



CLASS A  
OFFICE SPACE  
FOR LEASE

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# TORREY PLAZA

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11455 EL CAMINO REAL  
SAN DIEGO, CA 92130

**CBRE**

AMERICAN  
ASSETS  
TRUST 



# PROJECT OVERVIEW/SITE MAP





# BUILDING RENOVATIONS COMPLETE

upgraded  
atriums



brand  
new  
lobby



renovated  
Pacific Cafe  
with outdoor  
seating



expanded and upgraded  
indoor/outdoor fitness  
center with showers  
and lockers





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Torrey Plaza is located in the highly desirable Del Mar Heights/Carmel Valley submarket. Each floor offers an abundance of glass line with views of the Pacific Ocean, Torrey Reserve and bluffs to the east. This Class "A" office project offers:



A premier Del Mar Heights /  
Carmel Valley location



Immediate access to I-5,  
I-805 and Highway 56



Recently renovated lobby, atriums, cafe,  
outdoor dining area and fitness center



On-site food amenities include Pacific Cafe, Ken Sushi Workshop,  
Kabob Lounge, Ruth's Chris Steakhouse, and coffee cart



On-site Bright Horizons  
day care center



Branch banking at California Bank  
and Trust and Umpqua Bank



AT&T, Cox, and Time Warner available for  
cable and fiber services in the building



4/1,000 USF parking ratio (surface, covered and  
reserved parking available)

When you consider the many fine features combined with the project's location, access and office availability, we think you will agree that Torrey Plaza represents an excellent office value.

## FOR MORE INFORMATION CONTACT

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ryan.egli@cbre.com

**CBRE**

# AVAILABILITIES

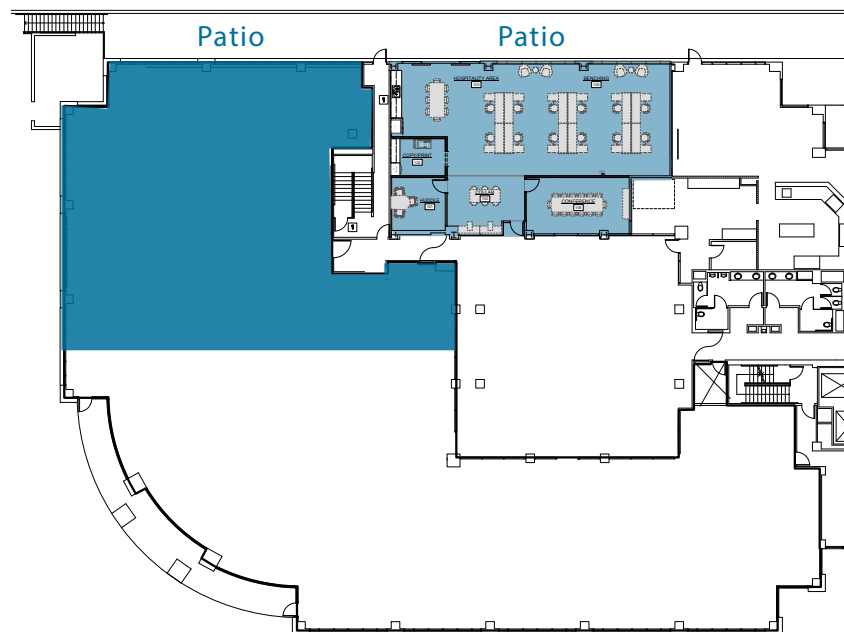
Suite	Size	Availability	Lease Rate	Description
105	5,762 RSF	Immediately	\$4.65/SF FSG	Space is in white box condition. Will build to suit. Access to private patio area.
110	2,854 RSF	Immediately	\$4.65/SF FSG	New spec suite. Build-out includes conference room, huddle room, copy/file room, open break room with direct access to private patio area, large open area for cubes and open ceiling reception area.
135	1,073 RSF	Immediately	\$4.65/SF FSG	Space is in white box condition.
200	25,470 RSF	120 Days Notice	\$4.65/SF FSG	Entry directly off of the 2nd floor lobby. Mix of exterior private offices, conference room space, reception area, kitchen, storage closet, and large open area for workstations.
250	19,671 RSF	Immediately	\$4.65/SF FSG	North atrium floorplate offering ocean views. Space is in white box condition. Will build to suit. Divisible to 6,000 RSF.
200/250	45,141 RSF	120 Days Notice	\$4.65/SF FSG	Double door entry off second floor lobby. Full floor availability offering ocean views and building signage. *Suites can be combined with Floor 3 availabilities for 63,746 RSF.
300	3,850 RSF	120 Days Notice	\$4.65/SF FSG	New spec suite. Double door entry off third floor lobby. Build-out includes reception, conference room, 6 window lined offices, 1 copy file room, open break room and open area for cubes. Ocean view space.
350	4,354 RSF	Immediately	\$4.65/SF FSG	Northwest atrium floorplate offering ocean views. Build-out includes 6 window-lined private offices, 1 conference room, kitchen, reception, open area for workstations. **Suite can be combined with Suite 355 for 11,347 RSF.
355	6,993 RSF	1/1/2020	\$4.65/SF FSG	New spec suite. Northwesterly facing ocean views. Build-out includes reception, conference room, large open area for workstations, 3 private window line offices, huddle room, break room, IT/copy room, and access to private balcony. **Suite can be combined with Suite 350 for 11,347 RSF.
350/355	11,347 RSF	1/1/2020	\$4.65/SF FSG	Northwest facing ocean view space offering a combination of private offices, conference room, open area, breakroom, and IT/copy room.
365	4,415 RSF	11/1/2019	\$4.65/SF FSG	Space includes a reception area, conference room, 11 private offices, open area for workstations, closet/storage room, and kitchen/break area.
370	9,316 RSF	Immediately	\$4.65/SF FSG	Space is in white box condition. Will build to suit.
390	1,024 RSF	1/1/2020	\$4.65/SF FSG	Space includes 3 private offices and a conference room.
300/365/ 370/390	18,605 RSF	120 Days Notice	\$4.65/SF FSG	Double door entry off third floor lobby. *Suites can be combined with Floor 2 availabilities for 63,746 RSF.
400	2,407 RSF	1/1/2020	\$4.65/SF FSG	West facing ocean view space with access to outdoor patio. Build-out includes reception, conference room, 3 private offices, kitchen, and IT/copy room.

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## Suite 110 2,854 RSF

## Suite 105 5,762 RSF

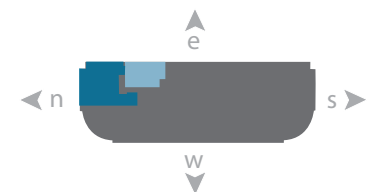


Suite 105 5,762 RSF

Suite 110 2,854 RSF

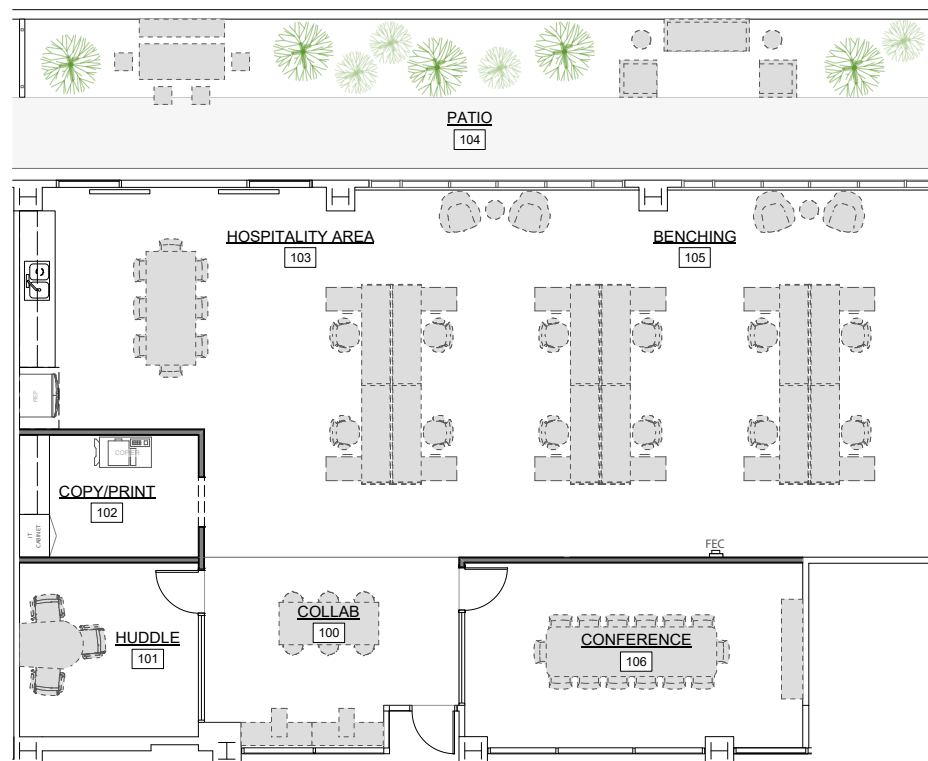
Lease Rate \$4.65/SF FSG

Available Suite 105: Immediately  
Suite 110: Immediately



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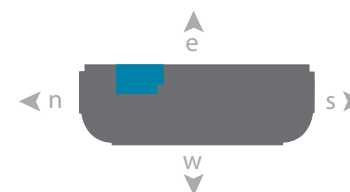


As-Built Spec Suite Plan

Suite 110 2,854 RSF

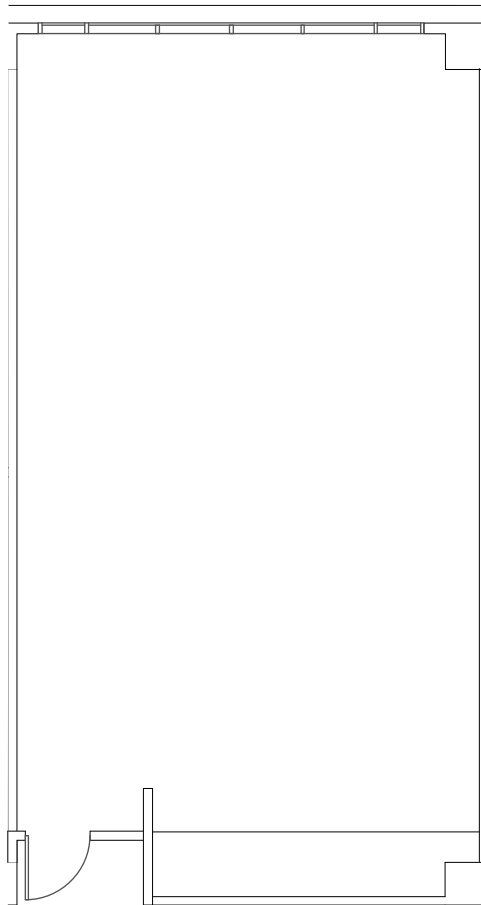
Lease Rate \$4.65/SF FSG

Available Immediately



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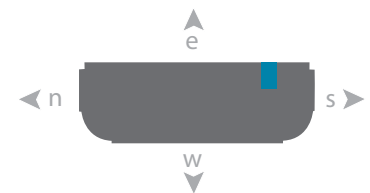


As-Built Plan

Suite 135 1,073 RSF

Lease Rate \$4.65/SF FSG

Available Immediately



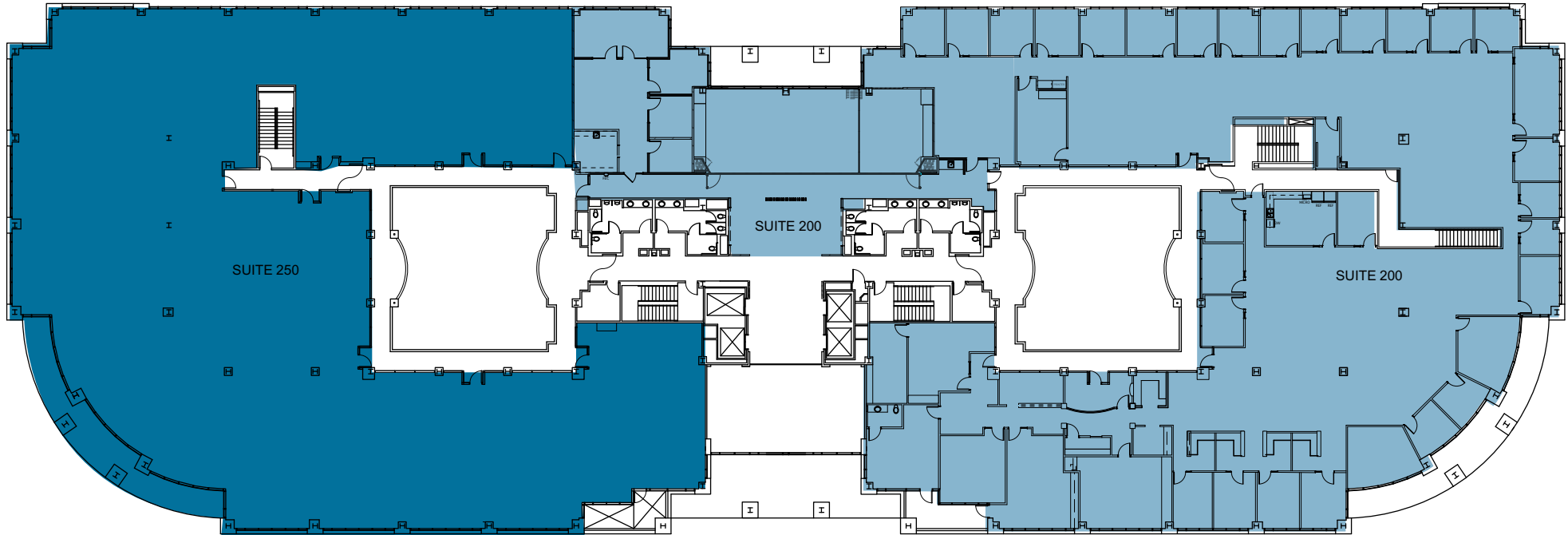


# TORREY PLAZA

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**Suite 250**  
19,671 RSF

**Suite 200**  
25,470 RSF



**Suite 200\*** 25,470 RSF

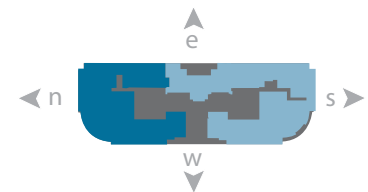
**Suite 250\*** 19,671 RSF

**Lease Rate** Suite 200: \$4.65/SF FSG  
Suite 250: \$4.65/SF FSG

**Available** Suite 200: 120 Days Notice  
Suite 250: Immediately

\*Suite 200 & 250 can be contiguous for 45,141 RSF.

\*Suite 200 & 250 can be combined with Suites 300/365/370/390 for 63,746 RSF.

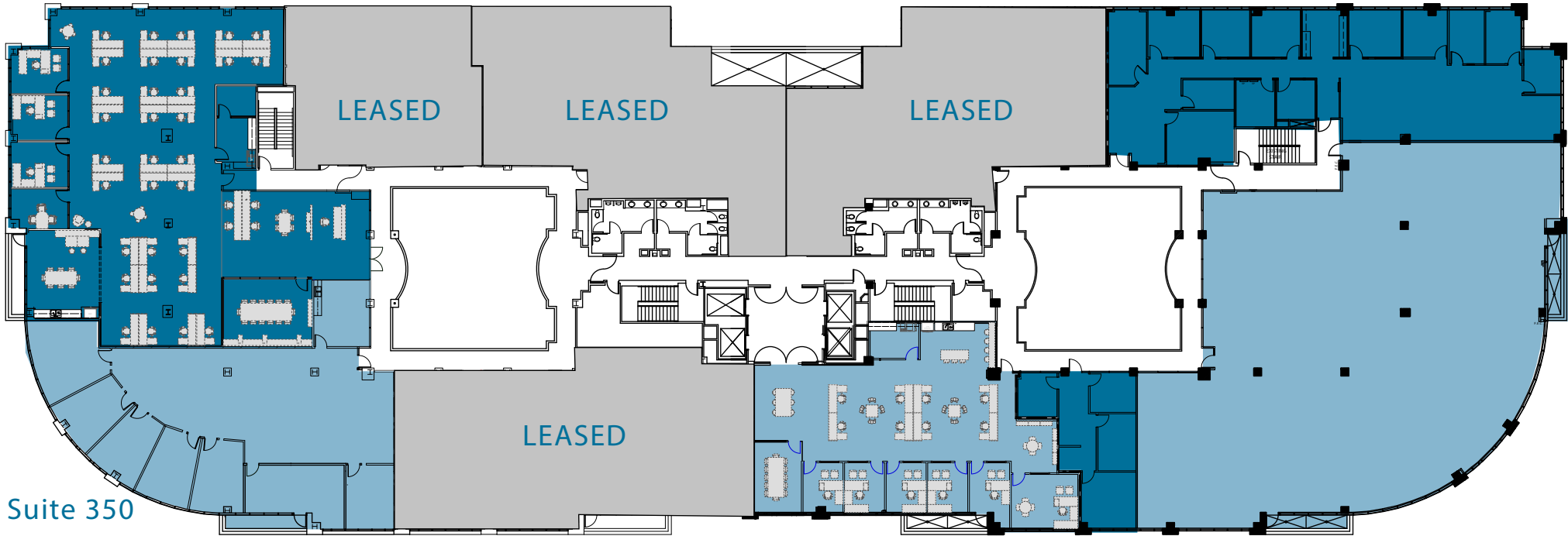


# TORREY PLAZA

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**Suite 355**  
6,993 RSF

**Suite 365**  
4,415 RSF



**Suite 350**  
4,354 RSF

**Suite 300**  
3,850 RSF

**Suite 390**  
1,024 RSF

**Suite 370**  
9,316 RSF

**Suite 300\*** 3,850 RSF

**Suite 350\*\*** 4,354 RSF

**Suite 355\*\*** 6,993 RSF

**Suite 365\*** 4,415 RSF

**Suite 370\*** 9,316 RSF

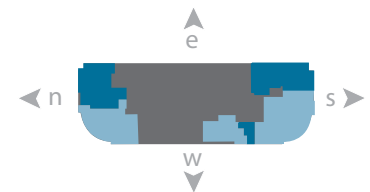
**Suite 390\*** 1,024 RSF

## Lease Rate

Suite 300: \$4.65/SF FSG  
Suite 350: \$4.65/SF FSG  
Suite 355: \$4.65/SF FSG  
Suite 365: \$4.65/SF FSG  
Suite 370: \$4.65/SF FSG  
Suite 390: \$4.65/SF FSG

## Available

Suite 300: 120 Days Notice  
Suite 350: Immediately  
Suite 355: 1/1/2020  
Suite 365: 11/1/2019  
Suite 370: Immediately  
Suite 390: 1/1/2020



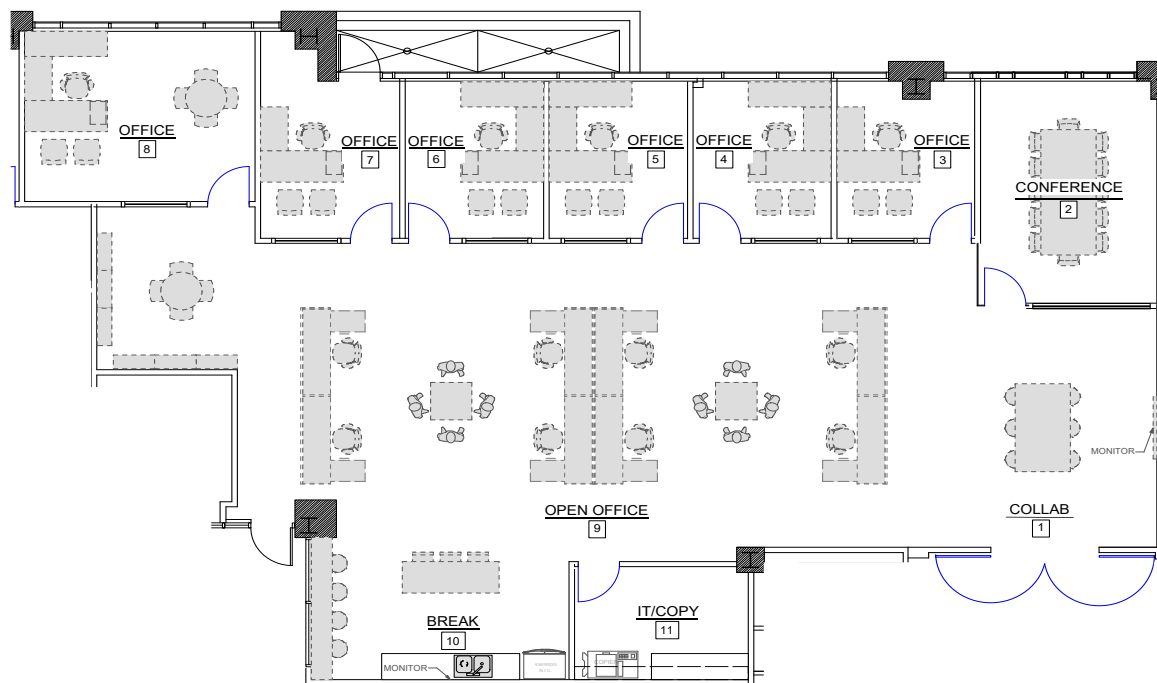
\*Suites can be combined with Floor 2 availabilities for 63,746 RSF.

\*\*Suites can be combined for 11,347 RSF.



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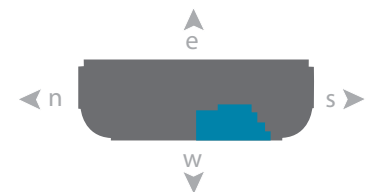


As-Built Spec Suite Plan

Suite 300 3,850 RSF

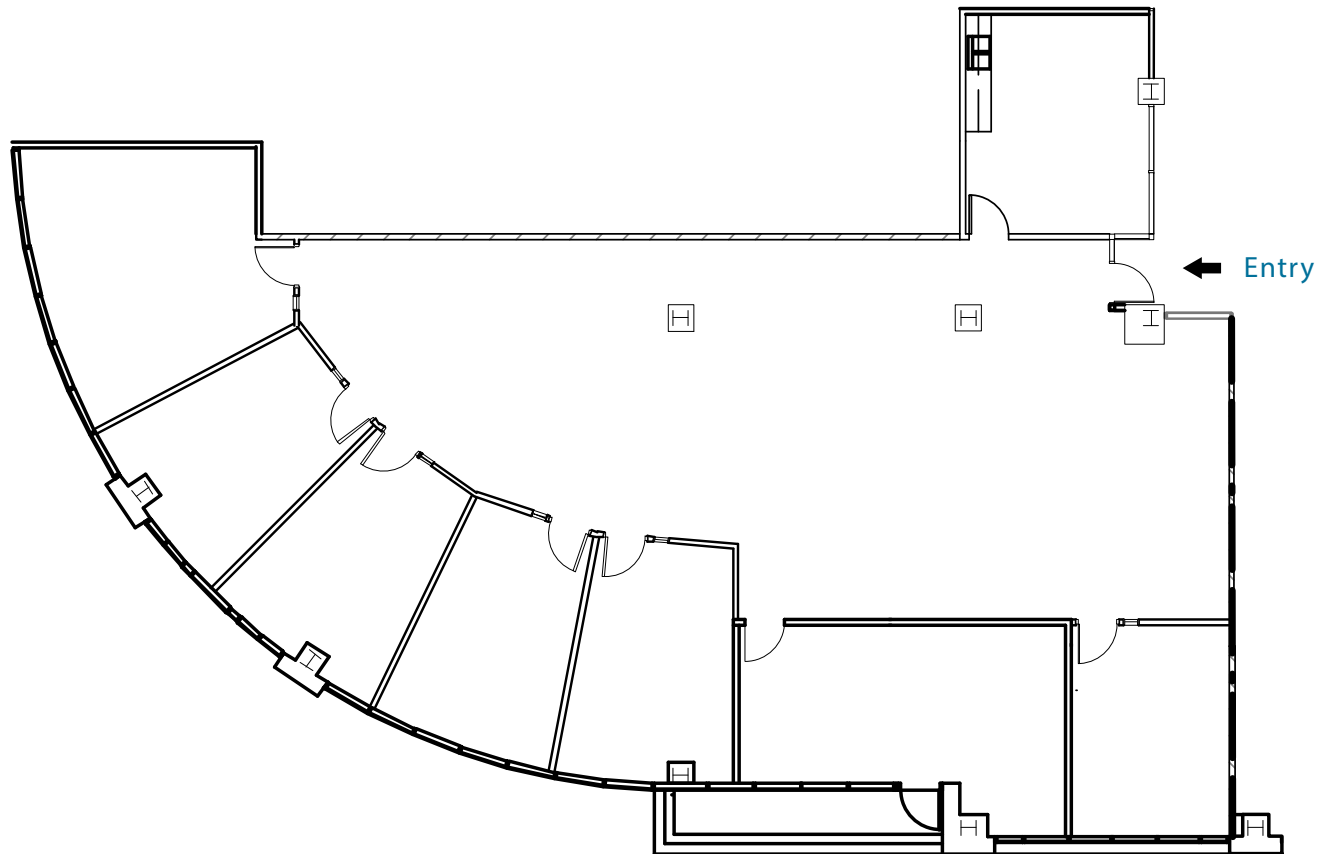
Lease Rate \$4.65/SF FSG

Available 120 Days Notice



# TORREY PLAZA

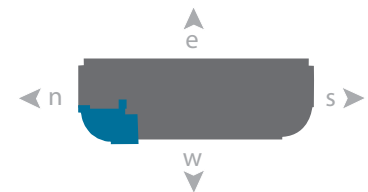
11455 EL CAMINO REAL  
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Suite 350 4,354 RSF

Lease Rate \$4.65/SF FSG

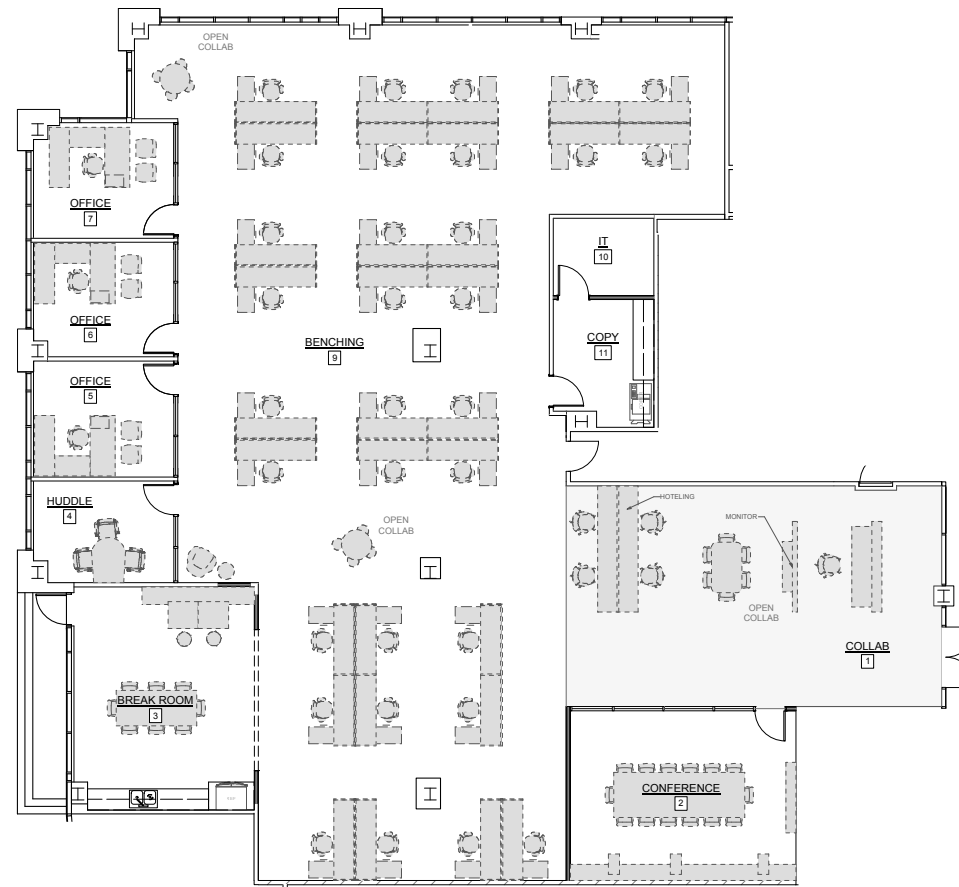
Available Immediately





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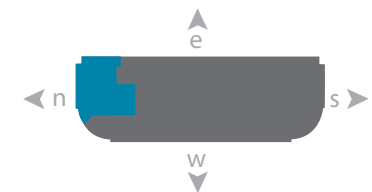


As-Built Spec Suite Plan

Suite 355 6,993 RSF

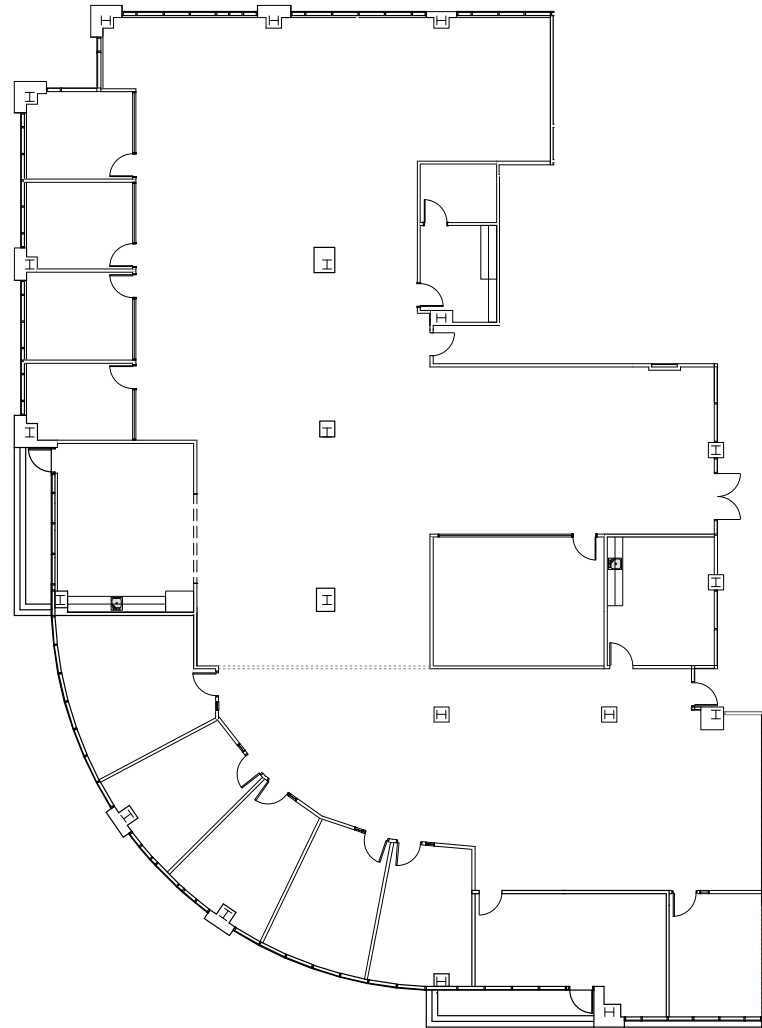
Lease Rate \$4.65/SF FSG

Available 1/1/2020



# TORREY PLAZA

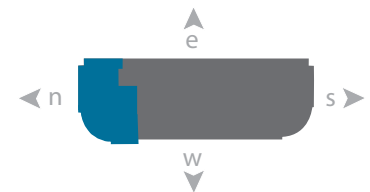
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Suite 350/355 11,347 RSF

Lease Rate \$4.65/SF FSG

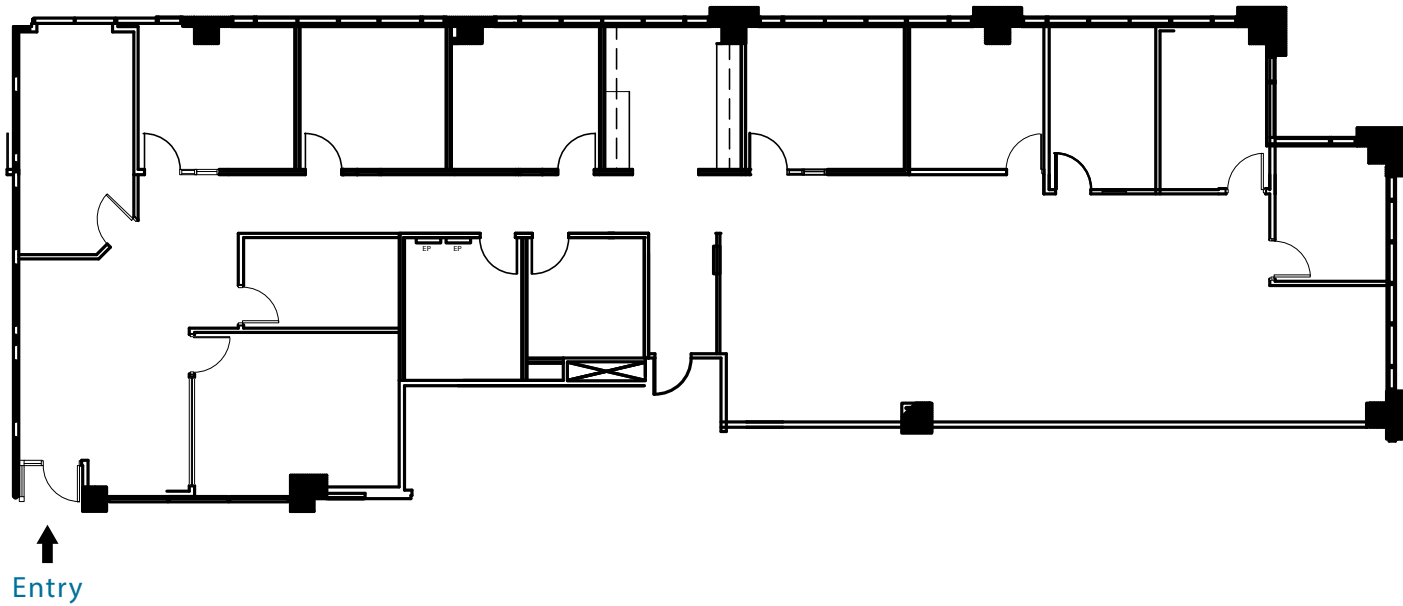
Available 1/1/2020





# TORREY PLAZA

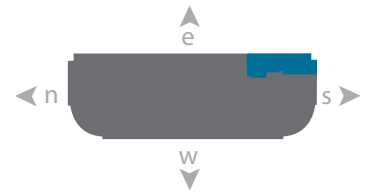
11455 EL CAMINO REAL  
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Suite 365 4,415 RSF

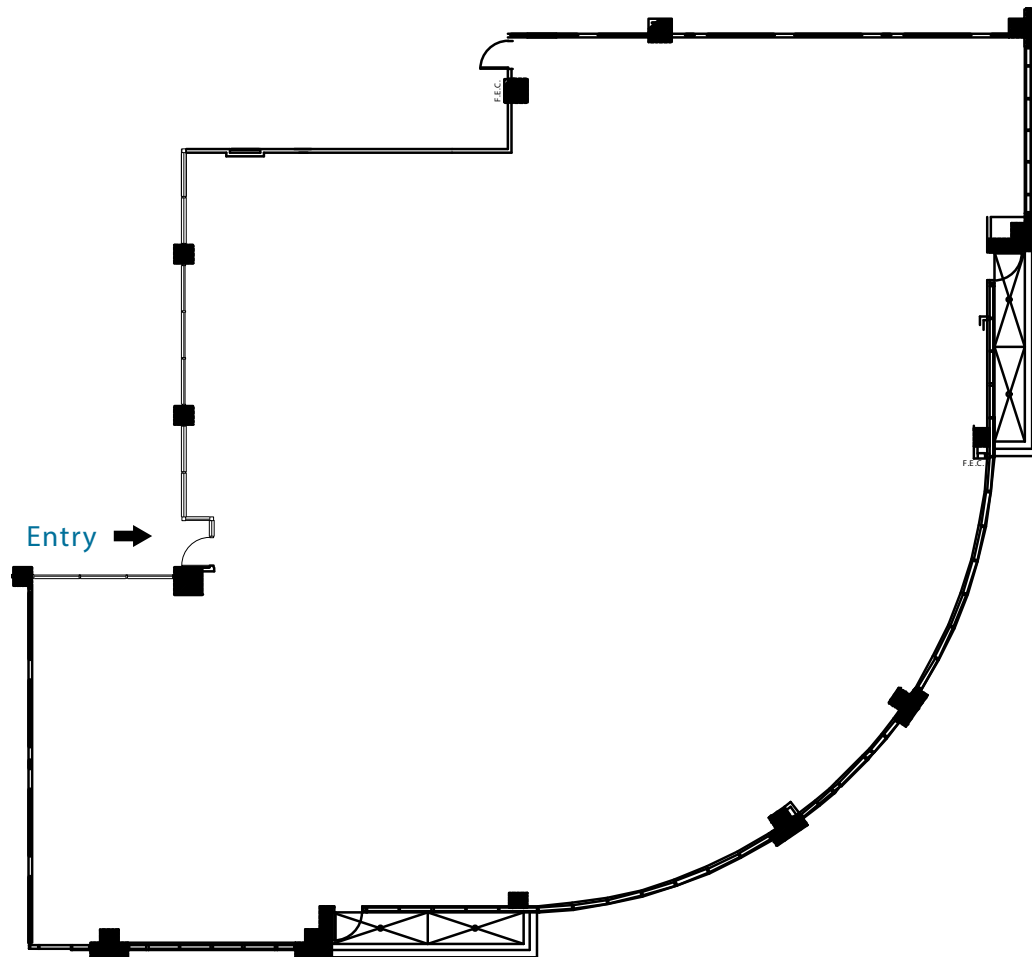
Lease Rate \$4.65/SF FSG

Available 11/1/2019



# TORREY PLAZA

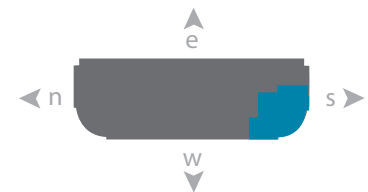
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Suite 370 9,316 RSF

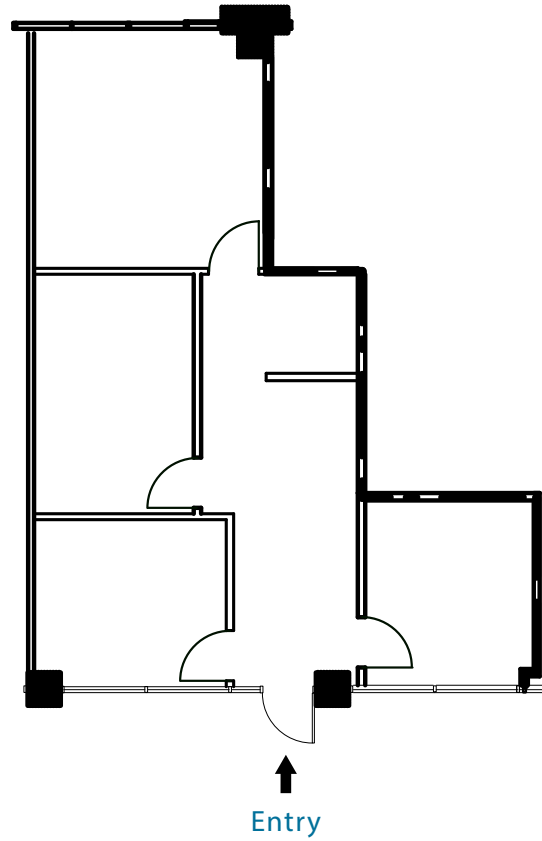
Lease Rate \$4.65/SF FSG

Available Immediately



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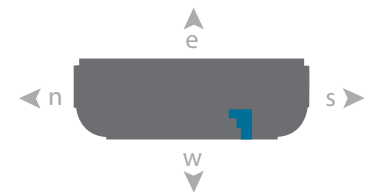
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Suite 390 1,024 RSF

Lease Rate \$4.65/SF FSG

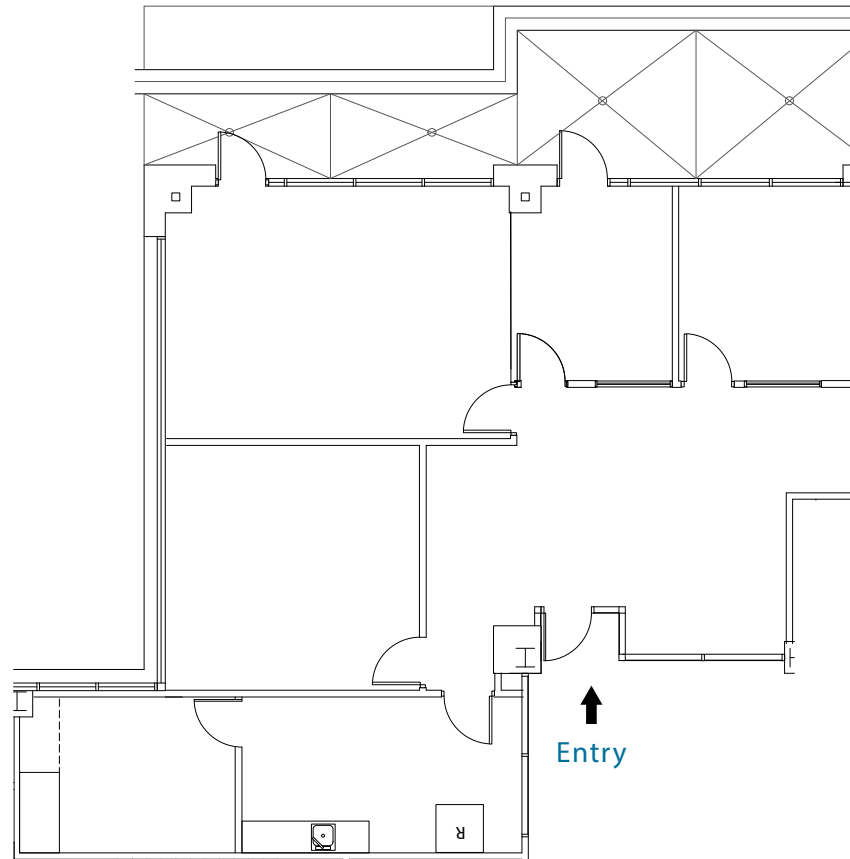
Available 1/1/2020





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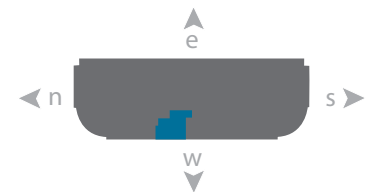
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Suite 400 2,407 RSF

Lease Rate \$4.65/SF FSG

Available 1/1/2020



Pacific Ocean

# TORREY PLAZA

1 El Camino Real

2 Carmel Creek Road

56 CALIFORNIA

3

5

El Camino Real

6

5

4

## AERIAL AMENITIES

### 1. EL CAMINO REAL & VALLEY CENTRE DRIVE

Double Tree Hotel  
Hampton Inn  
Hertz Rent-A-Car  
San Diego Marriott Del Mar  
Torrey Pines Bank

### 2. PIAZZA CARMEL

RETAIL:  
Elam's Hallmark  
Fred's Shoes  
Griffin Ace Hardware  
Highlands Jewelers  
Verizon 4G Wireless  
Pavilions

### HEALTH & BEAUTY:

F45 Training  
California Cuts  
Cameo Dress Boutique  
Carmel Valley Chiropractic  
Colors Nails & Spa  
Empire Beauty Supply & Salon  
Massage Heights

MD Today Urgent Care  
My Smile Orthodontics  
Vision Boutique Optometry

### SERVICES:

Amazing Lash Studio  
Avis Rent-A-Car  
Beasley Cleaners  
C2 Education  
Chase  
Church's Martial Arts  
Coldwell Banker Real Estate  
Dirty Dogs  
Jon's Tailor  
Mission Federal Credit Union  
Pacific Sotheby Real Estate  
Postal Annex  
San Diego Blood Bank  
Scripps Performing Arts Academy  
Torrey Pines Animal Hospital

### RESTAURANTS:

Baskin-Robbins  
Chipotle  
Gami Sushi  
Marketplace Grille

Nico's Taco Shop  
Papa John's Pizza  
Royal India  
Souplantation  
Spices Thai Cafe  
Subway  
Villa Capri

### 3. WALKING/BIKE TRAILS

### 4. TORREY HILLS CENTER

RETAIL:  
Vons

### HEALTH & BEAUTY

Gila Rut Aveda Salon  
Glamour Nails & Massage  
Orange Theory  
Sculpt Fusion Yoga  
Supercuts  
WundaBar Pilates

### SERVICES:

Dirty Dogs  
Dr. Schwab Eye Care

Postal Annex  
Scripps Performing Arts Academy  
Torrey Hills Chiropractic  
Torrey Hills Cleaners  
Torrey Hills Pet Hospital  
Union Bank  
World Taekwondo Academy

### RESTAURANTS:

BBQ Republic  
Crust Pizzeria  
Cups Frozen Yogurt  
Daphne's California Greek  
Edible Arrangements  
Porkyland  
Subway

### 5. TORREY HILLS PARK

### 6. VISTA SORRENTO PARKWAY

Hilton Garden Inn  
Homewood Suites



For Over 50 Years, American Assets Trust (AAT) Has Been Acquiring, Improving And Developing Premier Office, Retail And Residential Properties With The Philosophy That A Unique Location Creates A Unique Opportunity For Success.

AAT is one of the largest real estate groups in the San Diego region and offers full-service real estate services on over 2.7 million square feet of office buildings throughout California, Oregon, Washington and Hawaii. Additionally, the company's portfolio encompasses approximately 3.2 million square feet of retail and over 2,112 residential apartment units throughout some of the nation's most desirable markets in California, Oregon, Texas and Hawaii. AAT has strong relationships with some of the world's largest financial institutions, including Wells Fargo, Bank of America Merrill Lynch, US Bank, PNC Financial Services, and RBC Bank. AAT's financial strength, diversified holdings, and conservative investment philosophy make us an ideal landlord and partner.

#### FOR MORE INFORMATION CONTACT

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