

CLASS A
OFFICE SPACE
FOR LEASE

TORREY
PLAZA

11455 EL CAMINO REAL
SAN DIEGO, CA 92130

CBRE

AMERICAN
ASSETS
TRUST 

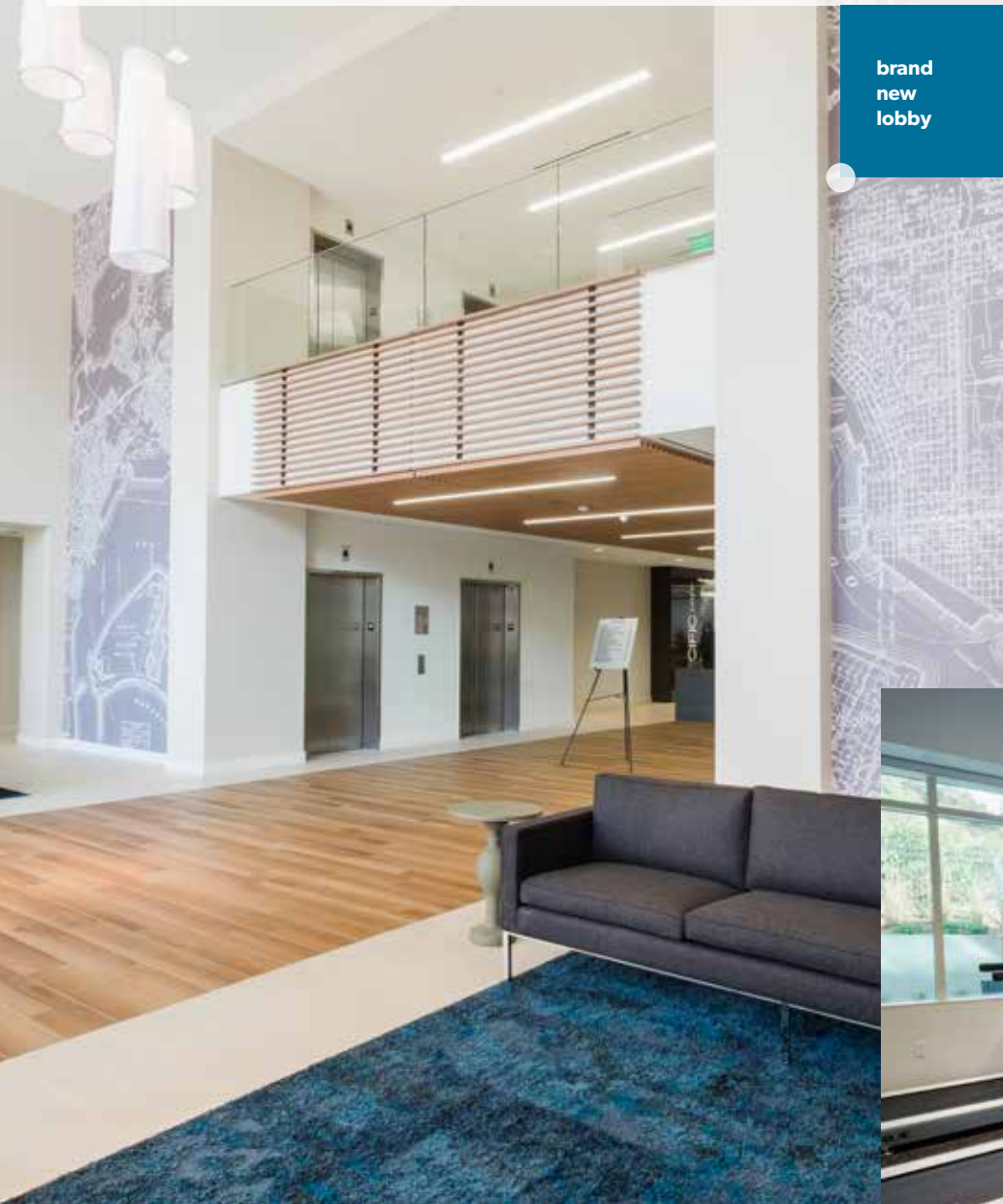
PROJECT OVERVIEW/SITE MAP



BUILDING RENOVATIONS COMPLETE



upgraded
atriums



brand
new
lobby



renovated
Pacific Cafe
with outdoor
seating



expanded and upgraded
indoor/outdoor fitness
center with showers
and lockers

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Torrey Plaza consists of three and four floors totaling approximately 155,000 SF. Each floor offers an abundance of glass line with views of the Pacific Ocean, Torrey Reserve and bluffs to the east. This Class "A" office project offers:



A premier Del Mar Heights / Carmel Valley location



Immediate access to I-5, I-805 and Highway 56



Recently renovated lobby, atriums, cafe, outdoor dining area and fitness center



On-site food amenities include Pacific Cafe, Ken Sushi Workshop, Kabob Lounge, Ruth's Chris Steakhouse, and coffee cart



On-site Bright Horizons day care center



Branch banking at California Bank and Trust and Umpqua Bank



AT&T, Cox, and Time Warner available for cable and fiber services in the building



4/1,000 USF parking ratio (surface, covered and reserved parking available)

When you consider the many fine features combined with the project's location, access and office availability, we think you will agree that Torrey Plaza represents an excellent office value.

FOR MORE INFORMATION CONTACT

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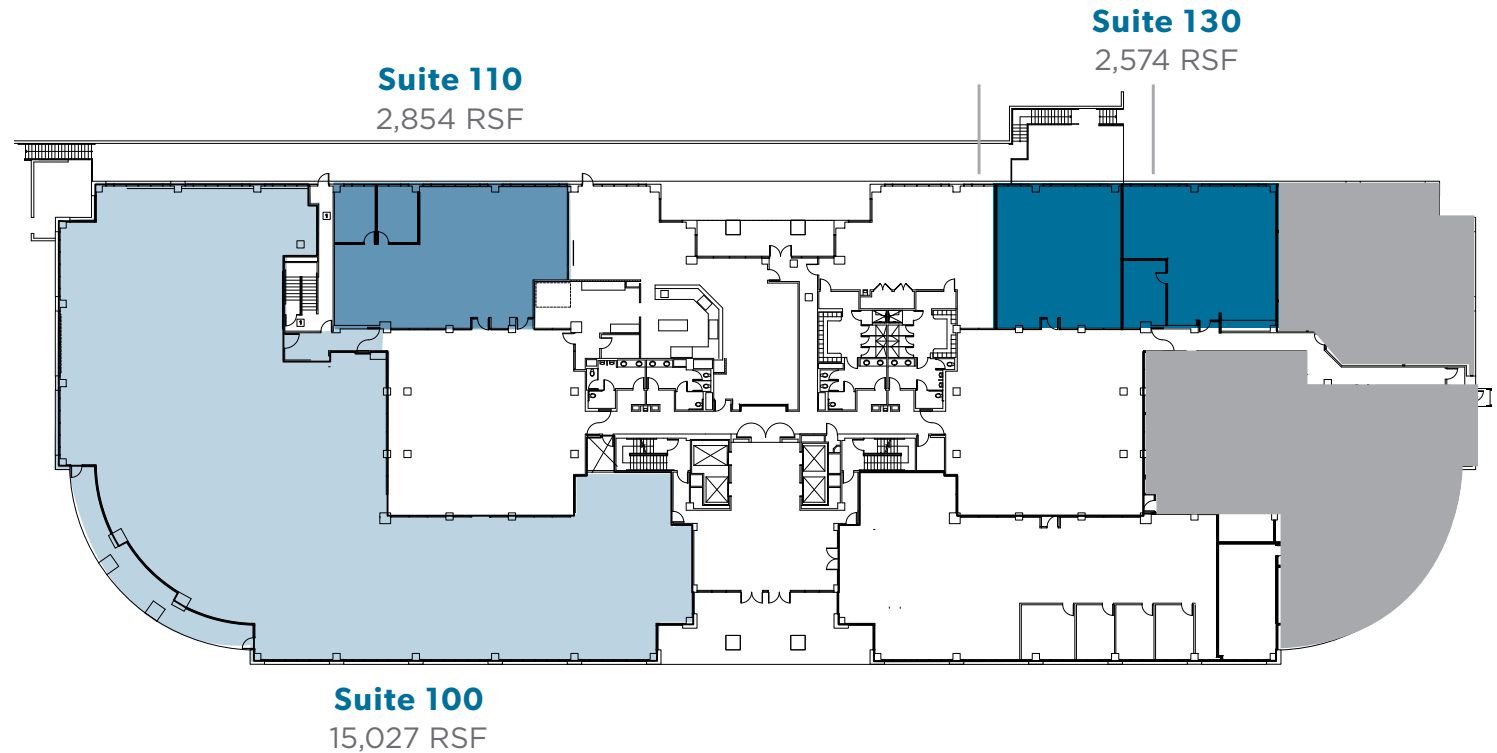
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AVAILABILITIES

Suite	Size	Availability	Lease Rate	Description
100	15,027 RSF	Immediately	\$4.15/RSF/FSG	Space is in white box condition. Will build to suit. Divisible to 6,000 RSF. Double door entry off main lobby. Access to private patio area(s).
110	2,854 RSF	Immediately	\$4.15/RSF/FSG	Future spec suite coming soon. Build-out to include conference room, huddle room, copy/file room, open break room with direct access to private patio area, large open area for cubes and open ceiling reception area.
130	2,574 RSF	Immediately	\$4.15/RSF/FSG	Future spec suite coming soon. Future build-out to include large open office area with conference room, break room, and partial open ceilings.
250	18,319 RSF	Immediately	\$4.15/RSF/FSG	North atrium floorplate offering ocean views. Space is in white box condition. Will build to suit. Divisible to 6,000 RSF.
100/110/250	36,200 RSF	Immediately	\$4.15/RSF/FSG	Combination of first and second floor of the North atrium. Building top signage opportunities available.
300	3,761 RSF	Immediately	\$4.15/RSF/FSG	Future spec suite coming soon. Double door entry off third floor lobby. Future build-out to include reception, conference room, 6 window lined offices, 1 copy file room, open break room and open area for cubes. Suite to have partial open ceilings.
355	6,993 RSF	Immediately	\$4.15/RSF/FSG	Future spec suite coming soon. Northwesterly facing ocean views. Future build-out to include reception, conference room, large open area for workstations, 3 private window line offices, huddle room, break room, IT/copy room, and access to private balcony. Suite to have partial open ceilings.
370	9,316 RSF	Immediately	\$4.15/RSF/FSG	Space is in white box condition. Will build to suit.
470	2,397 RSF	Immediately	\$4.15/RSF/FSG	Future spec suite coming soon. Future build-out to include reception, conference room, open break area, and open area for workstations. Suite to have partial open ceilings.
480	1,767 RSF	Immediately	\$4.15/RSF/FSG	Corner unit with reception, kitchen area, 3 window line private offices and large executive office/conference room.

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Suite 100 15,027 RSF*

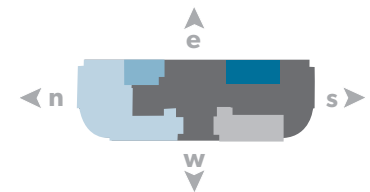
Suite 110 2,854 RSF*

Suite 130 2,574 RSF

Lease Rate \$4.15/RSF/FSG

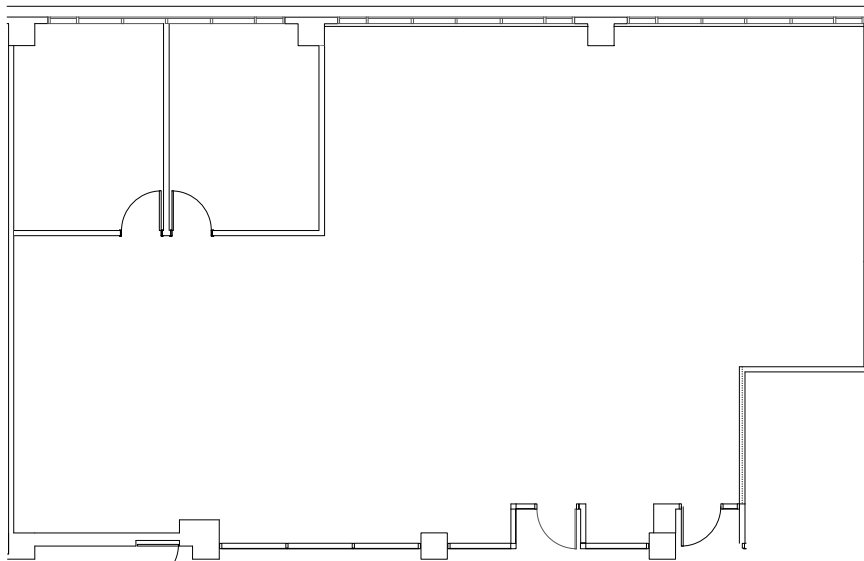
Available Immediately

*Suite 100 and 110 can be contiguous for 17,881 RSF. Suites 100, 110 and 201 can be made contiguous for 36,200 RSF.



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As-Built

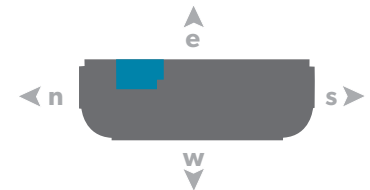


Future Spec Suite Plan

Suite 110 2,854 RSF

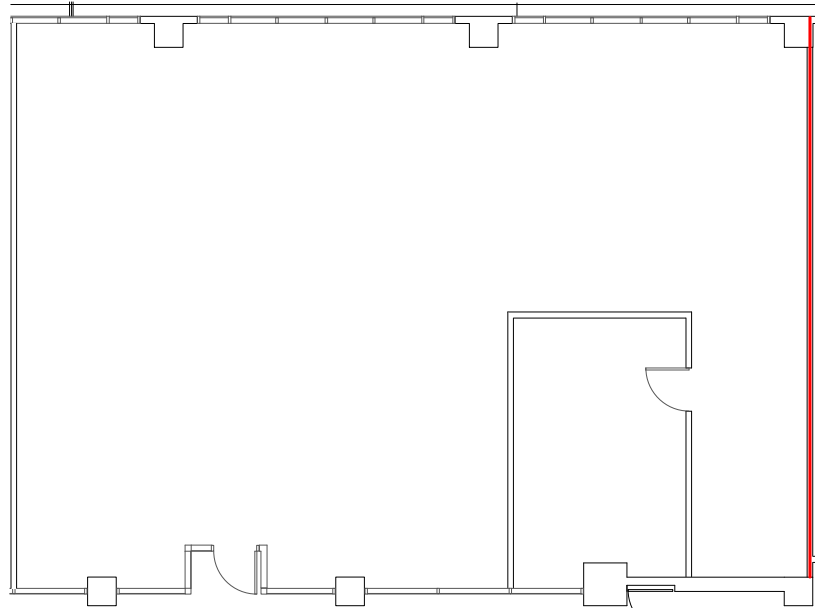
Lease Rate \$4.15/RSF/FSG

Available Immediately

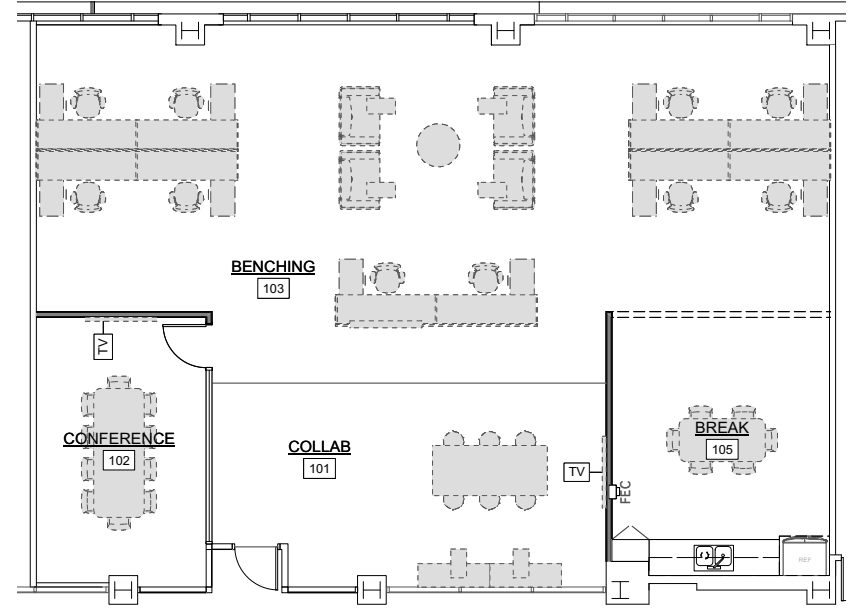


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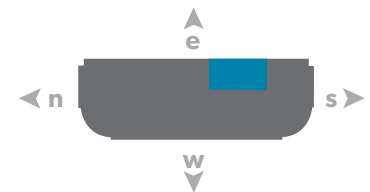


Future Spec Suite Plan

Suite 130 2,574 RSF

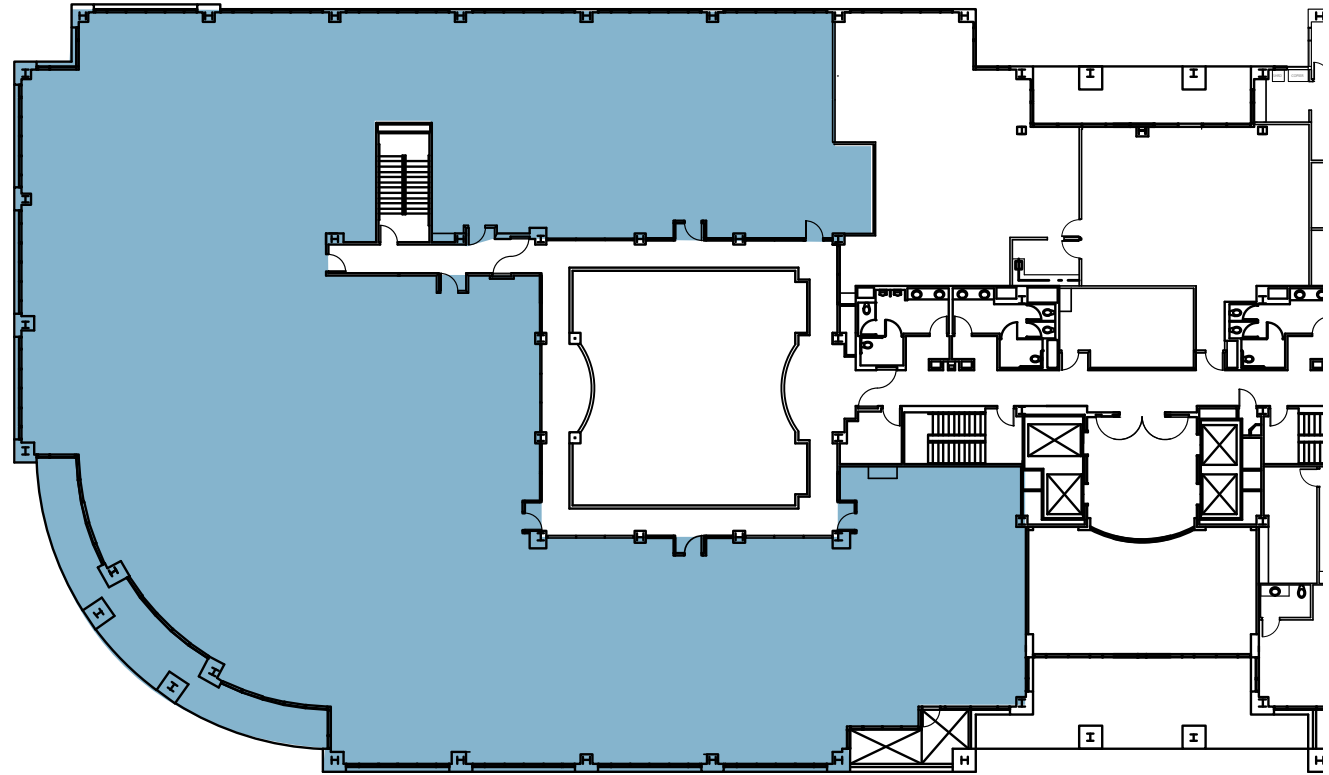
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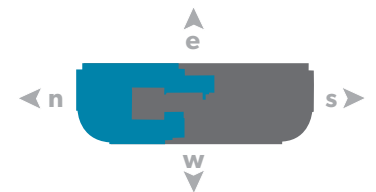


Suite 250 18,319 RSF* (Divisible)

Lease Rate \$4.15/RSF/FSG

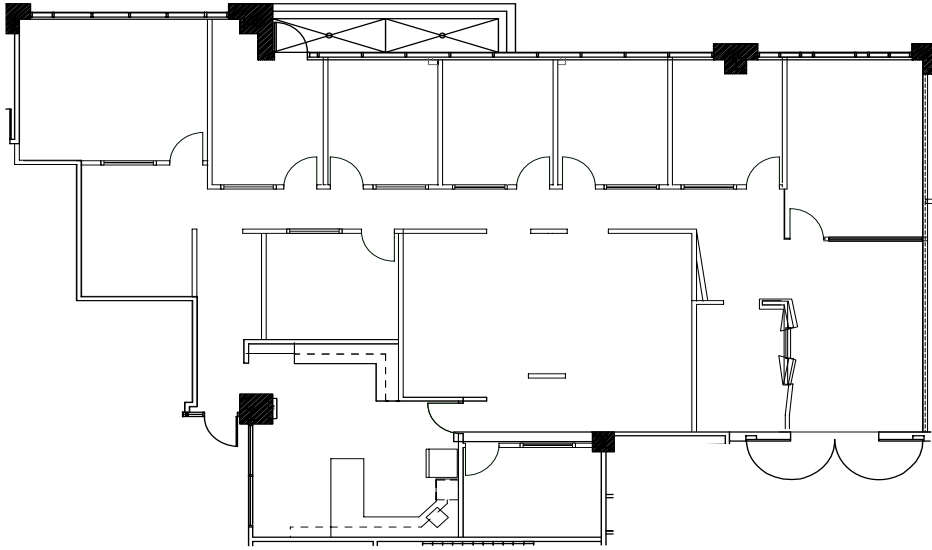
Available Immediately

*Can be made contiguous with Suites 100
and 110 for 36,200 RSF.
Additional expansion space available.

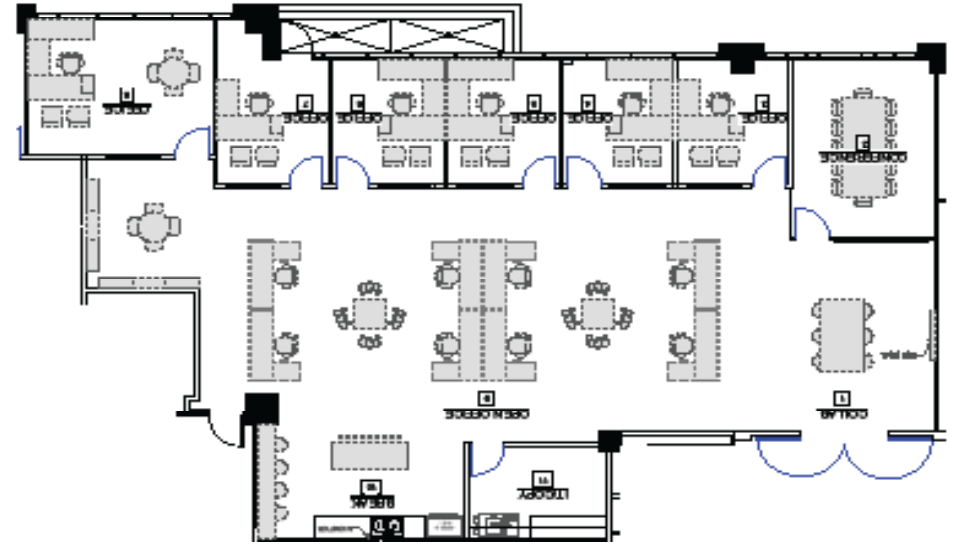


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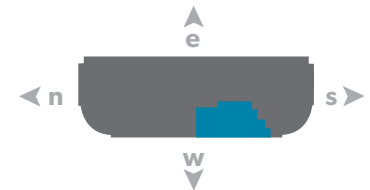


Future Spec Suite Plan

Suite 300 3,761 RSF

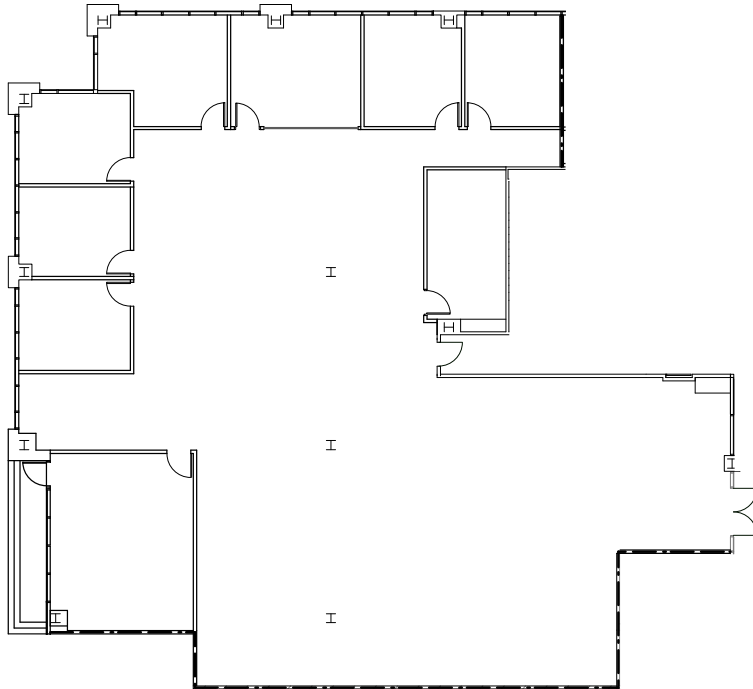
Lease Rate \$4.15/RSF/FSG

Available Immediately

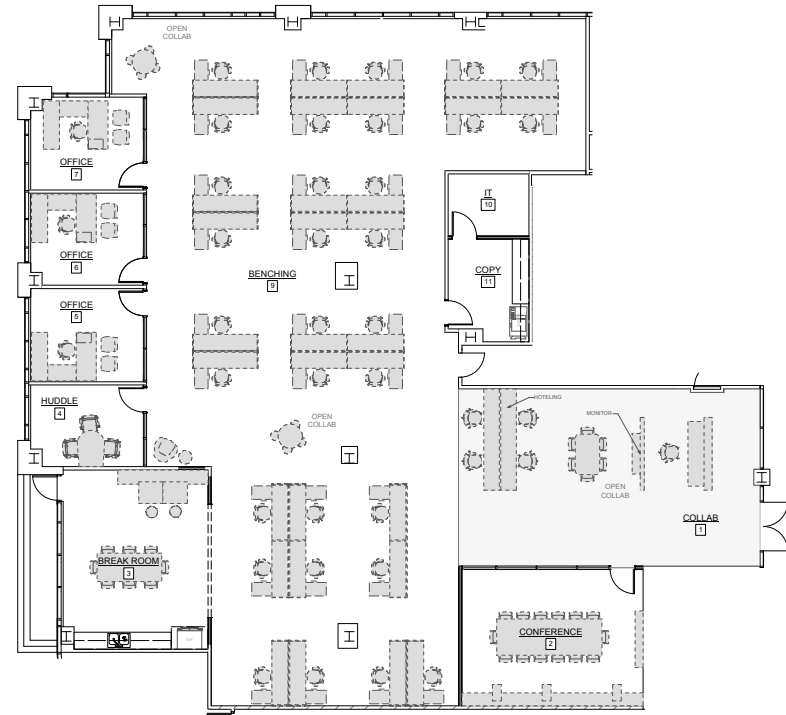


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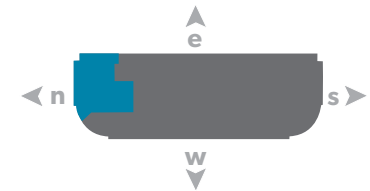


Future Spec Suite Plan

Suite 355 6,993 RSF

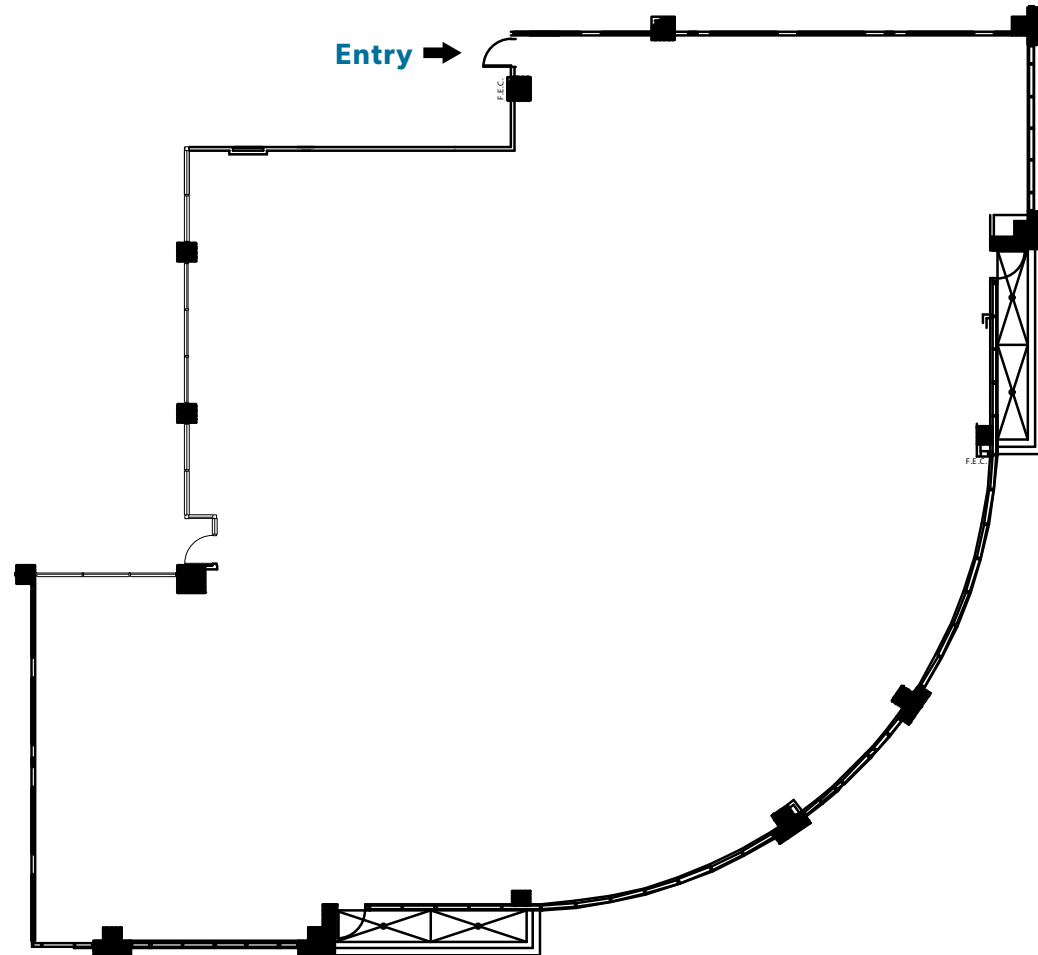
Lease Rate \$4.15/RSF/FSG

Available Immediately



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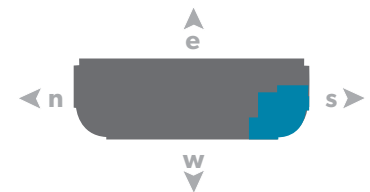
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Suite 370 9,316 RSF

Lease Rate \$4.15/RSF/FSG

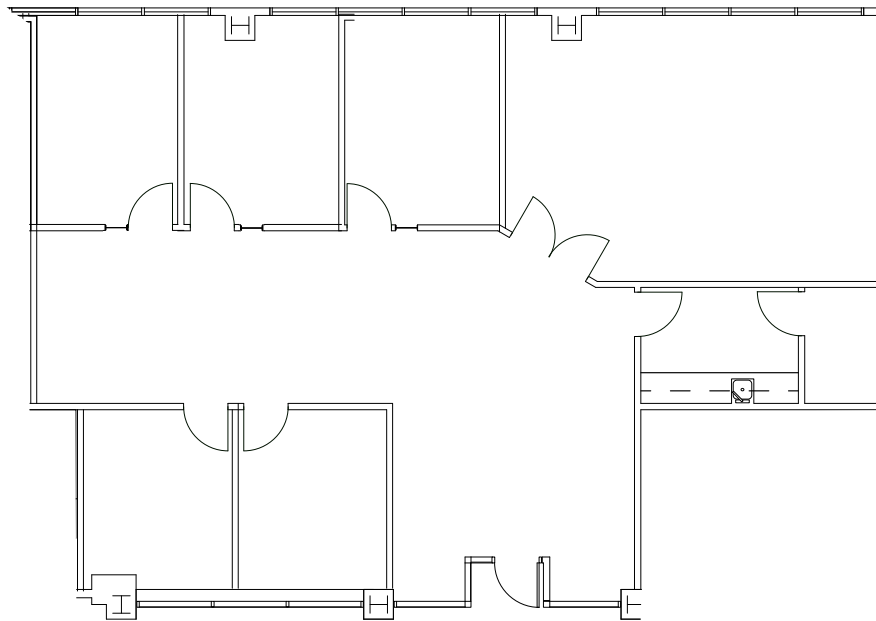
Available Immediately



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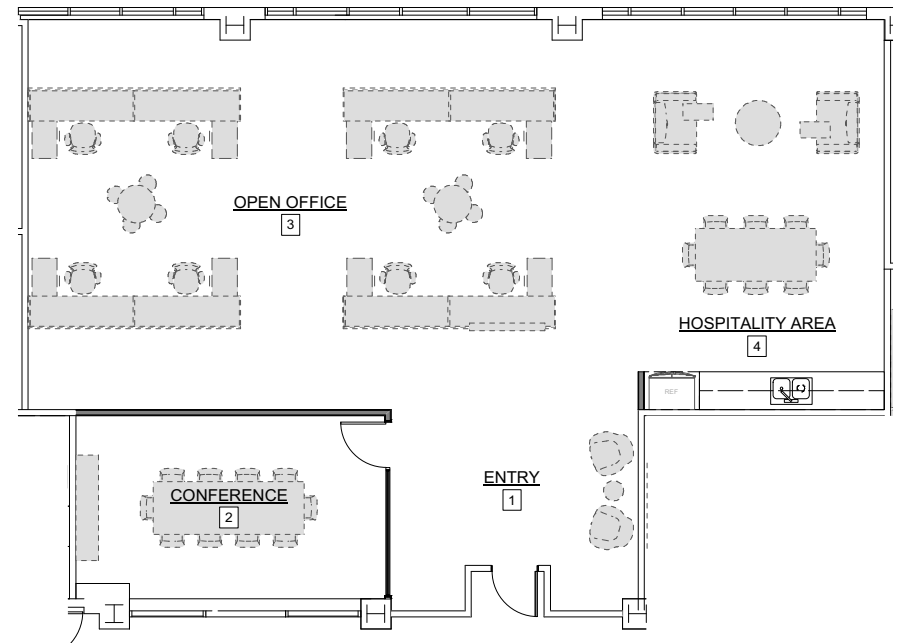
11455 EL CAMINO REAL
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As-Built



↑
Entry

Future Spec Suite Plan

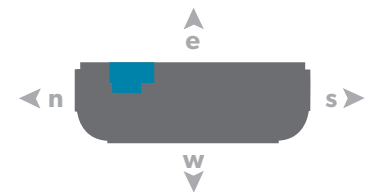


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Entry

Suite 470 2,397 RSF

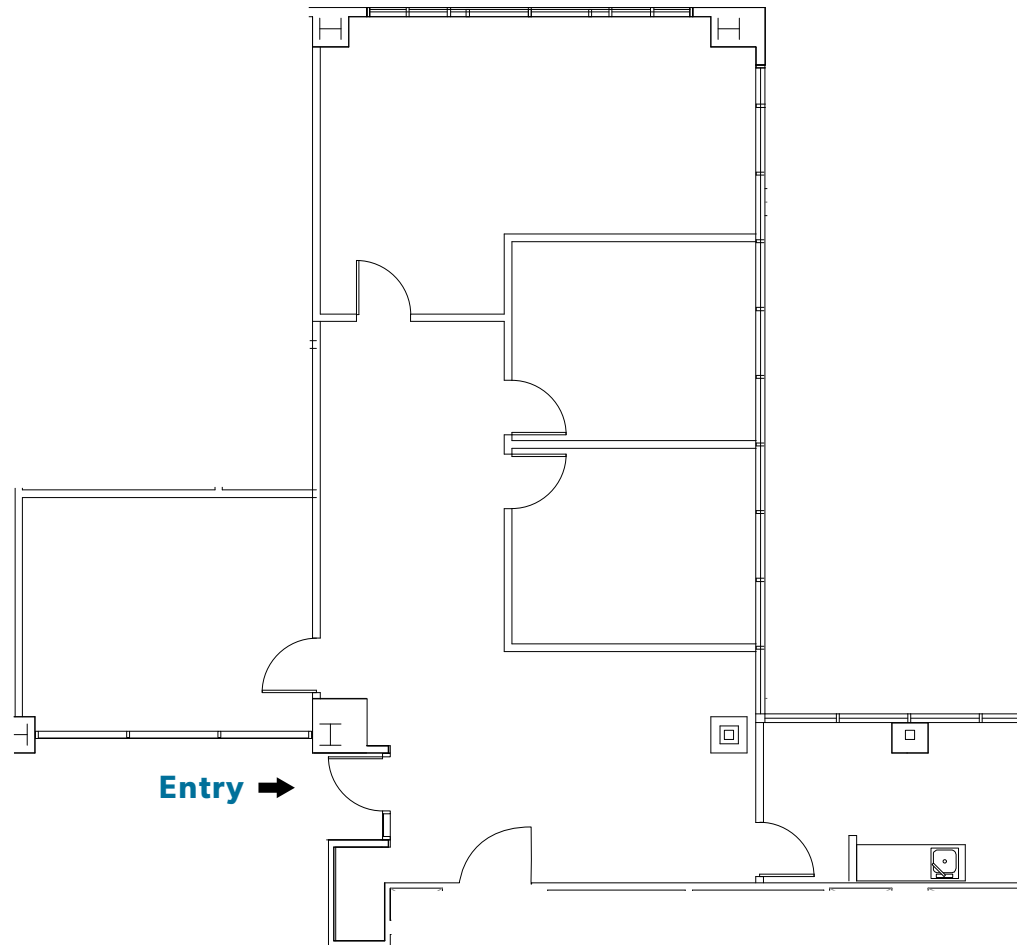
Lease Rate \$4.15/RSF/FSG

Available Immediately



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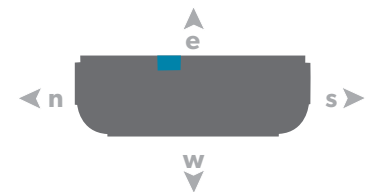
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Suite 480 1,767 RSF

Lease Rate \$4.15/RSF/FSG

Available Immediately



Pacific Ocean

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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. CARMEL DEL MAR PARK

RETAIL:
Elam's Hallmark
Fred's Shoes
Griffin Ace Hardware
Highlands Jewelers
Pet Nutrition Center
Rondas Closet
The Dresser
Verizon 4G Wireless
Vons

HEALTH & BEAUTY:

Beauty Bundles
California Cuts

Carmel Valley Chiropractic
Colors Nails & Spa
Empire Beauty Salon
Massage Heights
Vision Boutique Optometry

SERVICES:

Avis Rent-A-Car
Beasley Cleaners
Chase
Church's Martial Arts
Coldwell Banker Real Estate
Francine Garton Royal Dance Academy
Guilitan Real Estate
Jon's Tailor
Mission Federal Credit Union
Postal Annex
San Diego Blood Bank
Torrey Pines Animal Hospital
Wells Fargo

RESTAURANTS:

Baskin Robbins
Chipotle
Gami Sushi Marketplace Grille

Nico's Taco Shop
Panda Express
Papa John's Pizza
Royal India
Souplantation
Spices Thai Cafe
Starbucks
Subway
Villa Capri

3. WALKING/BIKE TRAILS

4. TORREY HILLS MARKETPLACE

RETAIL:
Vons

HEALTH & BEAUTY

Gila Rut Aveda Salon
Glamour Nails & Massage
Orange Theory
Supercuts
WundaBar Pilates
SERVICES:
All Smiles Dental
Dirty Dogs

Eyecare of Torrey Hills Optometry
Postal Annex
Scripps Performing Arts Academy
Torrey Hills Chiropractic
Torrey Hills Cleaners
Torrey Hills Pet Hospital
Union Bank
Wells Fargo
World Taekwondo Academy

RESTAURANTS:

BBQ Republic
Crust Pizzeria
Cups Frozen Yogurt
Daphne's California Greek
Edible Arrangements
Starbucks
Subway

5. TORREY HILLS PARK

6. VISTA SORRENTO PARKWAY

Hilton Garden Inn
Homewood Suites

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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