

# COASTAL COLLECTION

AT TORREY RESERVE



11321 - 11752 EL CAMINO REAL, SAN DIEGO, CA 92130  
CLASS A MIXED-USE CAMPUS FOR LEASE

AMERICAN  
ASSETS  
TRUST 

CBRE



**CONNECT,  
EXPLORE,  
CREATE.**

Be one with the bluffs, waves, tide and timber at the **COASTAL COLLECTION** at Torrey Reserve.

Ideally positioned in the heart of Del Mar Heights/Carmel Valley, this Class A coastal campus boasts numerous amenities, easy ingress and egress and strong, responsive ownership, American Assets Trust.

# COASTAL COLLECTION

AT TORREY RESERVE



**UMPQUA BANK**  
Bank

**TIDE**

**BLUFF**

11515

**RUTH'S CHRIS STEAK HOUSE**

**WAVE**

**TIMBER**

New Full Service Fitness Center

11425

11455

New Shared Conference Center

11375

Food & Services

**CALIFORNIA BANK**  
**Kabob Lounge**  
**KEN SUSHI workshop**

11452

11512

**Bright Horizons**  
Day Care

**toast CAFE**  
Toast Cafe

11321



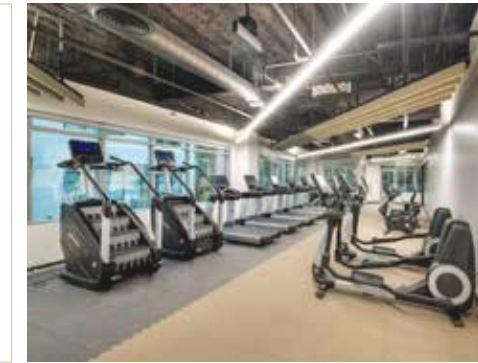
**Class-A Office**  
in Del Mar Heights/Carmel Valley with immediate access to I-5, I-805, SR-56



**14-Building, ±525,000 SF** coastal campus with office, medical and retail opportunities



**Newly upgraded** full service campus fitness center, shared conference center, cafe, common areas, outdoor lounges and indoor/outdoor yoga/spin studio.



Wide range of **on-site dining experiences** from high-end, casual, and grab-and-go



**4:1,000 USF parking**  
Ample parking with surface, covered & reserved options



**Convenient on-site** Bright Horizons Day Care Center & Umpqua Branch Banking



AT&T, Cox, and Time Warner available for **cable and fiber services**



**Access to house backup generator** potentially available for critical equipment





# MOVEMENT MATTERS.

OPERATED BY  
HealthFitness.

## SERVICES OFFERED

### 1. Fitness & Recreation

- Fitness Center Design & Management
- Group Fitness
- Personal & Small Group Training
- Recreational Sports & Activities
- Virtual Fitness
- Massage Therapy

### 2. Wellness

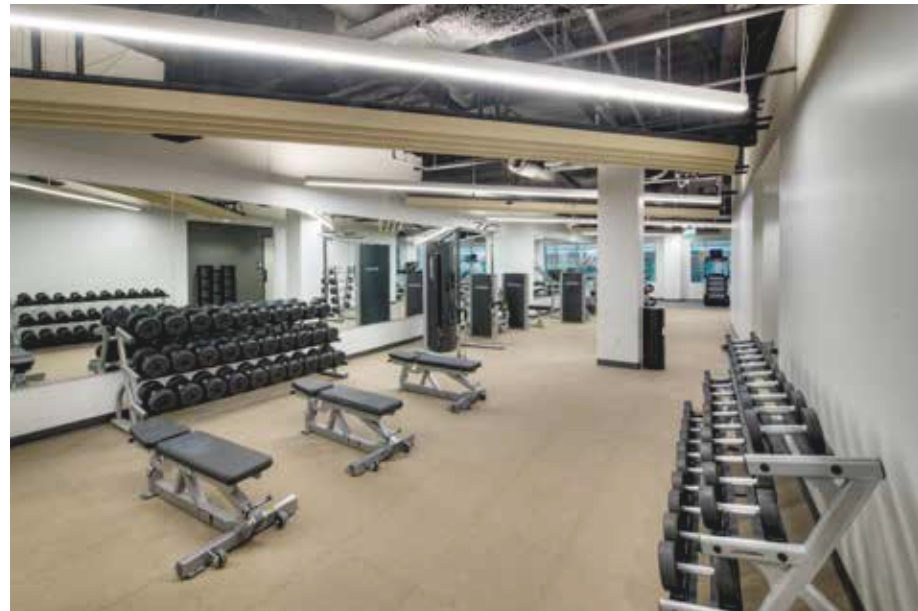
- Coaching
- Education
- Screenings & Immunizations

Challenges

- Return-to-Work Solutions
- Vitality Behavior Change Platform

### 3. Injury Prevention & Treatment

- Ergonomic Services
- Movement Efficiency Solutions
- Post-Offer Employment Testing
- Work Conditioning Programs
- Early Intervention Programs
- Physical & Occupational Therapy

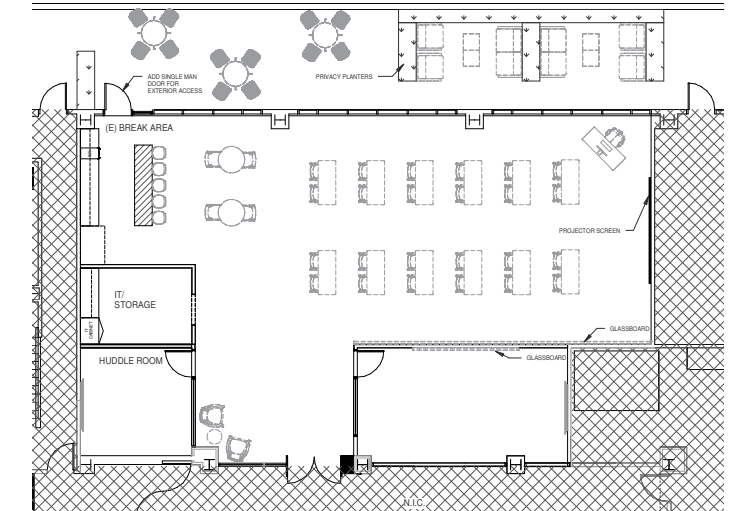


# NEW SHARED CONFERENCING CONFIGURATIONS

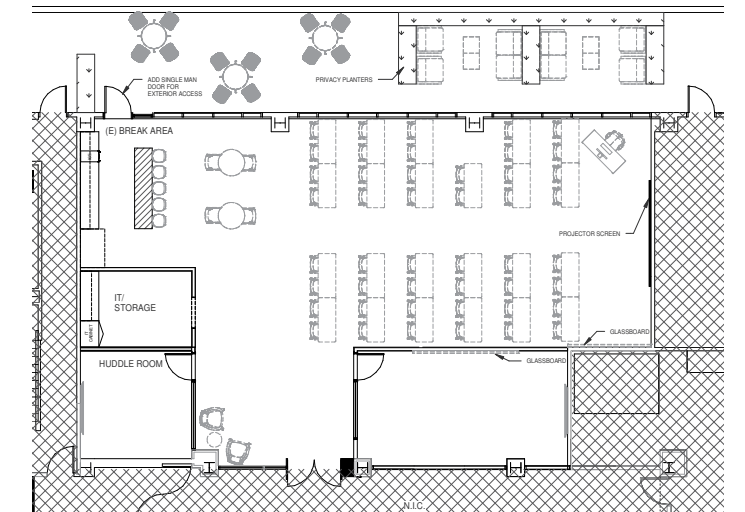
RECENTLY COMPLETED



OPTION A



OPTION B



# JOIN THE COLLECTION.

SUITE	RSF	AVAILABILITY	USE	NOTES
<b>TIMBER</b>				
11375 EL CAMINO REAL				
<b>100</b>	6,377 RSF	3/1/2024	Office/ Medical	Private building entry with building top signage fronting El Camino Real and ocean views on both floors. *Suites 100 and 200 contiguous to 15,784 RSF.
<b>200</b>	9,407 RSF	3/1/2024	Office/ Medical	Private building entry with building top signage fronting El Camino Real and ocean views on both floors. *Suites 100 and 200 contiguous to 15,784 RSF.
11455 EL CAMINO REAL				
<b>360</b>	3,256 - 9,039 RSF	Immediately	Office	Existing condition is mostly white box. Space divisible to 3,256 RSF.
<b>480</b>	1,886 RSF	Immediately	Office	Spec suite under construction - estimated July 2023 delivery. Build out to include reception, 2 private offices, conference room, break room and open area for workstations.
<b>WAVE</b>				
11452 EL CAMINO REAL				
<b>215</b>	6,619 RSF	Immediately	Office	Space is currently leased through 5/31/2025, but can be made available immediately via direct deal or sublease through rest of term. Current build out includes 9 private offices, 3 conference rooms, call room, reception, storage closet, server room, break room and open area for workstations.
11512 EL CAMINO REAL				
<b>110</b>	6,046 RSF	Immediately	Office	Spec suite. Double door entry off the main building lobby. Brand new finishes include reception, large conference room, small conference room, huddle room, 4 private offices, open break room and large open area for work stations.
<b>200</b>	20,518 RSF	1/1/2024	Office	Full floor opportunity with ocean views and potential for I-5 facing building top sign. Current build out includes multiple interior and window-lined private offices, conference rooms, break rooms, work rooms and access to private patios.
11622 EL CAMINO REAL				
<b>150</b>	8,335 RSF	Immediately	Office	Space is in shell condition and offers a double door entry off of the main building lobby and ocean views. Direct access to private patio.

SUITE	RSF	AVAILABILITY	USE	NOTES
11682 EL CAMINO REAL				
<b>150</b>	4,194 RSF	Immediately	Office	Space is in shell condition and offers a double door entry off of the main building lobby and ocean views. Hypothetical build out includes reception, 4 private offices, conference room, open break area and open area for workstations.
<b>300</b>	7,831 RSF	12/1/2023	Office	Double door entry. Current build out includes multiple window-lined private offices, conference rooms, huddle rooms, reception, storage closet and break room.
<b>305</b>	3,613 RSF	6/1/2023	Office	Spec suite. Current build out includes 5 private offices, conference room, call room, reception, storage closet, break room and open area for workstations. *Suites 305, 308 and 310 contiguous to 8,158 RSF.
<b>308</b>	2,286 RSF	6/1/2023	Office	Current build out includes 4 private offices, conference room, reception, storage closet, break room and open area for workstations. *Suites 305, 308 and 310 contiguous to 8,158 RSF.
<b>310</b>	2,259 RSF	60 Days' Notice	Office	Space is currently leased through 12/31/2023, but can be made available immediately via direct deal or sublease through rest of term. Current build out includes reception, huddle room, 5 private offices, IT/storage closet and open area for workstations. *Suites 305, 308 and 310 contiguous to 8,158 RSF.
<b>BLUFF</b>				
11515 EL CAMINO REAL				
<b>100% Leased</b>				
<b>TIDE</b>				
11710 EL CAMINO REAL				
<b>100</b>	5,737 RSF	30 Days' Notice	Office	Former spec suite. Double door main lobby entry with panoramic ocean views. Current build out includes 9 private offices, conference room, huddle room, reception, storage closet, break room and open area for workstations.
11720 EL CAMINO REAL				
<b>100% Leased</b>				
11752 EL CAMINO REAL				
<b>100% Leased</b>				

**COASTAL  
COLLECTION**  
AT TORREY RESERVE

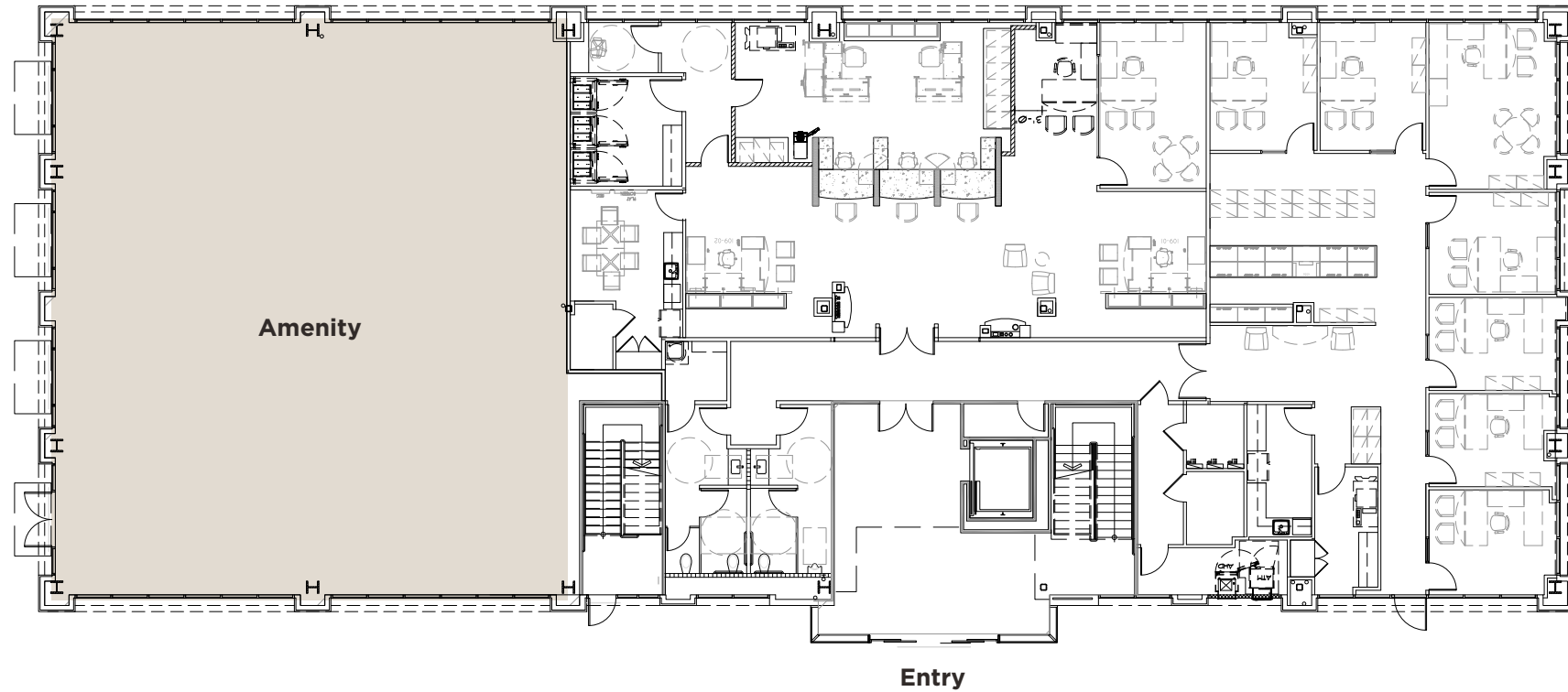
**TIMBER**

11321-11455 EL CAMINO REAL, SAN DIEGO, CA 92130

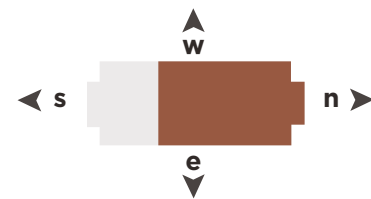


# TIMBER

11375 EL CAMINO REAL



**SUITE** 100\*  
**RSF** 6,377  
**USE** Office/Medical  
**AVAILABLE** 3/1/2024

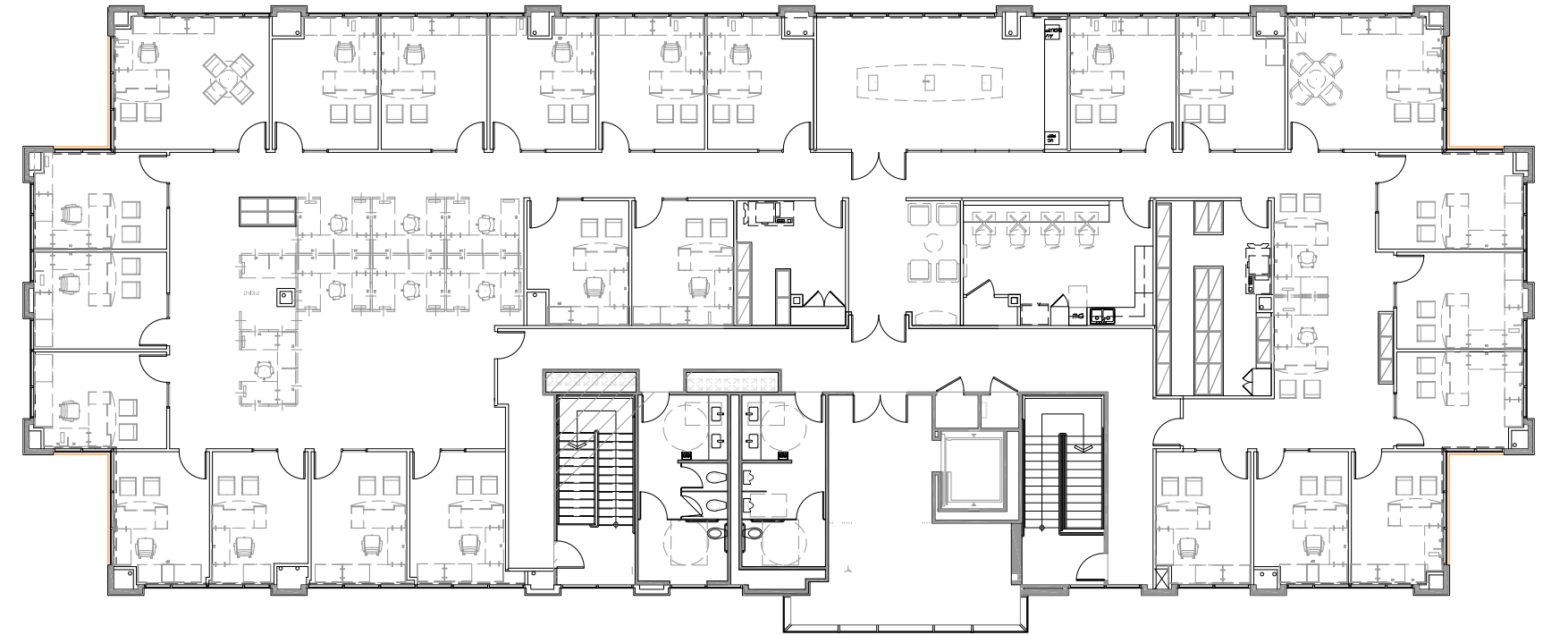


THE COASTAL COLLECTION | TIMBER

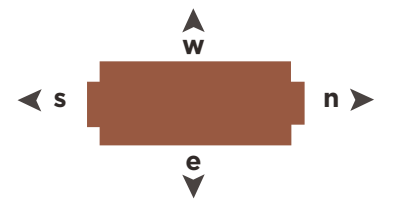
\*Suites 100 and 200 contiguous to 15,784 RSF.

# TIMBER

11375 EL CAMINO REAL



**SUITE** 200\*  
**RSF** 9,407  
**USE** Office/Medical  
**AVAILABLE** 3/1/2024



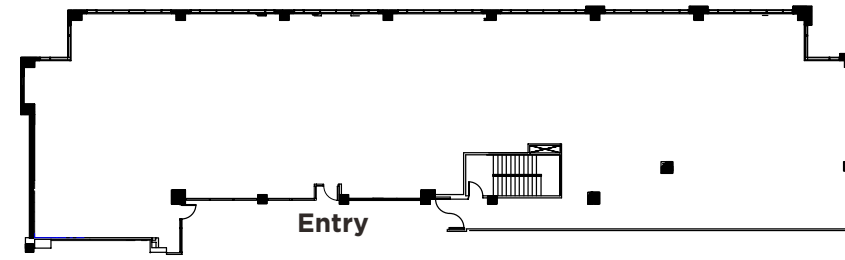
THE COASTAL COLLECTION | TIMBER

\*Suites 100 and 200 contiguous to 15,784 RSF.

# TIMBER

11455 EL CAMINO REAL

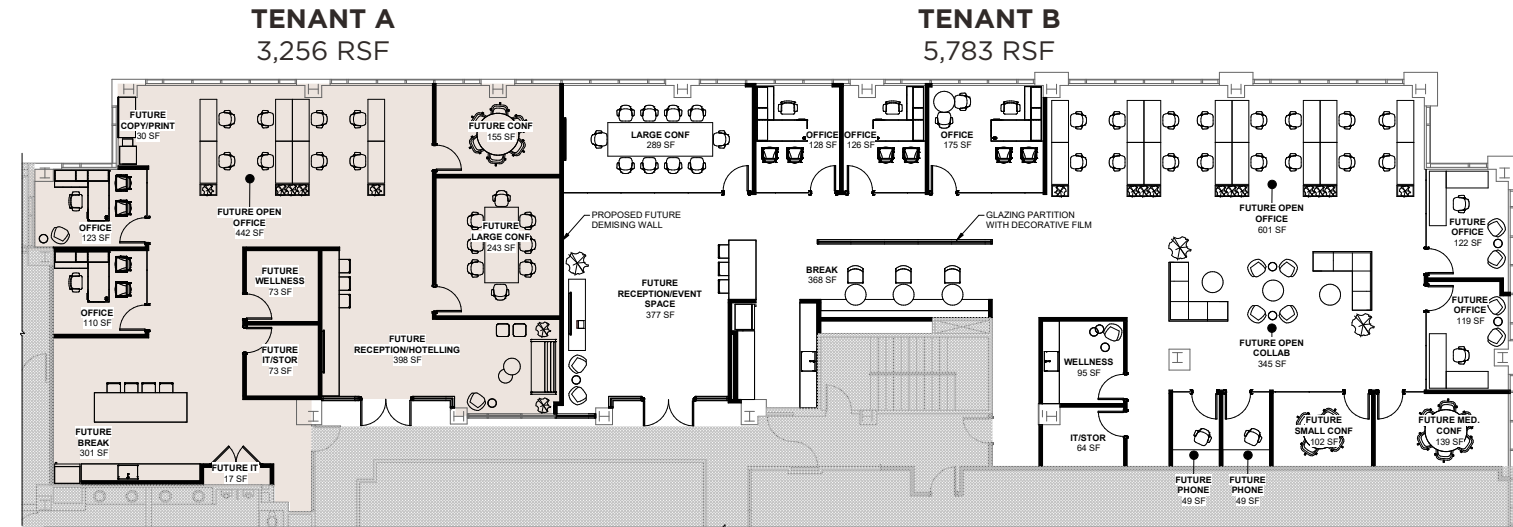
AS-BUILT PLAN



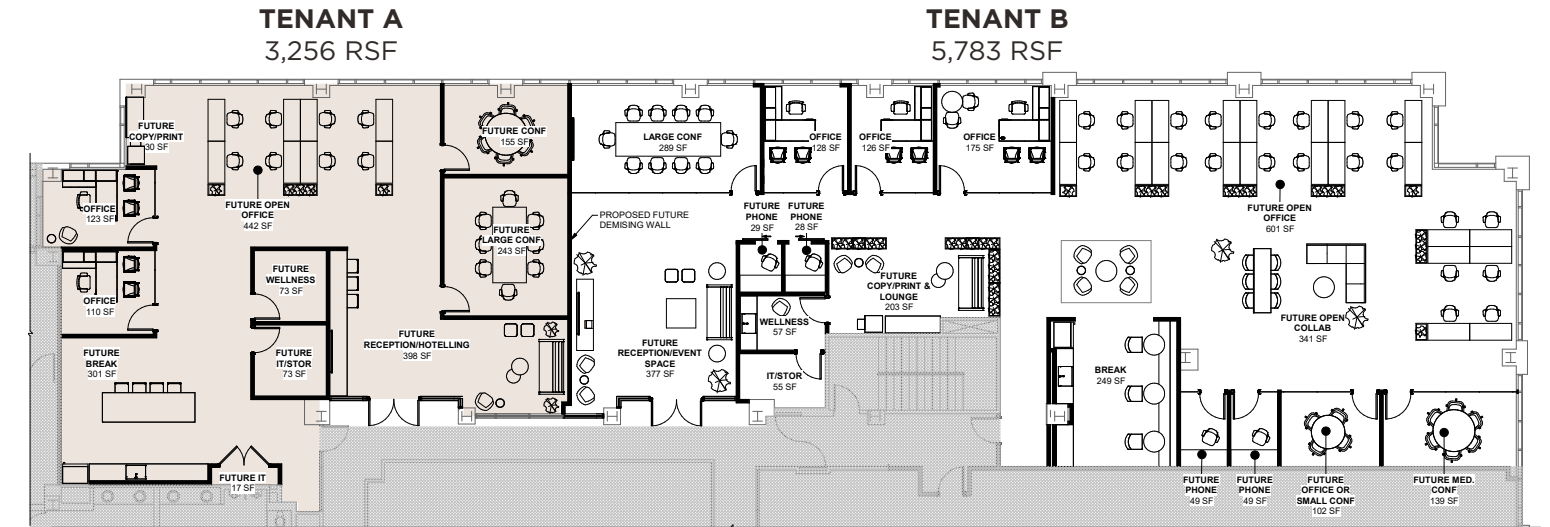
# TIMBER

11455 EL CAMINO REAL

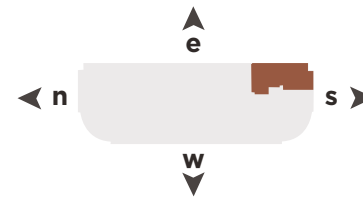
HYPOTHETICAL TWO-TENANT PLAN | **OPTION 1**



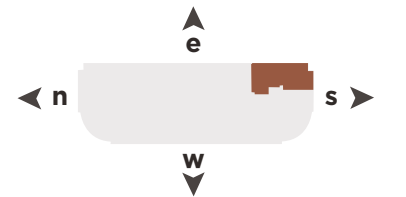
HYPOTHETICAL TWO-TENANT PLAN | **OPTION 2**



**SUITE** 360  
**RSF** 3,256 - 9,039  
**USE** Office  
**AVAILABLE** Immediately



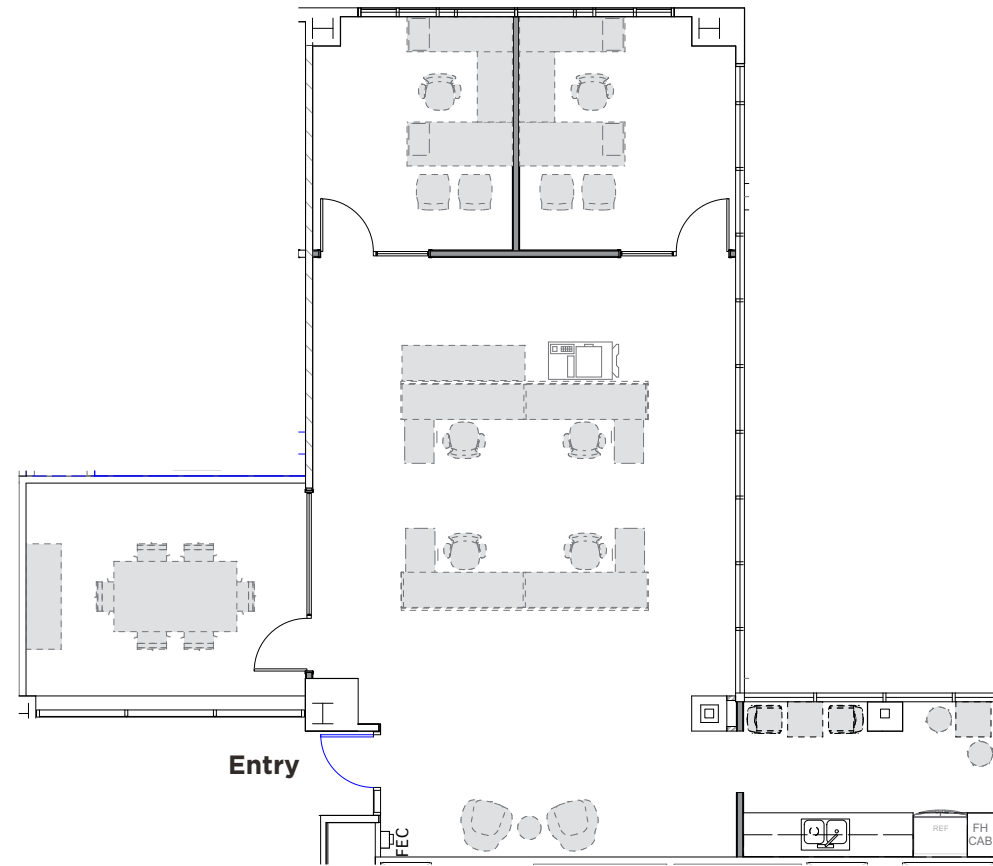
**SUITE** 360  
**RSF** 3,256 - 9,039  
**USE** Office  
**AVAILABLE** Immediately





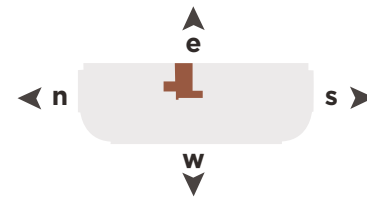
# TIMBER

11455 EL CAMINO REAL



**SUITE** 480  
**RSF** 1,886  
**USE** Office

**AVAILABLE** Immediately (Spec suite under construction – estimated July 2023 delivery)



THE COASTAL COLLECTION | TIMBER



Upgraded Lobby & 2nd Floor Catwalk



Newly Upgraded Indoor/Outdoor Yoga & Spin Studio



Newly Upgraded Atriums

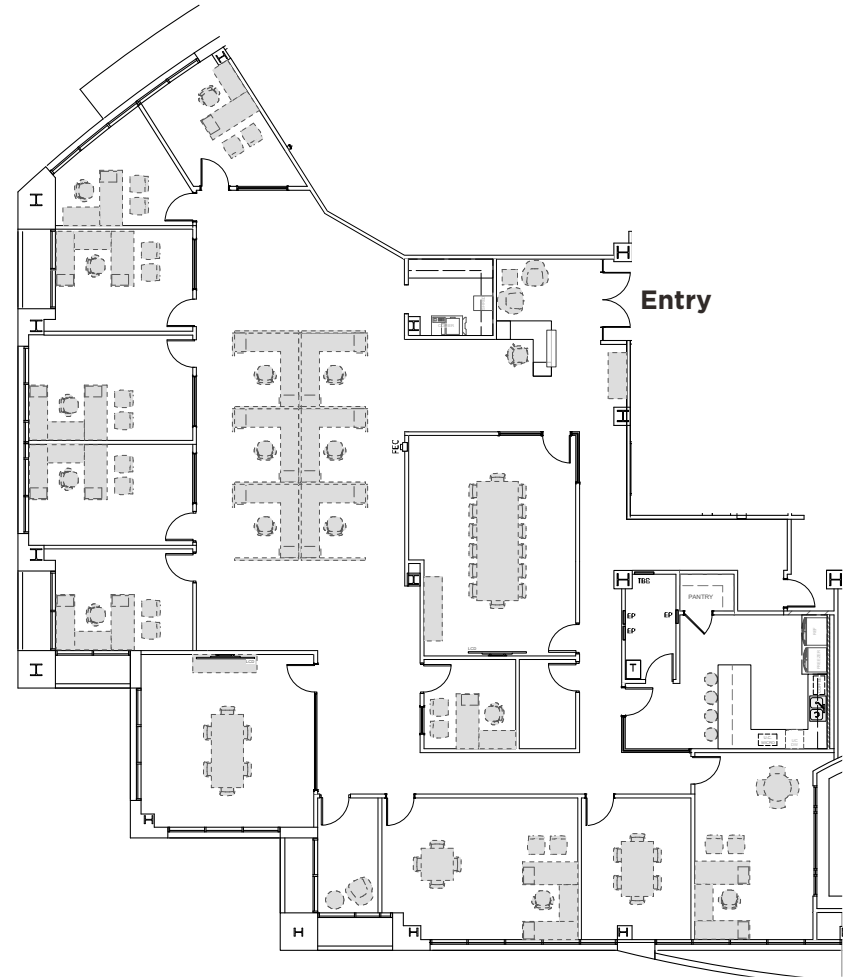
THE COASTAL COLLECTION | TIMBER

**COASTAL  
COLLECTION**  
AT TORREY RESERVE

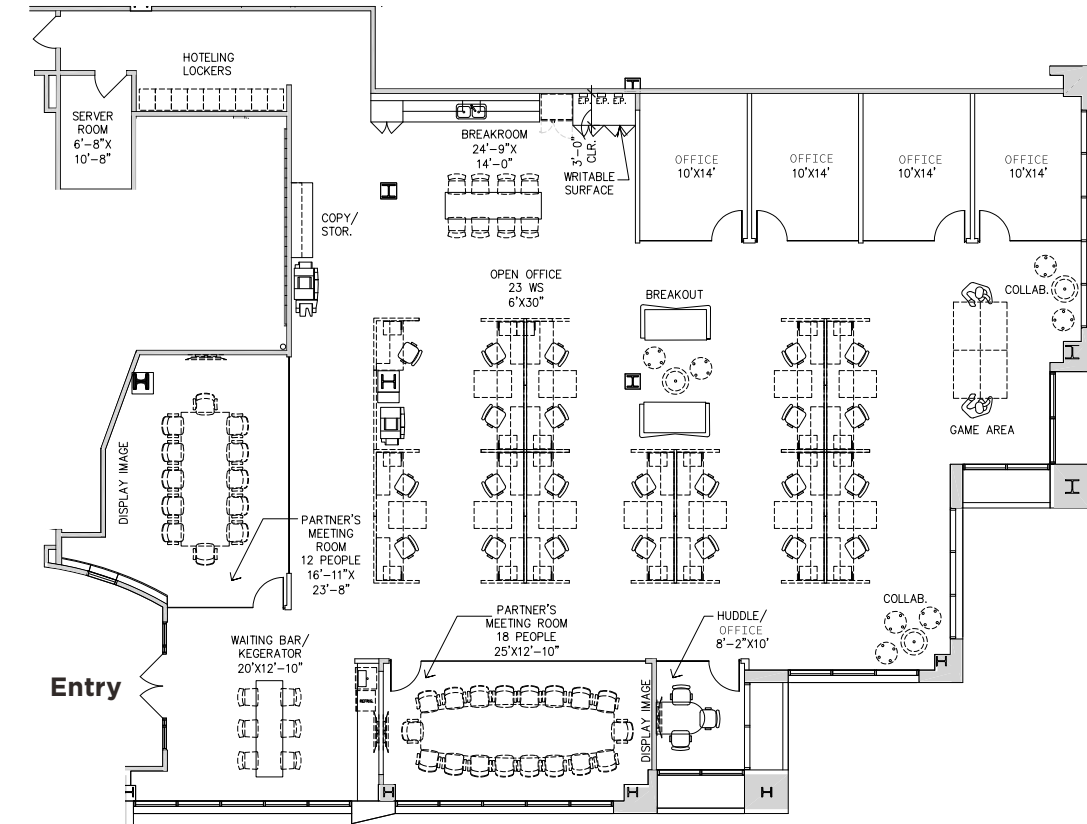
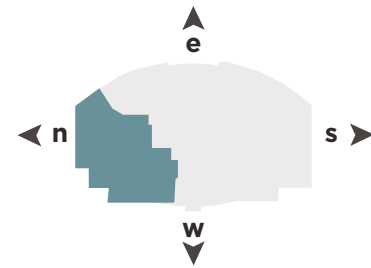
**WAVE**

11452-11682 EL CAMINO REAL, SAN DIEGO, CA 92130

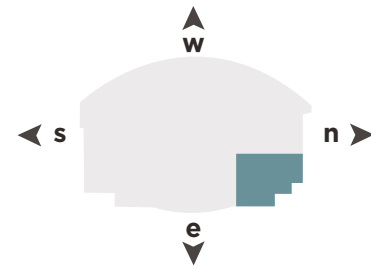




**SUITE** 215  
**RSF** 6,619  
**USE** Office  
**AVAILABLE** Immediately (Sublease to 5/31/2025)

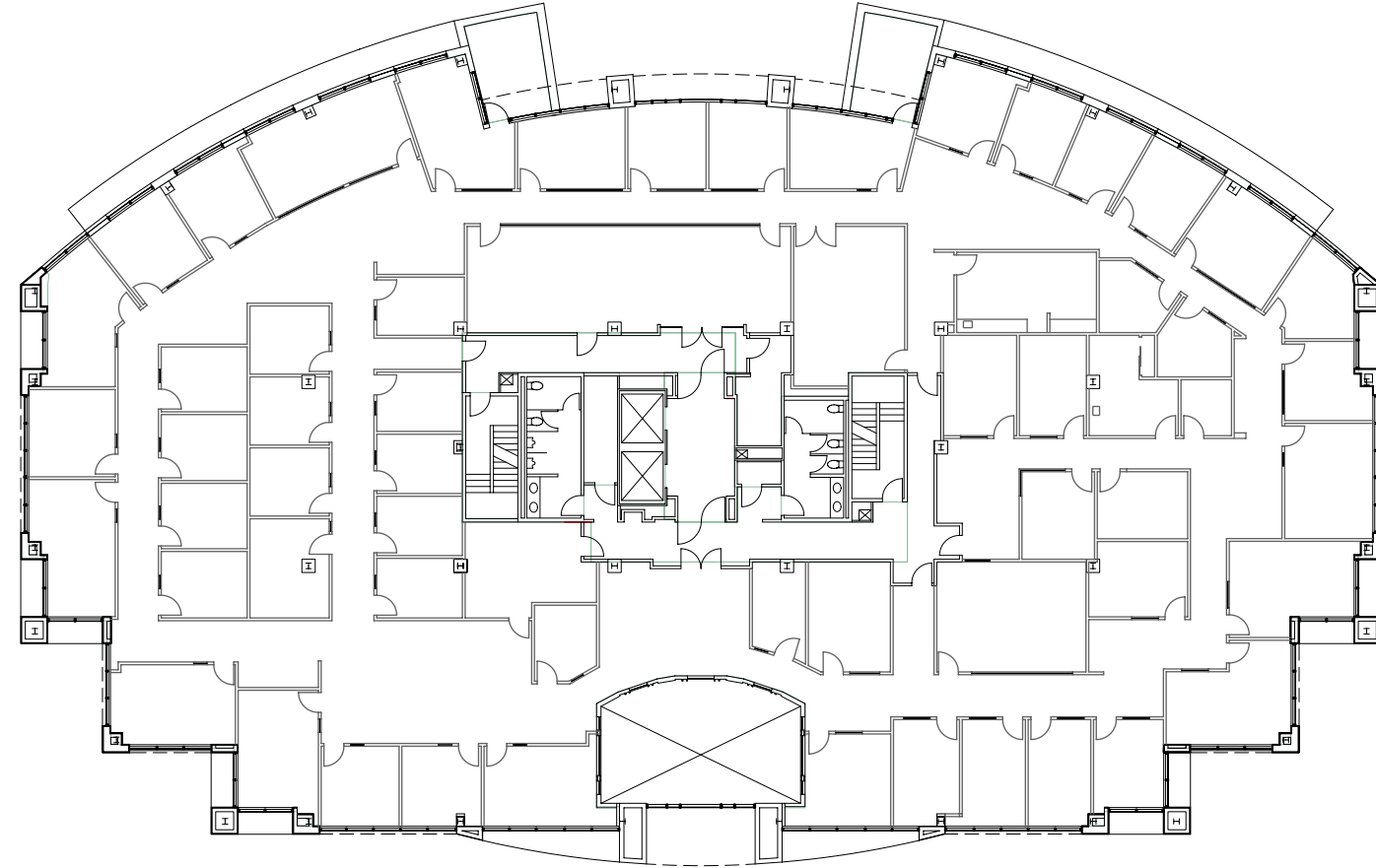


**SUITE** 110  
**RSF** 6,046  
**USE** Office  
**AVAILABLE** Immediately

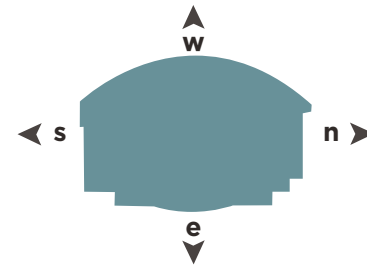


# WAVE

11512 EL CAMINO REAL

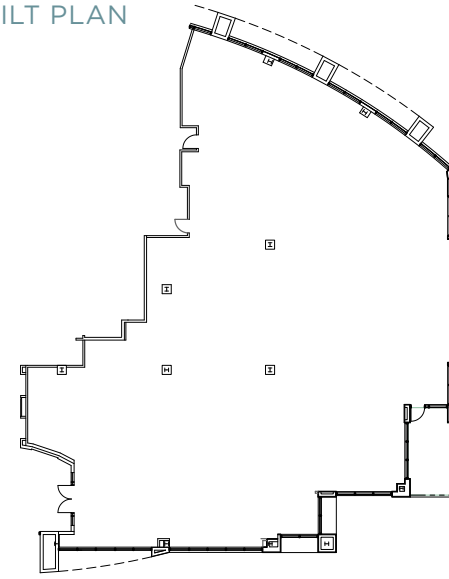


**SUITE** 200  
**RSF** 20,518  
**USE** Office  
**AVAILABLE** 1/1/2024



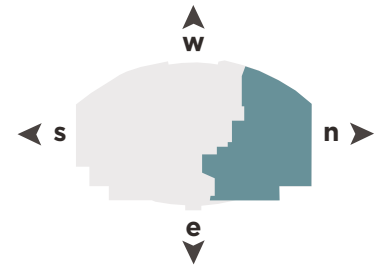
THE COASTAL COLLECTION | WAVE

## AS-BUILT PLAN



**SUITE** 150  
**RSF** 8,335  
**USE** Office  
**AVAILABLE** Immediately

## HYPOTHETICAL PLAN



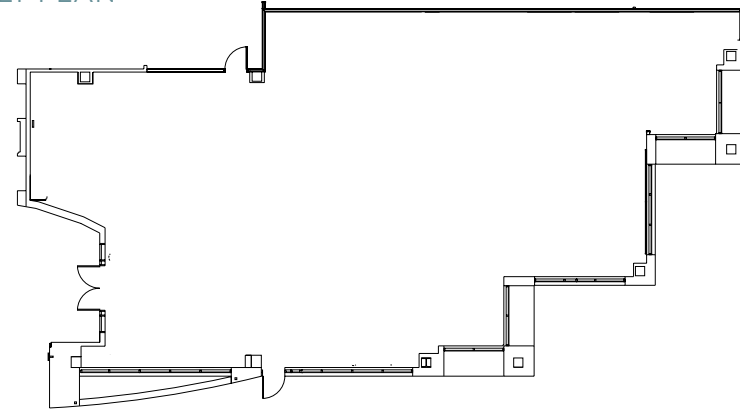
THE COASTAL COLLECTION | WAVE

# WAVE

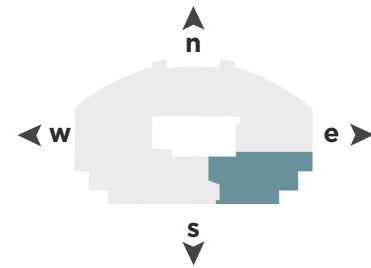
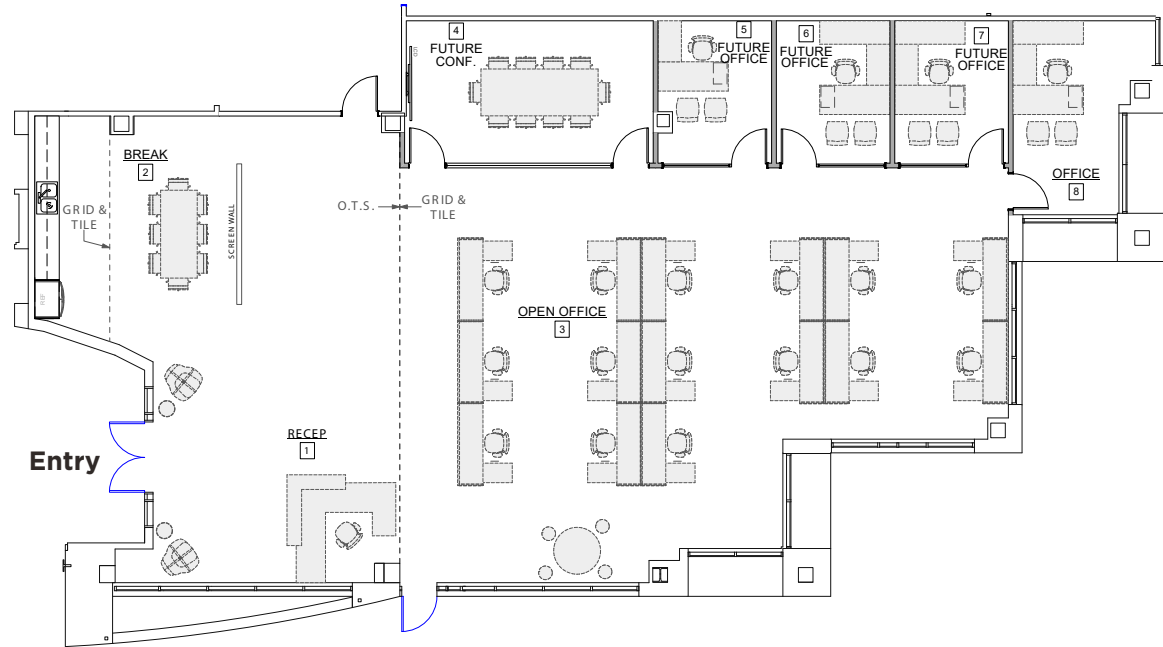
11622 EL CAMINO REAL

**WAVE**  
11682 EL CAMINO REAL

AS-BUILT PLAN



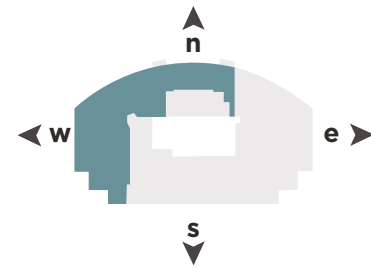
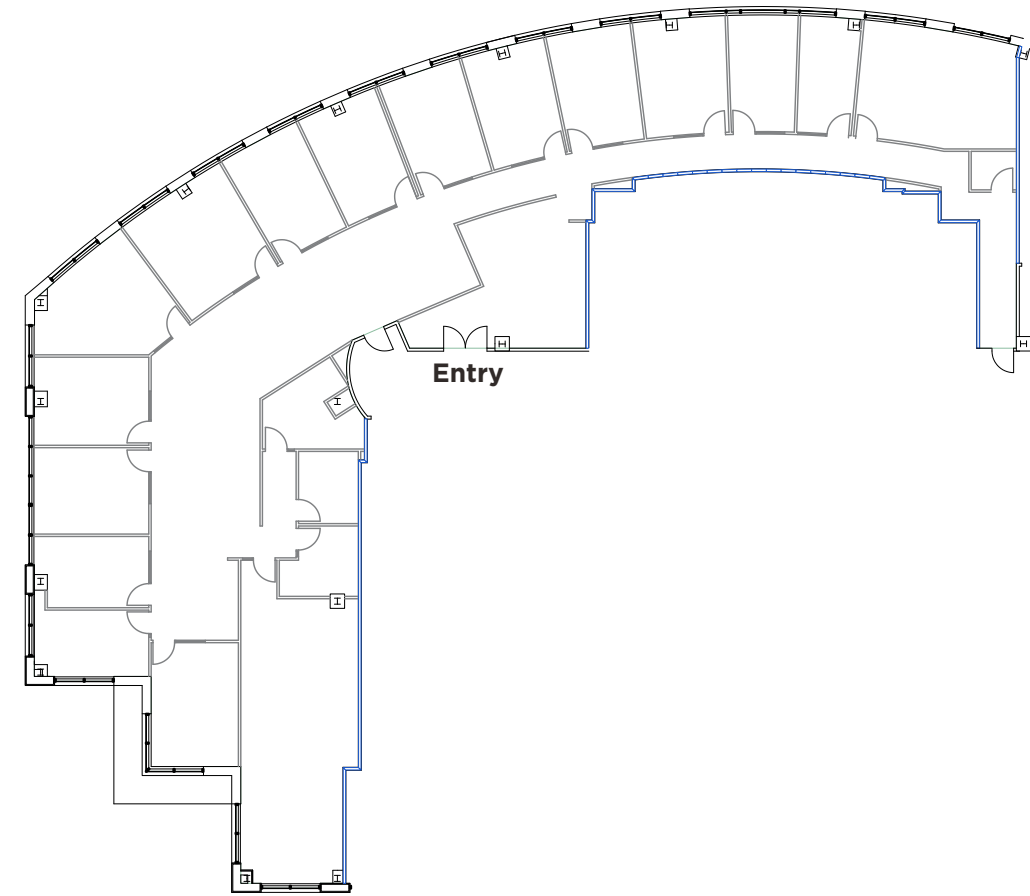
HYPOTHETICAL PLAN



THE COASTAL COLLECTION | WAVE

**SUITE** 150  
**RSF** 4,194  
**USE** Office  
**AVAILABLE** Immediately

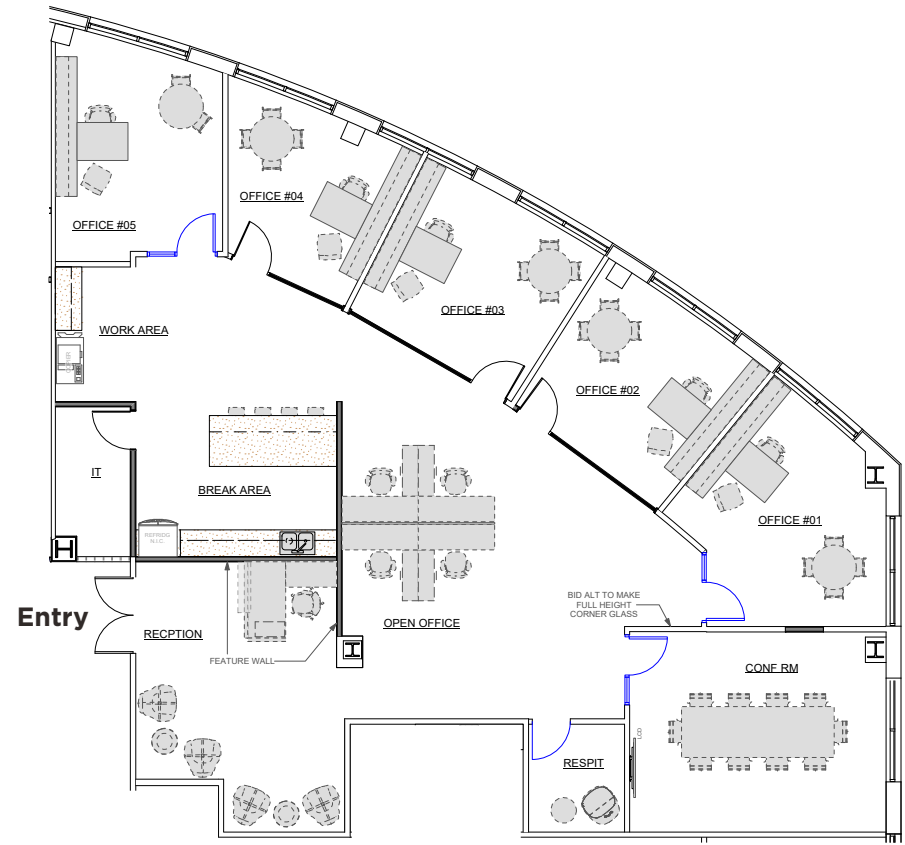
**WAVE**  
11682 EL CAMINO REAL



THE COASTAL COLLECTION | WAVE

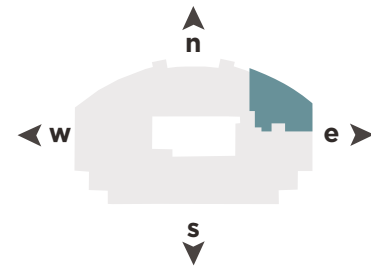
**SUITE** 300  
**RSF** 7,831 RSF  
**USE** Office  
**AVAILABLE** 12/1/2023

**WAVE**  
11682 EL CAMINO REAL



**SUITE** 305  
**RSF** 3,613 RSF  
**USE** Office  
**AVAILABLE** 6/1/2023

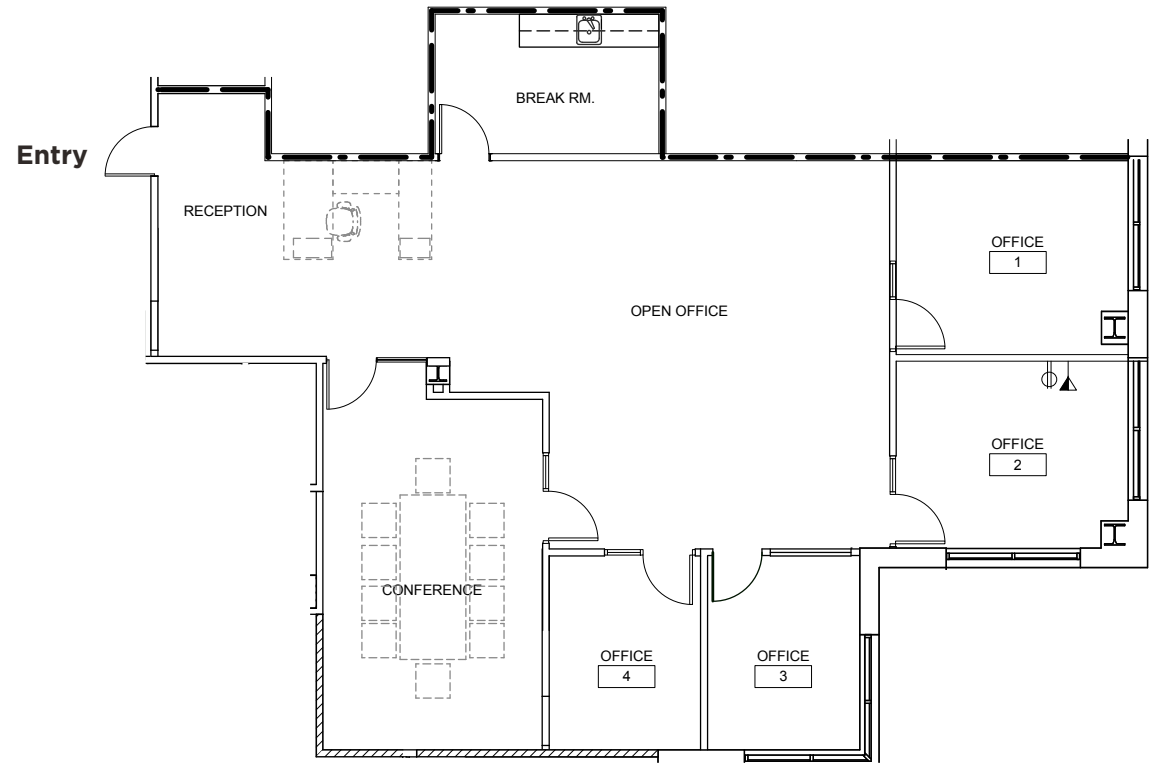
*\*Suites 305, 308 and 310 contiguous to 8,158 RSF.*



THE COASTAL COLLECTION | WAVE

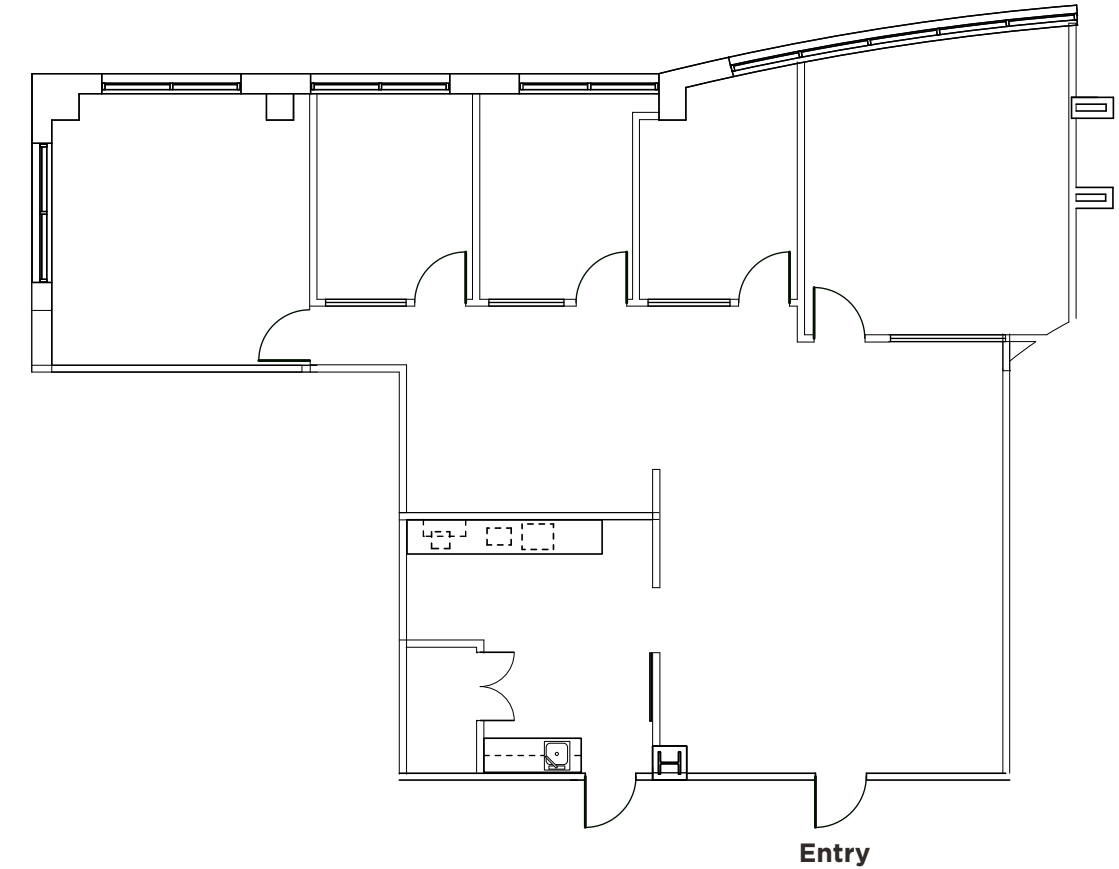
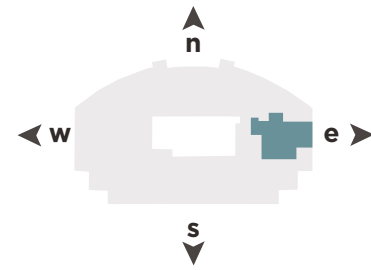


THE COASTAL COLLECTION | WAVE



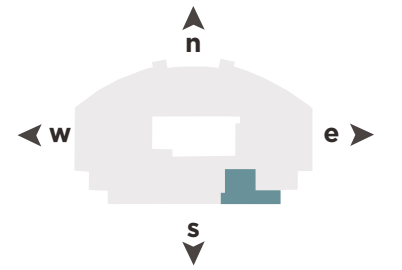
**SUITE** 308  
**RSF** 2,286 RSF  
**USE** Office  
**AVAILABLE** 6/1/2023

*\*Suites 305, 308 and 310 contiguous to 8,158 RSF.*



**SUITE** 310  
**RSF** 2,259  
**USE** Office  
**AVAILABLE** 60 Days' Notice (Sublease to 12/31/2023)

*\*Suites 305, 308 and 310 contiguous to 8,158 RSF.*





**COASTAL  
COLLECTION**  
AT TORREY RESERVE

**TIDE**

11710-11752 EL CAMINO REAL, SAN DIEGO, CA 92130



TIDE 



# TIDE

11710 EL CAMINO REAL



Virtual Tour

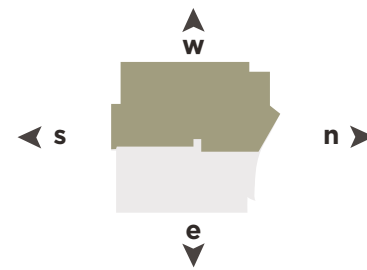


**SUITE** 100

**RSF** 5,737

**USE** Office

**AVAILABLE** 30 Days' Notice



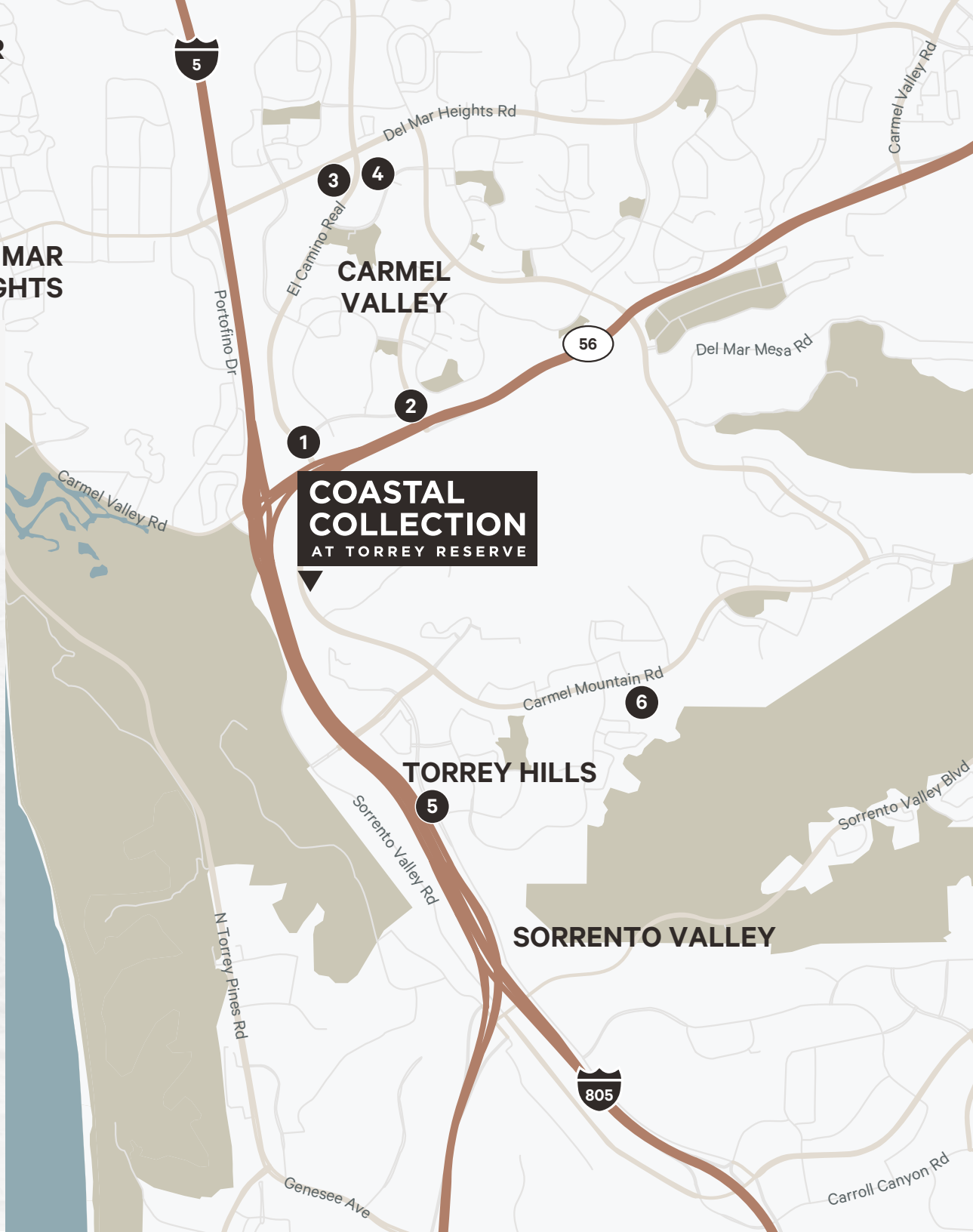
THE COASTAL COLLECTION | TIDE



THE COASTAL COLLECTION | TIDE

# JUST A HOP, SKIP, & JUMP AWAY

- 1. El Camino Real & Valley Centre Drive**  
 Double Tree Hotel  
 Hampton Inn  
 Hertz Rent-A-Car  
 SD Marriott Del Mar  
 Torrey Pines Bank
- 2. Piazza Carmel**  
 F45 Training  
 Massage Heights  
 MD Today Urgent Care  
 Church's Martial Arts  
 Chase  
 Mission Federal Credit Union  
 Postal Annex  
 Baskin-Robbins  
 Chipotle  
 Gami Sushi  
 Spices Thai Cafe  
 Subway  
 Villa Capri  
 Vision Boutique Optometry
- 3. One Paseo**  
 Tocaya Organica  
 BodyRok  
 Cava  
 Harland Brewing  
 Blue Bottle Coffee  
 SoulCycle  
 Shop/Good  
 Shake Shack  
 Parakeet Cafe  
 North Italia  
 The Butchery  
 International Smoke  
 Joe & The Juice
- 4. Del Mar Highlands**  
 Urban Plates  
 Casa Sol y Mar  
 Davanti Enoteca  
 Cinepolis  
 Club Pilates Del Mar  
 Jimbos  
 The Lash Lounge  
 Nektar
- 5. Vista Sorrento Parkway**  
 Hilton Garden Inn  
 Homewood Suites
- 6. Torrey Hills Center**  
 Vons  
 Aveda Salon  
 Orange Theory  
 Sculpt Fusion Yoga  
 Dirty Dogs  
 Postal Annex  
 Torrey Hills Chiropractic  
 Torrey Hills Cleaners  
 Torrey Hills Pet Hospital  
 BBQ Republic  
 Crust Pizzeria  
 Edible Arrangements  
 Porkyland  
 Subway



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 3.5 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.



# COASTAL COLLECTION

## AT TORREY RESERVE



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