWAY AT TORREY HILLS



ONE DEL MAR



PASEO DEL MAR

THE PINNACLE OF COASTAL WORKPLACES

Join prestigious firms in a workplace that mirrors your ambition. From high-end Flex+ spec suites with expansive views to personalized service from expert teams, our industry-leading ownership gives your business an undeniable competitive advantage across our five Del Mar Heights workplaces.

Elevate your company alongside top firms with an executive Del Mar Heights address.

BDO USA | Cadre AI | Gunderson Dettmer
Latham & Watkins | Marcus & Millichap
Mintz | Procopio | Sheppard



TORREY VIEW



THE NEW STANDARD FOR MOVE-IN READY WORKSPACE

Unique in this market, Irvine Company's Flex+ spec suites are meticulously designed with the highest quality finishes and impeccable attention to detail. This is a workspace that makes a statement, impressing clients and inspiring your teams.

flex+[®]



WHERE DEL MAR SHOPS

The most popular stores, best boutiques and specialty retail, all minutes from your workplace.

ONE PASEO

San Diego's destination for flagship concepts, first-to-market locations, locally-owned boutiques, and specialty shops, including Lululemon, Pigment, Sephora, Van De Vort and more.

DEL MAR HIGHLANDS TOWN CENTER

In the heart of Carmel Valley, experience the premier open-air shopping center with a luxury cinema and a unique collection of specialty retail like LOLO, Pretty Please, The Black Tux, Vuori, Daisy Blue, little APPLE, Tucci Boutique and Warby Parker.



DESTINATION DINING

Eat something new every day. Business lunches, client meetings and team happy hours get an upgrade at Del Mar's most acclaimed restaurants and cafes.



Boto Sushi

A relaxed, authentic setting to enjoy fresh, high-quality sushi and sashimi, along with other classic Japanese dishes.

Culinary Dropout

A high-energy, soulful gastropub serving innovative American comfort food, creative craft cocktails and live music for a uniquely cool dining experience.

North Italia

Experience the vibrant atmosphere of an Italian trattoria, perfect for team dinners and seasonal celebrations, offering mouth-watering, modern Italian spreads made from scratch.

Ruth's Chris Steak House

This classic fine-dining establishment focuses on exceptional customer service and quality ingredients, specializing in USDA Prime-grade steaks served sizzling on a 500-degree plate.

Sky Deck

With its maritime industrial design, panoramic views, and lively atmosphere, Sky Deck is the ultimate dining destination, featuring a diverse selection of restaurants, craft beers, and specialty cocktails.

South of Nick's

Enjoy the lively, contemporary vibe of this popular establishment where every day can be "Taco Tuesday" for your team, serving authentic, upscale Mexican cuisine and handcrafted cocktails.

The Clubhouse at Torrey Heights

A culinary commons that combines style and comfort, offering the perfect blend of fresh local ingredients, mouthwatering American flavors and curated cocktails.

The Kitchen at Torrey Heights

A convenient and casual dining spot where quality is key, offering expertly crafted, chef's choice bowls, wraps and sandwiches.



TORREY RIDGE

RESORT- STYLE LIVING



TORREY HILLS



Unlock San Diego's sought-after coastal lifestyle and enjoy seamless commutes from luxury residential communities, including Del Mar, Carmel Valley and Rancho Santa Fe.

Torrey Hills, Torrey Ridge and Torrey Villas apartment communities offer vibrant coastal living with resort-style amenities, open spaces and much more.



THE BEST LOCATIONS IN DEL MAR

- IRVINE COMPANY WORKPLACES
- IRVINE COMPANY APARTMENT COMMUNITIES



THE IRVINE COMPANY ADVANTAGE

As an Irvine Company customer, benefit from the stability and reach of California's premier real estate leader, with access to a suite of advantages for you and your team:

- Membership in Elite Preferred, our invitation-only program for executives with special access and savings at the Pendry San Diego, Fairmont Grand Del Mar, the Lodge at Torrey Pines and the University Club.
- Access to our state-of-the-art conference centers across Coastal California.
- Exclusive dining and retail offers at Westfield UTC.
- Up to two waived application fees and \$0 security deposit* when you move into an Irvine Company apartment community.

*\$0 Security Deposit and Waived Application Fee Offer valid only on select vacant-ready units; subject to availability. Offer valid only for current customers of Irvine Company Office Properties. Applicants with no credit or tradelines must pay a \$300 deposit; other terms and conditions apply. Reduced security deposit of \$0 or \$300 (regularly between \$600 and \$900) and waived application fees valid for (i) new applicants only, (ii) approved, signed leases, and (iii) applicant's move in by August 31, 2025. Limit of 2 waived application fees per apartment unit. Offer can be combined with other offers; pet deposit not included. This offer not valid to Corporate Direct applicants. Offer subject to applicable leasing guidelines, approval of application, satisfactory credit (which requires established U.S. credit or trade lines), applicant's enrollment in recurring online rent payment in the resident website, and acceptable proof of eligibility (pay stub, security badge or verifying letter on HR letterhead). This offer may be changed or cancelled at any time at the sole discretion of the Irvine Management Company. Please contact the Leasing Center for complete offer details and floor plan availability. ©2025 Irvine Management Company. All Rights Reserved. The Sunwave, and Irvine Company are registered trademarks of Irvine Management Company. Irvine Management Company, a licensed real estate broker DRE LIC. #02041810.

 IRVINE COMPANY

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