



KILROY CENTRE DEL MAR
3579-3811 Valley Centre Drive, San Diego, California

KILROY



Kilroy Centre Del Mar
is a collection of five,
progressively designed,
Class “A” office buildings
that provide a premium work
experience in San Diego’s
vibrant Del Mar district.



Project Totals Approximately
536,000 Square Feet



On-site Copa Vida now open



On-site Fitness Center with
Shower and Locker Facilities



4.0/1,000 RSF Parking Ratio in Dedicated Structure
(Expandable)



Unparalleled Freeway Visibility



Abundant Mix of Nearby Shopping, Hotels,
and Restaurants in Walking Distance



EV Charging Stations



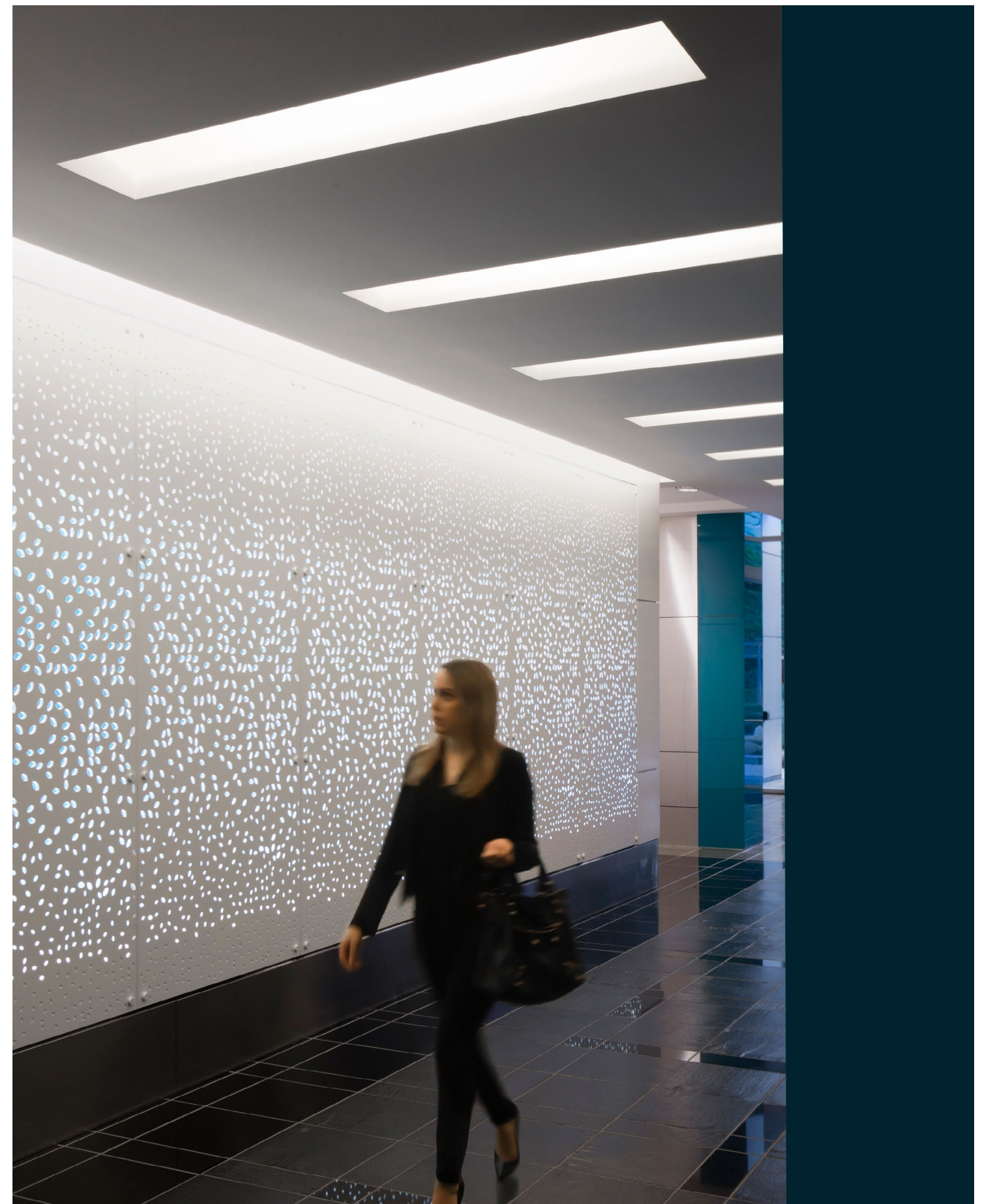
Winner of Multiple TOBY Awards for Excellence



LEED and Energy Star Rated Features

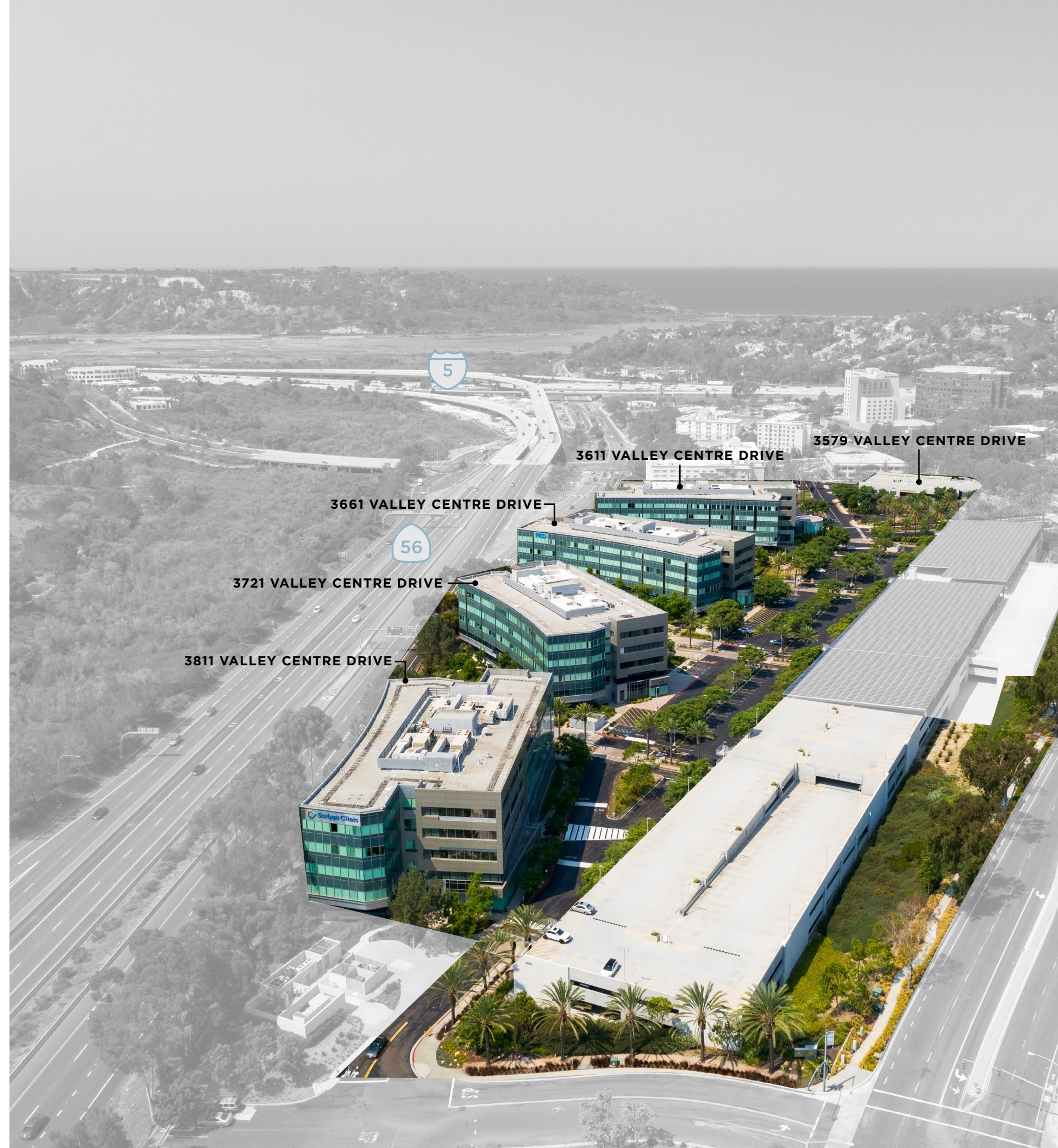


State-of-the-Art Building Security
Systems (24-hour Staff)



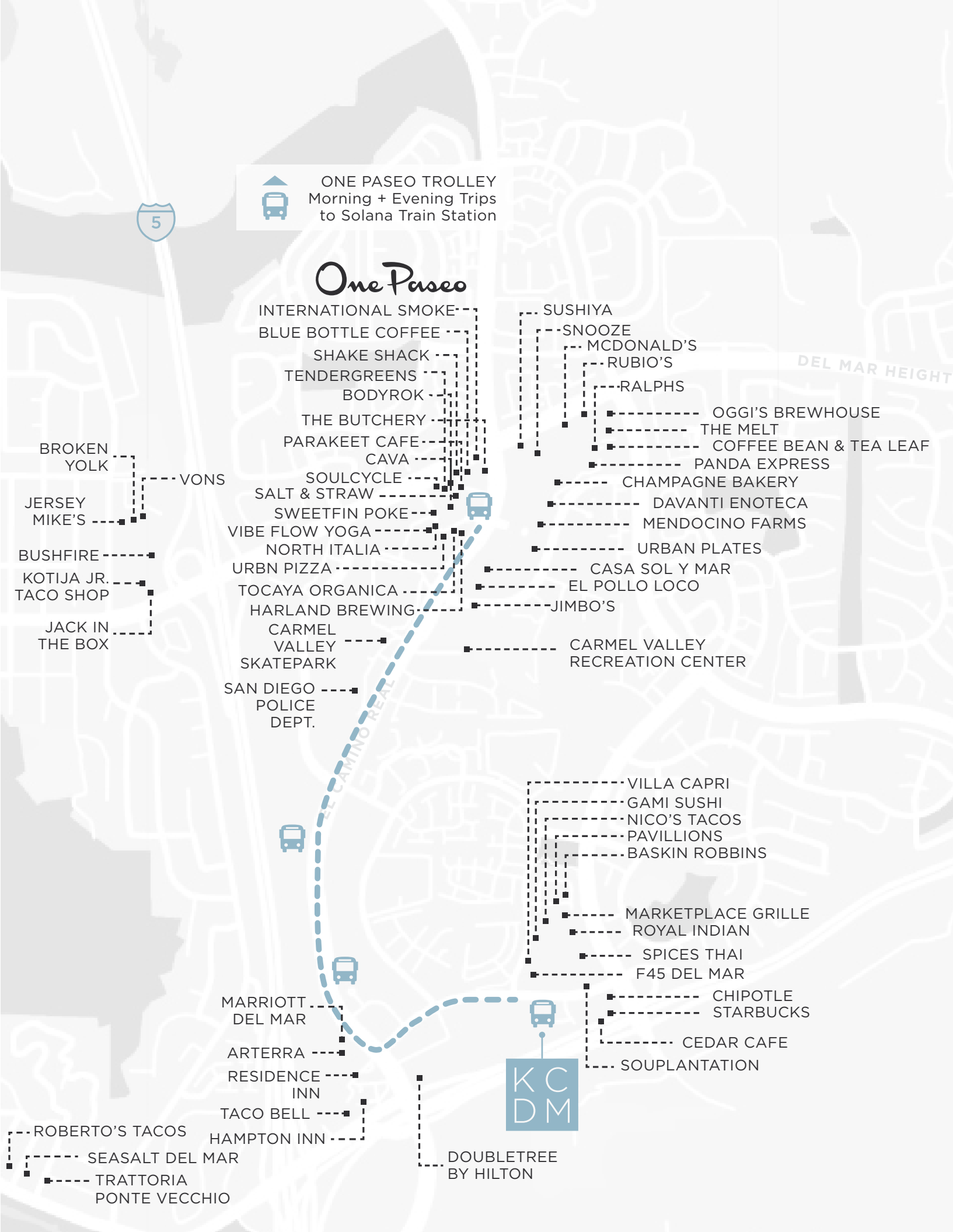
Business by the beach.

As the winner of multiple TOBY (The Office Building of the Year) awards, Kilroy Centre Del Mar provides the optimal intersection between asset management excellence, environmental stewardship, as well as the greatest batch of on-site and walkable amenities for today's modern tenant.



Amenities.

Over 100 retailers in the greater Del Mar area provide a myriad of food and service options, particularly within the immediate vicinity at One Paseo, which is connected to KCDM by complimentary trolley service. Additionally, an on-site Copa Vida coffee bar and café is opening soon.





One Paseo

Experience North County's most dynamic food and drink scene just down the street. With some of the best retailers and chefs in town, One Paseo is the place to play for San Diego's professionals.

NOW OPEN //

Blue Bottle Coffee
Bodyrok
Bowery
Cava
Color Counter
cürBAR
Drybar
Faherty
Harland Brewing
International Smoke
Le Macaron
Lululemon
Marrow Fine
Mizukiyama Sushi
Nick's Del Mar
North Italia
Parakeet Café
Parakeet Juicery
Pigment
Roark

Salt & Straw
Serena & Lily
Shake Shack
Shop Good
Soulcycle
Spec's Optometry
SusieCakes
Sweetfin Poke
Tendergreens
The Butchery
Tocaya Organica
Urban Beach House
Urbn Pizza
Van De Vort
Vibe Flow Yoga
West of Camden
Whiskey x Leather

Collaborative, connected.



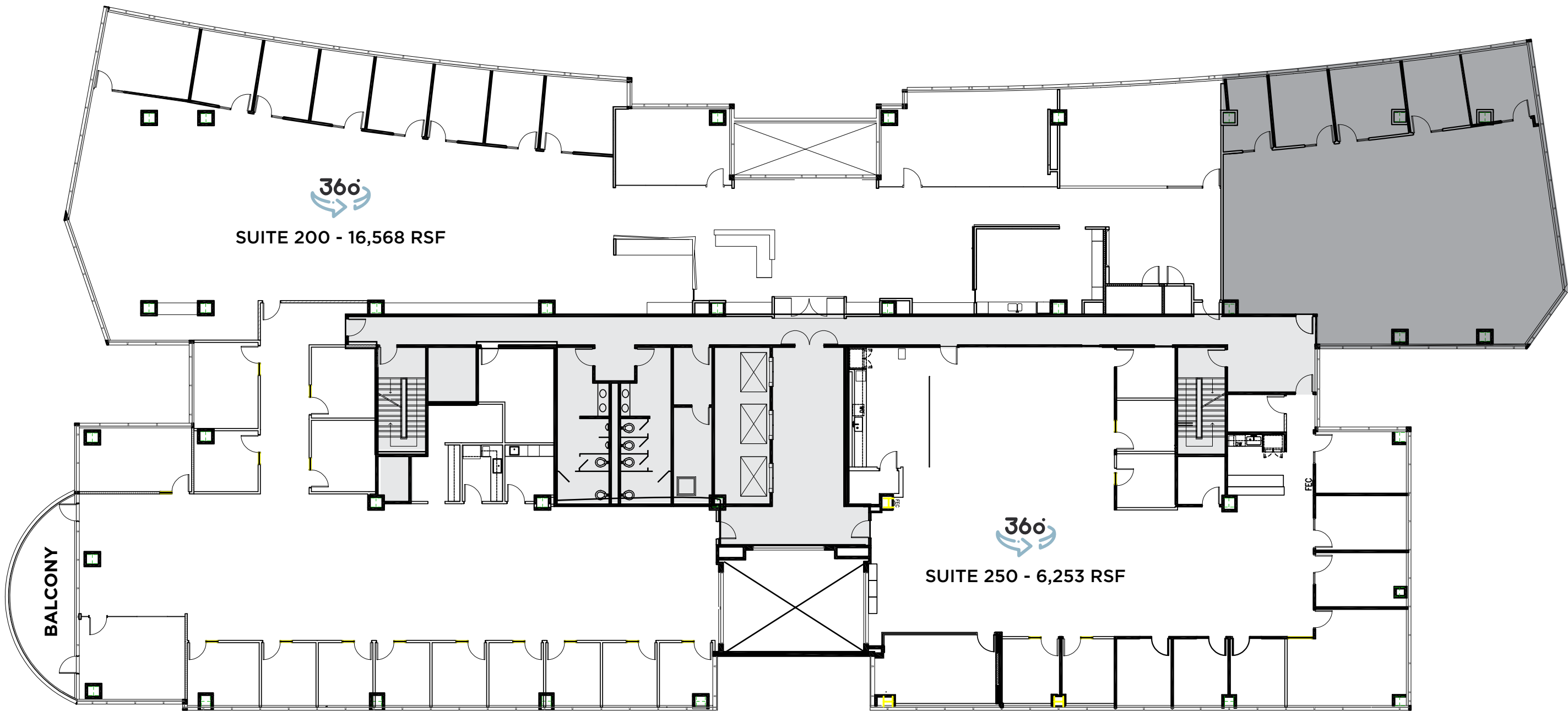
3661 Valley Centre Dr.

- Floor 2 // 22,821 RSF (Divisible)
- Divisible in increments of 6,253 RSF & 16,568 RSF

Leased

Common area

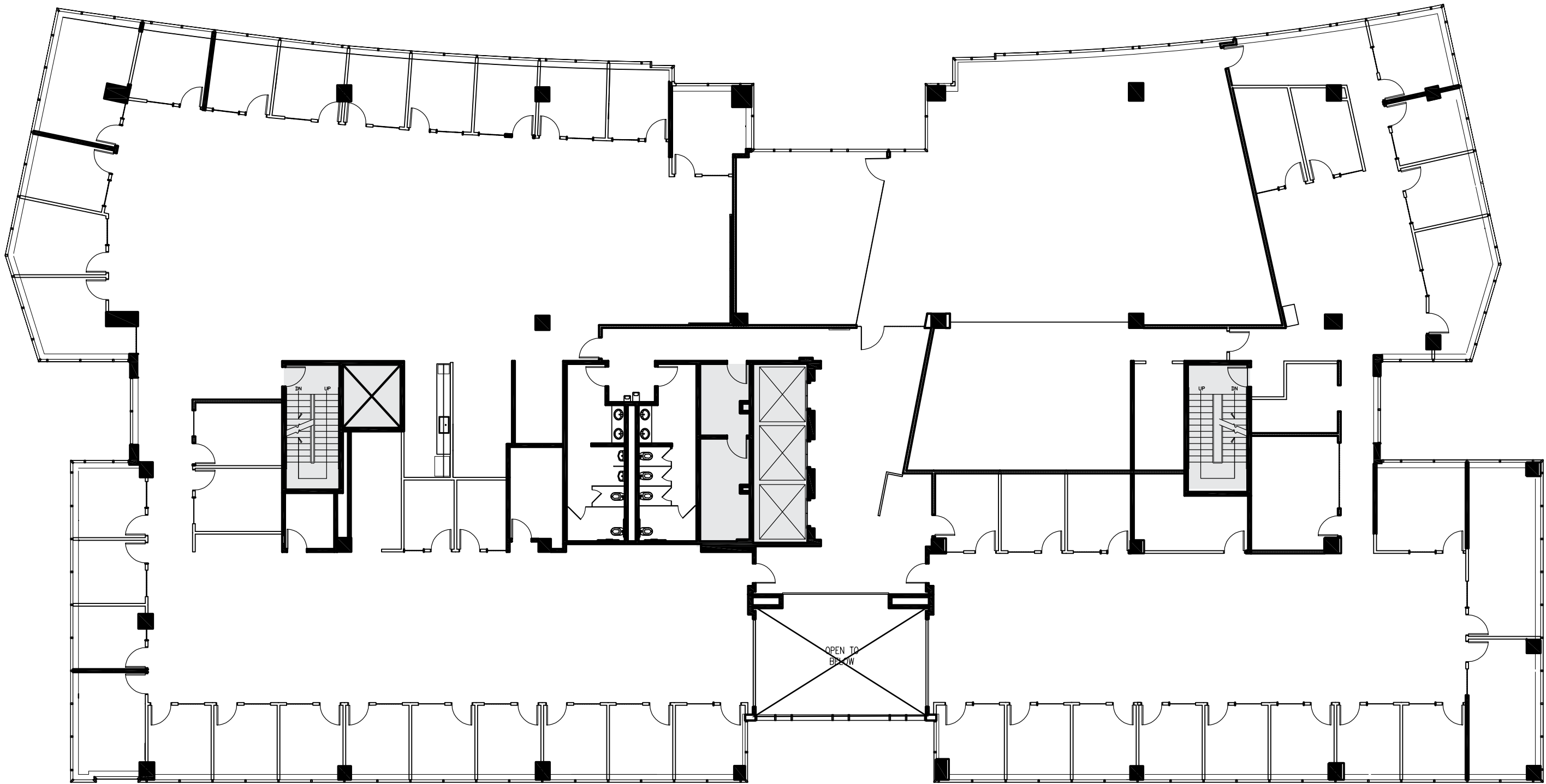
360° View virtual tours



3721 Valley Centre Dr.

- Floor 2 // 23,591 RSF
- Full Floor Opportunity

Common Area



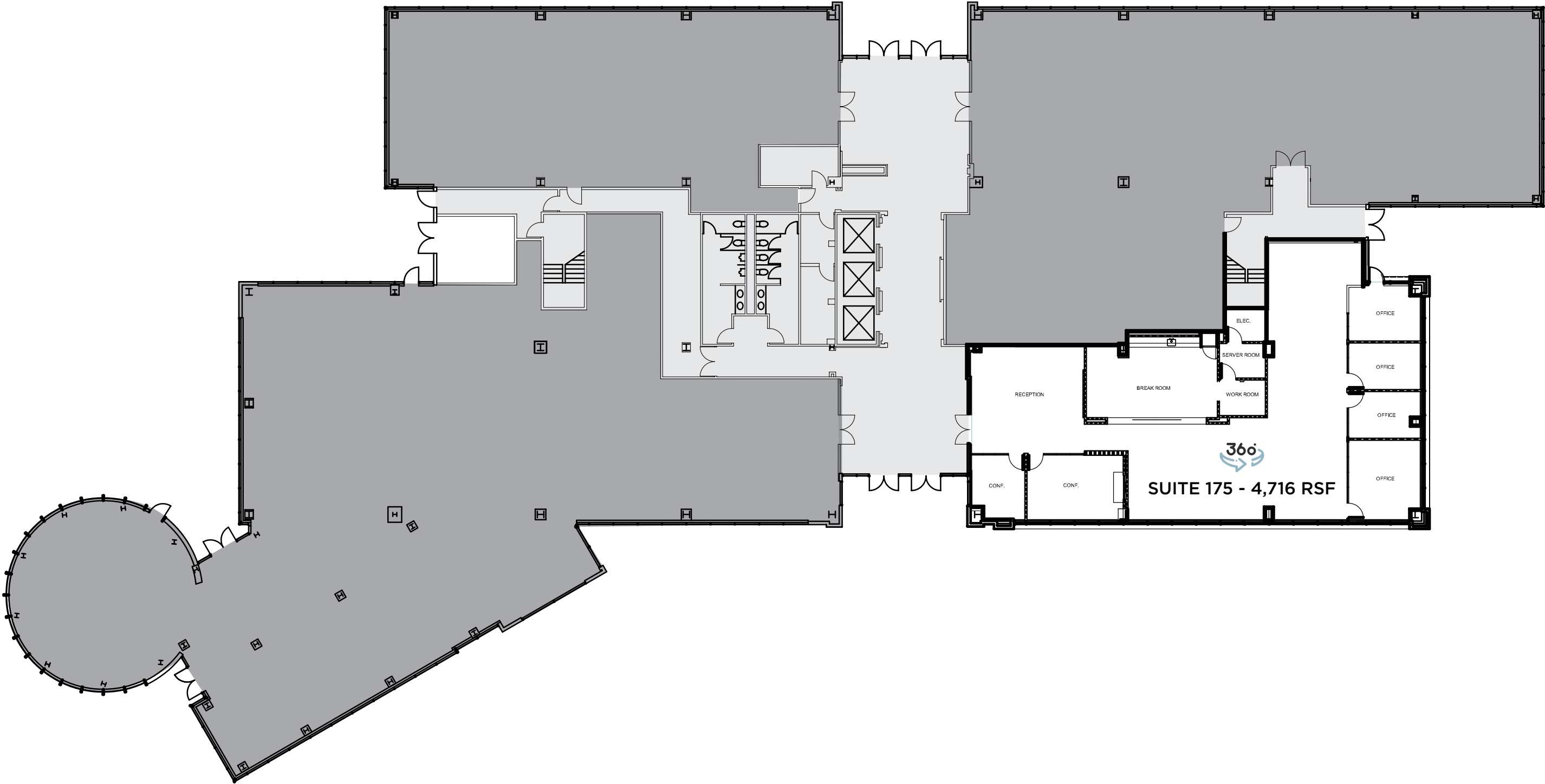
3611 Valley Centre Dr.

- Suite 175 // 4,716 RSF
- Available Now

Leased

Common area

 View virtual tours





About Kilroy.

Kilroy Realty is a place where innovation works.

We have made it our mission to provide creative work environments that spark inspiration and productivity for the country’s very best thinkers and doers. We are building and managing 23.6 million square feet of innovative, sustainable properties across the Pacific Northwest, San Francisco Bay Area, Greater Los Angeles, and Greater San Diego; spaces that redefine life for the better.

[KILROYREALTY.COM](https://www.kilroyrealty.com)

68% LEED
Certified
Portfolio

ENERGY STAR
Sustained
Excellence,
2016-2020

#1 GRESB
Global Developer, 2020
North American Office
Leader, 2014-2020
Green Star, 2013-2020

NAREIT
Leader in the Light,
Office Sector, 2014-2019

100% LEED
Gold or Platinum
Developments

ENERGY STAR
Partner of the Year,
2014-2020

CLIMATE REGISTRY
Climate Leadership
Award, 2020

NAIOP Developer
of the Year, 2020

**BLOOMBERG
EQUALITY INDEX**
Member, 2020

43% FITWEL
Certified
Portfolio

**DOW JONES
SUSTAINABILITY
WORLD INDEX**
Member, 2017-2020

GREEN LEASE
Leader Award,
2014-2019
Gold Level,
2018-2019

**CENTER FOR ACTIVE
DESIGN** Best in Building
Health, 2019-2020

CBRE

ROB MERKIN

Senior Vice President

lic. 00881080

+1 858 546 4629

rob.merkin@cbre.com

MATT NICKELS

First Vice President

lic. 01432593

+1 858 646 4707

matt.nickels@cbre.com

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