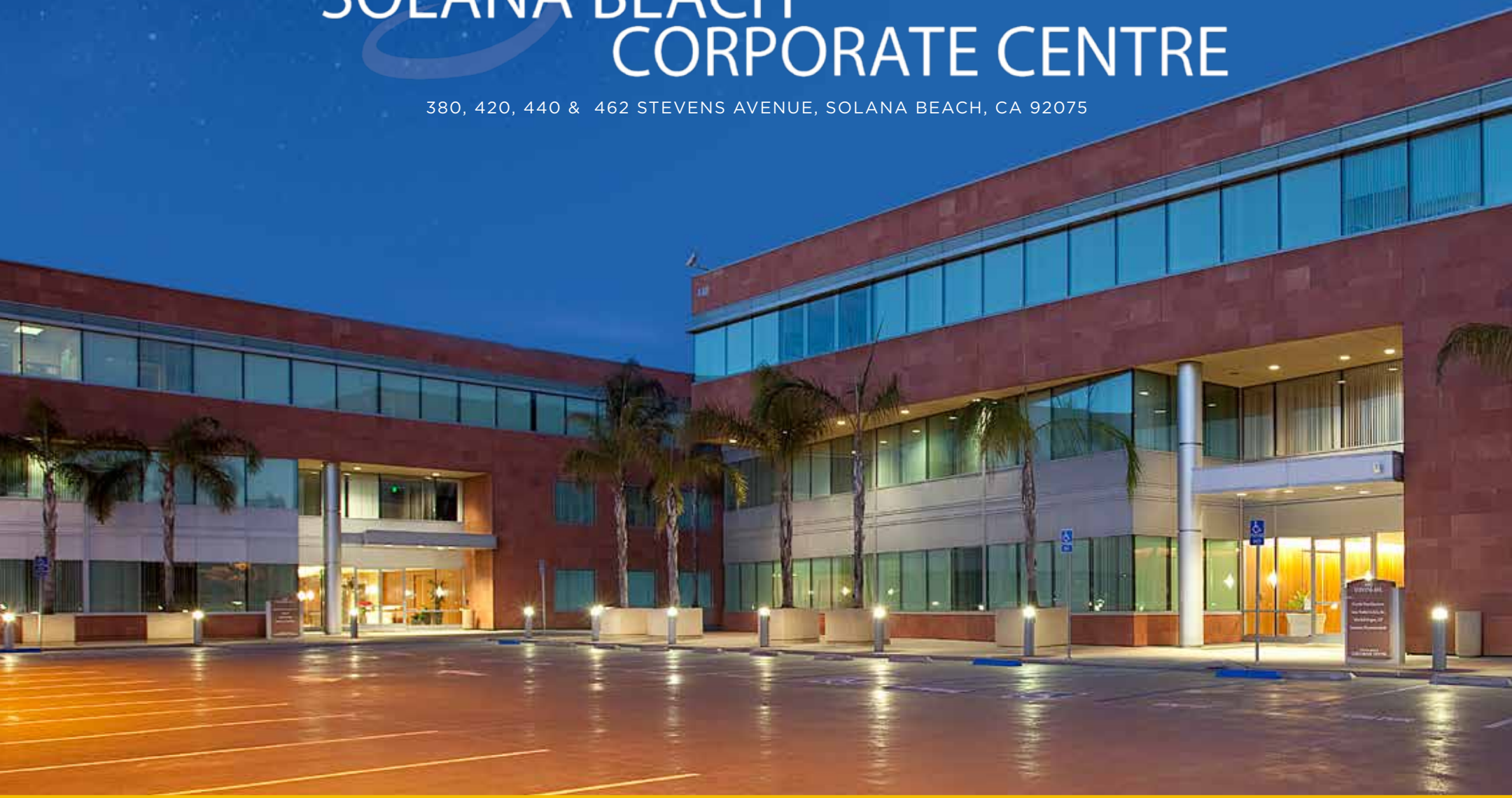


SOLANA BEACH CORPORATE CENTRE

380, 420, 440 & 462 STEVENS AVENUE, SOLANA BEACH, CA 92075



CBRE

CLASS A | OFFICE SPACE FOR LEASE


AMERICAN
ASSETS
TRUST 





SOLANA BEACH CORPORATE CENTRE

380, 420, 440 & 462 STEVENS AVENUE, SOLANA BEACH, CA 92075

- Four-building, Class A coastal office campus totaling approximately 212,122 SF
- Amenity rich campus with on-site fitness center, shower and locker facilities, outdoor dining areas and subterranean parking
- Free WiFi in courtyards, lobbies, fitness center, and food court
- 4/1,000 USF parking ratio (approximately 30% secured and covered)
- Fiber optics available via Cox, AT&T, and Time Warner Cable
- Extensive glass line with private balconies in select suites
- Energy Star Certified 
- Walking distance to Solana Beach Towne Centre with nearly 250,000 SF of retail amenities
- Close proximity (~ 1 mile) to Solana Beach Coaster Station, Cedros Shopping District, Fletcher Cove Park and the Pacific Ocean
- Direct access to Interstate 5 via Lomas Santa Fe or Via De La Valle exits
- Seaside community adjacent to Del Mar, Cardiff by the Sea and Rancho Santa Fe
- Electric vehicle charging stations

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CBRE



TORREY PINES / LA JOLLA



CARMEL VALLEY



DEL MAR HEIGHTS



DEL MAR FAIRGROUNDS AND RACETRACK

VIA DE LA VILLE

STEVENS AVENUE

GENEVIEVE STREET

SOLANA BEACH CORPORATE CENTRE

2

1

LOMA SANTA FE PLAZA SHOPPING CENTER

SAN ANDRES DRIVE

MARINE VIEW AVENUE

VONS



PIZZA NOVA

Habit

LOMAS SANTA FE DRIVE

SANTA HELENA



STAPLES

FISH DISTRICT



SOUTH SOLANA HILLS DRIVE

CVS pharmacy



HENRY'S

LOMAS SANTA FE DRIVE



COASTER 1 mile →

1. Solana Beach Towne Centre

Anchor Stores

BevMo
CVS Pharmacy
Dixieline
Kahoots Pet Store
Marshalls
Sprouts Farmers Market
Staples

Restaurant & Specialty Food:

Carl's Jr.
Ember & Still
Fish District Eatery
Jamba Juice
Panda Express
Panera Bread
Which Wich Superior Sandwiches

Specialty:

Music Mart
Sun Diego Boardshops

Health & Beauty:

The Bar Method
Blink Lash Boutique
Del Mar Eyecare
Diamond Nails & Spa
European Wax Center
GNC

Kamay Beauty
Massage Envy
Orangetheory Fitness
ProfessioNails
Salon Mirror Mirror
Solana Beach Barber
Solana Family Dental
Supercuts

Services:

Anthony's Shoes
AT&T
Discount Tire
Jean's Tailoring

Kumon Learning Center
Mail Mania
Martinizing Dry Cleaning
Premiere Cleaners
SDCCU
Total Photo
Village Gifts and Engraving

Home Specialty:

Aaron Brothers
International Bath & Tile
West Coast Flooring
Wax & Whimsy Candles & Gifts



2. Lomas Santa Fe Plaza

Anchor Stores

Big 5 Sporting Goods
HomeGoods
Vons
We-R-Fabrics

Restaurants & Specialty Food:

Baskin Robbins
Einstein Bagels
The Habit Burger Grill
Jersey Mike's Subs
Pizza Nova
Primos Mexican Food
Samurai Restaurant

Home Specialty:

Craftsman Revival Home Furnishings
Fastframe

Health & Beauty:

24 Hour Fitness
About You Day Spa & Salon

Anu Rajasekaran, DMD
Float North County
Gaspar Physical Therapy
Glamour Nails
Salon LG
Solana Beach Family Optometry
Suite b. Salon
Synapse Advanced Audiology, Inc.

Services:

Bruce Levine Homes
City National Bank
Cosme Search, Inc.
Flanagan Educational Services
Gerrity Group
H&R Block
Hanley Construction
Lomas Santa Fe Cleaners
Mission Federal Credit Union
Postal Annex

Rancho Sante Fe Veterinary Hospital
SDAR
State Farm Insurance
Union Bank
Specialty:
All Star Dance
Arthur Murray Dance Studio
Gymboree Play & Music
Leo Hamel Fine Jewelers
N. Coast Repertory Theatre
Town & Country Varsity Room
U.S. Taekwondo Center





A

380 Stevens Ave.

B

420 Stevens Ave.

C

440 Stevens Ave.

D

462 Stevens Ave.



Stairwell Access
to Solana Beach
Town Centre



Outdoor Patio



Fitness Center

STEVENS AVENUE

AVAILABILITIES

A

SUITE	SIZE	AVAILABILITY	LEASE RATE	DESCRIPTION
380 STEVENS				
205	1,733 RSF	Immediately	\$3.35 / RSF / Mo + E	Future spec suite coming soon. Build-out to include reception, conference room, 2 private offices, open area for work stations, open break room, and storage/IT closet.
213	1,129 RSF	Immediately	\$3.35 / RSF / Mo + E	Future spec suite coming soon. Build-out to include large open area, 2 private offices, kitchenette, and storage room.
305	3,402 RSF	Immediately	\$3.35 / RSF / Mo + E	Future spec suite coming soon. Build-out to include reception, 2 private offices, conference room, open area for work stations, open break room, and access to private balcony.

B

420 STEVENS				
100	4,556 RSF	Immediately	\$3.95 / RSF / Mo + E	Future spec suite coming soon. Build-out to include reception, 7 private offices, open area for work stations, conference room, open break room, and storage/IT closet. Double door entry off main lobby.
120	4,037 RSF	Immediately	\$3.95 / RSF / Mo + E	Future spec suite coming soon. Build-out to include conference room, open area for workstations, open break room, and storage/IT room. Double door entry off main lobby.
150	4,956 RSF	Immediately	\$3.95 / RSF / Mo + E	Future spec suite coming soon. Build-out to include reception, 4 private offices, huddle room, conference room, open area for workstations, and open break/kitchen area. Potential for future roll-up door with direct access to outdoor patio area. Double door entry off main lobby.
330	2,798 RSF	Immediately	\$3.95 / RSF / Mo + E	Brand new spec suite. Reception, conference room, 3 private offices, work/break area, open area for workstations.

C

440 STEVENS				
175	3,875 RSF	Immediately	\$3.95 / RSF / Mo + E	New spec suite. Build-out includes reception, conference room, huddle room, open area for workstations, open break area, and storage/IT closet.

D

462 STEVENS				
104	1,272 RSF	Immediately	\$3.35 / RSF / Mo + E	Brand new spec suite. 3 window line private offices and large open workstation area/reception. Access to private patio.
106	1,563 RSF	Immediately	\$3.35 / RSF / Mo + E	Brand new spec suite. Reception, conference room, 1 private office, open area for workstations, open work/break area, and storage/IT closet. Potential for future roll-up door with access to courtyard area.
301	778 RSF	5/1/2019	\$3.35 / RSF / Mo + E	One private office with open area for workstations and reception.
309	1,465 RSF	30 Days Notice	\$3.35 / RSF / Mo + E	Current build out includes reception, four private offices, work room, and storage room.

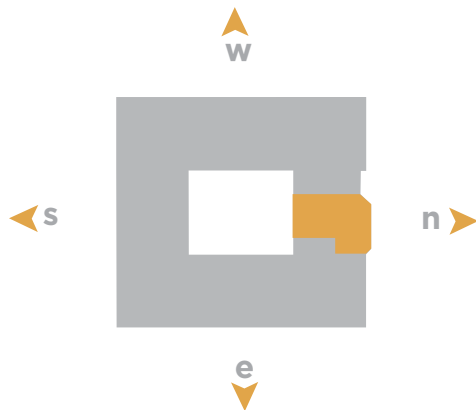
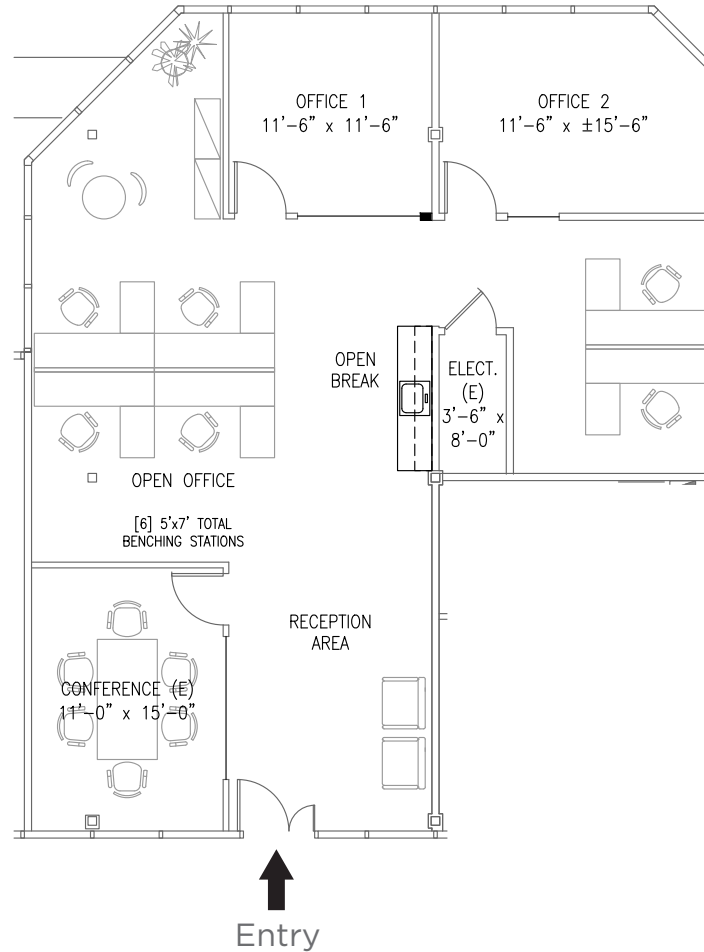
Future Spec Suite Plan (Under Construction)

380 Stevens Avenue

Suite 205: 1,733 RSF

Lease Rate: \$3.35 / RSF / Mo + E

Available: Immediately



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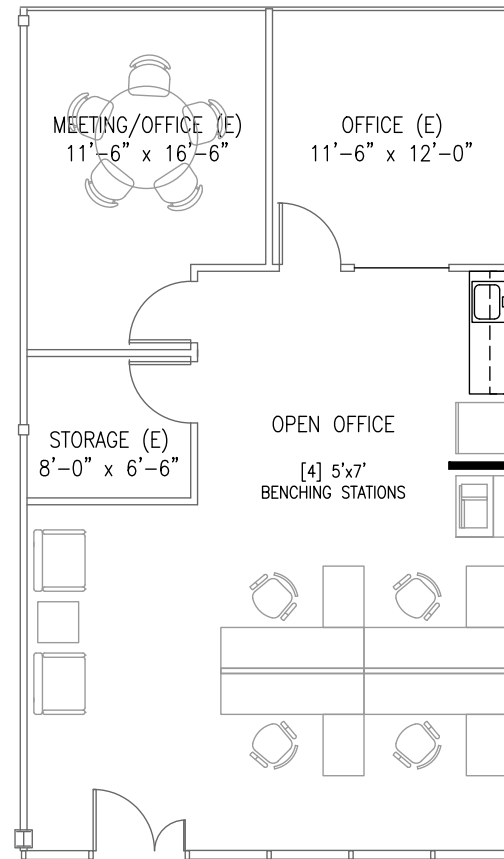
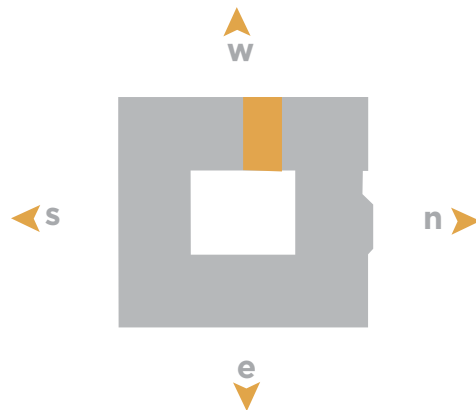
Future Spec Suite Plan (Under Construction)

380 Stevens Avenue

Suite 213: 1,129 RSF

Lease Rate: \$3.35 / RSF / Mo + E

Available: Immediately



Entry

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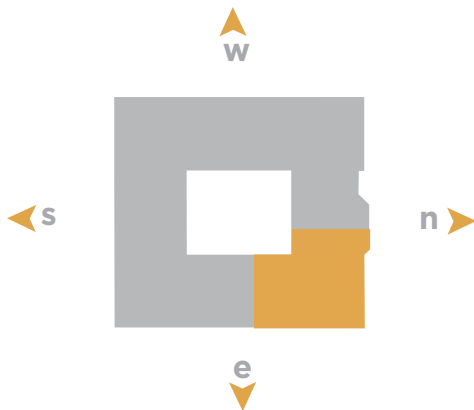
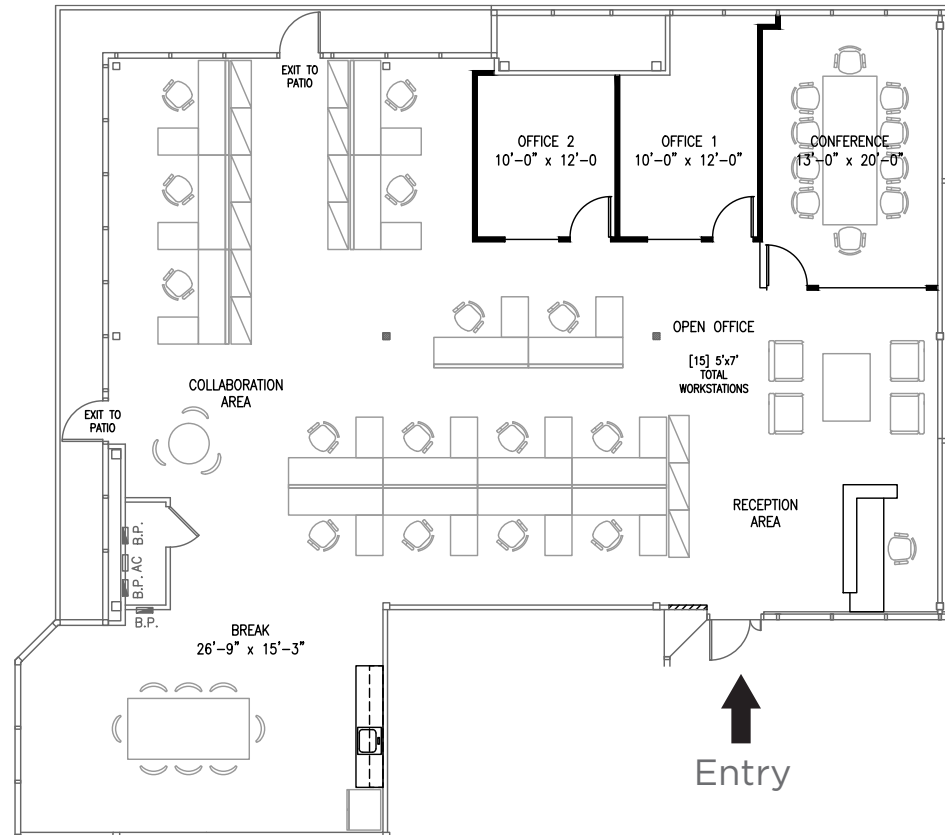
Future Spec Suite Plan (Under Construction)

380 Stevens Avenue

Suite 305: 3,402 RSF

Lease Rate: \$3.35 / RSF / Mo + E

Available: Immediately



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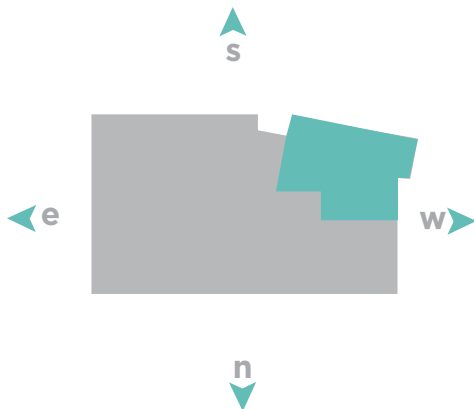
Future Spec Suite Plan (Under Construction)

420 Stevens Avenue

Suite 100: 4,556 RSF

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

Available: Immediately



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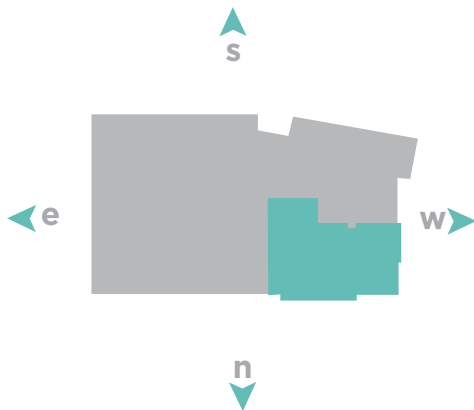
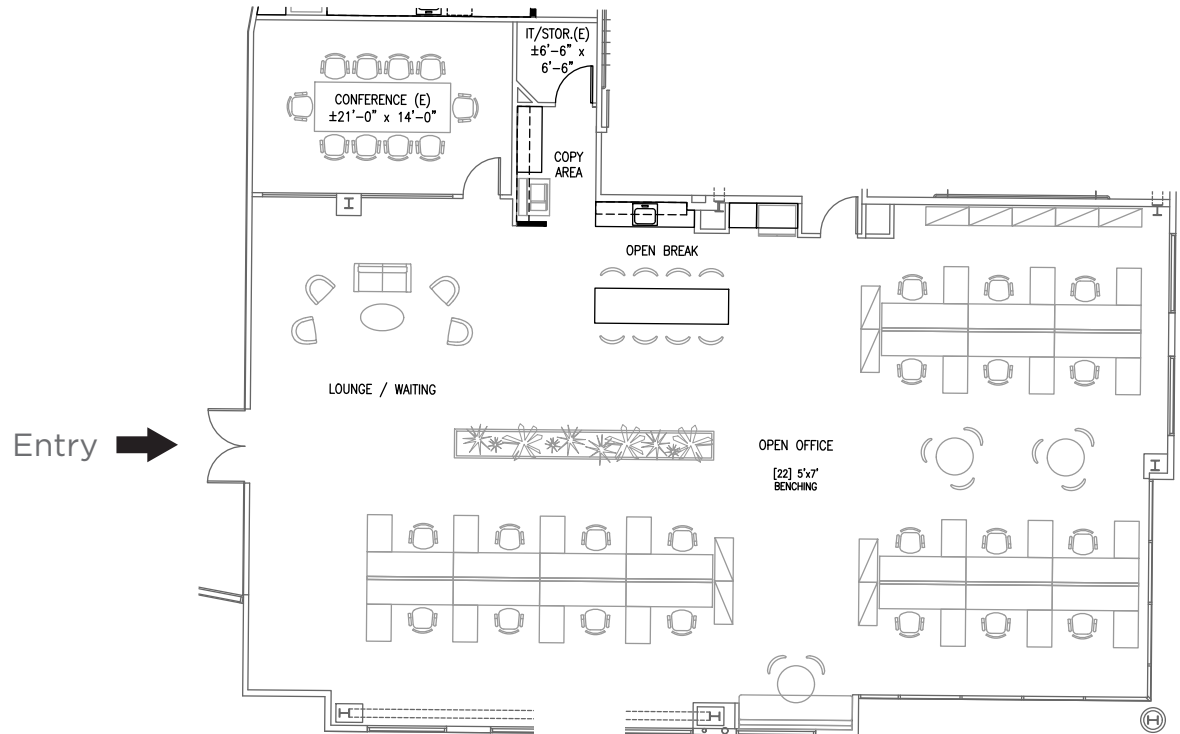
Future Spec Suite Plan (Under Construction)

420 Stevens Avenue

Suite 120: 4,037 RSF

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

Available: Immediately



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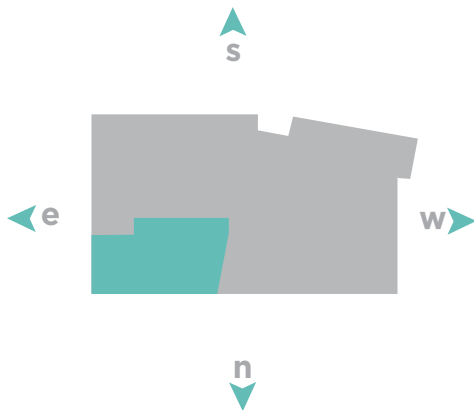
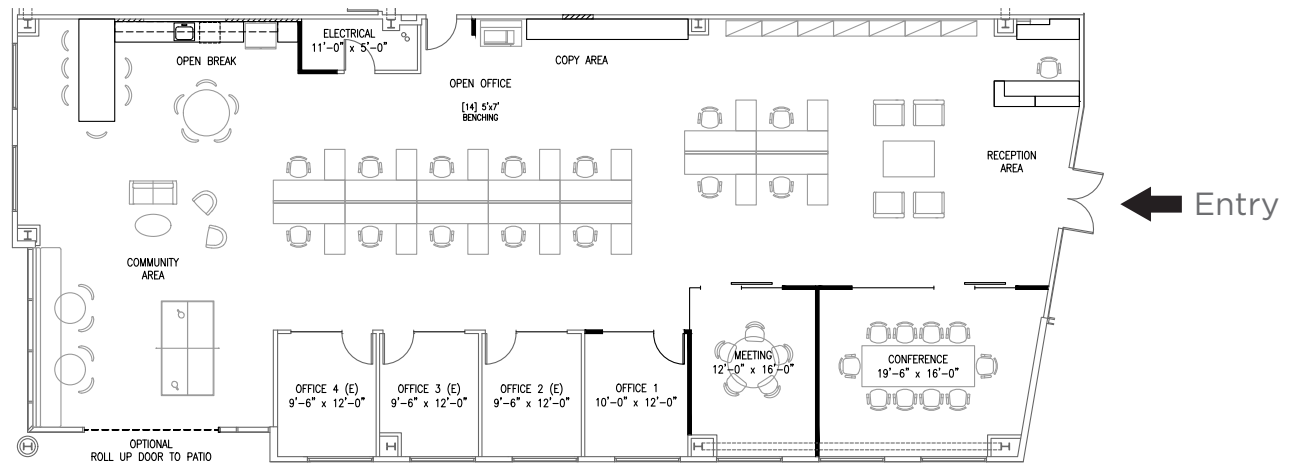
Future Spec Suite Plan (Under Construction)

420 Stevens Avenue

Suite 150: 4,956 RSF

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

Available: Immediately



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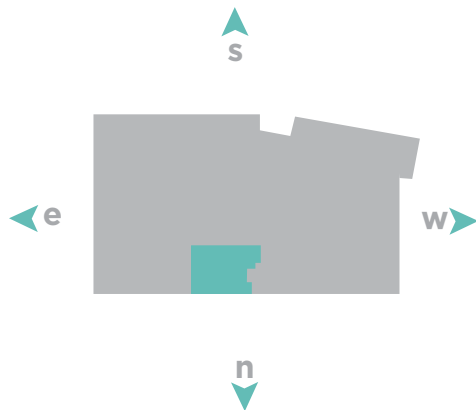
Ryan Egli
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420 Stevens Avenue

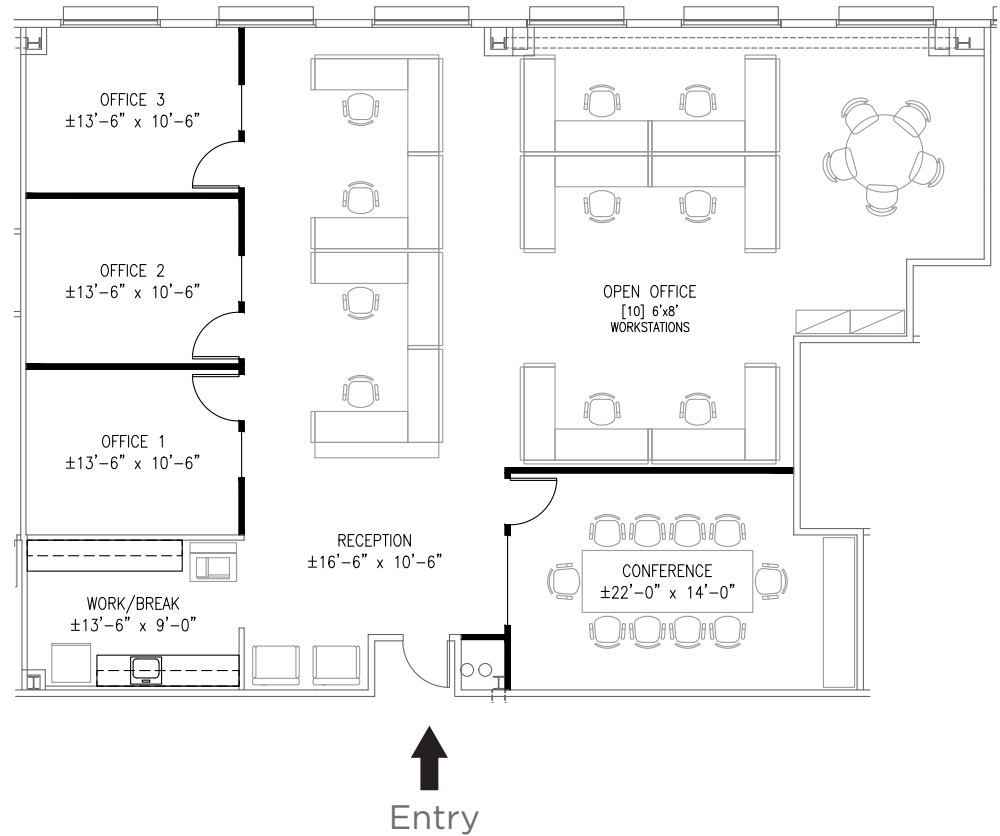
Suite 330: 2,798 RSF

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

Available: Immediately



Brand New Spec Suite/As-Built



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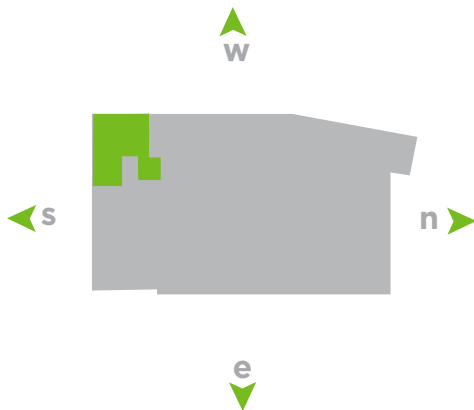
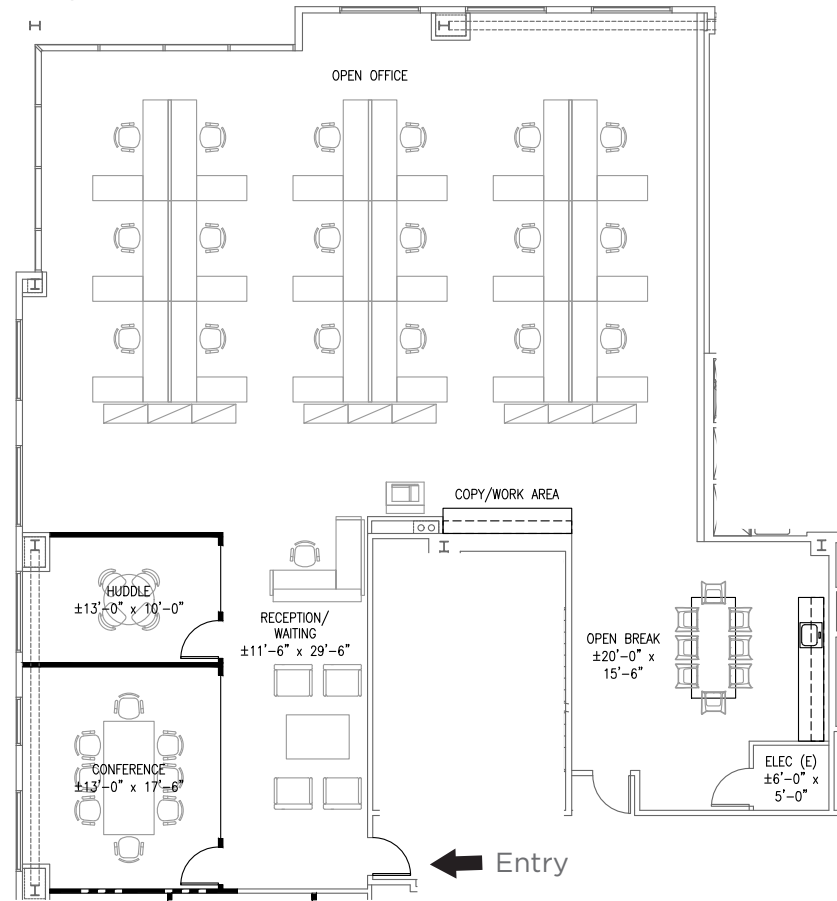
Brand New Spec Suite/As-Built

440 Stevens Avenue

Suite 175: 3,875 RSF

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

Available: Immediately



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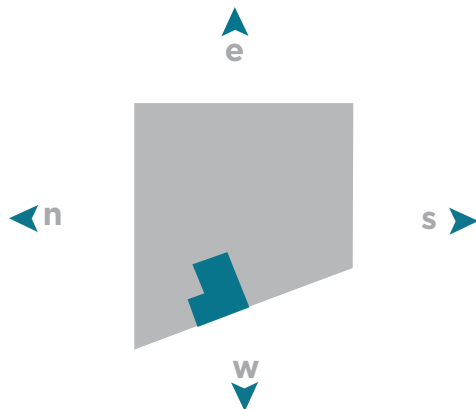
Ryan Egli
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462 Stevens Avenue

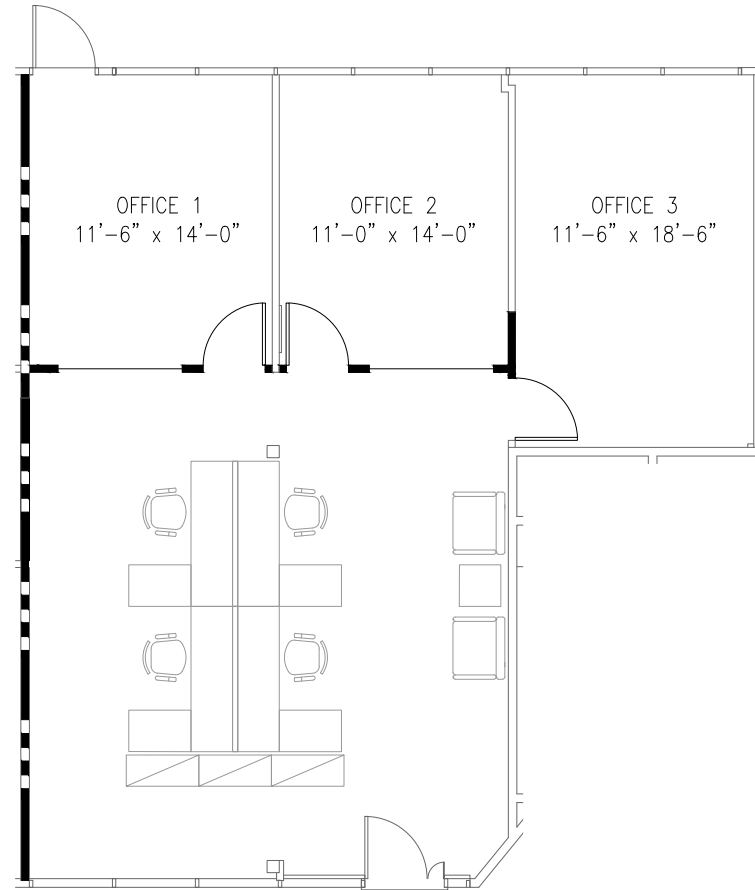
Suite 104: 1,272 RSF

Lease Rate: \$3.35 / RSF / Mo + E

Available: Immediately



Brand New Spec Suite/As-Built



↑
Entry

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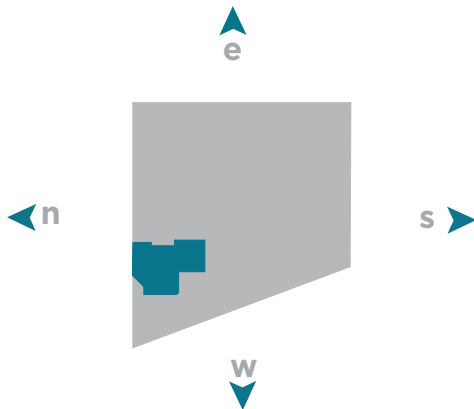
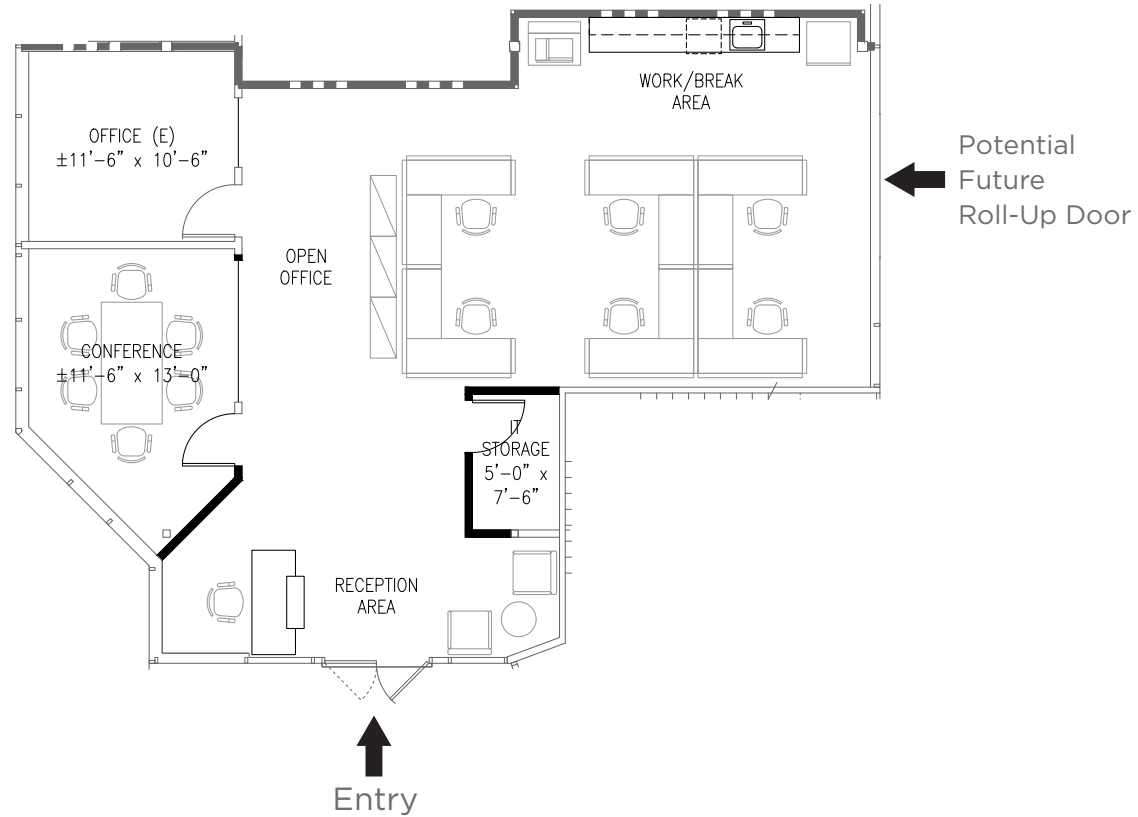
Brand New Spec Suite/As-Built

462 Stevens Avenue

Suite 106: 1,563 RSF

Lease Rate: \$3.35 / RSF / Mo + E

Available: Immediately



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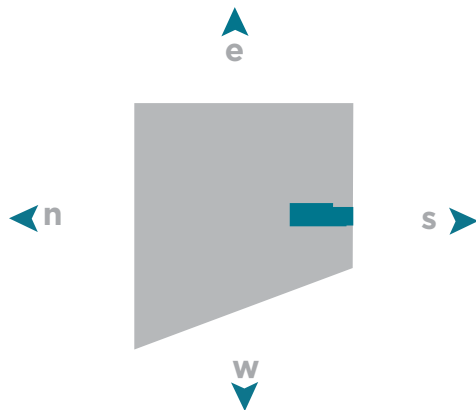
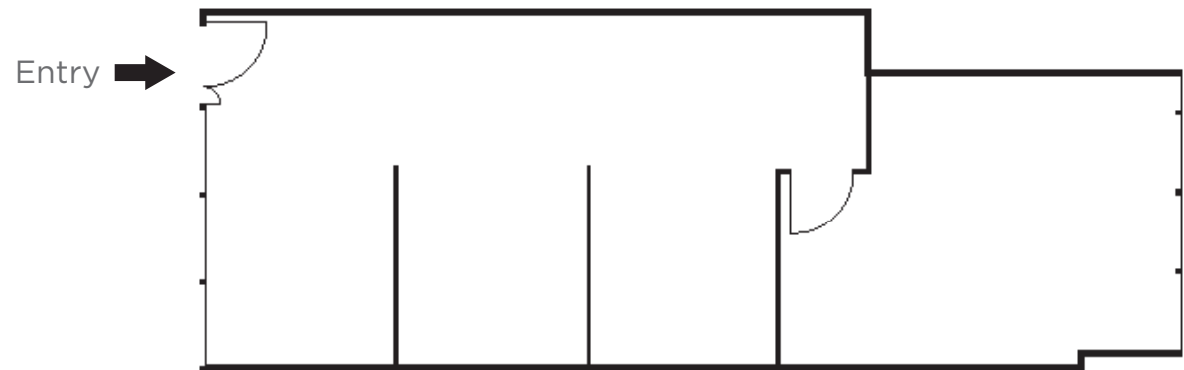
462 Stevens Avenue

Suite 301: 778 RSF

Lease Rate: \$3.35 / RSF / Mo + E

Available: 5/1/2019

As-Built



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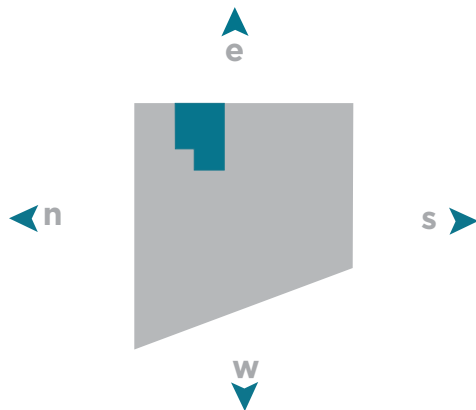
ryan.egli@cbre.com

462 Stevens Avenue

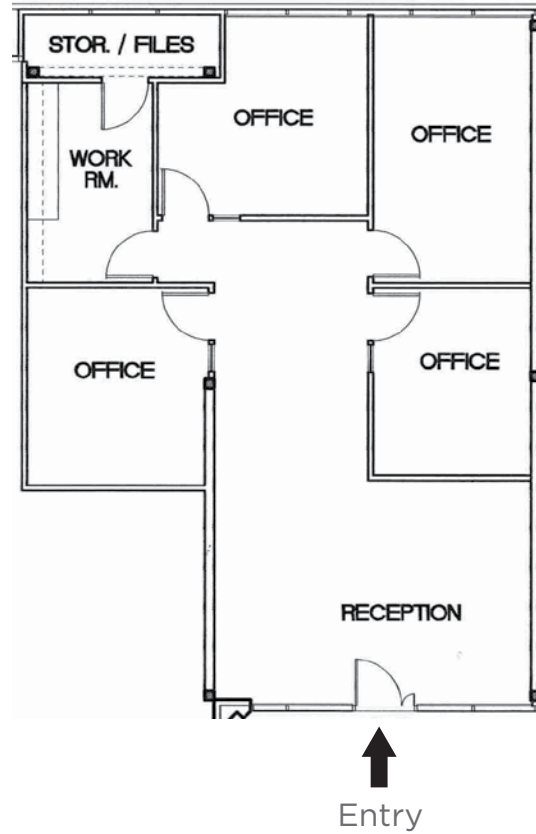
Suite 309: 1,465 RSF

Lease Rate: \$3.35 / RSF / Mo + E

Available: 30 Days Notice



As-Built



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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, 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, 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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