

# 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

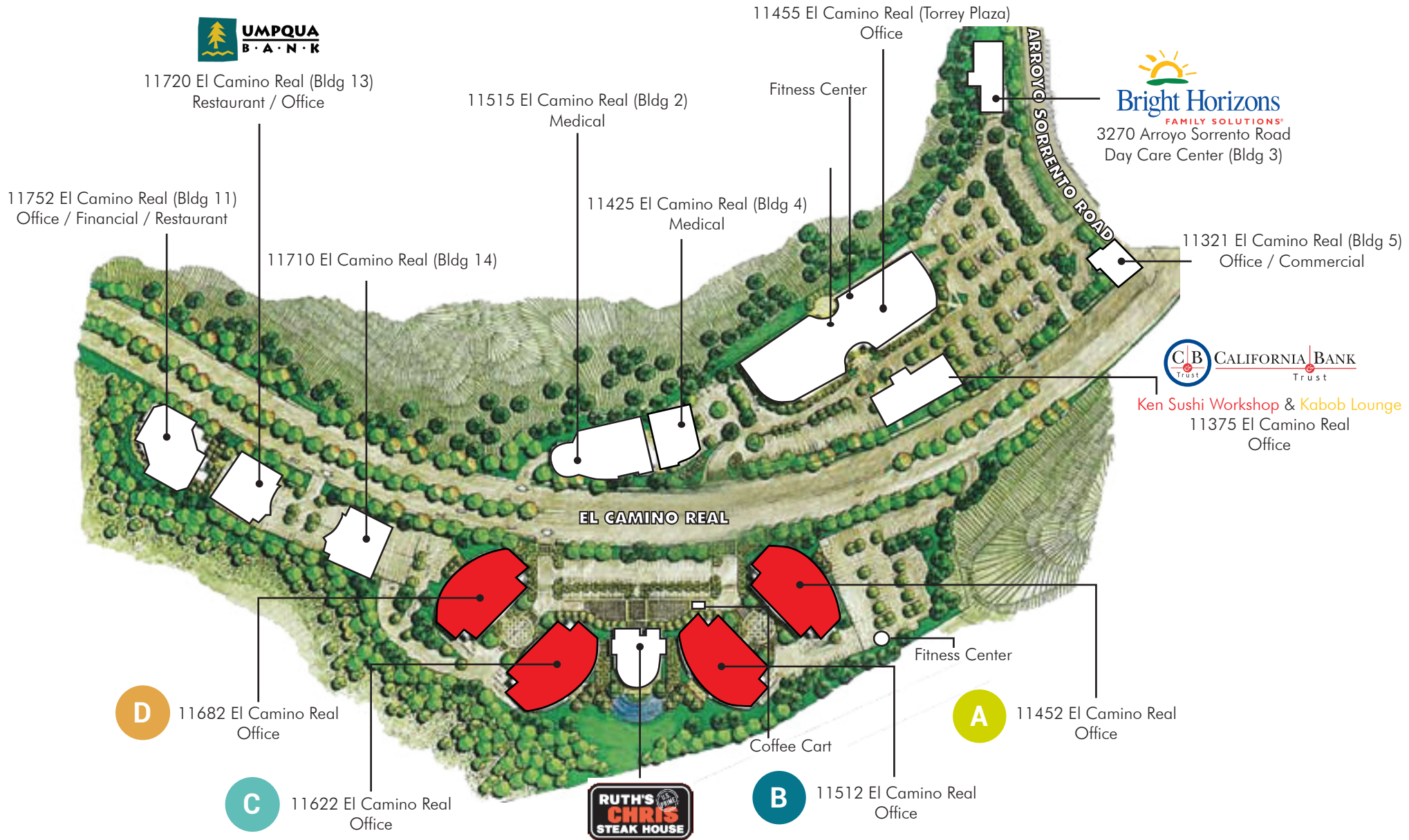
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**CBRE**

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# PORTFOLIO AMENITIES



Ruth's Chris Steakhouse



Bright Horizons Daycare Center



Cyclebar Cafe



On-site Restaurants + Retail

# AVAILABILITIES

**A**

**11452 EL CAMINO REAL**

SUITE	SIZE	AVAILABILITY	LEASE RATE	DESCRIPTION
100	6,888 RSF	10/1/2019	\$4.25/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	\$4.65/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	10/1/2019	\$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: \$4.25/RSF/Mo + E

Available: 10/1/2019



## FOR MORE INFORMATION CONTACT

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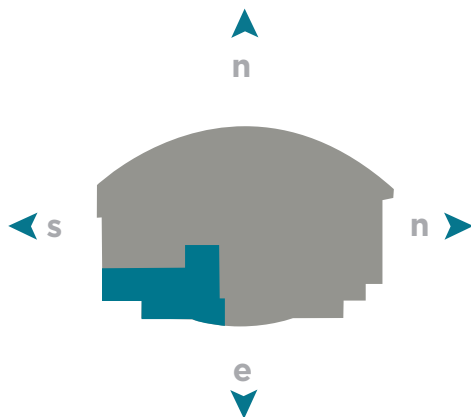
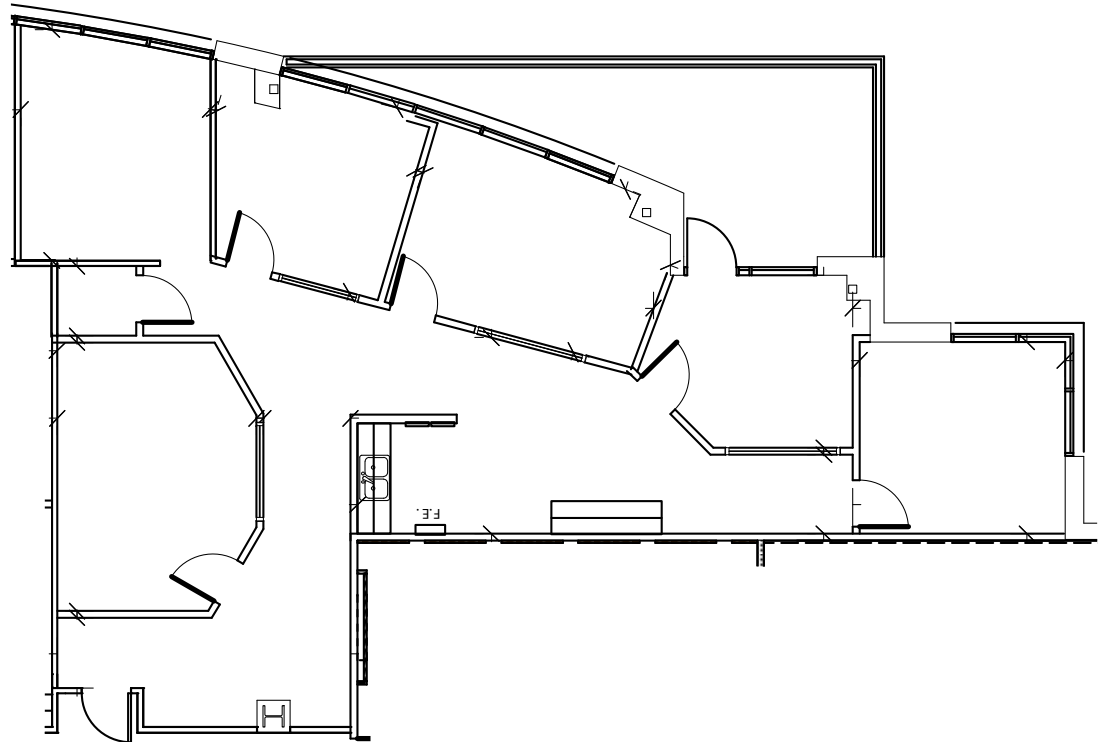
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11512 El Camino Real

Suite 360: 1,821 RSF

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

Available: 90 Days Notice



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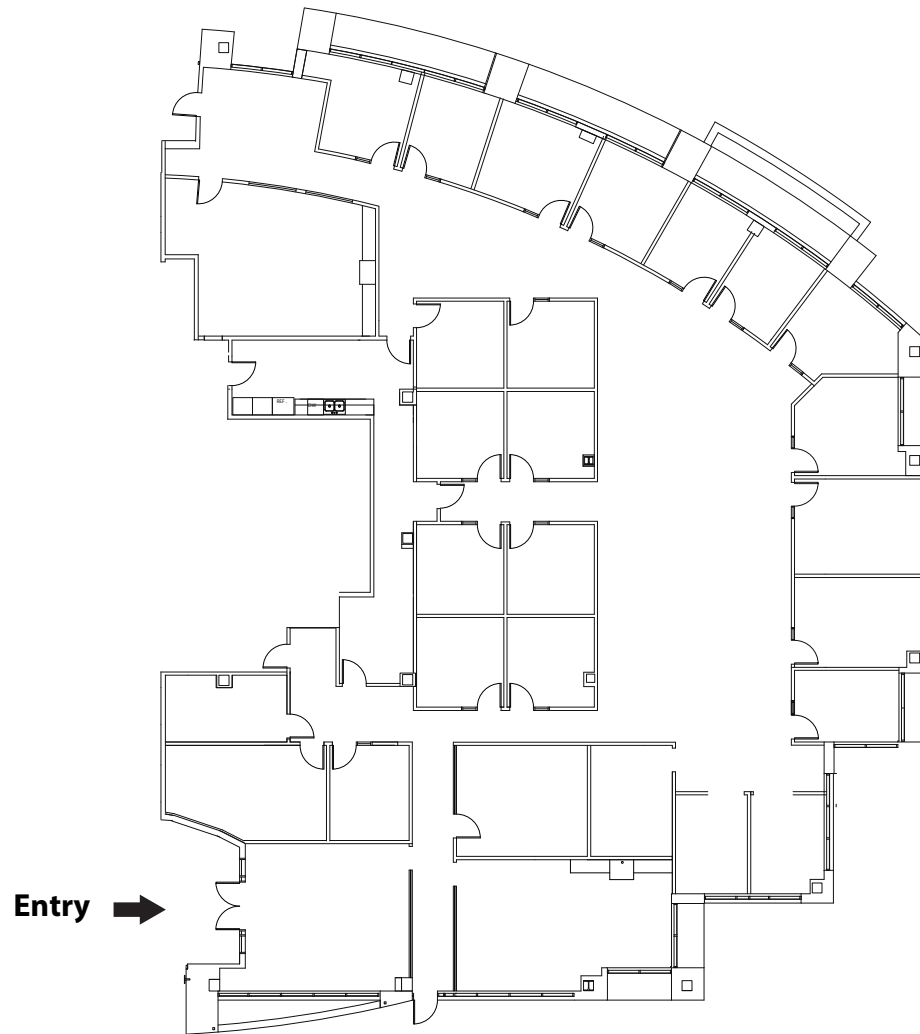
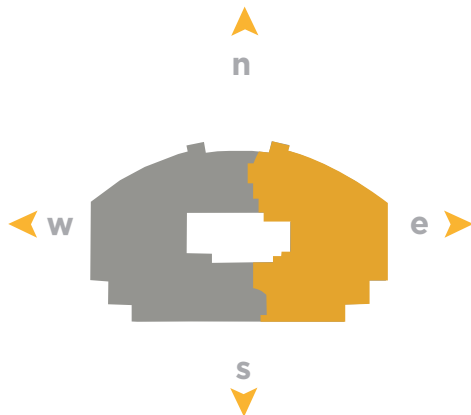
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11682 El Camino Real

Suite 100: 9,041 RSF

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

Available: 10/1/2019



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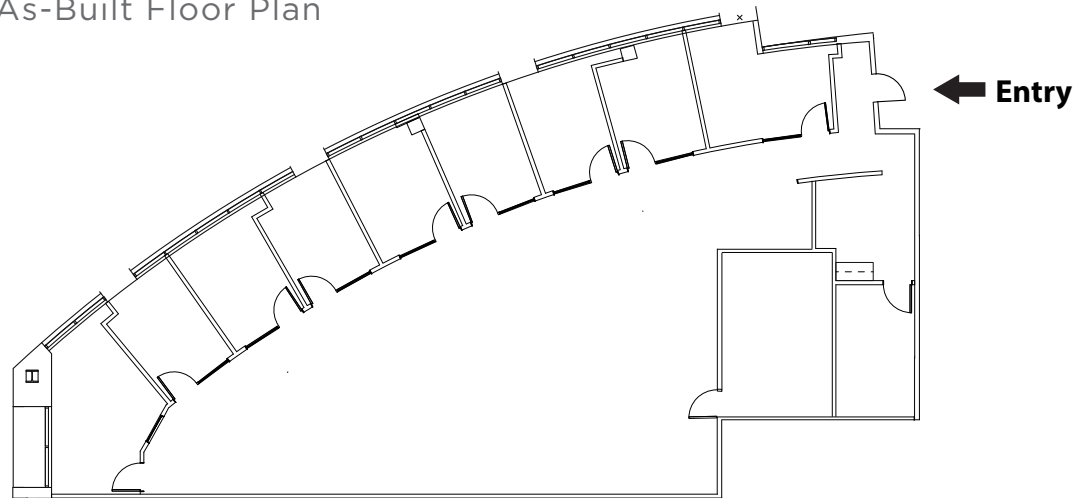
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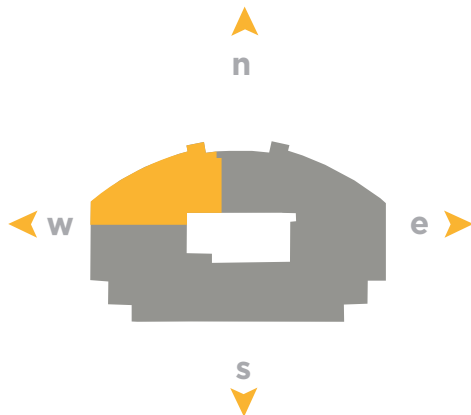
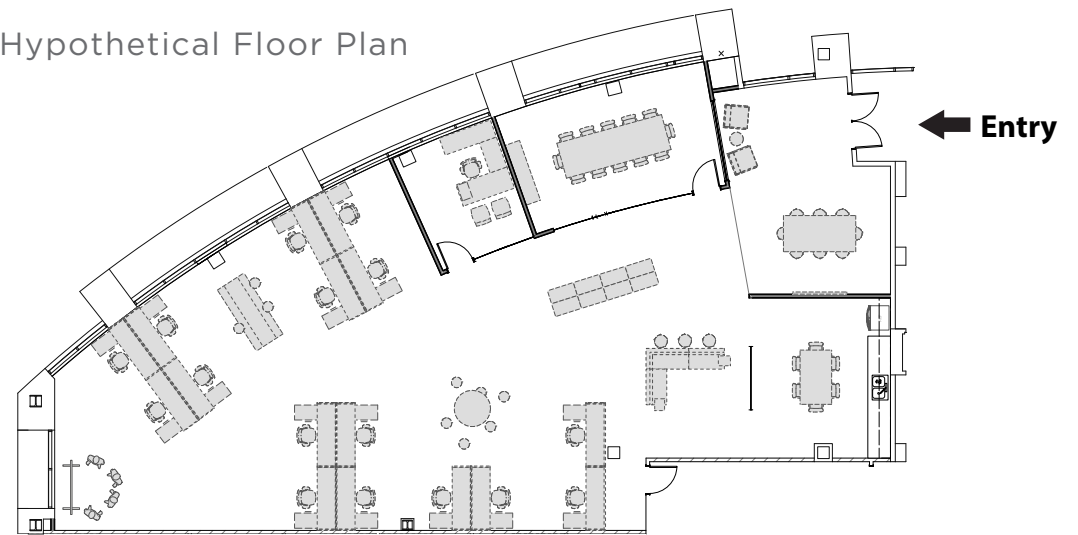
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As-Built Floor Plan



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

Hypothetical Floor Plan



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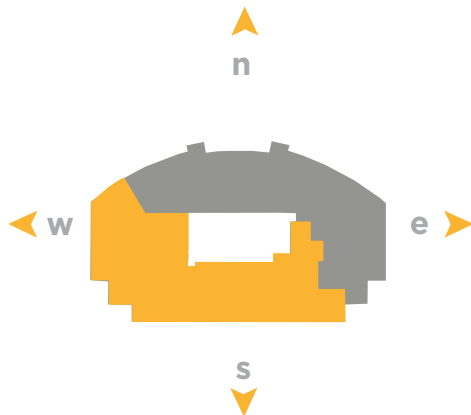
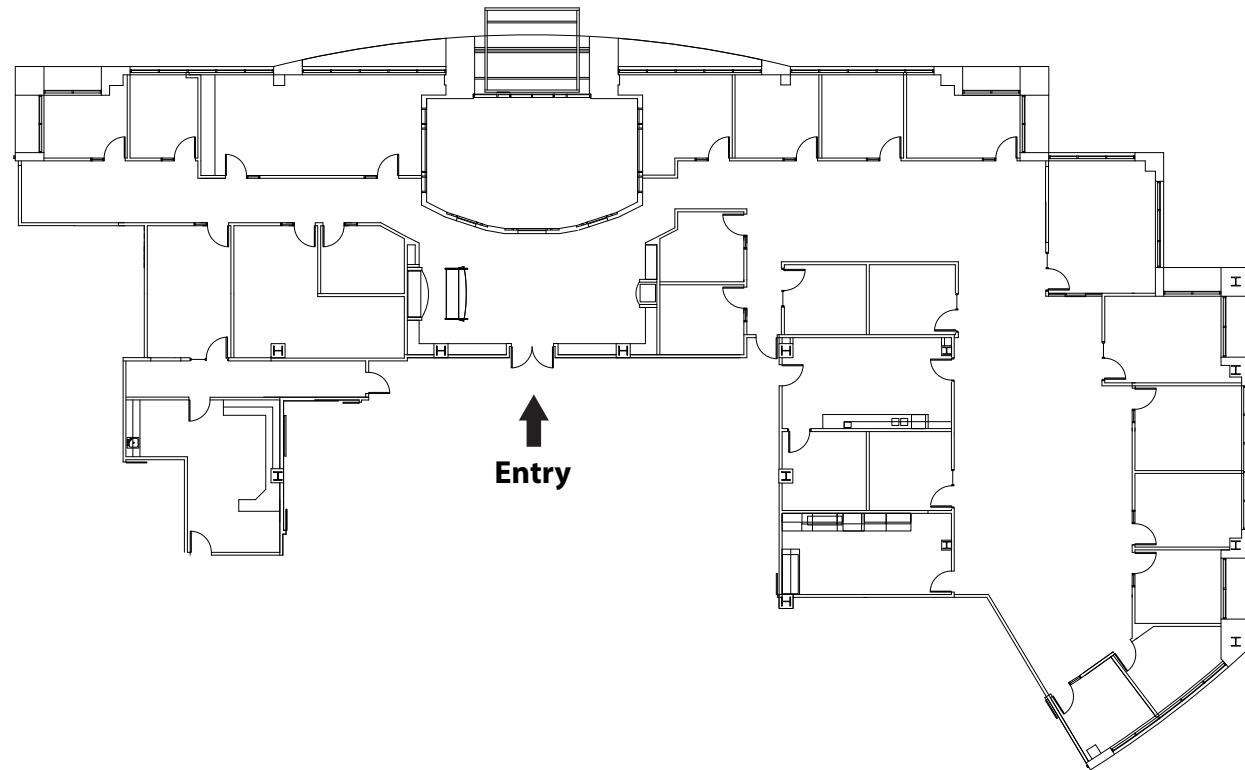
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11682 El Camino Real

Suite 200: 9,911 RSF

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

Available: Immediately



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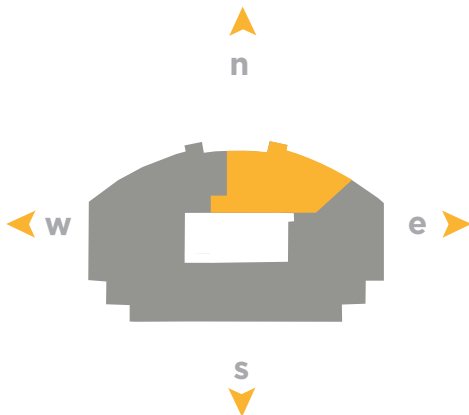
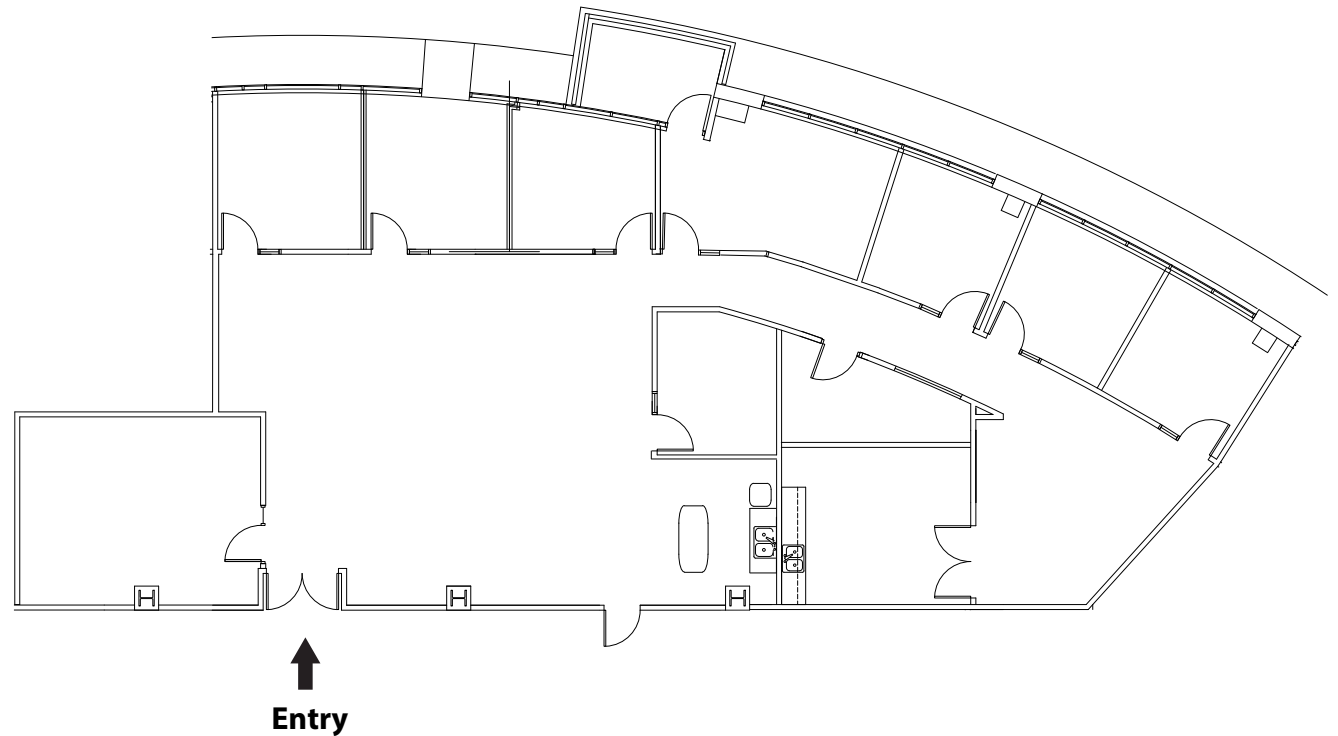
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11682 El Camino Real

Suite 255: 3,981 RSF

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

Available: 10/1/2019



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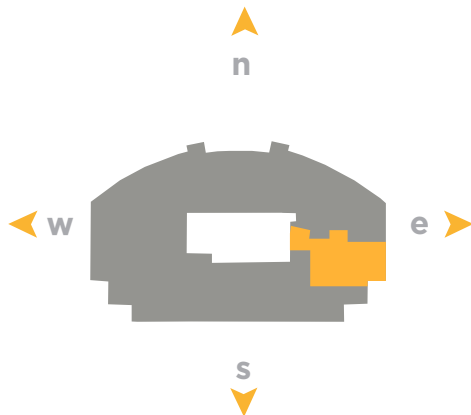
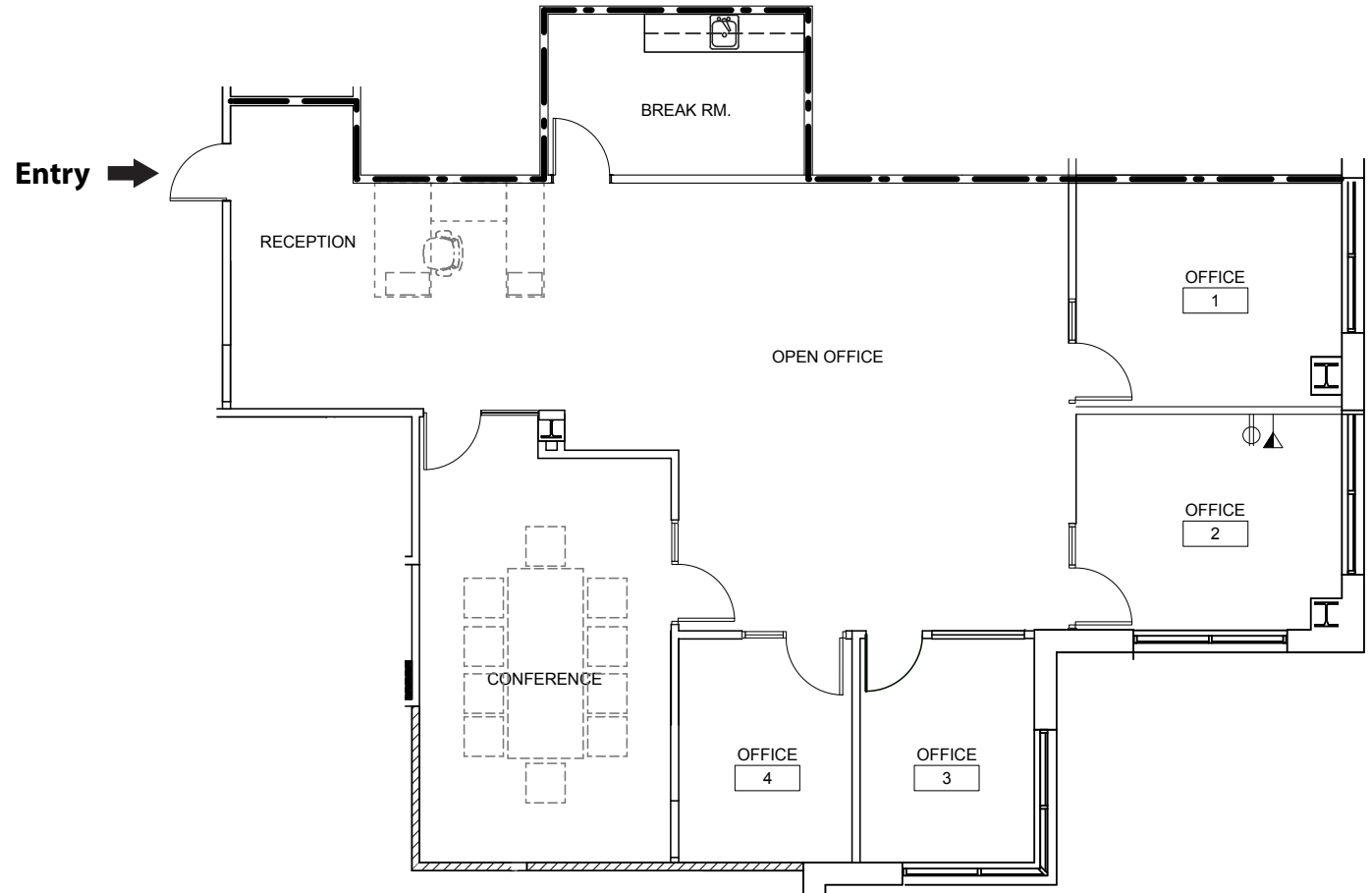
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11682 El Camino Real

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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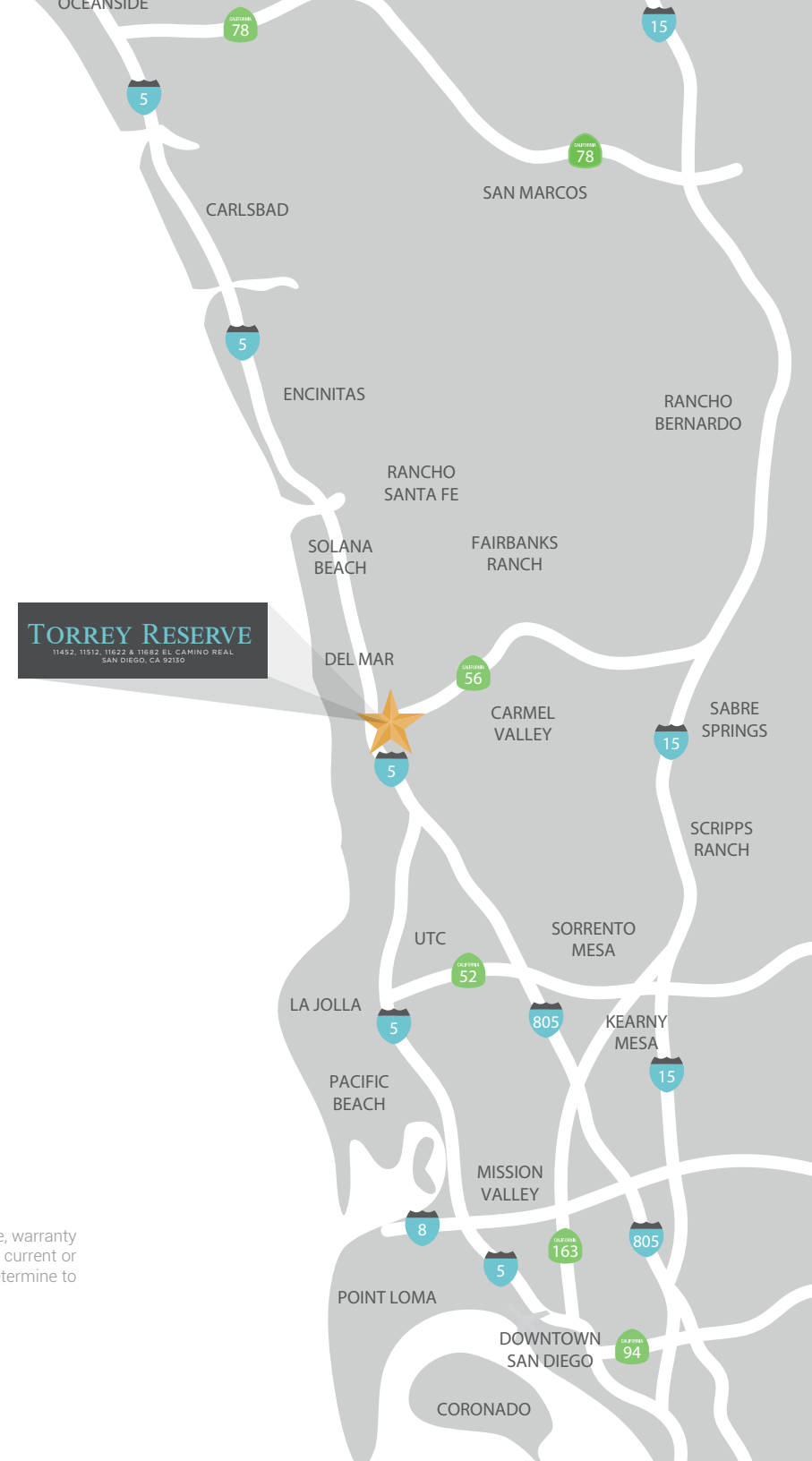
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