

THE
POINTE
AT TORREY PINES



RARE LIFE SCIENCE DEVELOPMENT OPPORTUNITY IN THE PRESTIGIOUS TORREY PINES SUBMARKET OF SAN DIEGO, CA

CBRE

THE OPPORTUNITY

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Rare Life Science Development Opportunity in the Prestigious Torrey Pines Submarket of San Diego, CA

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CBRE Capital Markets, as exclusive advisor, is pleased to present the opportunity to acquire a fee simple interest in The Pointe at Torrey Pines (“The Property”, or “Site”) located in the world-renowned submarket of Torrey Pines in San Diego, California.

The **11.4 acres of prime real estate** is nestled within the **third-largest biotech market in the Country** and presents a rare opportunity to acquire a large, well-located site with the potential to develop a new, state-of-the-art life science campus. The investment offering consists of a short-term leaseback with National University occupying 100% of the campus for 3 years with an option to terminate after 18 months. The leaseback will provide stable near-term cash flow and allow for a new owner to initiate their design and permitting process to immediately start redeveloping the Site upon National University vacating the property.

The Pointe at Torrey Pines is being offered for sale without an asking price and no debt to assume.











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SUMMARY OF EXISTING BUILDINGS

Address:	11255 & 11355 North Torrey Pines Road		
Submarket:	Torrey Pines		
No. of Bldgs/Stories:	Two/Two		
Zoning:	IP-1-1: City of San Diego (Formerly SR-Zone)		
Building:	11255 NTPR	11355 NTPR	TOTALS
Building Size:	82,495 SF	56,640 SF	139,135 SF
Parking:			
# of Stalls	186	148	334
Surface Subterranean	82 104	43 105	125 209
Ratio:	2.25:1,000 SF	2.61:1,000 SF	2.40:1,000 SF
Year Built:	1980	1990	
Land Area:	8.68 acres	2.72 acres	11.40 acres
APN:	310-110-13	310-110-14	

Future Potential Site Amenities

-  Conference Center
-  Café
-  BBQ Area
-  Bocce Ball Court/Table Tennis
-  Fire Pit
-  Outdoor Lounge
-  Fitness Center
-  Hiking Trails

Scarcity of Land Suitable for Development

The Torrey Pines submarket has historically been a high barrier to entry market due to the region's topography and the lack of undeveloped sites. The scarcity of land that is suitable for development has created significant upward pressure on rents as tenants in the market clamor to reside within the prestigious Torrey Pines submarket. With a few small sites left, the remaining development pipeline amounts to approximately three percent of the existing base.



Unparalleled, Scenic & Serene

The Pointe's natural setting embodies the essence of Torrey Pines with stunning canyon views, mature landscaping, well-appointed trees, and unobstructed panoramic views of the Torrey Pines State Reserve.



Over **1,000 feet of frontage** along North Torrey Pines Road



Unobstructed panoramic views of Torrey Pines State Reserve



Walking distance to world-class **Torrey Pines Golf Course** and spectacular hiking trails

Torrey Pines' ADVANTAGE

#1 Life Science Market in San Diego | San Diego Ranked **#3** Nationally

Exceptional Market Performance

Single-Digit Vacancy for 6 consecutive years
currently **7.6%**



Life Science Market at **Peak Market Rent**

Diverse Tenant Base with Numerous

FORTUNE 500
Companies



Home to several prominent **research and educational institutions**

Exceptional Market Dynamics and Momentum

Over the last five years, the overall market has absorbed over **2.2 million square feet** of new inventory via conversions and new construction. Despite the increased inventory, robust leasing activity and net absorption have enabled the market to **maintain single-digit vacancy and all-time high asking rental rates.**

95% of all new inventory has been absorbed

\$5.25 - \$5.50/SF
Market Rent for New Construction

San Diego's Life Science Inventory

The San Diego Life Science market consists of **15.7 million SF** of inventory. Torrey Pines is the largest submarket with **5.9 million SF** or **37%** of the overall market.

26% increase in **asking rents** in the last



VC funding for San Diego's biotech, pharma and medical device companies hit historical proportions:

\$4.1 Billion since 2018

INVESTMENT HIGHLIGHTS

World-Class Torrey Pines Location

Torrey Pines is situated on the Pacific coast of California between the affluent beach towns of La Jolla and Del Mar. Torrey Pines is among the top three life science markets in the nation and a magnet for pharmaceutical/biotech companies due to the many world-renowned research and educational institutions located in the area, which include UC San Diego, The Scripps Research Institute, The Sanford-Burnham, The Salk Institute and The J. Craig Venter Institute (JCVI).

Torrey Pines is home to some of the world's most recognizable Fortune 500 companies:



The existing Campus is strategically located within 5-miles of San Diego's top corporate office and tech submarkets. Straddled between UTC, Sorrento Mesa and Del Mar Heights, the National University Campus is surrounded by San Diego's top workforce talent and the region's highest concentration of executives and business leaders. With the Lodge at Torrey Pines, University of California, San Diego, and the biotech life science job cluster immediately to the south, The Pointe offers quick access to leading institutions, a highly specialized and talented work pool, and resort amenities that establish The Pointe as a premier parcel for redevelopment.

DEL MAR HEIGHTS



Sanford • Burnham • Prebys
MEDICAL DISCOVERY INSTITUTE



salk
Where cures begin

UC San Diego

One of the most desirable coastal markets in Southern California, Torrey Pines is a leading Life Science market nationwide with several significant barriers to entry including virtually no undeveloped land available.

THE **POINTE**
AT TORREY PINES

CARMEL VALLEY

SORRENTO VALLEY



TORREY PINES



Torrey Pines, one of the most prominent life science submarkets in the nation.

Exceptional Life Science Development Opportunity

The Pointe provides investors with a unique Life Science development opportunity with unparalleled world-class amenities; all within close proximity and convenience. Based on current zoning and various zoning overlays, the 11.4-acre site can accommodate several different development options ranging from 216,600 to 271,320 square feet. The Site's flexibility provides investors with the ability to adjust and adapt to various uses and future tenant requirements. Two of the likely scenarios that would create a seamless and tranquil setting maximizing the Pointe's full potential are below:

Option 1 | Refurbish/remodel 11355 NTPR (north building) and demolish 11255 NTPR (south building) and build a new state-of-the-art facility.

Option 2 | Full demo and scrap of both properties to reconfigure the site and allow for the development of a new state-of-the-art Life Science campus.

The proposed campus, designed by Carrier Johnson, would closely resemble Option 1.





RENDERING

THE
POINTE
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AN OFFERING FROM CBRE CAPITAL MARKETS WEST, LED BY

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