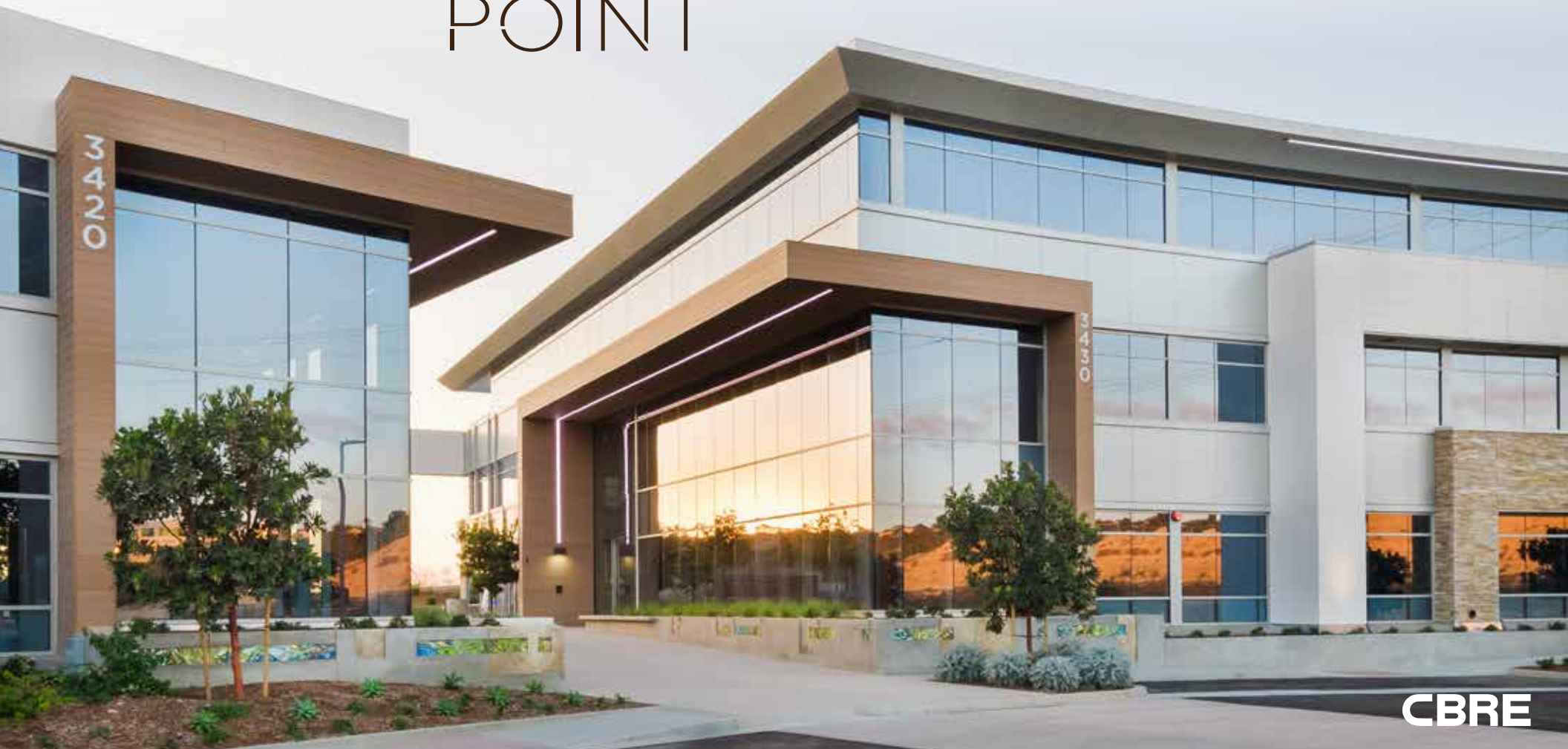


TORREY POINT



CBRE



**TWO-BUILDING
CLASS A OFFICE PROJECT**




**PANORAMIC PACIFIC OCEAN
& TORREY RESERVE VIEWS**



**LEED SILVER
CORE AND SHELL**

**AMERICAN
ASSETS
TRUST**

A photograph of a modern building's interior. On the left, a staircase with a wooden slat railing leads upwards. The walls are finished with light-colored wood paneling. Large glass windows and a glass entrance door are visible, offering a view of the outdoors. The floor is a light, polished material that reflects the light from the windows.

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CBRE



AMENITY-RICH
21ST CENTURY WORKPLACE

MODERN
SOPHISTICATED DESIGN





project
features



TORREY
POINT





ON-SITE BISTRO

**GYM WITH SHOWER AND
LOCKER FACILITIES**



**INDOOR/OUTDOOR COLLABORATIVE
GATHERING AREAS**

THIRD FLOOR BALCONIES



OUTDOOR WATER FEATURE

SECURE BIKE STORAGE



OUTDOOR FIRE PIT

**CLOSE PROXIMITY TO
FREEWAY AND COASTER**





4



availabilities

3430 Carmel Mountain Road

BUILDING A

Level 1	10,004 RSF
Level 2	2,627 RSF
Level 3	23,172 RSF

3420 Carmel Mountain Road

BUILDING B

Level 1 - Suite 100	6,000-12,402 RSF
Level 1 - Suite 150	4,808 RSF

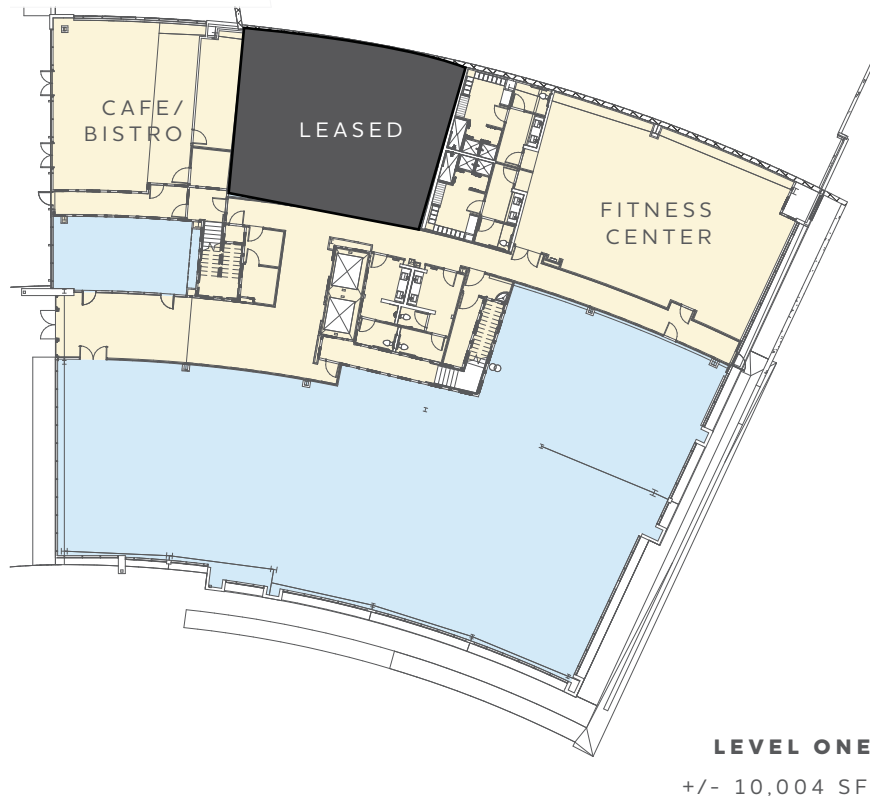


building A

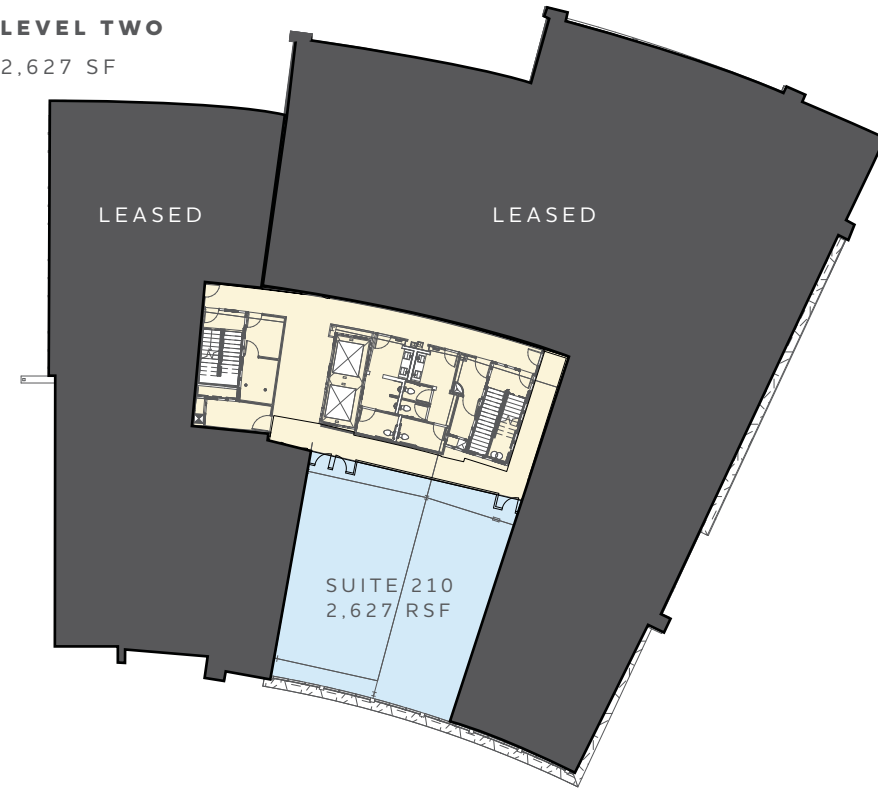
shell floor plans

3430 Carmel Mountain Road

6



LEVEL TWO
2,627 SF



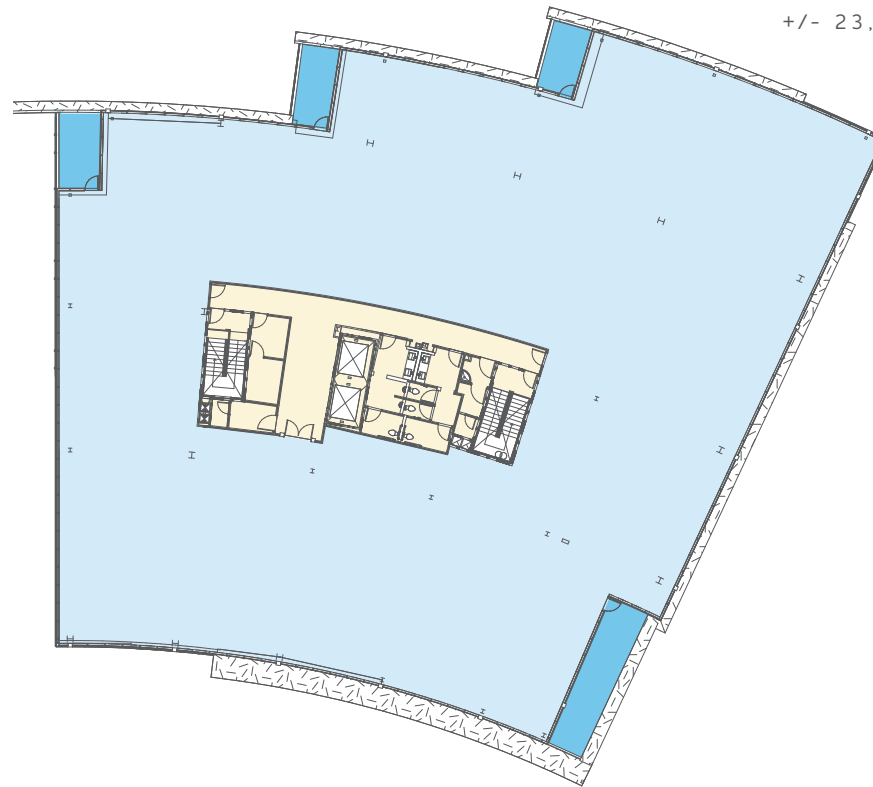
building A

shell floor plans

3430 Carmel Mountain Road

LEVEL THREE

+/- 23,172 SF



building B

2 levels
3420 Carmel Mountain Road

building A

3 levels
3430 Carmel Mountain Road



area amenities

TORREY RESERVE

- 1 Ruth's Chris Steakhouse
- 2 Pacific Café
- 3 Ken Sushi
- 4 Kabob Lounge
- 5 California Bank and Trust
- 6 Bright Horizons Day Care

VALLEY CENTRE

- 1 San Diego Marriott Del Mar
- 2 Residence Inn Marriott
- 3 DoubleTree Del Mar
- 4 Hampton Inn
- 5 Torrey Pines Bank
- 6 Taco Bell
- 7 Carmel Valley Shell
- 8 Arterra Restaurant
- 9 Tio Leo's

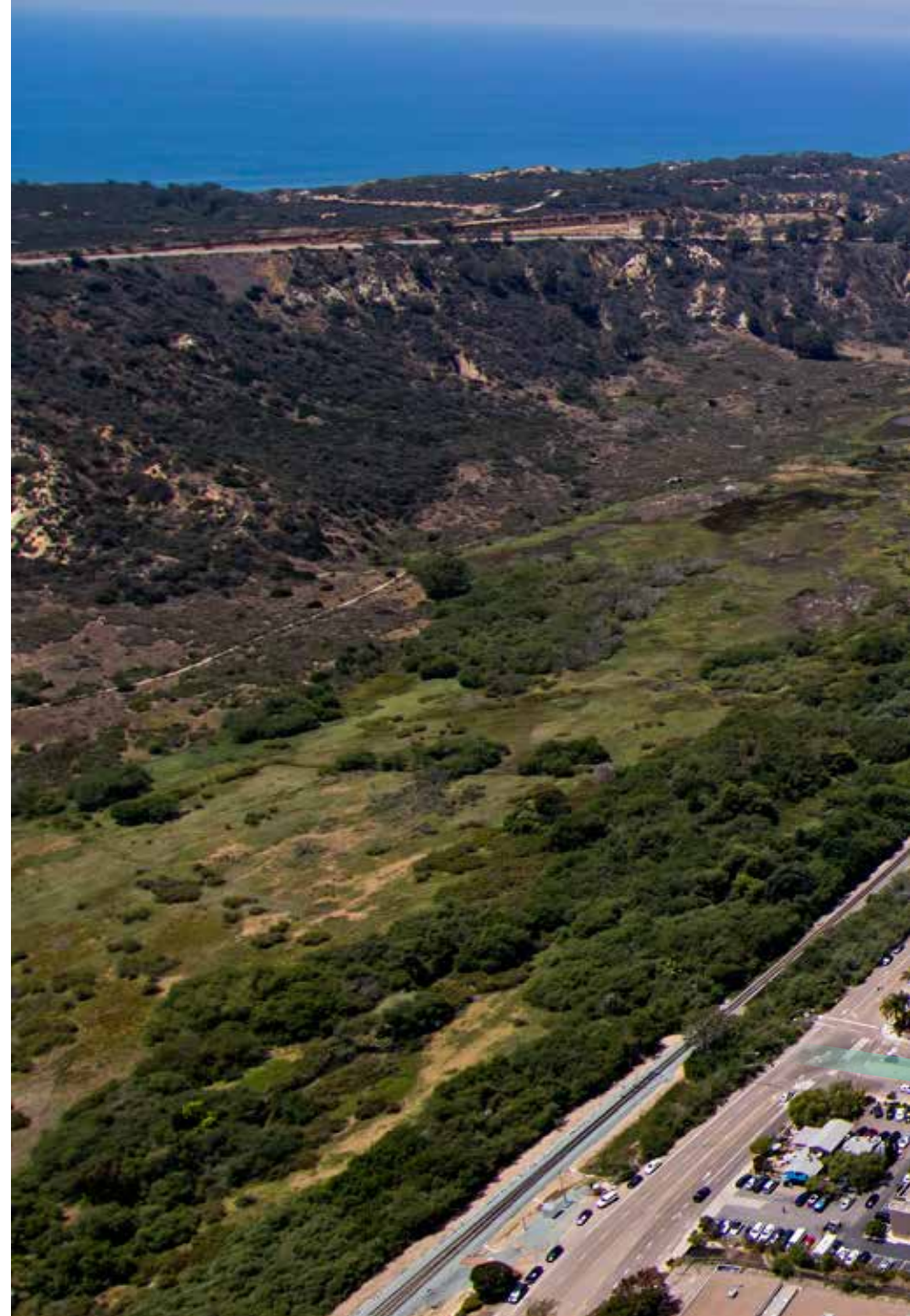
PIAZZA CARMEL

- 1 Starbucks
- 2 Souplantation
- 3 Mission Federal Credit Union
- 4 Vons
- 5 Subway
- 6 Baskin Robbins
- 7 Postal Annex
- 8 Chipotle
- 9 Panda Express
- 10 Wells Fargo
- 11 Villa Capri
- 12 Ace Hardware

CARMEL MOUNTAIN RD

- 1 Corner House Cafe & Pizzeria
- 2 Caliente Mexican Food
- 3 Inspired Movement Dance & Performing Arts
- 4 Launchbox

10





COASTER

**COMMUTER
TRAIN LINE**

**CARMEL
VALLEY RD**

**TORREY
RESERVE**

**VALLEY
CENTRE**

**PIAZZA
CARMEL**



**205,000
CARS DAILY**

**CALIFORNIA
56**

**EL CAMINO
REAL**

**CARMEL
MOUNTAIN RD**





TORREY PINES STATE
NATURAL RESERVE & BEACH

TORREY PINES
GOLF COURSE

CALIFORNIA
56

5



ownership

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.

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TORREY
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