

TORREY RESERVE

11452, 11512, 11622 & 11682 EL CAMINO REAL
SAN DIEGO, CA 92130



CBRE

CLASS A | OFFICE SPACE FOR LEASE

AMERICAN
ASSETS
TRUST 

TORREY RESERVE



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



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TORREY RESERVE is located in the Del Mar Heights/Carmel Valley office submarket in Central San Diego County. This Class “A” coastal office project boasts numerous amenities, easy ingress and egress, and strong, responsive ownership.

TORREY RESERVE consists of four office buildings totaling approximately 260,000 square feet. Each floor offers an abundance of glass line with views of the Pacific Ocean, Torrey Reserve and bluffs to the East.

As a Class “A” office project, TORREY RESERVE offers:

- A premier Del Mar Heights / Carmel Valley location
- Convenient access to I-5, I-805 and Highway 56
- Recently renovated workout facility with showers and locker facilities
- On-site coffee cart
- Ruth’s Chris Steakhouse on-site
- Additional restaurants across El Camino Real including Pacific Cafe, Ken Sushi, and Kabob Lounge
- Branch banking at California Bank & Trust and Umpqua Bank
- 4/1,000 USF parking ratio (surface and covered parking available)
- AT&T, Cox, and Time Warner cable and fiber available in the building
- On-site Bright Horizons day care center

When you consider the many fine features combined with the project’s location, amenities, access and office availability, we think you will agree that TORREY RESERVE represents the area’s premier office campus.

FOR MORE INFORMATION CONTACT

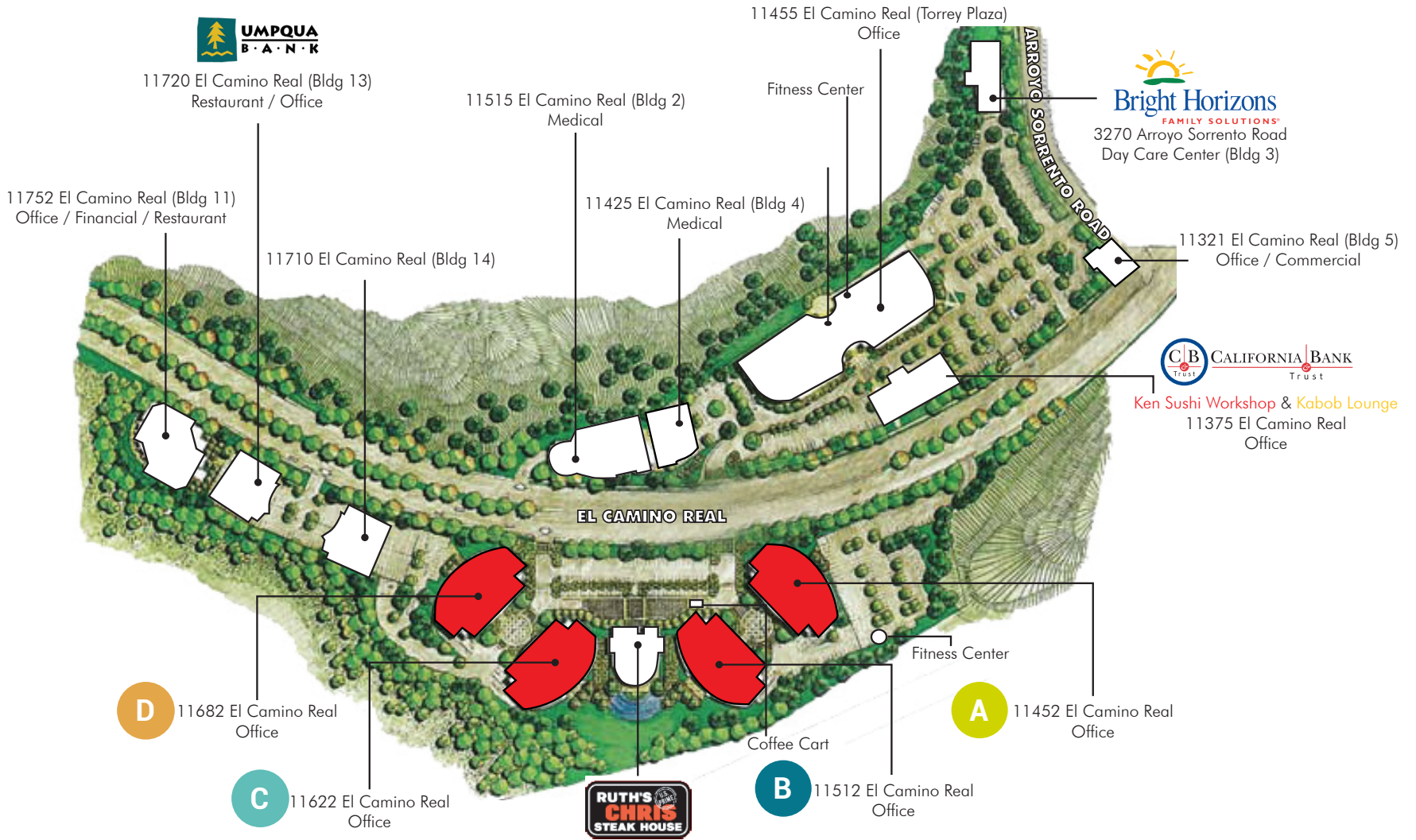
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AVAILABILITIES

A

11452 EL CAMINO REAL

SUITE	SIZE	AVAILABILITY	LEASE RATE	DESCRIPTION
100	6,888 RSF	10/1/2019	\$3.95/RSF/Mo + E	Double door entry off first floor lobby, reception area, conference room, 6 private offices, break room and large open area for workstations.

B

11512 EL CAMINO REAL

360	1,821 RSF	90 Days Notice	\$4.25/RSF/Mo + E	Ocean view space with reception, conference room, 5 private offices, private balcony, open break area, and IT/storage closet.
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C

11622 EL CAMINO REAL

100% Leased

D

11682 EL CAMINO REAL

100	9,041 RSF	8/1/2019	\$4.25/RSF/Mo + E	Double door entry off main lobby, reception area, 23 private offices, 2 conference rooms, open area for workstations, 3 break rooms, and kitchen.
120	3,982 RSF	Immediately	\$4.25/RSF/Mo + E	Entry off main lobby. Existing build out includes 9 window line private offices, open area for cubes and storage room. Partial ocean view space. See hypothetical plan for potential build out.
200	9,911 RSF	Immediately	\$4.65/RSF/Mo + E	Double door entry off second floor lobby. Ocean view space with 13 window line private offices, 6 interior offices, conference room, break room, storage rooms, etc. El Camino Real building top signage potentially available.
255	3,981 RSF	10/1/2019	\$4.25/RSF/Mo + E	Double door entry off second floor lobby. 2 conference rooms, 7 window line private offices, 1 interior private office, open break room, open area for cubes and server room.
308	2,161 RSF	Immediately	\$4.25/RSF/Mo + E	Reception, open area for workstations, conference room, 4 private offices, and break room.

TORREY RESERVE

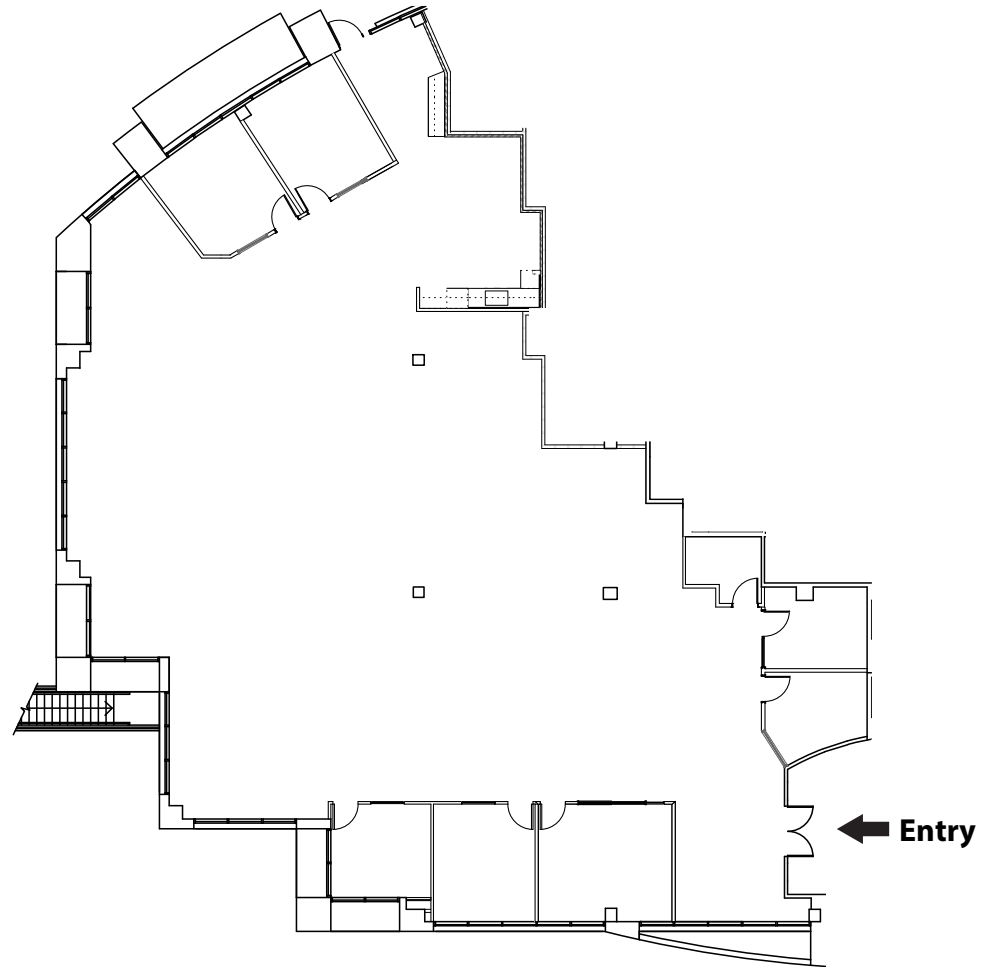
11452, 11512, 11622, & 11682 EL CAMINO REAL

11452 El Camino Real

Suite 100: 6,888 RSF

Lease Rate: \$3.95/RSF/Mo + E

Available: 10/1/2019



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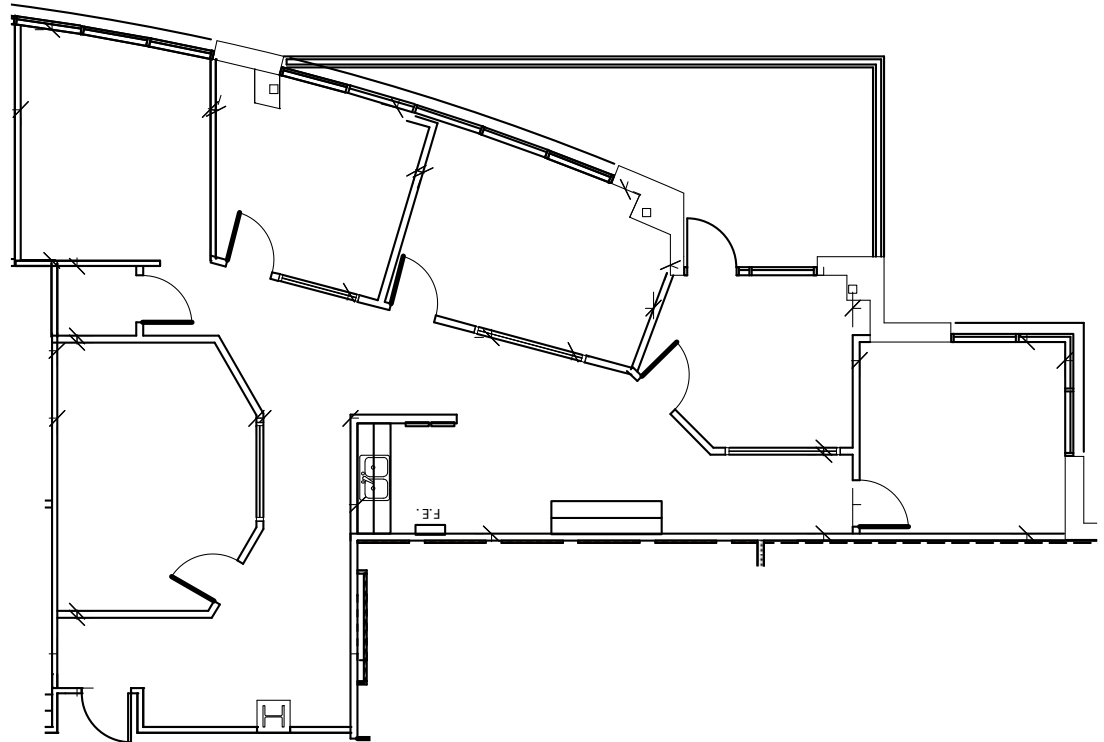
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11512 El Camino Real

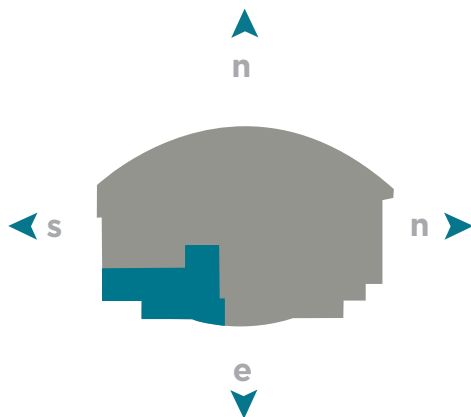
Suite 360: 1,821 RSF

Lease Rate: \$4.25/RSF/Mo + E

Available: 90 Days Notice



↑
Entry



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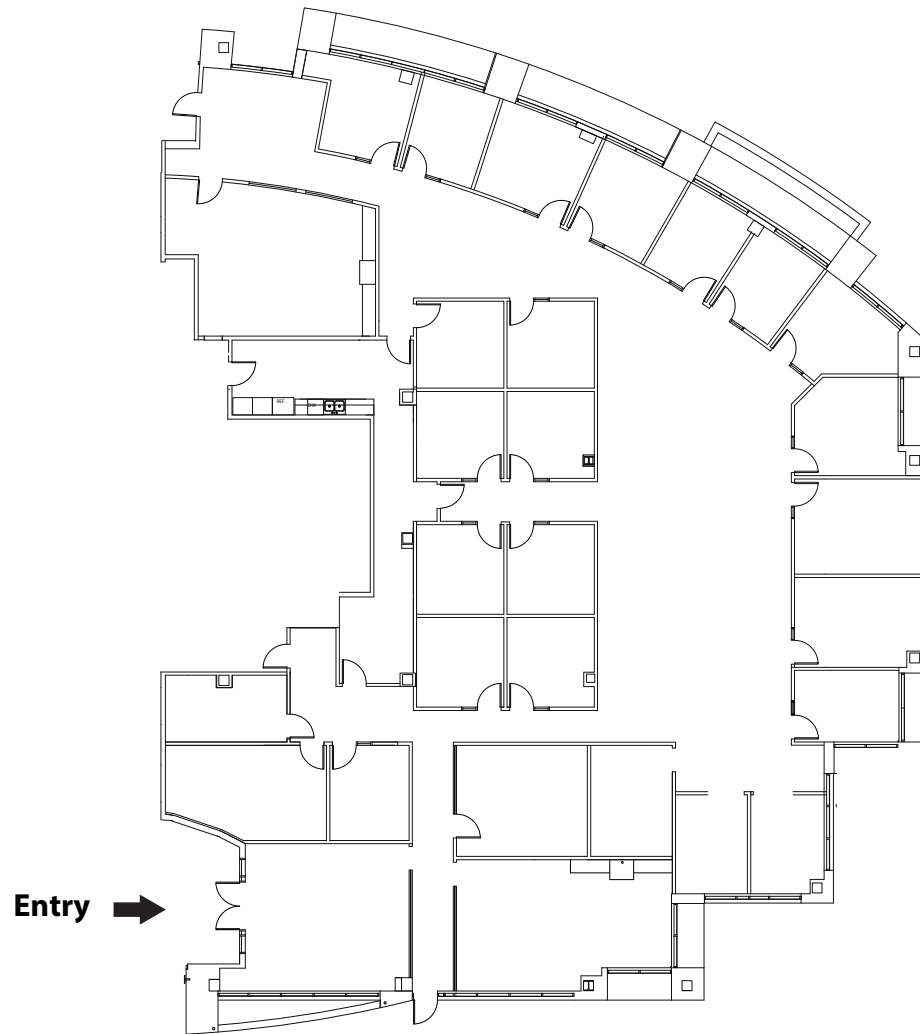
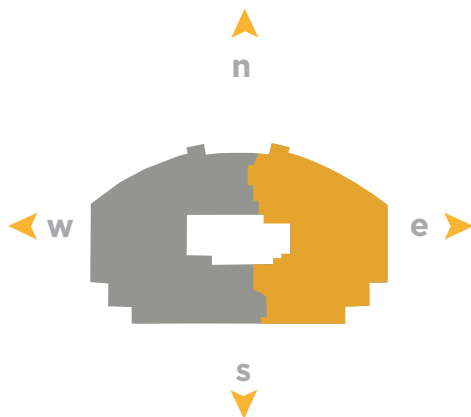
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11682 El Camino Real

Suite 100: 9,041 RSF

Lease Rate: \$4.25/RSF/Mo + E

Available: 8/1/2019



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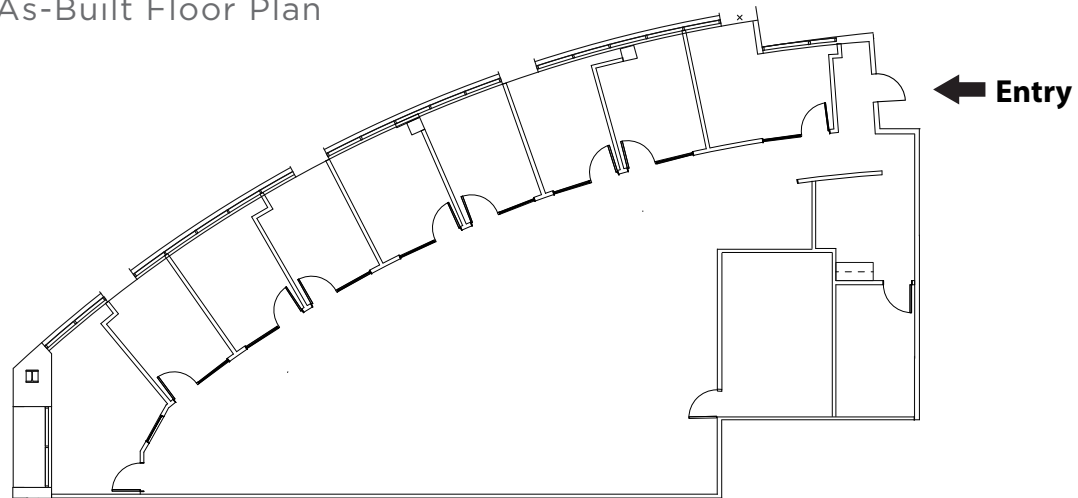
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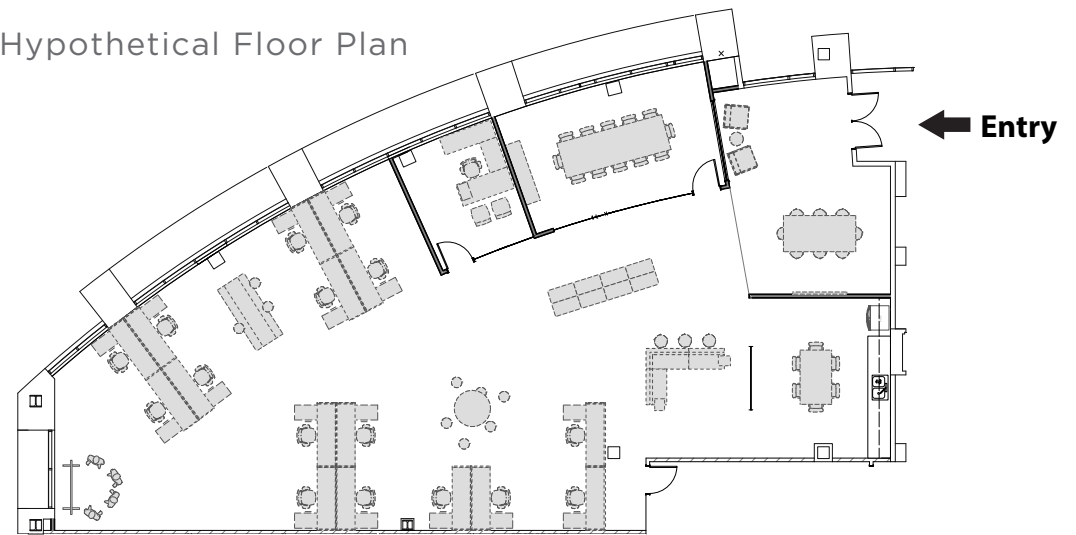
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As-Built Floor Plan



Hypothetical Floor Plan

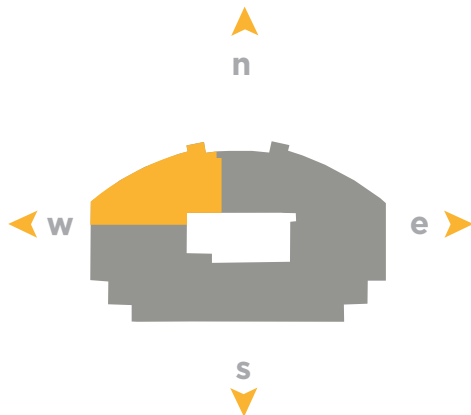


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11682 El Camino Real
Suite 120: 3,982 RSF
Lease Rate: \$4.25/RSF/Mo + E
Available: Immediately



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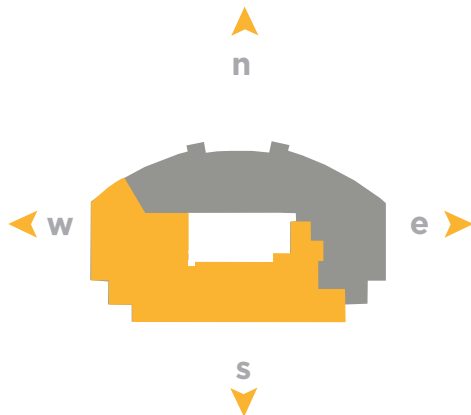
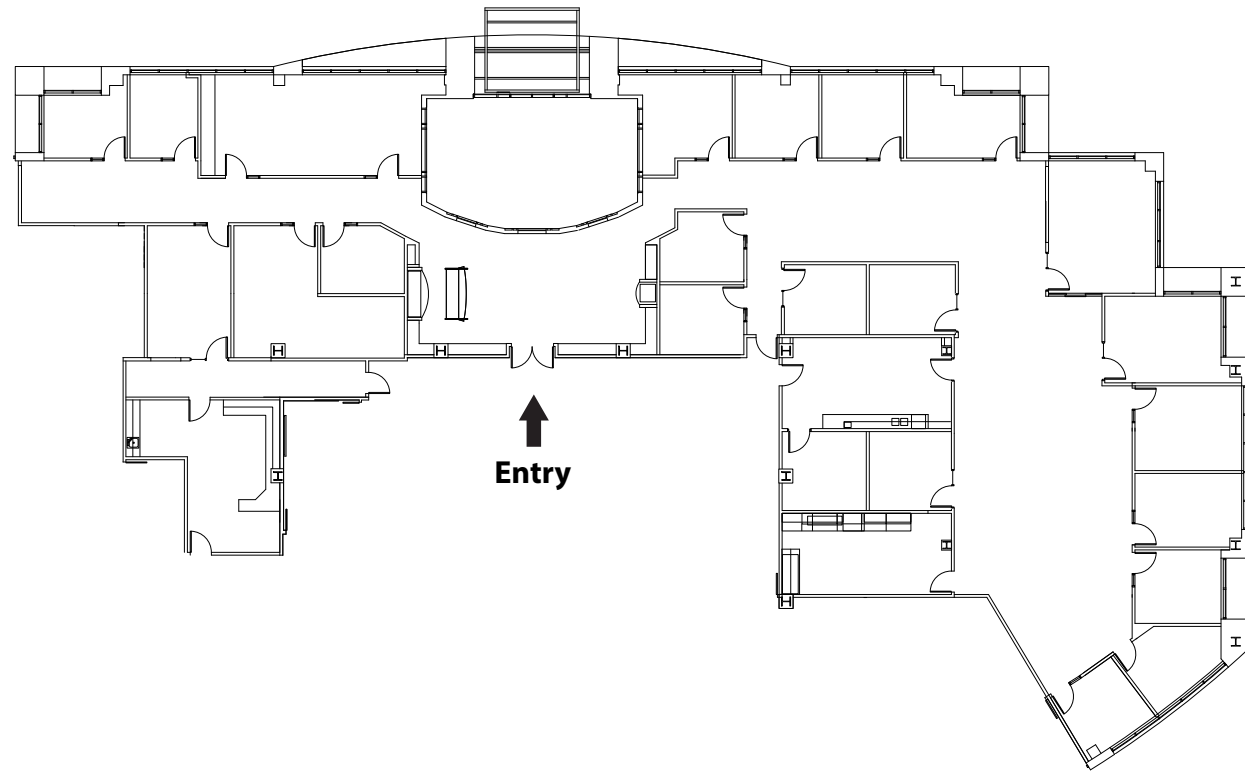
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11682 El Camino Real

Suite 200: 9,911 RSF

Lease Rate: \$4.65/RSF/Mo + E

Available: Immediately



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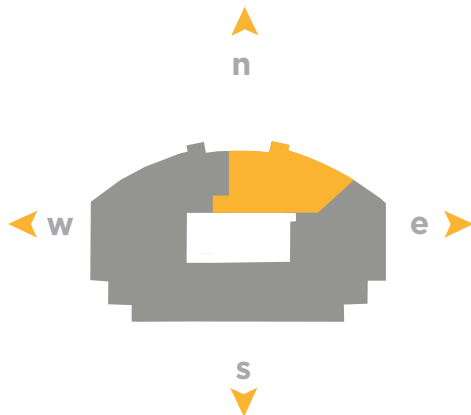
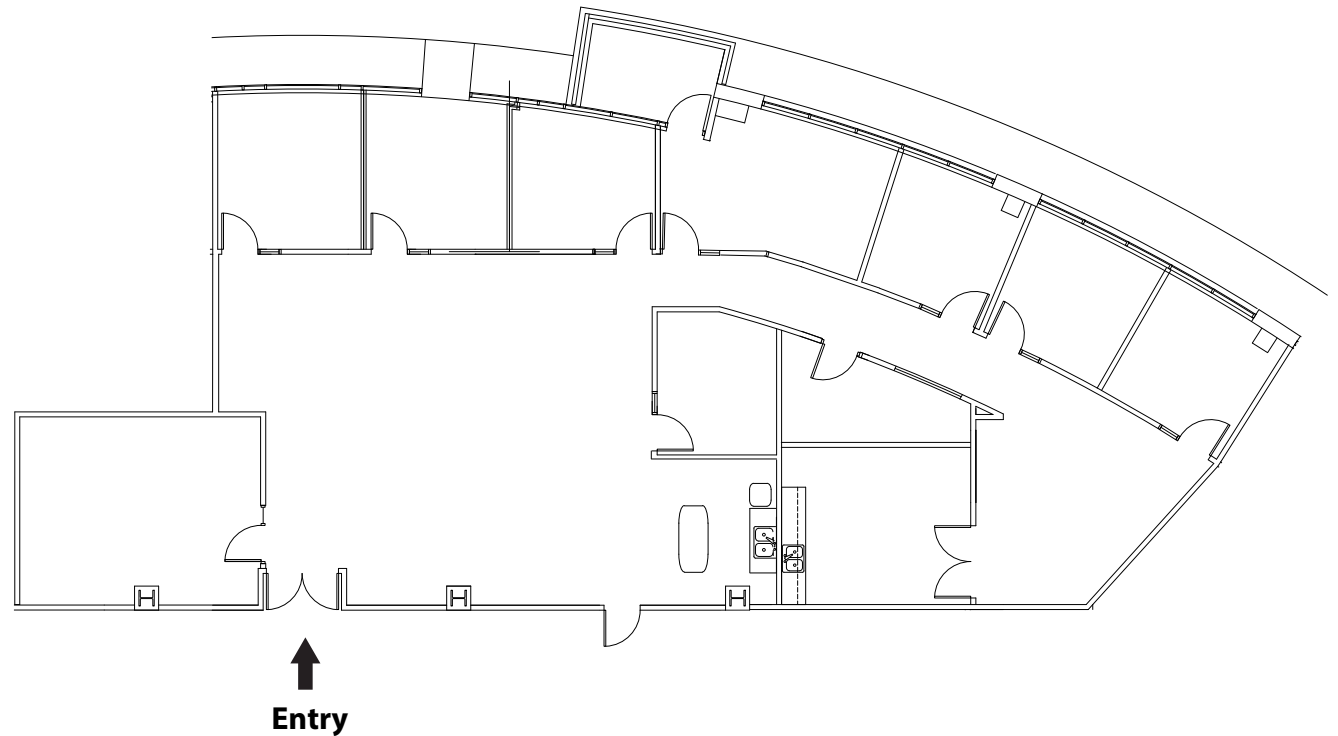
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11682 El Camino Real

Suite 255: 3,981 RSF

Lease Rate: \$4.25/RSF/Mo + E

Available: 10/1/2019



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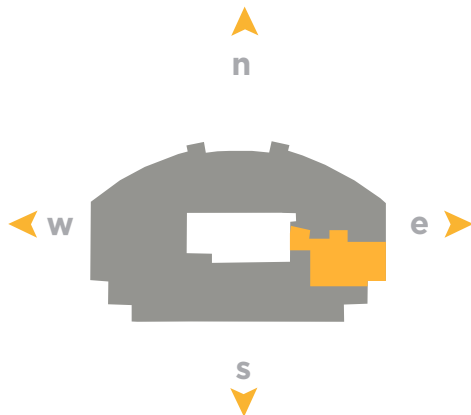
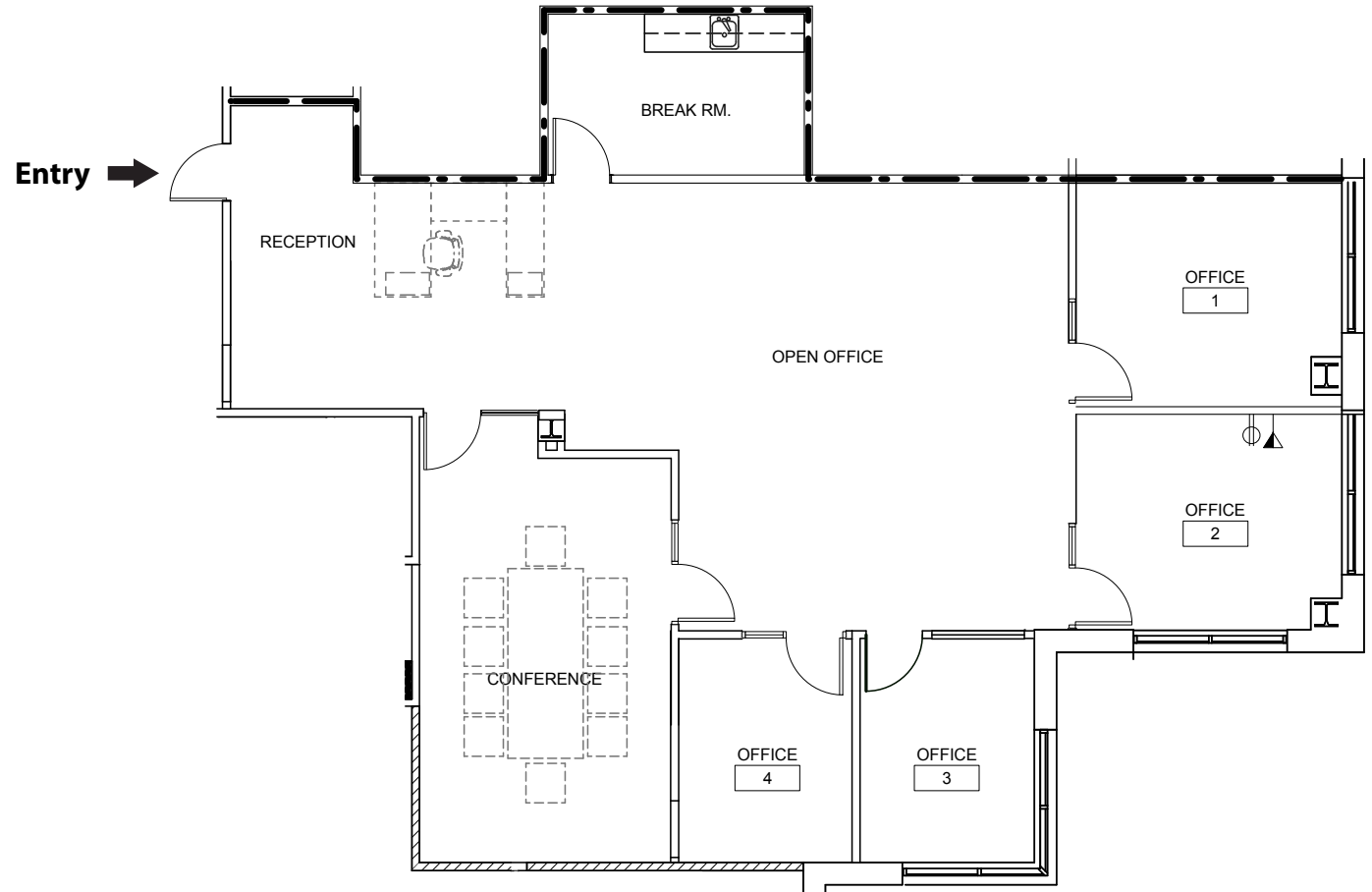
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11682 El Camino Real

Suite 308: 2,161 RSF

Lease Rate: \$4.25/RSF/Mo + E

Available: Immediately



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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, and Washington. 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, 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.

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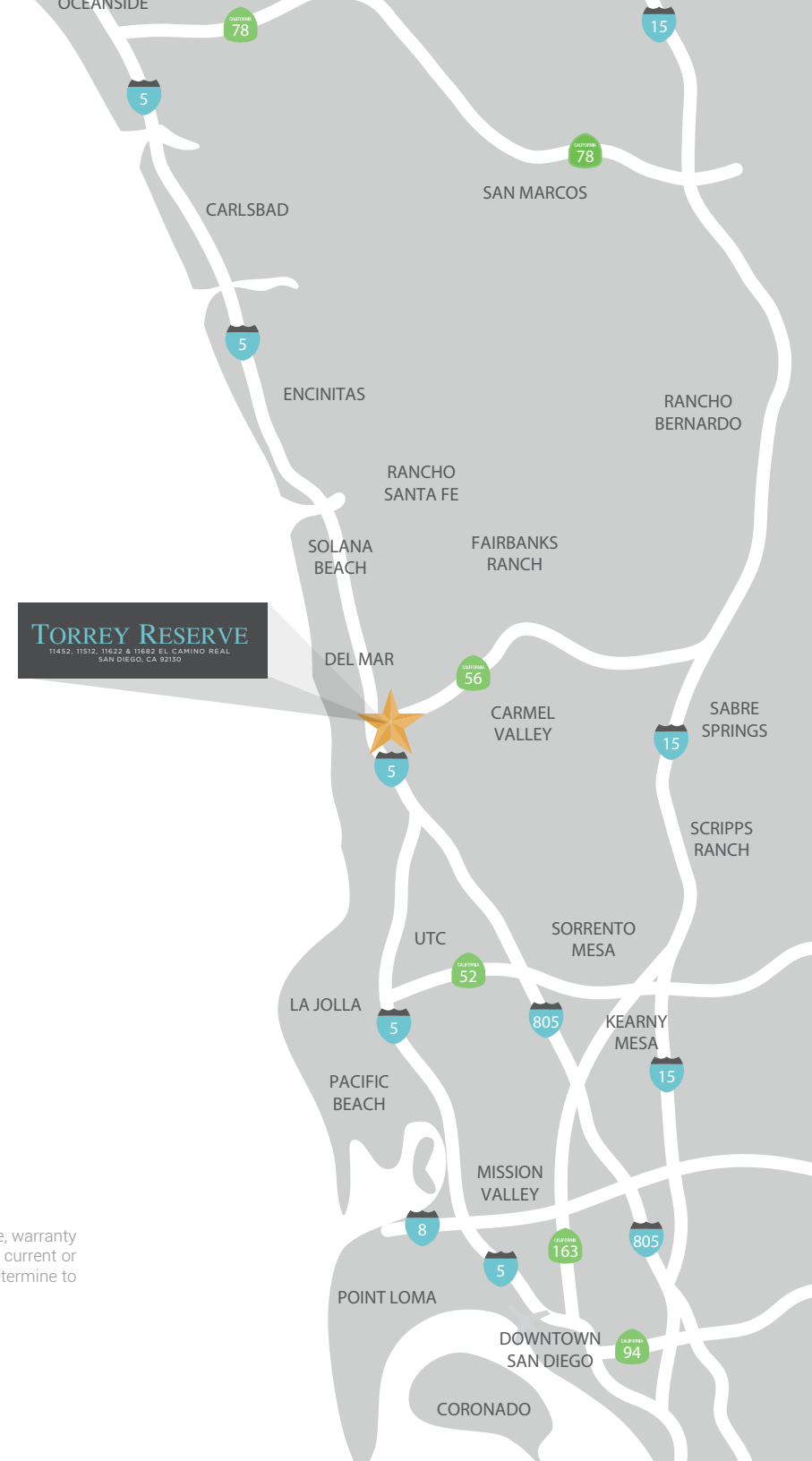
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