



The

SKY DECK

ESTD

2020

AT DEL MAR HIGHLANDS

Property
Owned and
Managed by



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SKY DECK



Targeting local, first-to-market brands.

Attracting only the best chefs.

Seeking the most craveable concepts.

- 12841 El Camino Real, San Diego, CA 92130
- 25,000+ Square Foot Indoor Restaurant Collective
- 9 Individually Seated Restaurants + Craft Cocktail Bar & Brewer's Deck Featuring 3 Top San Diego Breweries
- Opening Fall 2020



FIRST OF ITS KIND

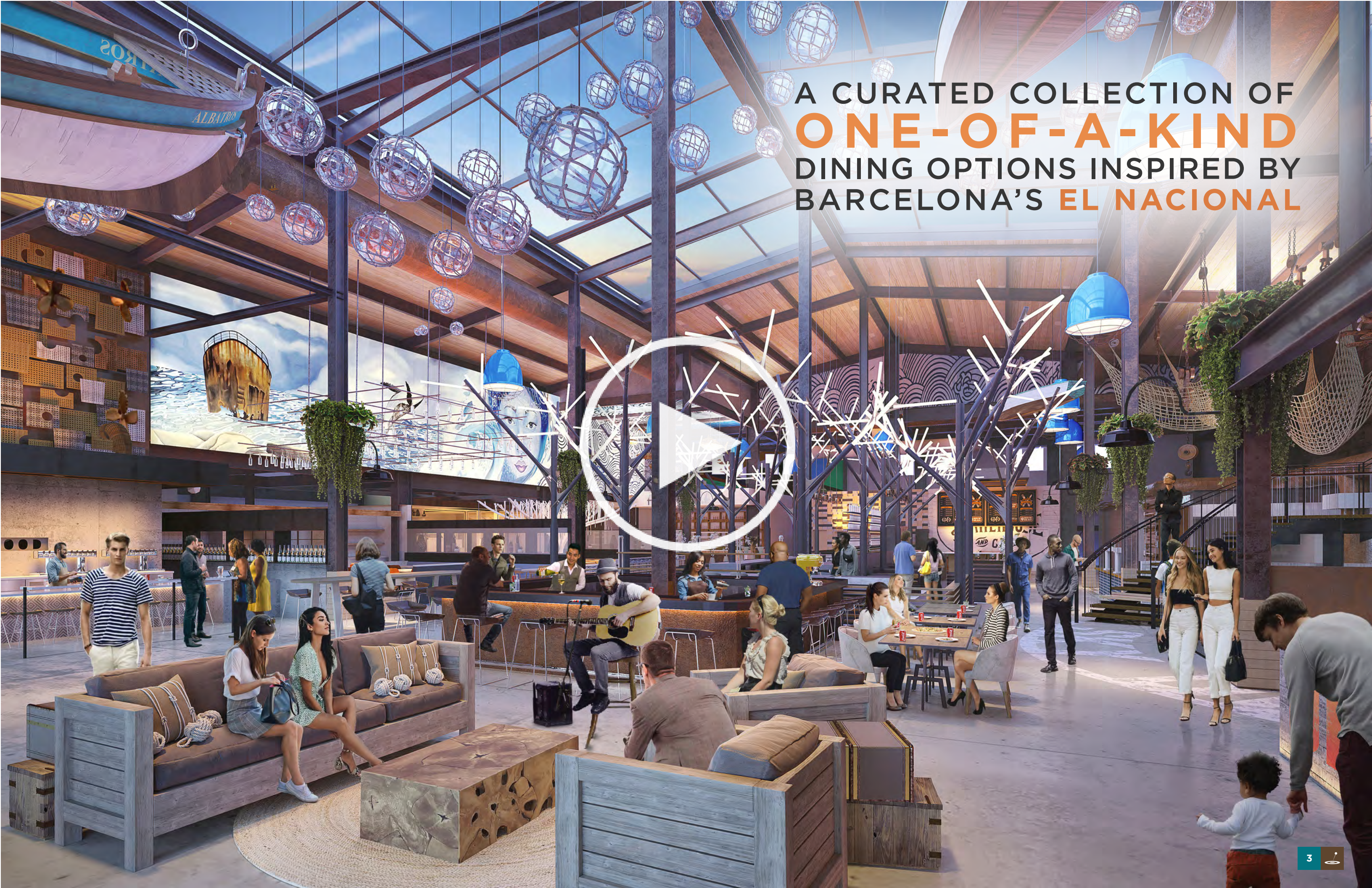


SIT DOWN RESTAURANTS, NOT A FOOD HALL



NORTH COUNTY'S NEW DOWNTOWN

A CURATED COLLECTION OF
ONE-OF-A-KIND
DINING OPTIONS INSPIRED BY
BARCELONA'S **EL NACIONAL**







4.6 MILLION SF CLASS A OFFICE WITHIN 1.75 MILES &
430,000 SF UNDER CONSTRUCTION ADJACENT TO THE SKY DECK

6.84 MILLION CUSTOMER TRIPS
PER YEAR TO DEL MAR HIGHLANDS TOWN CENTER



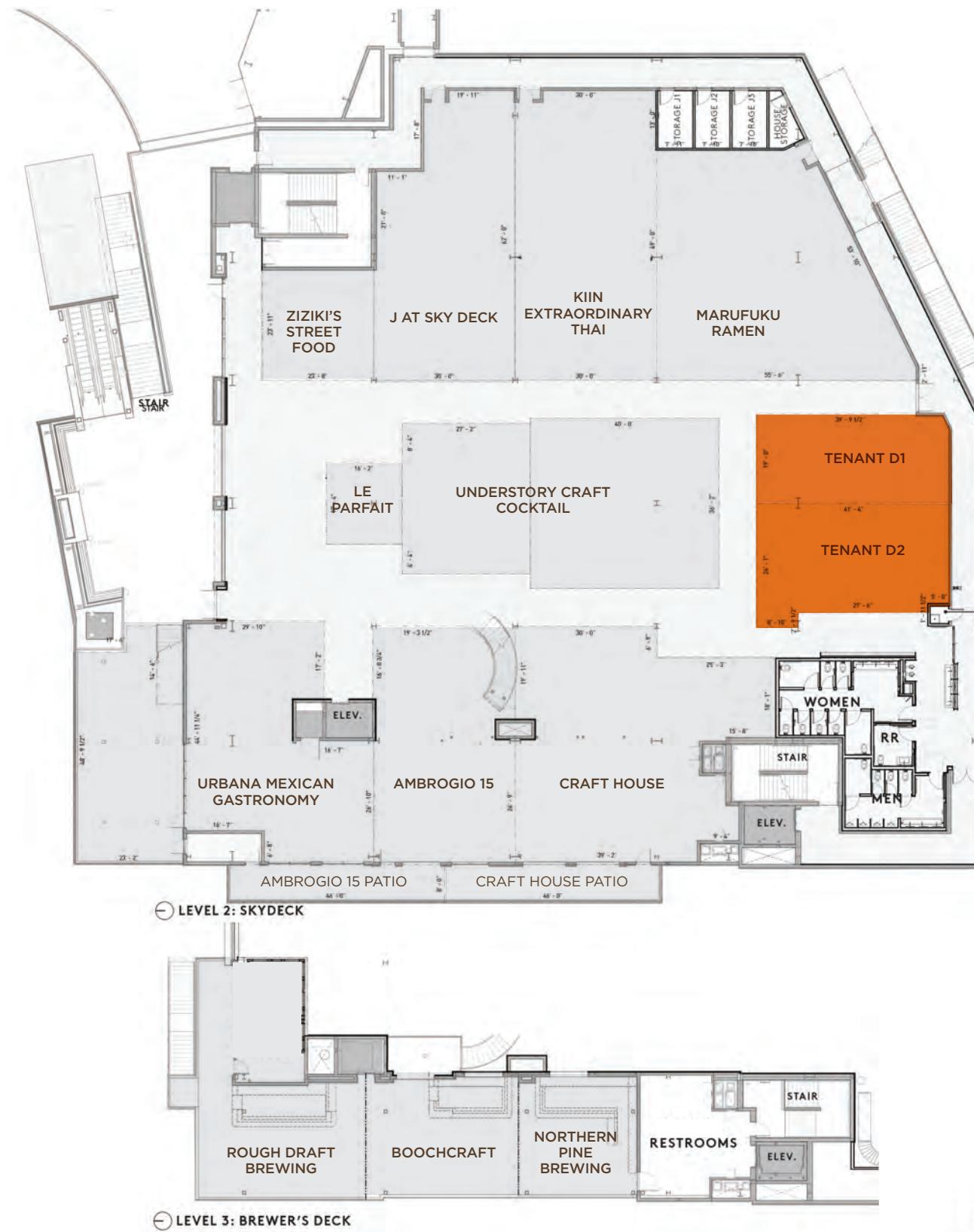
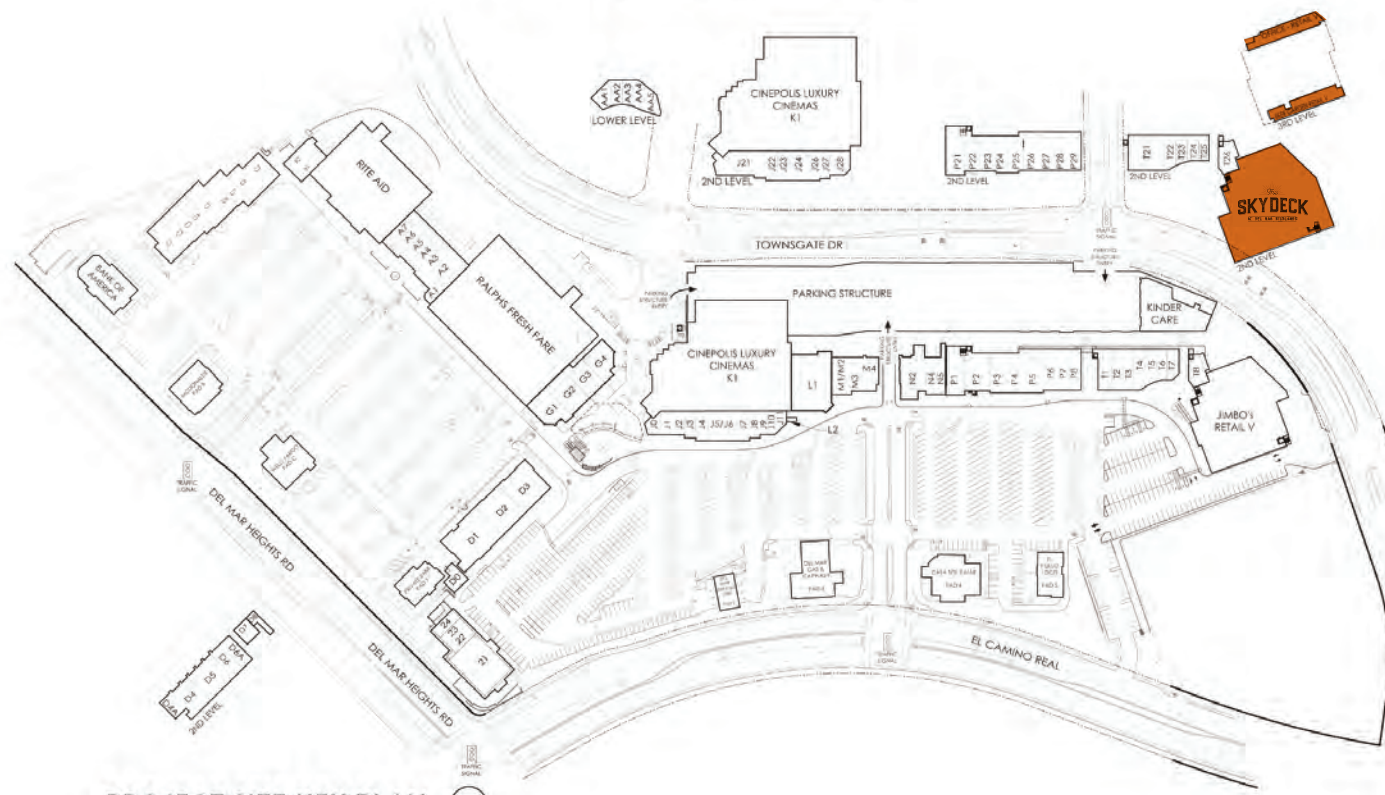
AVERAGE HOUSEHOLD INCOME OF \$183,711
WITHIN 3 MILES

32% OF RESIDENTS HAVE BACHELORS DEGREES &
40% HAVE GRADUATE DEGREES OR HIGHER



800+ NEW PARKING SPACES

608 NEW RESIDENTIAL UNITS WITHIN
WALKING DISTANCE OF THE SKY DECK



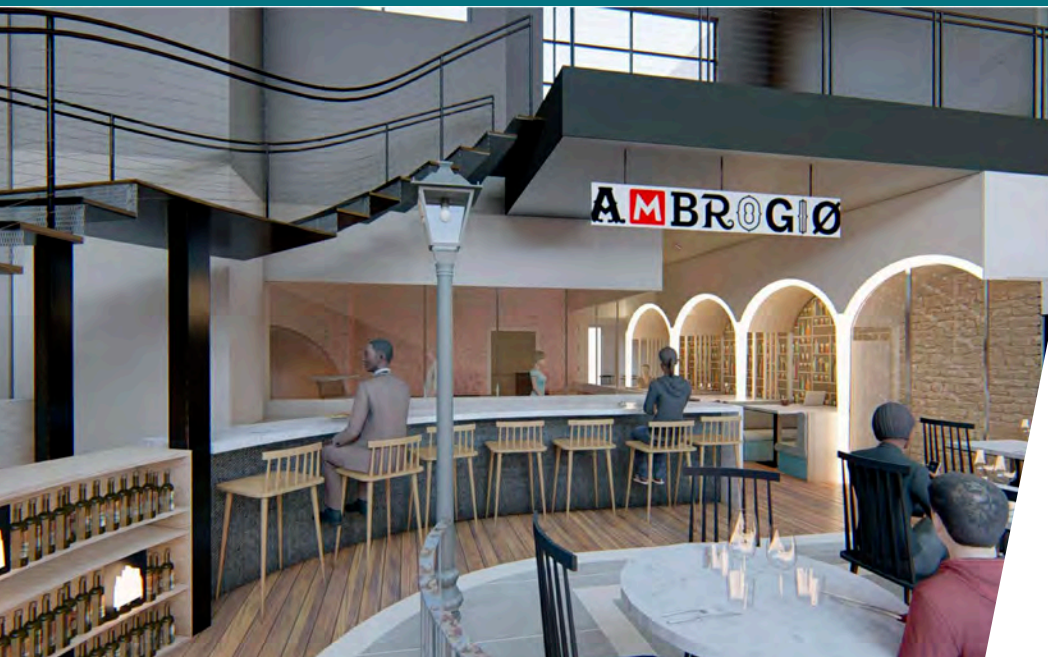
AVAILABLE		
SUITE		SQ FT
🍴 D1	783
🍴 D2	1,054

MARUFUKU RAMEN

Specializing in rich and milky premium Tonkotsu broth cooked for over 20 hours, paired with ultra-thin artisanal noodles, and Cha-shu made from specialty selected pork, it is no wonder Marufuku has a line clear out the door all day, every day. Marufuku's debut in the Sky Deck is sure to be the most authentic and craveable Japanese ramen in all of Southern California.



JOIN SKY DECK'S CURRENT LINE-UP OF TENANTS



AMBROGIO 15

Three Italian men from Milan came together in 2014 and dreamt up an idea of bringing Milano style gourmet pizza to San Diego. Since then they have brought their unique Italian dining experience to Pacific Beach and Little Italy and are now making their way to Del Mar. With their natural wines and big stone pizza oven, they'll be creating a piece of Italy in the Sky Deck.



KIIN EXTRAORDINARY THAI

From the owners behind the beloved Plumeria Vegetarian, comes a new Thai concept, Kiin Extraordinary Thai. Family recipes brought over from Thailand will be the heart of this menu, featuring both meat and vegetarian options. At Kiin they are committed to using only sustainably sourced, fresh ingredients, with rotating seasonal options.



ZIZIKI'S STREET FOOD

From the owners of Beeside Balcony they are bringing not one, but two brand new, chef-driven brands. Ziziki's will be a Greek street food restaurant that will be located alongside its sister restaurant, J at Sky Deck. Ziziki's will serve a variety of gyros, kabobs, and salads that customers could enjoy at the restaurant or have delivered to the central bar or Brewer's Deck.

UNDERSTORY

Named after the layer of the rainforest between the forest canopy and the forest floor, Understory will serve as the central cocktail bar for Sky Deck. Created by Scott Slater, founder of Slater's 50/50, Understory will offer an elevated selection of spirits and craft cocktails. In addition, guests will be able to order food from any of the Sky Deck restaurants to be delivered to the central bar.



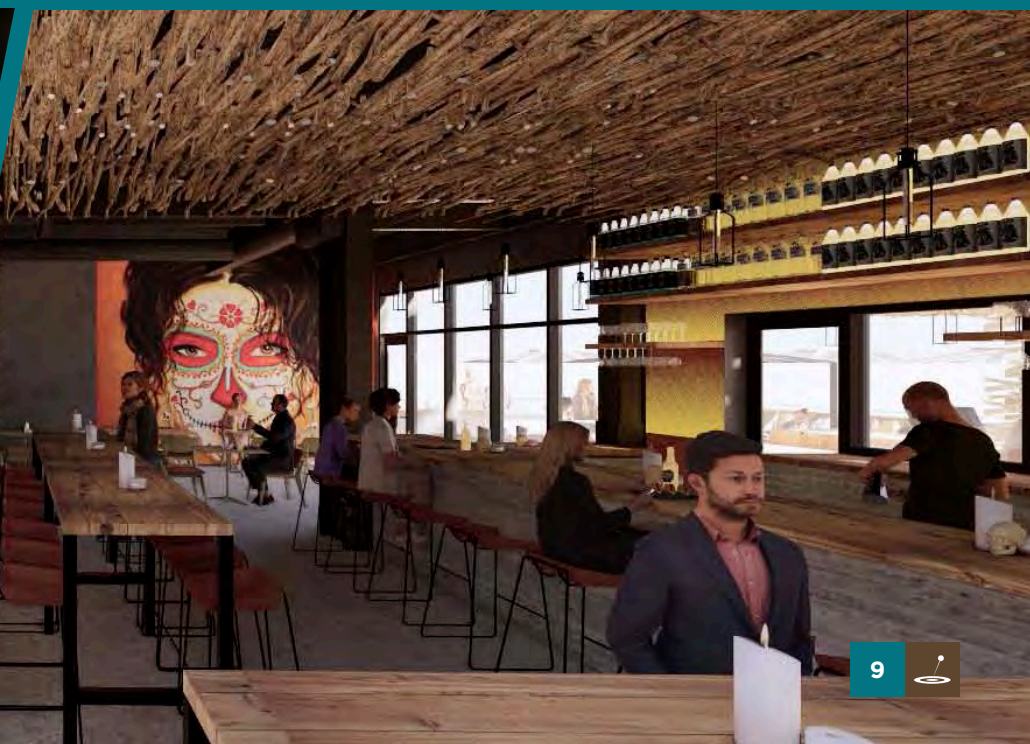
J AT SKY DECK

A chef-driven restaurant from the owners of Beeside Balcony, comes a new upscale restaurant joining the Sky Deck. Their menu will feature New-American cuisine with a Mediterranean influence, where simple meets remarkable. The owners have deep roots in the restaurant industry and will be bringing their lifetime of experience and passion to craft their next best concept.



URBANA MEXICAN GASTRONOMY

Renowned chef, Ernie Alvarado, and owner, Javier Cuadra are expanding their colorful Mexican restaurant from the Anaheim Packing House to the Sky Deck. Growing up in Jalisco, Mexico, Chef Ernie was inspired by the delicious street food that surrounded him. The second Urbana will offer their famed unique farm fresh Mexican plates with a modern twist.



SKY DECK CURRENT TENANTS

ROUGH DRAFT BREWING

Rough Draft Brewing is one of the 3 local brands to be a part of Brewer's Deck here at the Sky Deck. This brewery was started by a UCSD grad that first grew his passion for brewing from a home brew kit. Now 20 years later they pride themselves on serving great tasting, drink-anywhere brews that are as unique in character as those who drink them.



NORTHERN PINE BREWING

Northern Pine was established when two marines were brought out to Camp Pendleton and later moved to Oceanside where they started brewing. Known for having diverse, true-to-style beer, Northern Pine keeps to the way the beer was originated. With firm roots in giving back, they are cherished by their community.



BOOCHCRAFT

Said to be the happiest buzz on earth, Boochcraft is bringing hard kombucha to the Sky Deck. Created in Ocean Beach, Boochcraft gives alcohol a healthy spin with the probiotics, vitamins and minerals kombucha provides. Their mission is to inspire vitality, support local farms, build community and have fun along the way.



LE PARFAIT PARIS

To satisfy everyone's sweet tooth at the Sky Deck, Le Parfait Paris will be bringing their acclaimed French desserts, macarons and pastries. Of course, they wouldn't be properly celebrating their gourmet Parisian heritage if they didn't also offer coffee alongside dessert. This coffee and dessert bar will be located directly in front of the central cocktail bar.

DEMOGRAPHICS

3 MILES

	DAYTIME POPULATION	39,384
	POPULATION	72,608
	AVERAGE HH INCOME	\$183,711

5 MILES

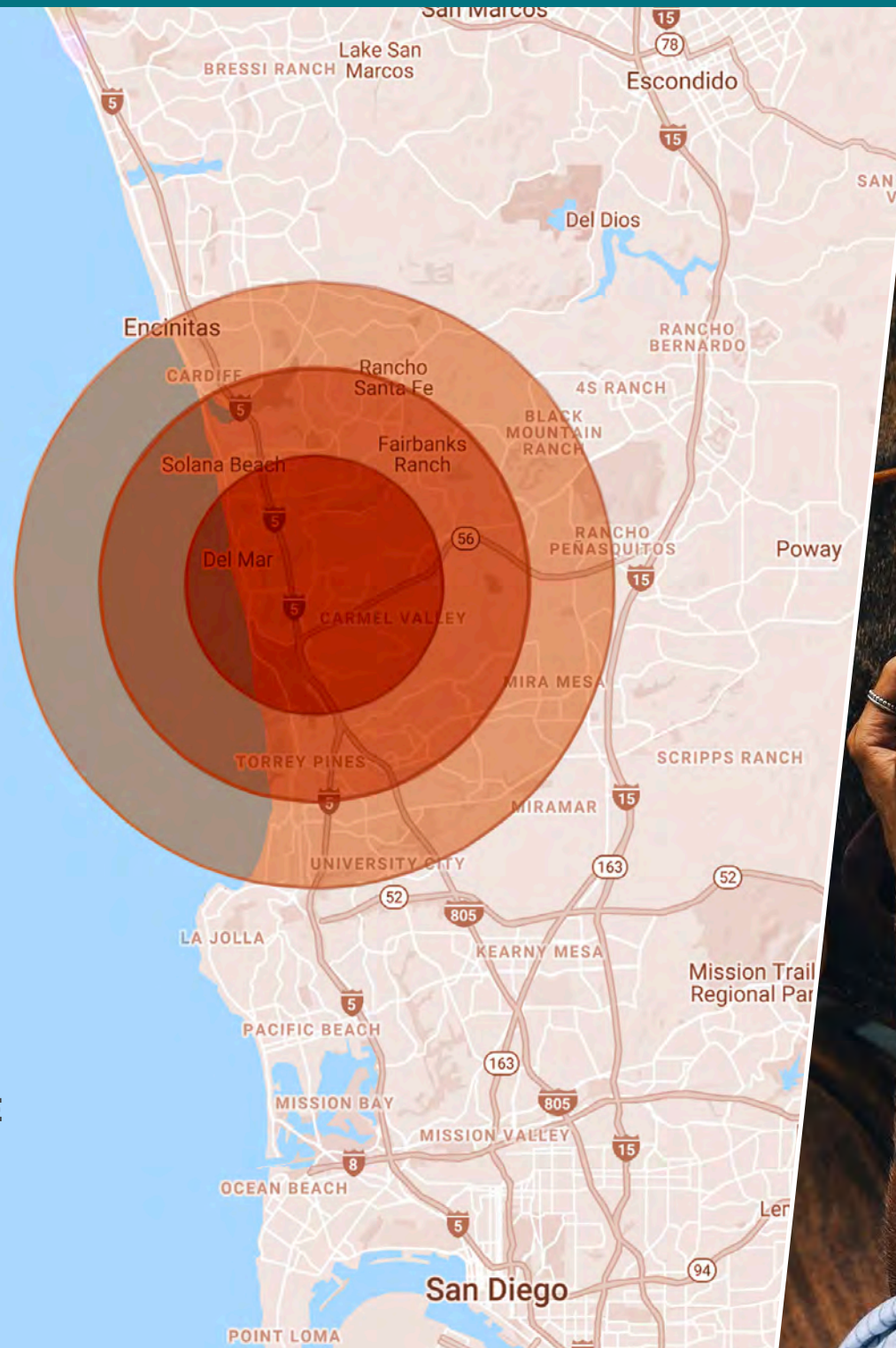
	DAYTIME POPULATION	120,649
	POPULATION	113,926
	AVERAGE HH INCOME	\$179,798

7 MILES

	DAYTIME POPULATION	316,305
	POPULATION	305,223
	AVERAGE HH INCOME	\$144,538

DISTANCE

- 3 Miles
- 5 Miles
- 7 Miles



TRAFFIC COUNT - 46,209 VEHICLES PER DAY ON DEL MAR HEIGHTS RD

LEASING INQUIRIES



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