

SOLANA CROSSING

380, 420, 440, & 462 STEVENS AVE



ENJOY THE BREEZE

Solana Crossing is a four-building, Class-A office & medical campus prominently located in the heart of Solana Beach.

Life is a breeze when anything you need is at your fingertips and less than five minutes away.

CROSSING WITH THE BEST SURF, SHOPS, FISH TACOS & BREW





SOLANA CROSSING

Class-A, Four Building, Coastal Campus Totaling ±224K SF



FIBER OPTICS AVAILABLE
with free wifi in amenity spaces



4:1,000 USF
approximately 30% secured and covered



WALKABLE & AMENITY-RICH
campus experience



EXTENSIVE GLASS LINES
with private balconies in select suites

A 380 Stevens	5 Suites Available
B 420 Stevens	4 Suites Available
C 440 Stevens	3 Suites Available
D 462 Stevens	9 Suites Available

SOLANA CROSSING

SUITE	SIZE	USE	AVAILABILITY	LEASE RATE	DESCRIPTION
380 STEVENS					
205	1,883 RSF	Medical or Office	Immediately	Negotiable	Current build out includes reception, conference room, 4 private offices, break area, IT/storage room and open area for workstations.
211	2,474 RSF	Medical or Office	10/1/2023	Negotiable	Current build out includes reception, conference room, 4 private offices, break room, copy room, IT/storage room and open area for workstations.
212	3,023 RSF	Medical or Office	8/1/2023	Negotiable	Current build out includes reception, conference room, 7 private offices, break room, IT/storage room and open area for workstations.
308	2,000 RSF	Medical or Office	11/1/2023	Negotiable	Current build out includes reception, conference room, 5 private offices, break room, IT/storage room and open area for workstations. Access to private patio.
316	2,434 RSF	Medical or Office	Immediately	Negotiable	Current build out includes reception, 3 private offices, break room, storage/IT room and open area for workstations.
420 STEVENS					
230	1,451 RSF	Office	Immediately	Negotiable	Current build out includes reception, conference room, 3 private offices and break room.
3rd Floor	13,724 RSF	Office	11/1/2023	Negotiable	Third floor can be made contiguous.
300	2,660-6,944 RSF	Office	Immediately	Negotiable	Double door entry off elevator lobby. Current build out includes reception, 11 window-lined private offices, 2 interior offices, conference room, break room, storage/IT room and open area for workstations. Planning 2 new spec suites (4,284 RSF and 2,660 RSF) as depicted on Page 19.
350	3,634 RSF	Office	Immediately	Negotiable	Available for sublease until 8/31/2023. Current build out includes 5 private offices, conference room, break room, storage/IT room and open area for workstations. Planning new spec suite as depicted on Page 20.
370	3,146 RSF	Office	11/1/2023	Negotiable	Current build out includes 7 private offices, conference room, break room, storage/IT room and open area for workstations.
440 STEVENS					
260	9,743 RSF	Office	4/1/2024	Negotiable	Double door entry off elevator lobby. Current build out includes reception, multiple window-lined and interior private offices, conference rooms, break room, storage/IT room and open area for workstations.
350	2,875 RSF	Office	4/1/2024	Negotiable	Current build out includes reception, 3 private offices, conference room, break room, storage/IT room and open area for workstations.
370	1,735 RSF	Office	4/1/2024	Negotiable	Current build out includes conference room, open break area, storage/IT room and open area for workstations.

SUITE	SIZE	USE	AVAILABILITY	LEASE RATE	DESCRIPTION
462 STEVENS					
1st Floor	1,933 RSF	Medical or Office	7/1/23 or Potentially Sooner	Negotiable	Partial first floor can be made contiguous.
108	927 RSF	Medical or Office	Immediately	Negotiable	Current build out includes 2 private offices and open area for workstations. Direct access to outdoor deck.
109	1,006 RSF	Medical or Office	7/1/2023	Negotiable	Current build out includes reception, conference room, 2 private offices and open area for workstations.
2nd Floor	11,391 RSF	Medical or Office	Immediately	Negotiable	Partial second floor can be made contiguous.
201	8,976 RSF	Medical or Office	Immediately	Negotiable	Double door entry off elevator lobby. Currently in white box condition.
206	2,415 RSF	Medical or Office	Immediately	Negotiable	Double door entry off elevator lobby. Current build out includes reception, 5 private offices, conference room, IT/storage closet and open area for workstations.
3rd Floor	14,498 RSF	Medical or Office	Immediately	Negotiable	Partial third floor can be made contiguous.
300	3,121 RSF	Medical or Office	Immediately	Negotiable	Double door entry off elevator lobby. Current build out includes reception, 9 private offices, conference room, IT/storage closet, copy/print room and break room. Access to private patio.
301	778 RSF	Medical or Office	Immediately	Negotiable	Current build out includes reception, 1 private office and open area for workstations.
302	4,942 RSF	Medical or Office	Immediately	Negotiable	Current build out includes reception, 5 private offices, conference room, break room, IT/storage closets and open area for workstations. Access to private patio.
305	3,632 RSF	Medical or Office	Immediately	Negotiable	Corner unit with private double door entry. Current build out includes 8 private offices, conference room, IT/storage closet and open area for workstations. Access to private patio.
306	1,992 RSF	Medical or Office	Immediately	Negotiable	Current build out includes reception, conference, break area and open area for workstations.

SOLANA CROSSING



380 STEVENS

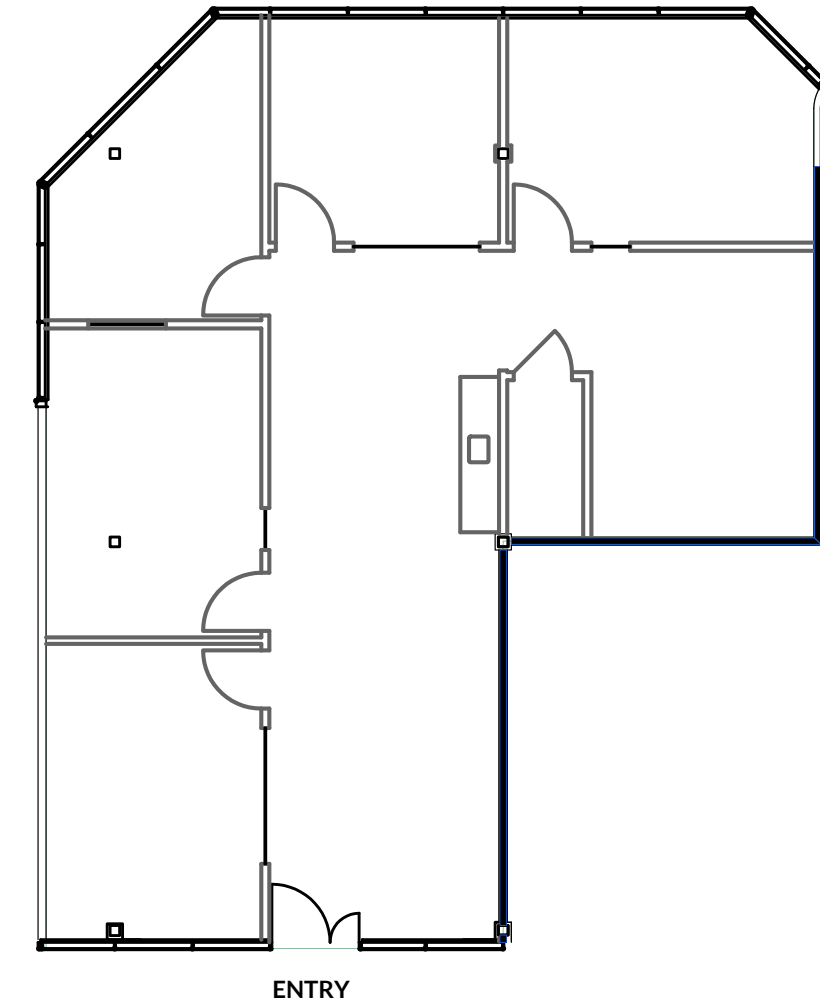
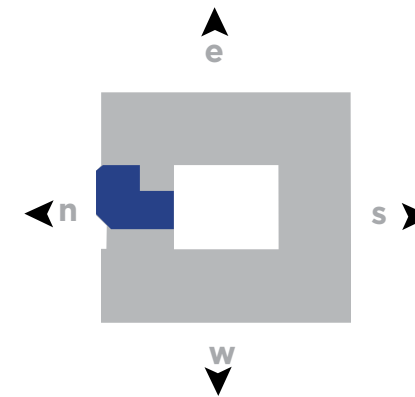
MEDICAL OR OFFICE USE

SOLANA CROSSING

380 STEVENS AVENUE
SUITE 205



Total: 1,883 RSF
Available: Immediately



CBRE

Office
Leasing:

DICK BALESTRI
858.546.4612
dick.balestri@cbre.com

RYAN EGLI
858.546.4648
ryan.egli@cbre.com

ELLYCIA HALDEN
858.546.4657
ellycia.halden@cbre.com

Medical
Leasing:

DAN HENRY
760.438.8569
dan.henry@cbre.com

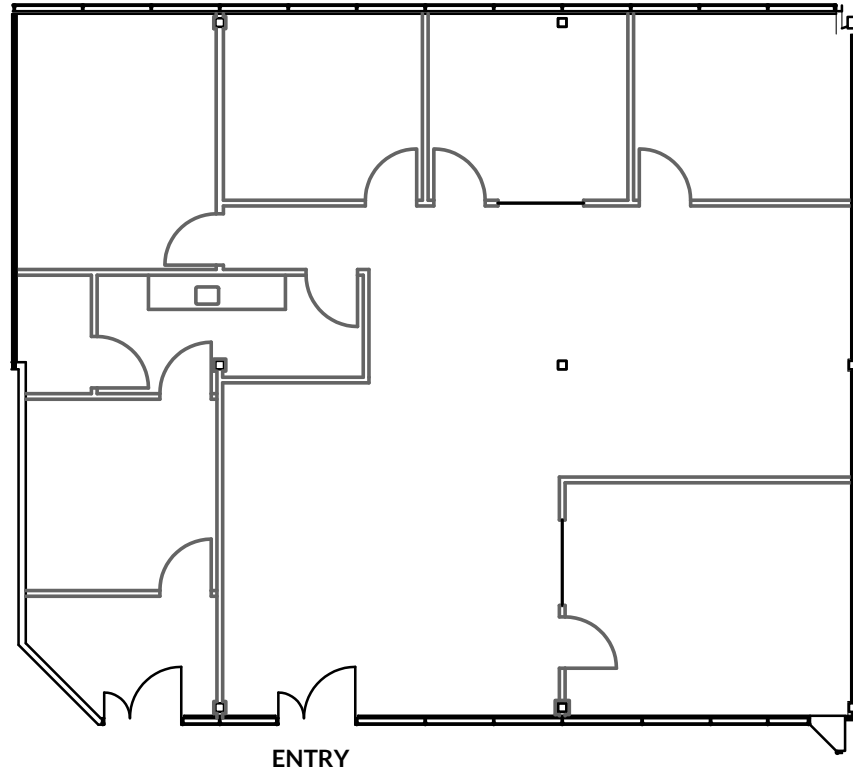
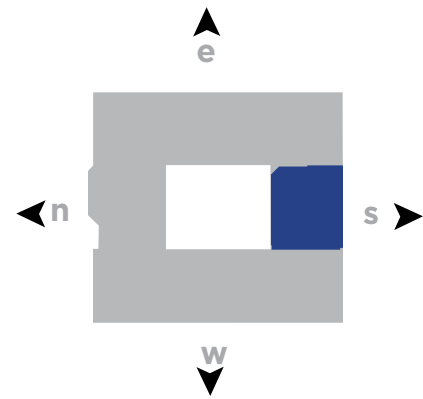
LARS EISENHAUER
760.438.8534
lars.eisenhauer@cbre.com

SOLANA CROSSING

380 STEVENS AVENUE SUITE 211



Total: 2,474 RSF
Available: 10/1/2023

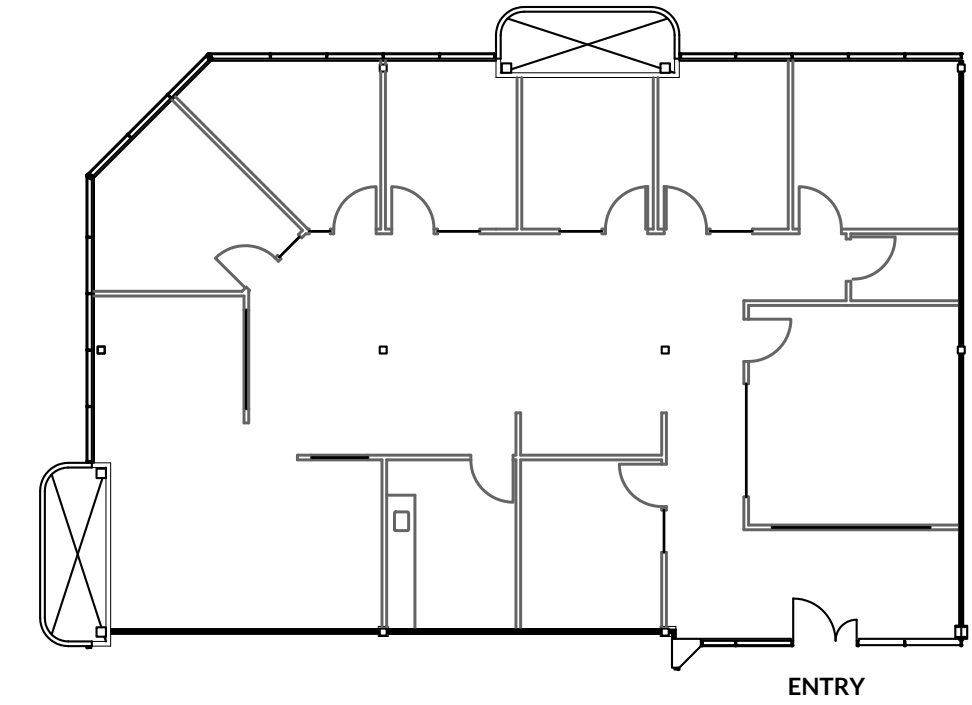
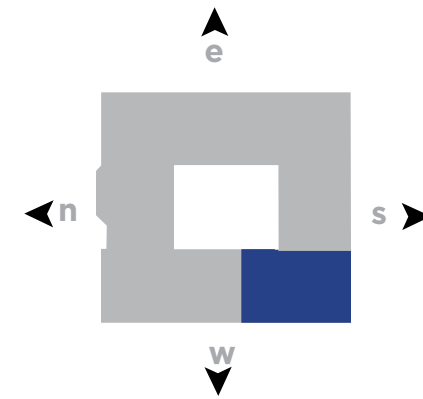


SOLANA CROSSING

380 STEVENS AVENUE SUITE 212



Total: 3,023 RSF
Available: 8/1/2023



CBRE

Office
Leasing:

DICK BALESTRI
858.546.4612
dick.balestri@cbre.com

ELLYCIA HALDEN
858.546.4657
ellycia.halden@cbre.com

Medical
Leasing:

DAN HENRY
760.438.8569
dan.henry@cbre.com

LARS EISENHAUER
760.438.8534
lars.eisenhauer@cbre.com

CBRE

Office
Leasing:

DICK BALESTRI
858.546.4612
dick.balestri@cbre.com

ELLYCIA HALDEN
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Medical
Leasing:

DAN HENRY
760.438.8569
dan.henry@cbre.com

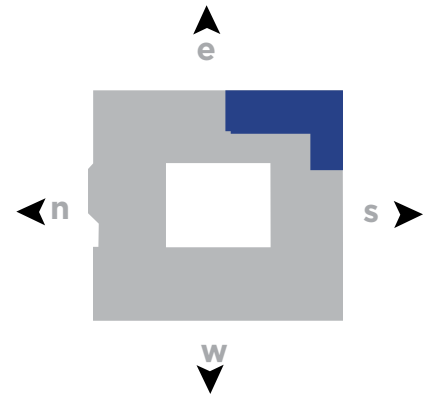
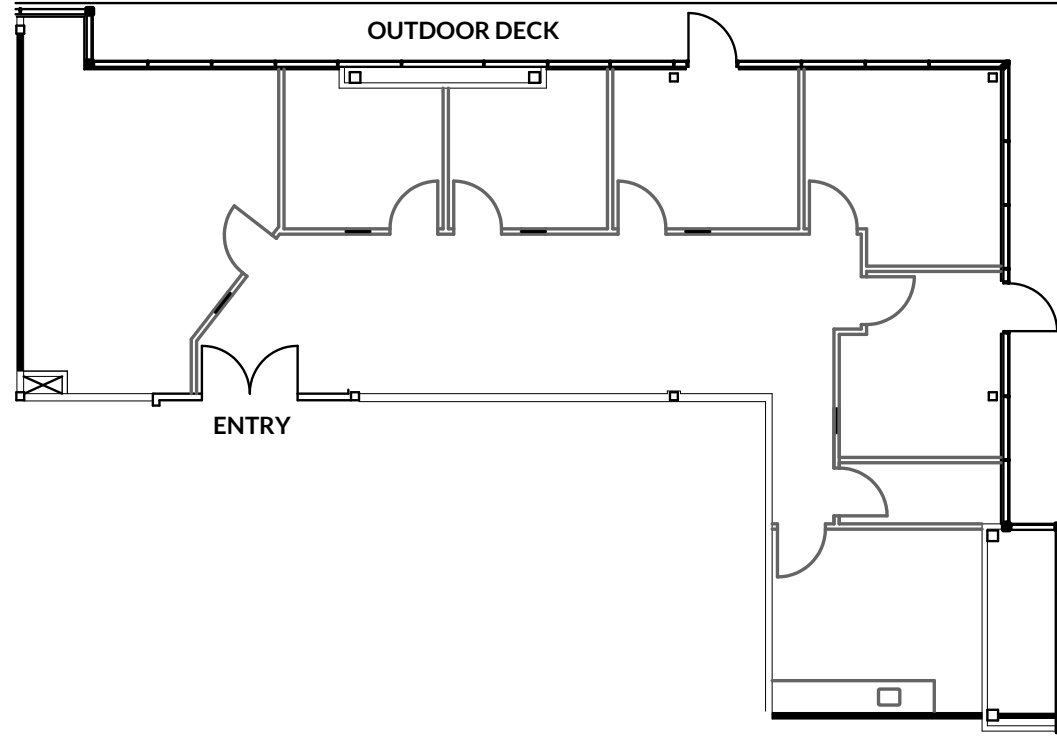
LARS EISENHAUER
760.438.8534
lars.eisenhauer@cbre.com

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380 STEVENS AVENUE SUITE 308



Total: 2,000 RSF
Available: 11/1/2023



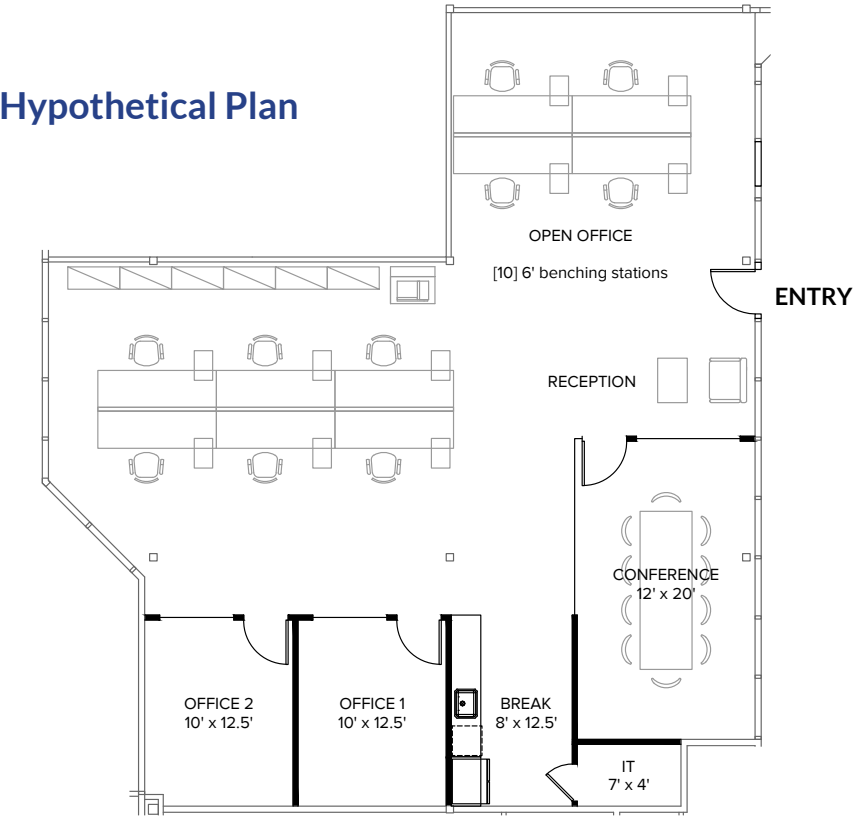
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380 STEVENS AVENUE SUITE 316

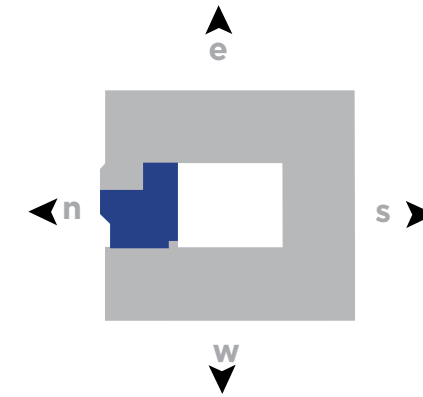
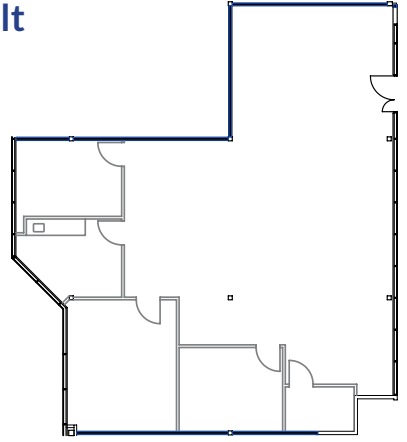


Total: 2,434 RSF
Available: Immediately

Hypothetical Plan



As-Built



CBRE

Office
Leasing:

DICK BALESTRI
858.546.4612
dick.balestri@cbre.com

ELLYCIA HALDEN
858.546.4657
ellycia.halden@cbre.com

Medical
Leasing:

DAN HENRY
760.438.8569
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LARS EISENHAEUER
760.438.8534
lars.eisenhauer@cbre.com

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Office
Leasing:

DICK BALESTRI
858.546.4612
dick.balestri@cbre.com

ELLYCIA HALDEN
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RYAN EGLI
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ryan.egli@cbre.com

Medical
Leasing:

DAN HENRY
760.438.8569
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LARS EISENHAEUER
760.438.8534
lars.eisenhauer@cbre.com

SOLANA CROSSING



420 STEVENS

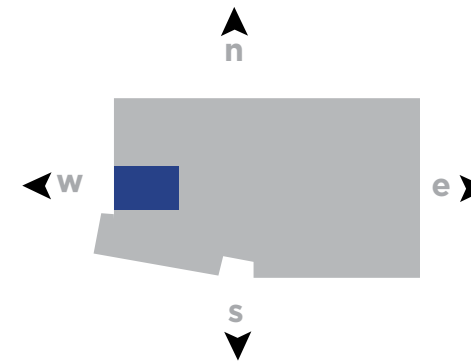
OFFICE USE

SOLANA CROSSING

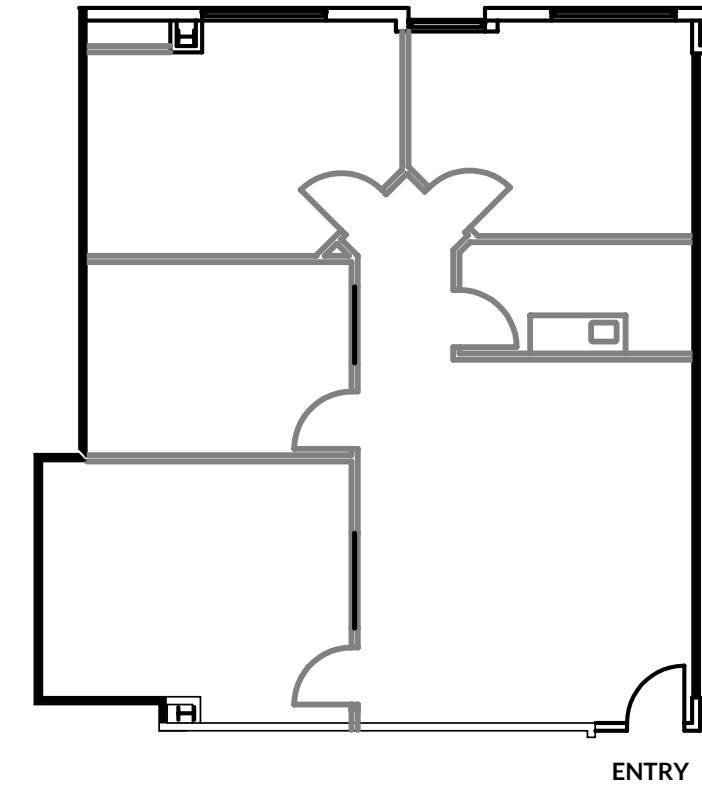
420 STEVENS AVENUE
SUITE 230



Total: 1,451 RSF
Available: Immediately



As-Built



CBRE

Office
Leasing:

DICK BALESTRI
858.546.4612
dick.balestri@cbre.com

ELLYCIA HALDEN
858.546.4657
ellycia.halden@cbre.com

Medical
Leasing:

DAN HENRY
760.438.8569
dan.henry@cbre.com

LARS EISENHAUER
760.438.8534
lars.eisenhauer@cbre.com

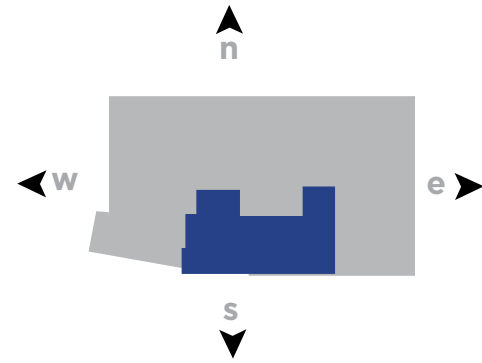
SOLANA CROSSING

420 STEVENS AVENUE SUITE 300

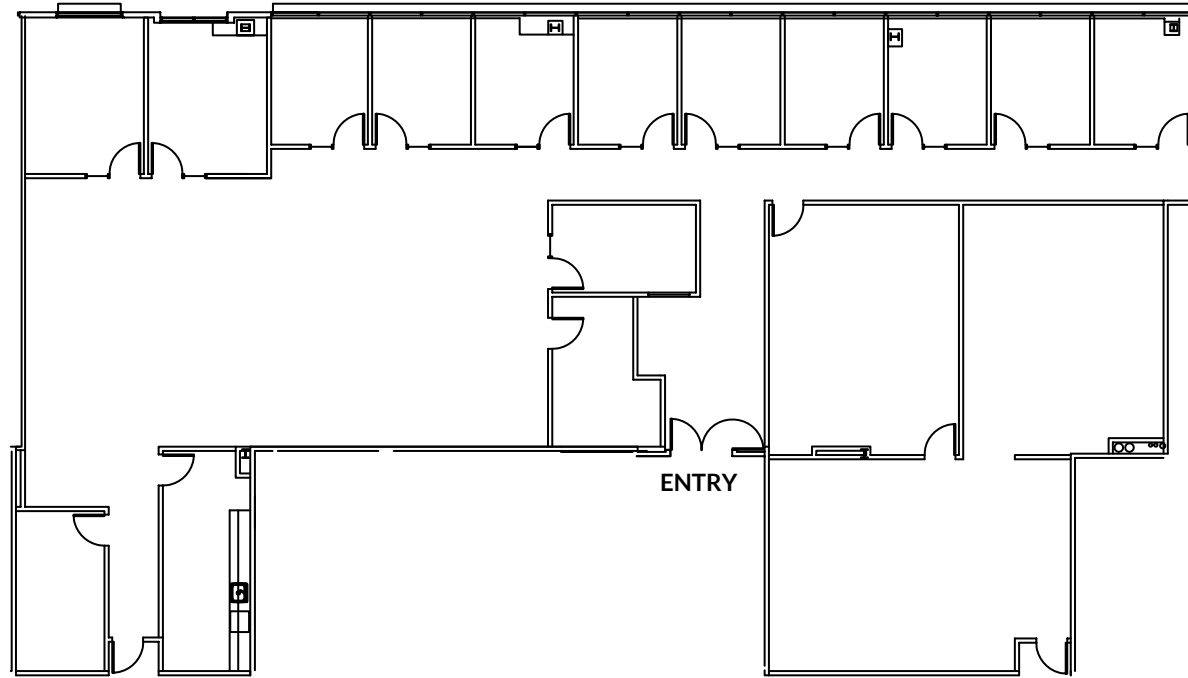


Total: 6,944 RSF
Available: Immediately

**Can be made contiguous with
Suites 350 and 370 to 13,724 RSF*



As-Built



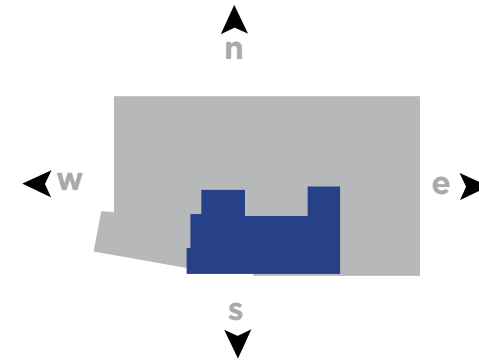
SOLANA CROSSING

420 STEVENS AVENUE SUITE 300

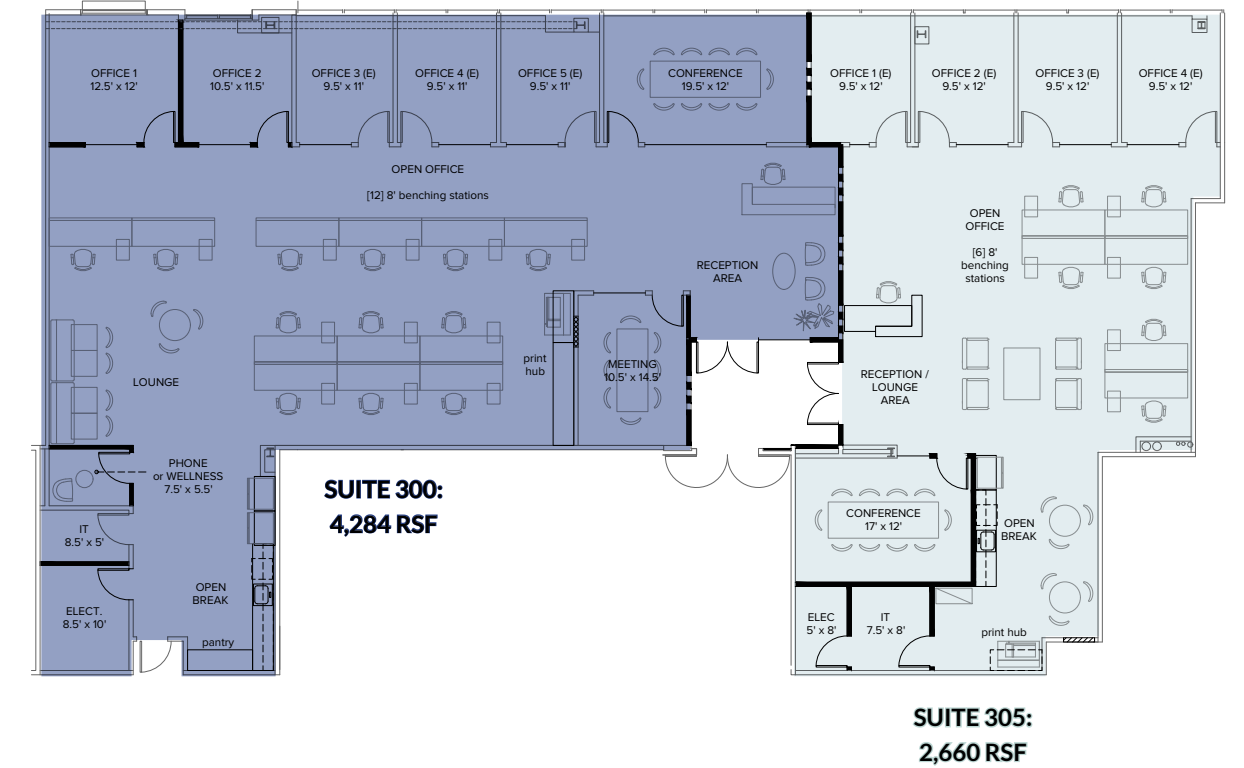


Total: 2,660-6,944 RSF
Available: Immediately

**Can be made contiguous with
Suites 350 and 370 to 13,724 RSF*



Hypothetical Two-Tenant Plan



**Office
Leasing:**

DICK BALESTRI
858.546.4612
dick.balestri@cbre.com

ELLYCIA HALDEN
858.546.4657
ellycia.halden@cbre.com

**Medical
Leasing:**

DAN HENRY
760.438.8569
dan.henry@cbre.com

LARS EISENHAUER
760.438.8534
lars.eisenhauer@cbre.com

RYAN EGLI
858.546.4648
ryan.egli@cbre.com



**Office
Leasing:**

DICK BALESTRI
858.546.4612
dick.balestri@cbre.com

ELLYCIA HALDEN
858.546.4657
ellycia.halden@cbre.com

**Medical
Leasing:**

DAN HENRY
760.438.8569
dan.henry@cbre.com

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760.438.8534
lars.eisenhauer@cbre.com

RYAN EGLI
858.546.4648
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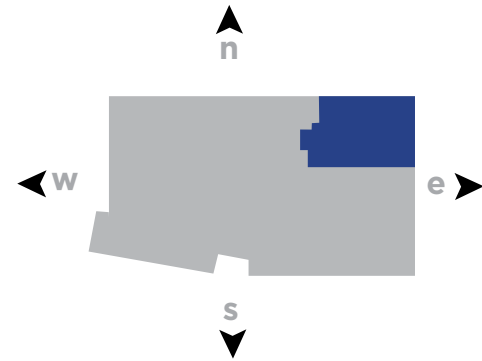
SOLANA CROSSING

**420 STEVENS AVENUE
SUITE 350**

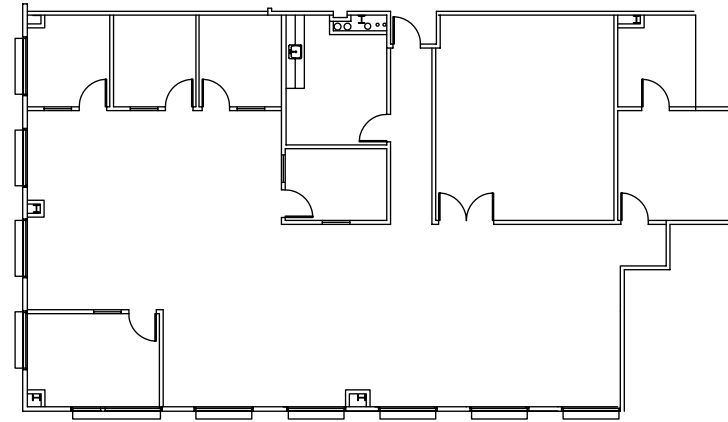


Total: 3,634 RSF
Available: Immediately

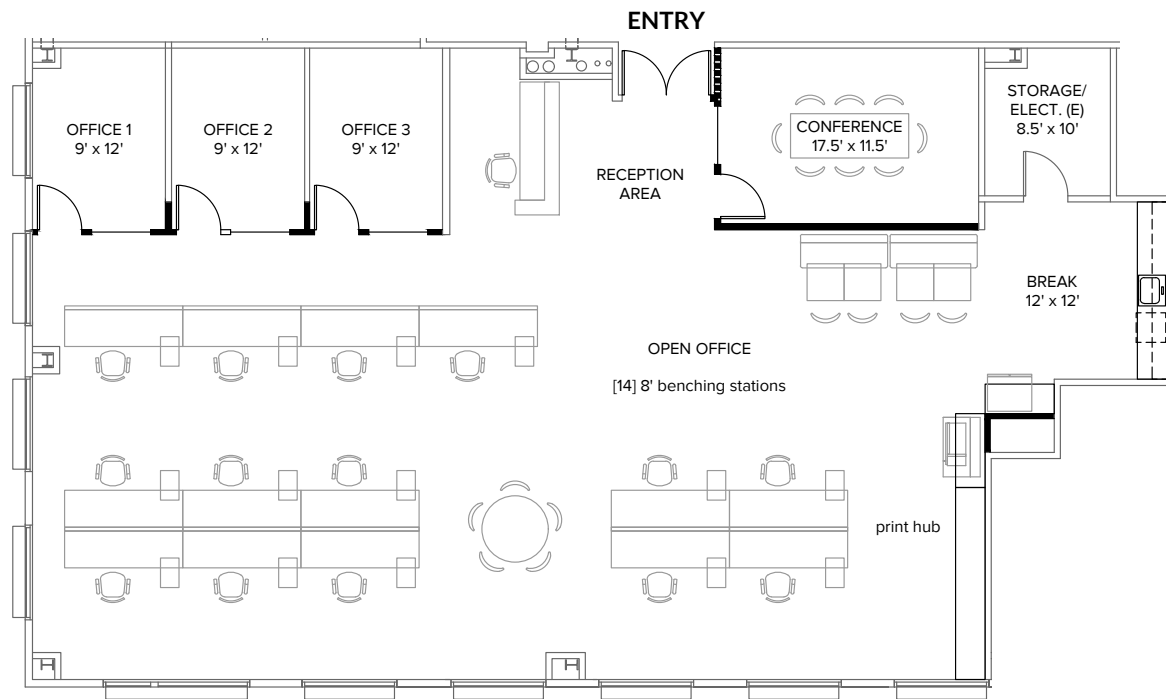
**Can be made contiguous with
Suites 300 and 370 to 13,724 RSF*



As-Built



Hypothetical Plan



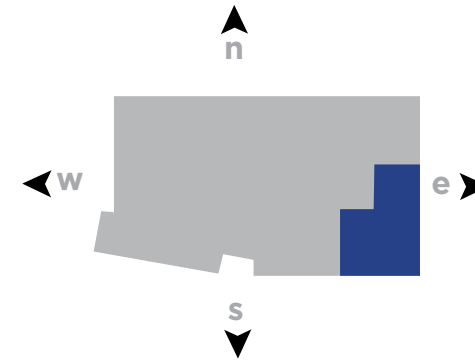
SOLANA CROSSING

**420 STEVENS AVENUE
SUITE 370**

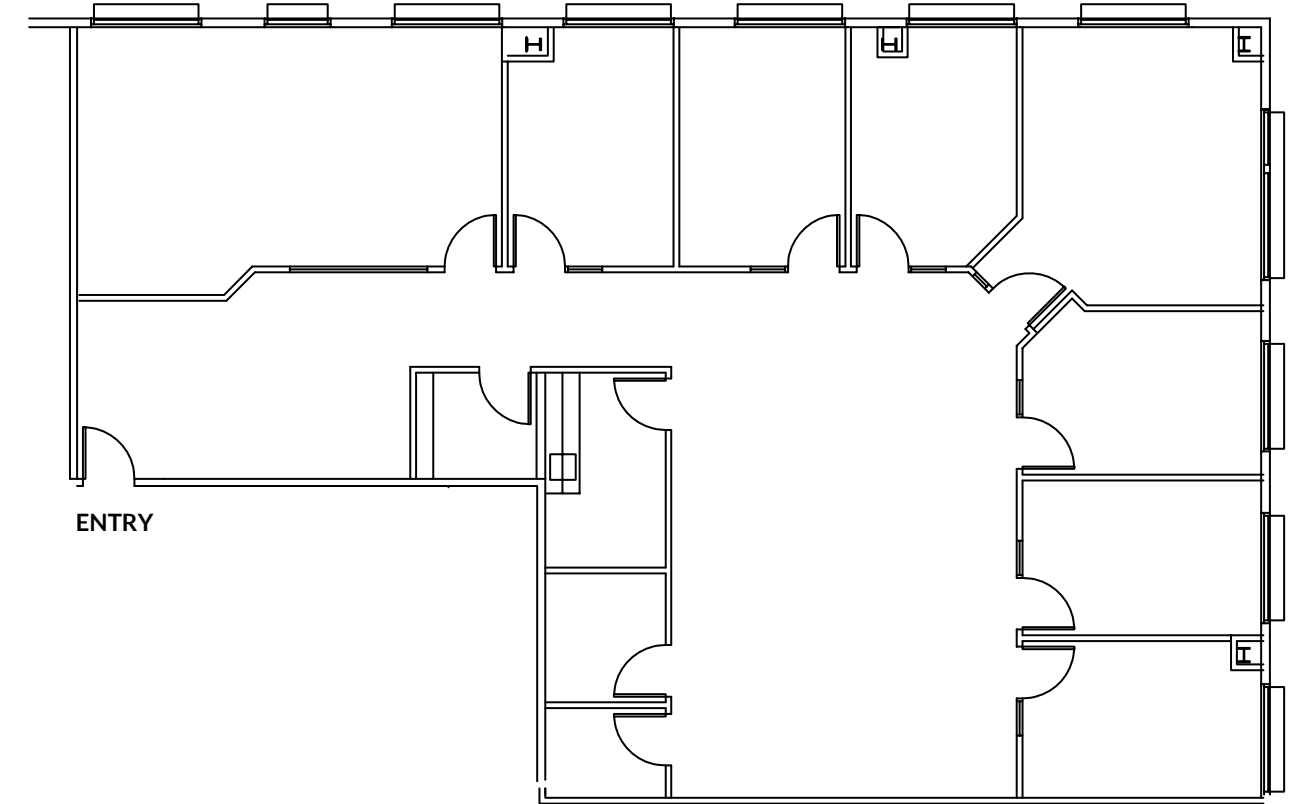


Total: 3,146 RSF
Available: 11/1/2023

**Can be made contiguous with
Suites 300 and 350 to 13,724 RSF*



As-Built



CBRE

Office
Leasing:

DICK BALESTRI
858.546.4612
dick.balestri@cbre.com

ELLYCIA HALDEN
858.546.4657
ellycia.halden@cbre.com

Medical
Leasing:

DAN HENRY
760.438.8569
dan.henry@cbre.com

LARS EISENHAUER
760.438.8534
lars.eisenhauer@cbre.com

RYAN EGLI
858.546.4648
ryan.egli@cbre.com

CBRE

Office
Leasing:

DICK BALESTRI
858.546.4612
dick.balestri@cbre.com

ELLYCIA HALDEN
858.546.4657
ellycia.halden@cbre.com

RYAN EGLI
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Medical
Leasing:

DAN HENRY
760.438.8569
dan.henry@cbre.com

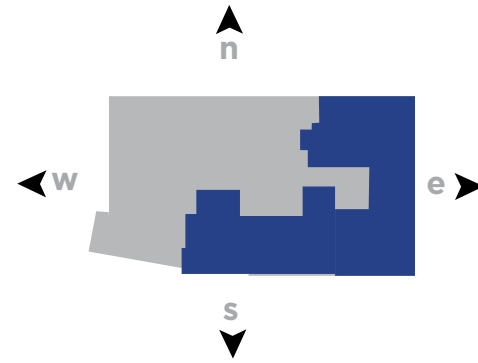
LARS EISENHAUER
760.438.8534
lars.eisenhauer@cbre.com

SOLANA CROSSING

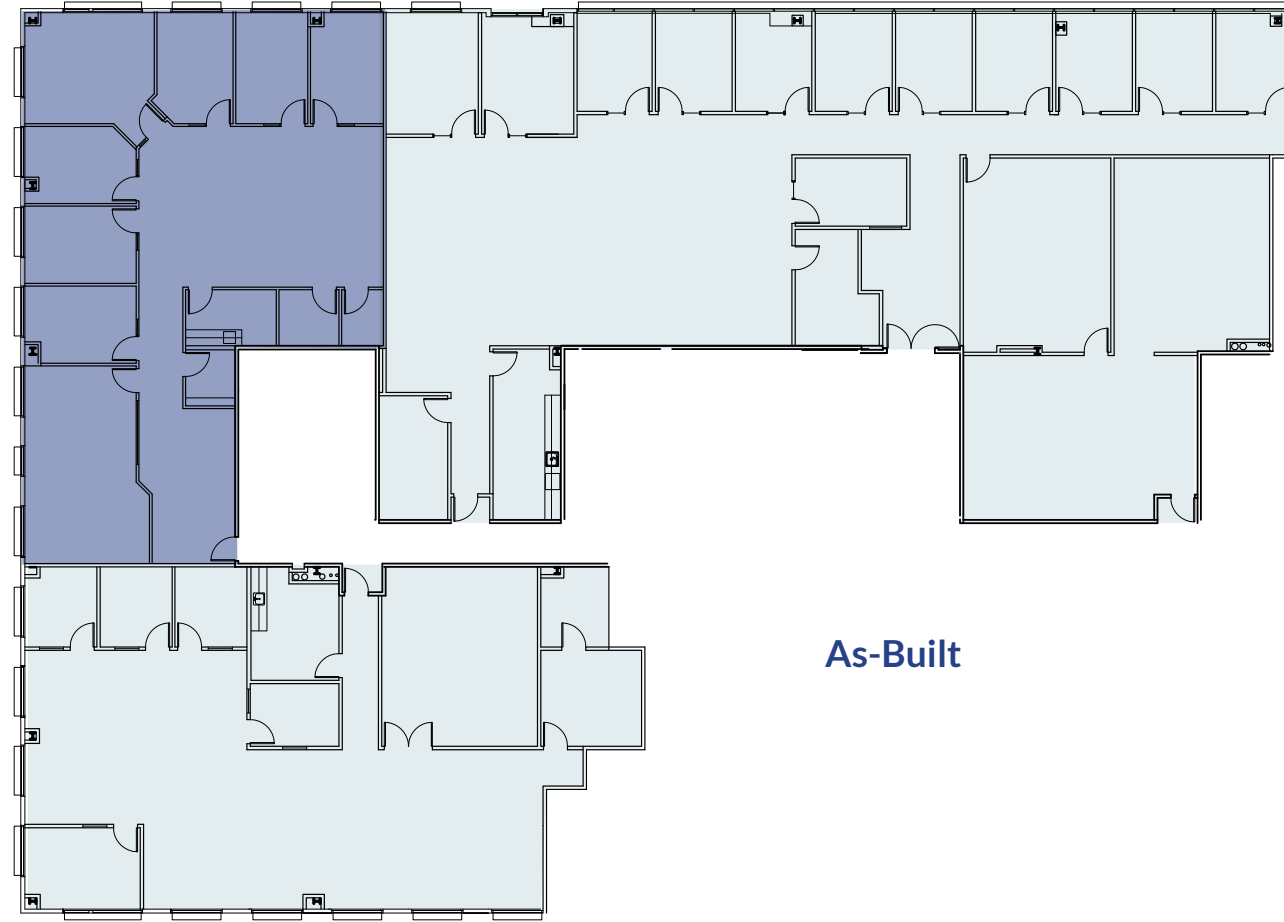
**420 STEVENS AVENUE
SUITES 300/350/370**



Total: 13,724 RSF



**SUITE 370:
3,146 RSF
Available 11/1/2023**



As-Built

**SUITE 350:
3,634 RSF
Vacant**

**SUITE 300:
6,944 RSF
Vacant**

CBRE

**Office
Leasing:**

DICK BALESTRI
858.546.4612
dick.balestri@cbre.com

ELLYCIA HALDEN
858.546.4657
ellycia.halden@cbre.com

RYAN EGLI
858.546.4648
ryan.egli@cbre.com

**Medical
Leasing:**

DAN HENRY
760.438.8569
dan.henry@cbre.com

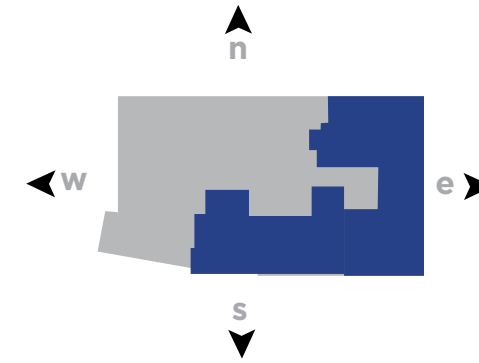
LARS EISENHAUER
760.438.8534
lars.eisenhauer@cbre.com

SOLANA CROSSING

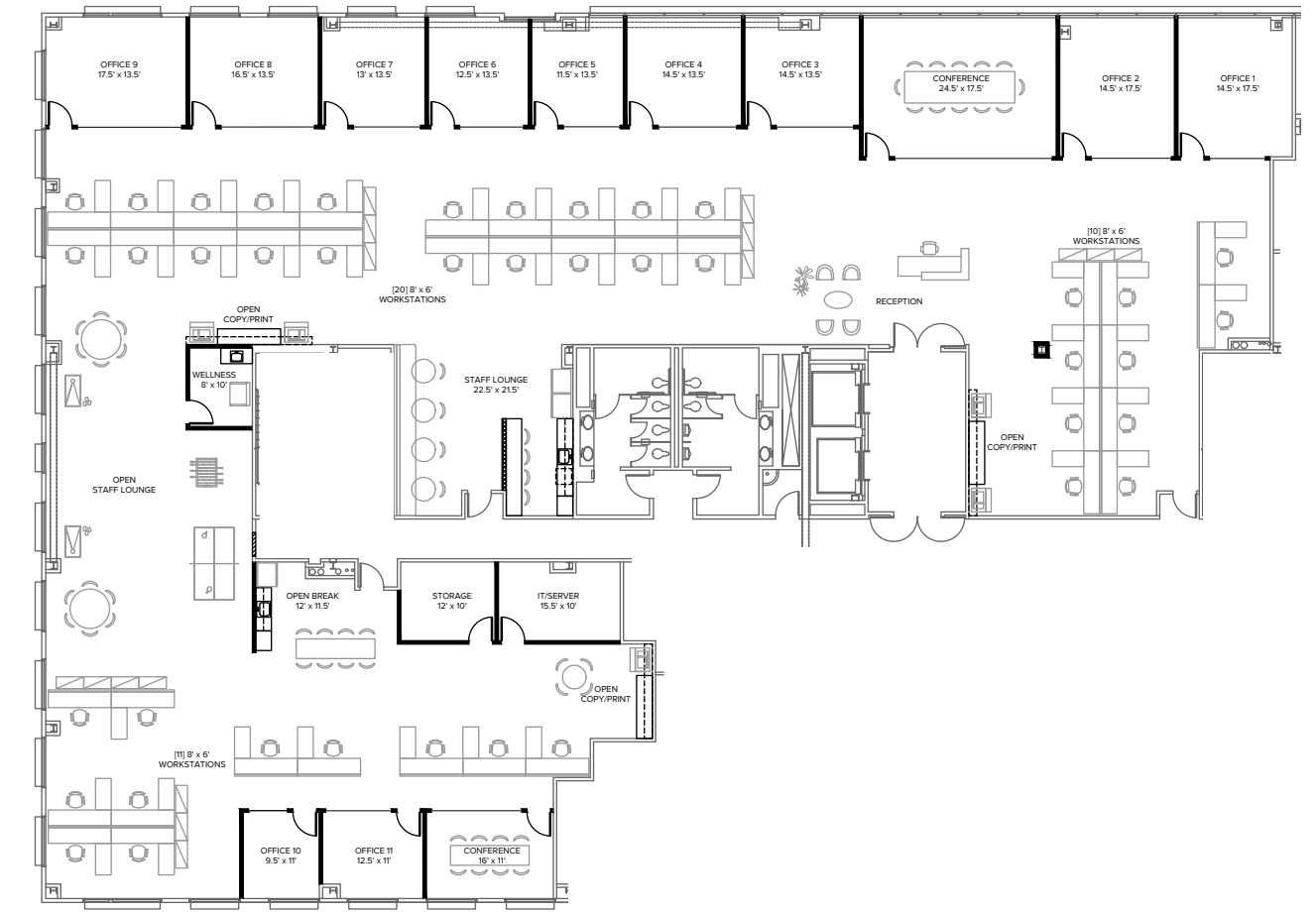
**420 STEVENS AVENUE
SUITES 300/350/370**



**Total: 13,724 RSF
Available: 11/1/2023**



Hypothetical Plan



CBRE

**Office
Leasing:**

DICK BALESTRI
858.546.4612
dick.balestri@cbre.com

ELLYCIA HALDEN
858.546.4657
ellycia.halden@cbre.com

RYAN EGLI
858.546.4648
ryan.egli@cbre.com

**Medical
Leasing:**

DAN HENRY
760.438.8569
dan.henry@cbre.com

LARS EISENHAUER
760.438.8534
lars.eisenhauer@cbre.com

SOLANA CROSSING



440 STEVENS

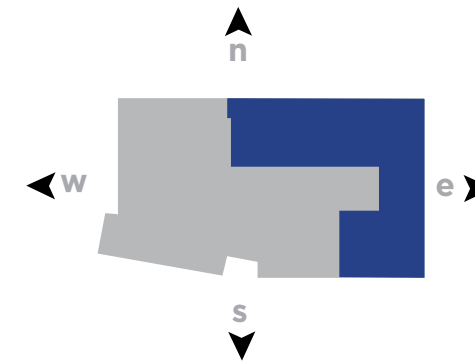
OFFICE USE

SOLANA CROSSING

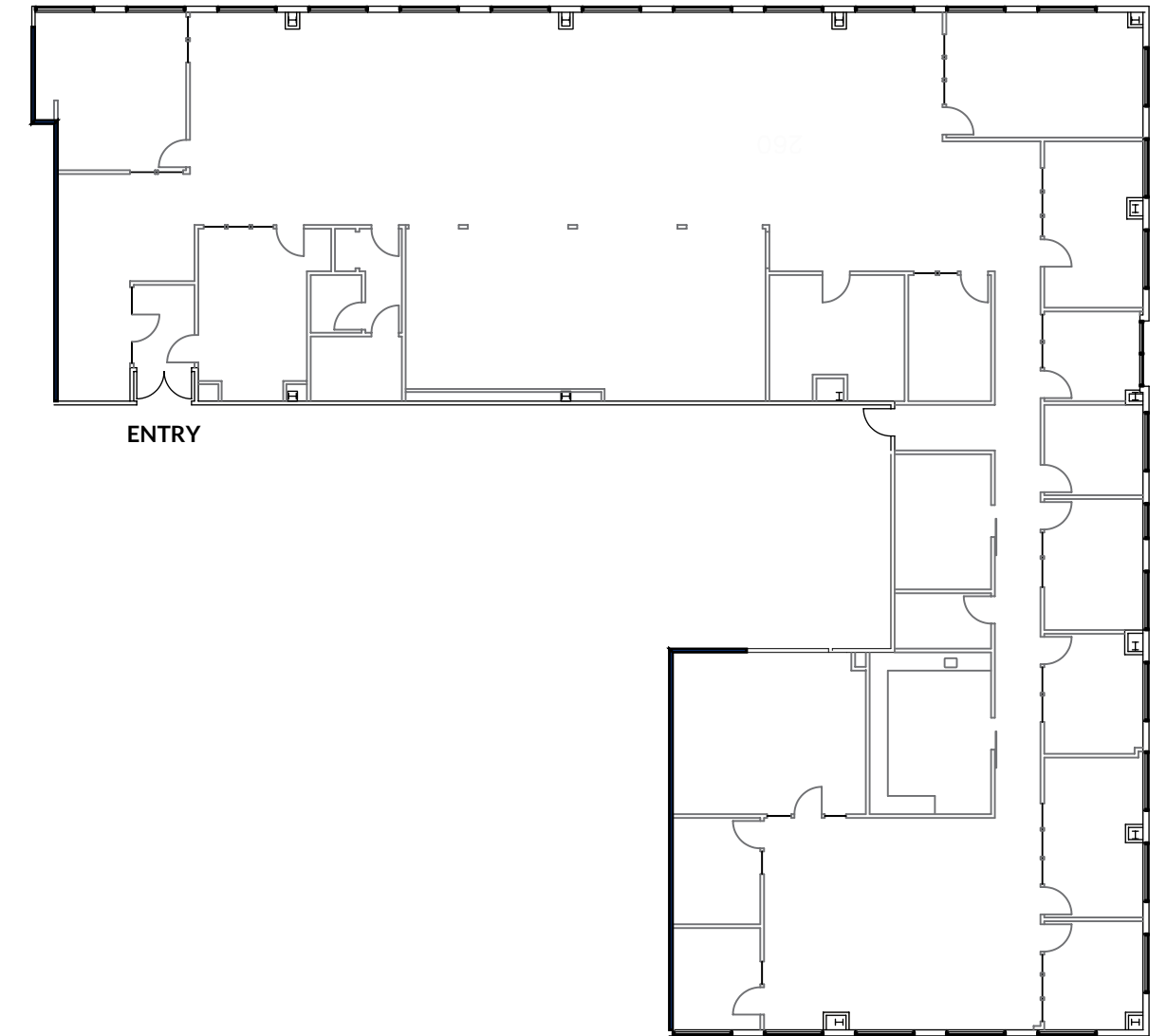
440 STEVENS AVENUE
SUITE 260



Total: 9,743 RSF
Available: 4/1/2024



As-Built



CBRE

Office
Leasing:

DICK BALESTRI
858.546.4612
dick.balestri@cbre.com

ELLYCIA HALDEN
858.546.4657
ellycia.halden@cbre.com

RYAN EGLI
858.546.4648
ryan.egli@cbre.com

Medical
Leasing:

DAN HENRY
760.438.8569
dan.henry@cbre.com

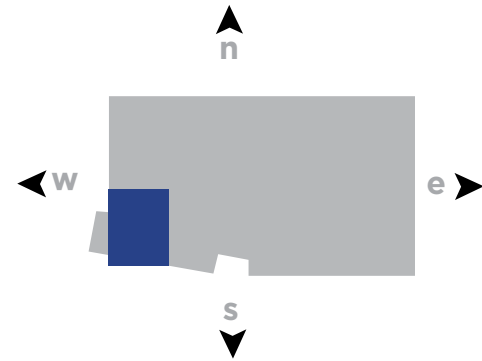
LARS EISENHauer
760.438.8534
lars.eisenhauer@cbre.com

SOLANA CROSSING

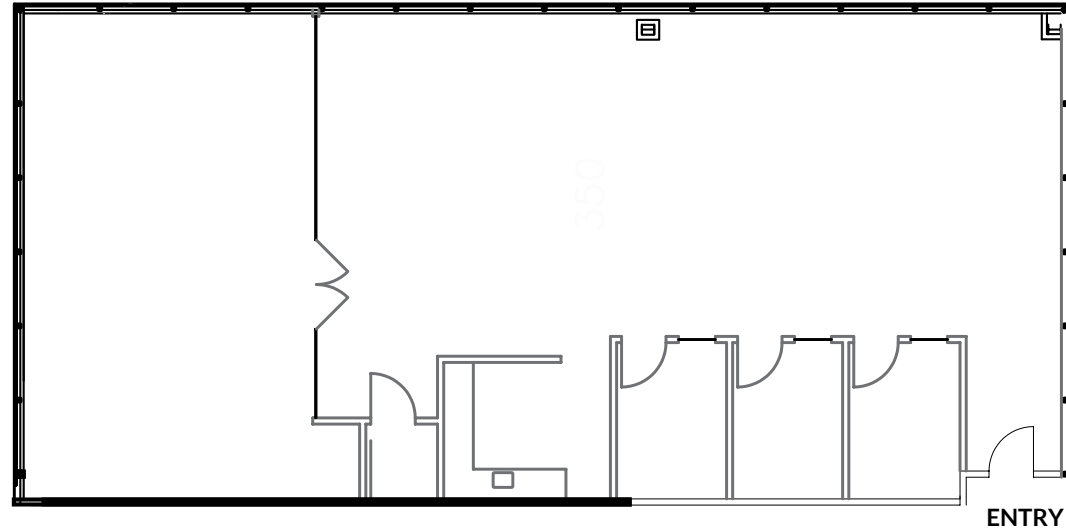
440 STEVENS AVENUE SUITE 350



Total: 2,875 RSF
Available: 4/1/2024



As-Built

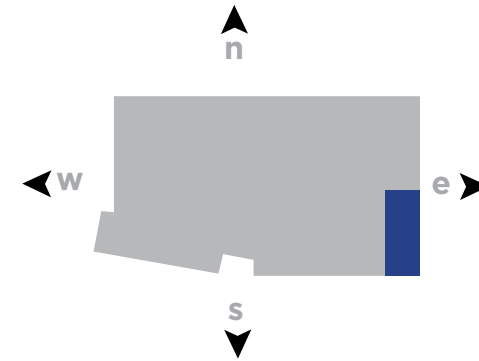


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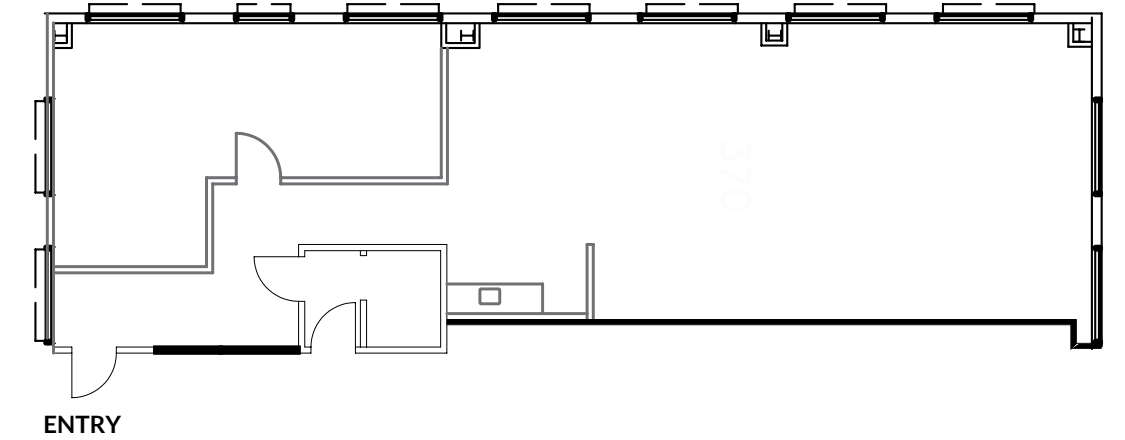
440 STEVENS AVENUE SUITE 370



Total: 1,735 RSF
Available: 4/1/2024



As-Built



Office
Leasing:

DICK BALESTRI
858.546.4612
dick.balestri@cbre.com

ELLYCIA HALDEN
858.546.4657
ellycia.halden@cbre.com

Medical
Leasing:

DAN HENRY
760.438.8569
dan.henry@cbre.com

LARS EISENHAUER
760.438.8534
lars.eisenhauer@cbre.com



Office
Leasing:

DICK BALESTRI
858.546.4612
dick.balestri@cbre.com

ELLYCIA HALDEN
858.546.4657
ellycia.halden@cbre.com

Medical
Leasing:

DAN HENRY
760.438.8569
dan.henry@cbre.com

LARS EISENHAUER
760.438.8534
lars.eisenhauer@cbre.com

SOLANA CROSSING



462 STEVENS

MEDICAL OR OFFICE USE

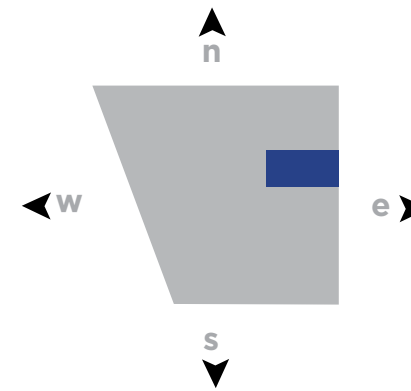
SOLANA CROSSING

462 STEVENS AVENUE
SUITE 108

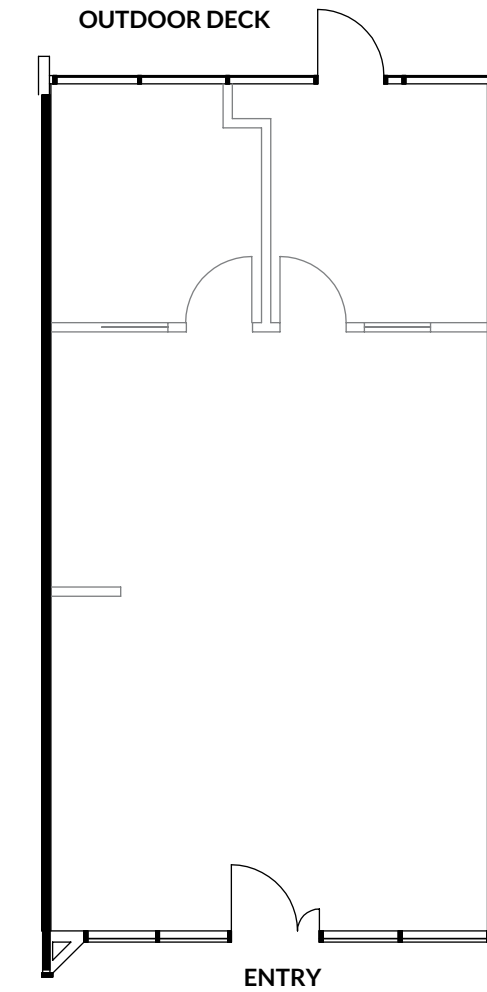


Total: 927 RSF
Available: Immediately

**Can be made contiguous with Suite 109 to 1,933 RSF*



As-Built



CBRE

Office Leasing:

DICK BALESTRI
858.546.4612
dick.balestri@cbre.com

ELLYCIA HALDEN
858.546.4657
ellycia.halden@cbre.com

Medical Leasing:

DAN HENRY
760.438.8569
dan.henry@cbre.com

LARS EISENHAUER
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lars.eisenhauer@cbre.com

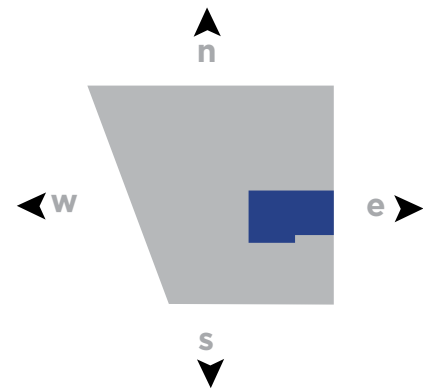
SOLANA CROSSING

462 STEVENS AVENUE SUITE 109

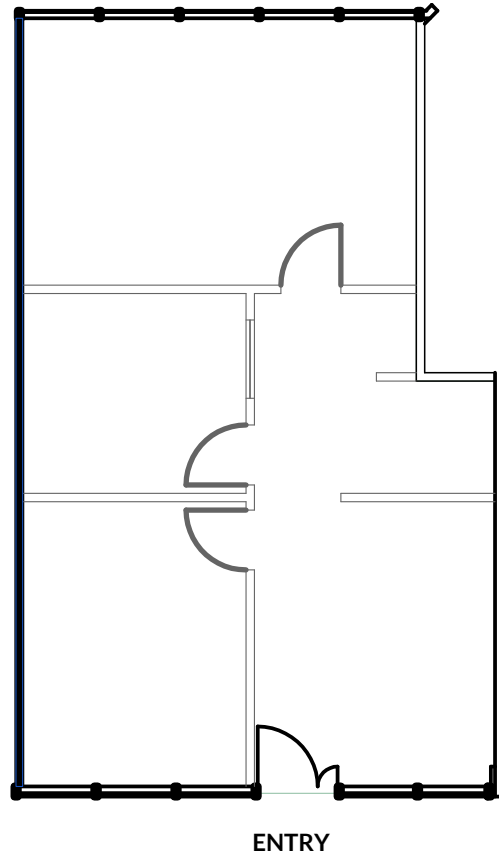


Total: 1,006 RSF
Available: 7/1/2023

**Can be made contiguous with Suite 108 to 1,933 RSF*



As-Built



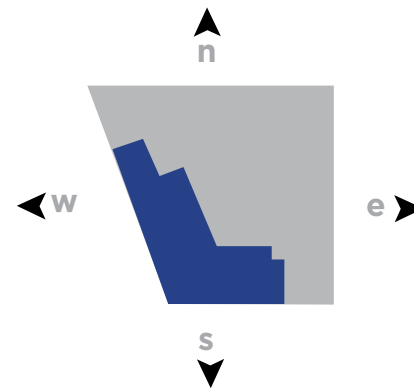
SOLANA CROSSING

462 STEVENS AVENUE SUITE 201

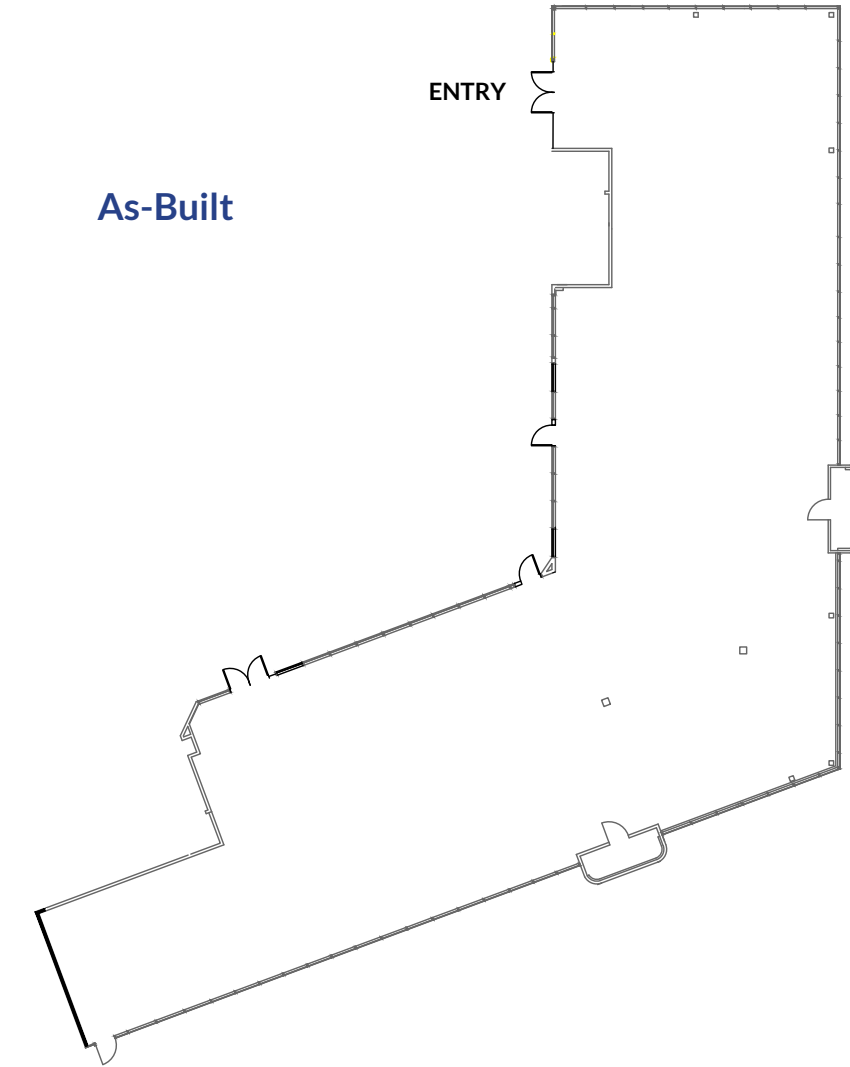


Total: 8,976 RSF
Available: Immediately

**Can be made contiguous with Suite 206 to 11,391 RSF*



As-Built



Office Leasing:

DICK BALESTRI
858.546.4612
dick.balestri@cbre.com

ELLYCIA HALDEN
858.546.4657
ellycia.halden@cbre.com

Medical Leasing:

DAN HENRY
760.438.8569
dan.henry@cbre.com

LARS EISENHAUER
760.438.8534
lars.eisenhauer@cbre.com



Office Leasing:

DICK BALESTRI
858.546.4612
dick.balestri@cbre.com

ELLYCIA HALDEN
858.546.4657
ellycia.halden@cbre.com

Medical Leasing:

DAN HENRY
760.438.8569
dan.henry@cbre.com

LARS EISENHAUER
760.438.8534
lars.eisenhauer@cbre.com

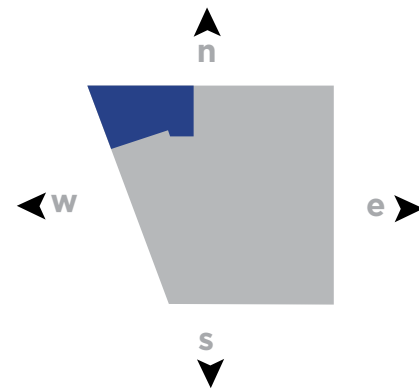
SOLANA CROSSING

462 STEVENS AVENUE SUITE 206

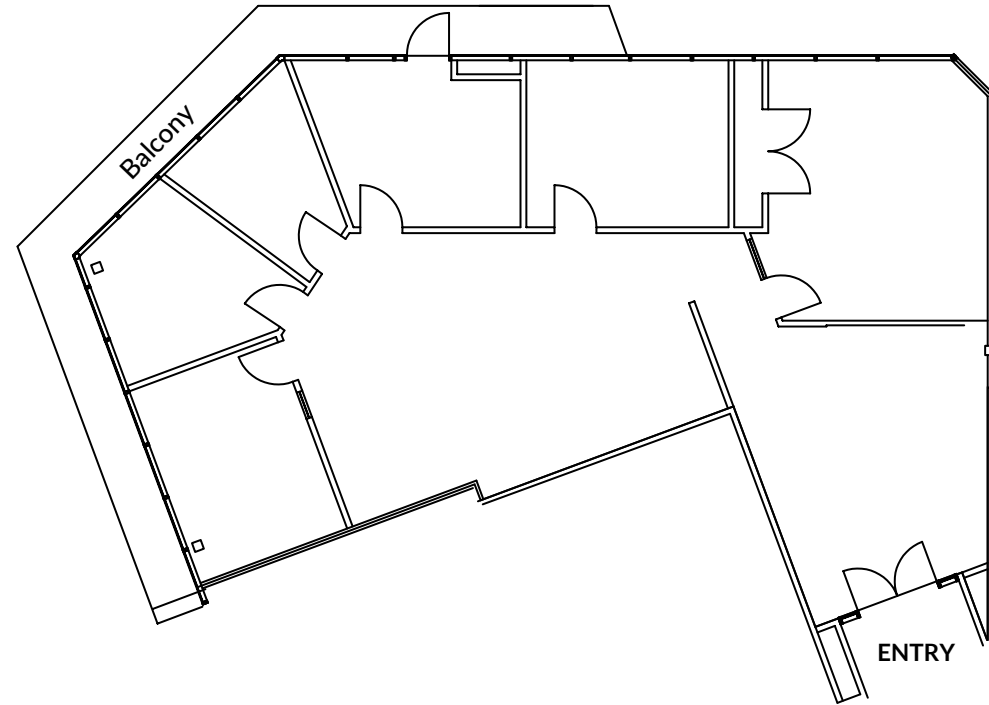


Total: 2,415 RSF
Available: Immediately

**Can be made contiguous with Suite 201 to 11,391 RSF*



As-Built



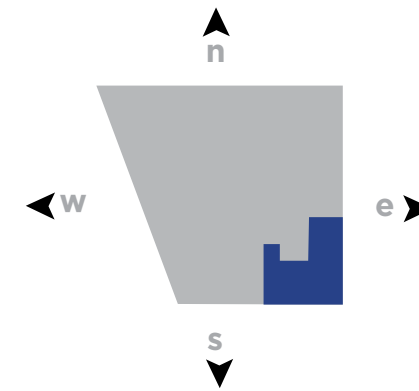
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462 STEVENS AVENUE SUITE 300

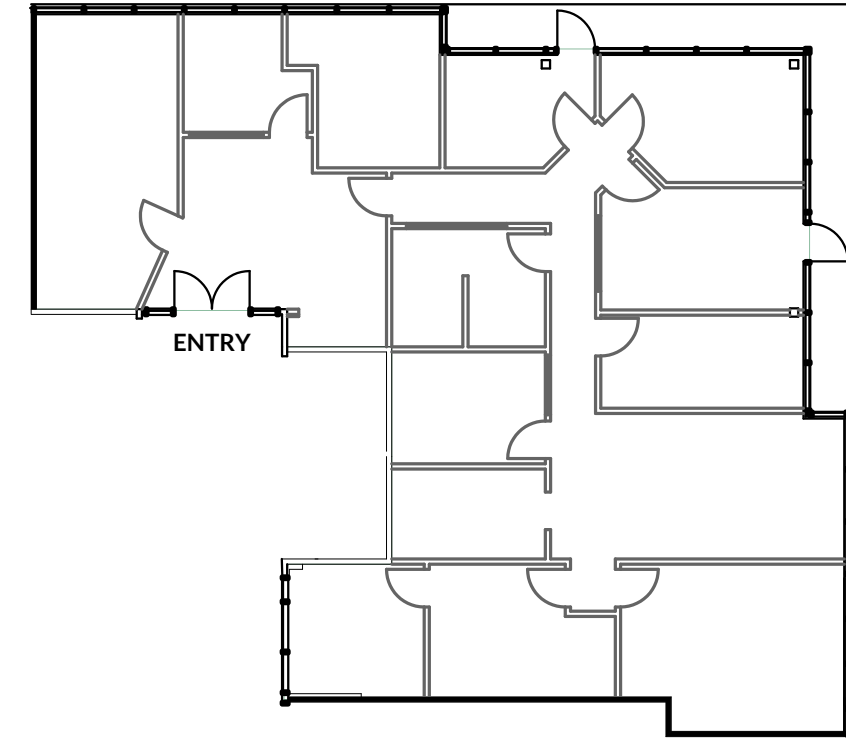


Total: 3,121 RSF
Available: Immediately

**Can be made contiguous with Suites 301, 302, 305 and 306 to 14,498 RSF*



As-Built



Office Leasing:

DICK BALESTRI
858.546.4612
dick.balestri@cbre.com

ELLYCIA HALDEN
858.546.4657
ellycia.halden@cbre.com

Medical Leasing:

DAN HENRY
760.438.8569
dan.henry@cbre.com

LARS EISENHAUER
760.438.8534
lars.eisenhauer@cbre.com

Office Leasing:

DICK BALESTRI
858.546.4612
dick.balestri@cbre.com

ELLYCIA HALDEN
858.546.4657
ellycia.halden@cbre.com

Medical Leasing:

DAN HENRY
760.438.8569
dan.henry@cbre.com

LARS EISENHAUER
760.438.8534
lars.eisenhauer@cbre.com

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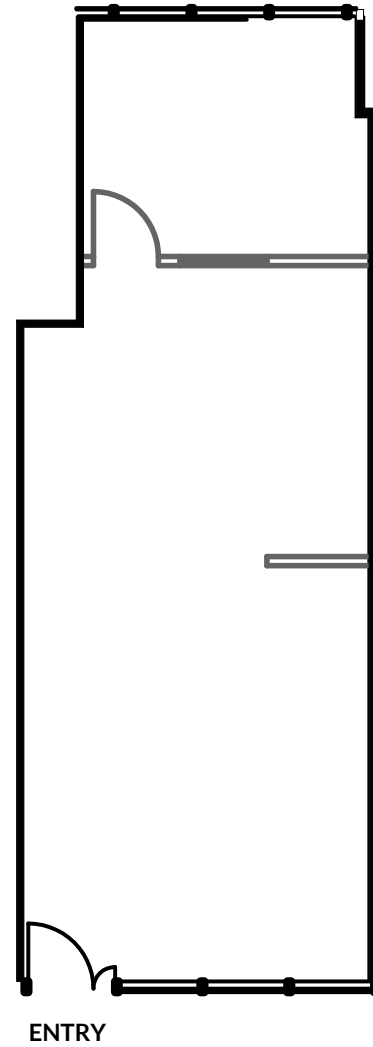
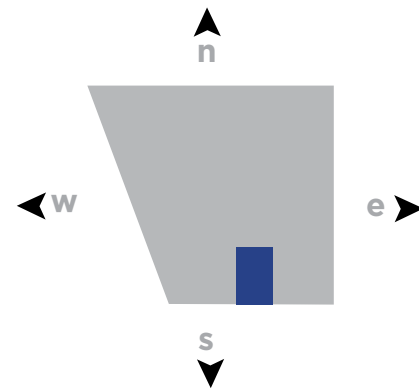
As-Built

462 STEVENS AVENUE SUITE 301



Total: 778 RSF
Available: Immediately

**Can be made contiguous with Suites 300, 302, 305 and 306 to 14,498 RSF*



SOLANA CROSSING

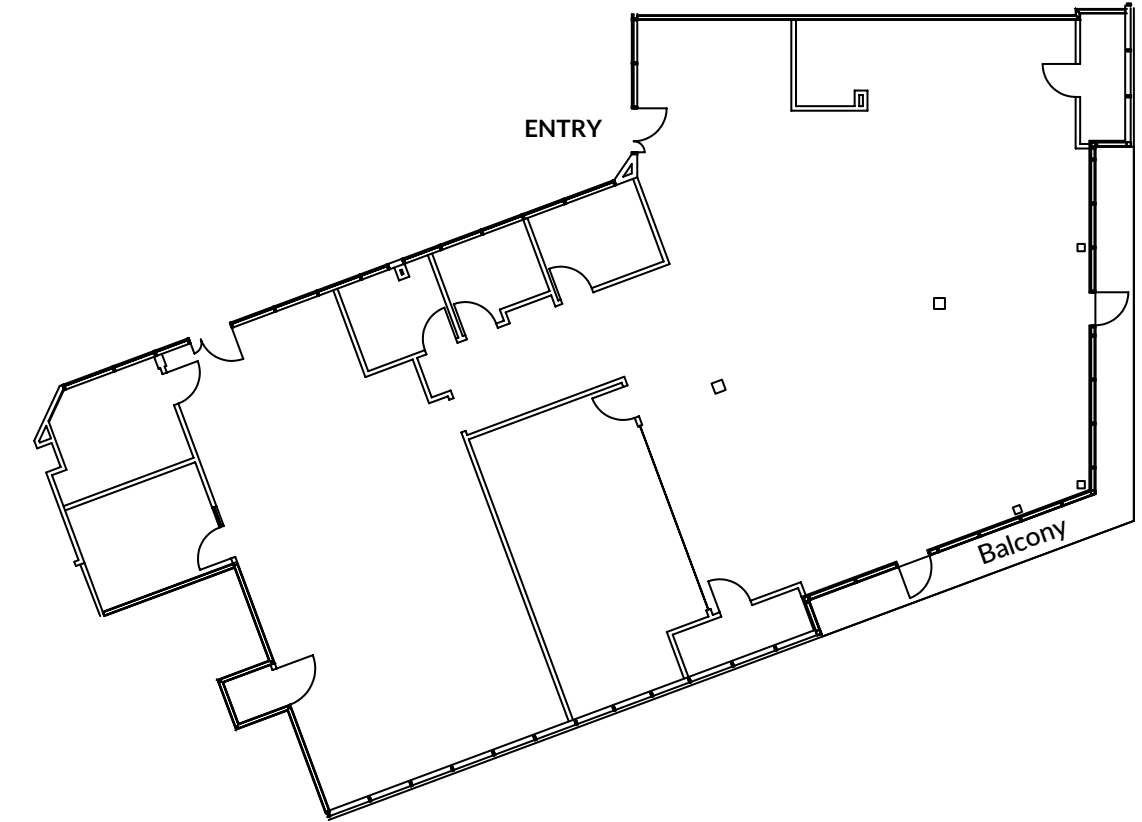
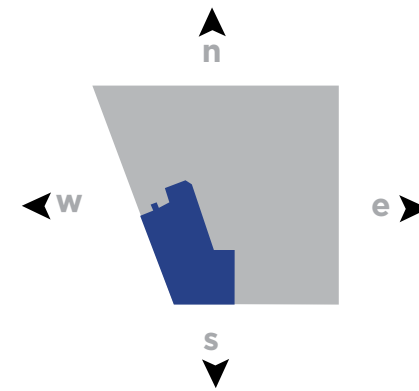
As-Built

462 STEVENS AVENUE SUITE 302



Total: 4,942 RSF
Available: Immediately

**Can be made contiguous with Suites 300, 301, 305 and 306 to 14,498 RSF*



Office
Leasing:

DICK BALESTRI
858.546.4612
dick.balestri@cbre.com

ELLYCIA HALDEN
858.546.4657
ellycia.halden@cbre.com

Medical
Leasing:

DAN HENRY
760.438.8569
dan.henry@cbre.com

LARS EISENHAUER
760.438.8534
lars.eisenhauer@cbre.com



Office
Leasing:

DICK BALESTRI
858.546.4612
dick.balestri@cbre.com

ELLYCIA HALDEN
858.546.4657
ellycia.halden@cbre.com

Medical
Leasing:

DAN HENRY
760.438.8569
dan.henry@cbre.com

LARS EISENHAUER
760.438.8534
lars.eisenhauer@cbre.com

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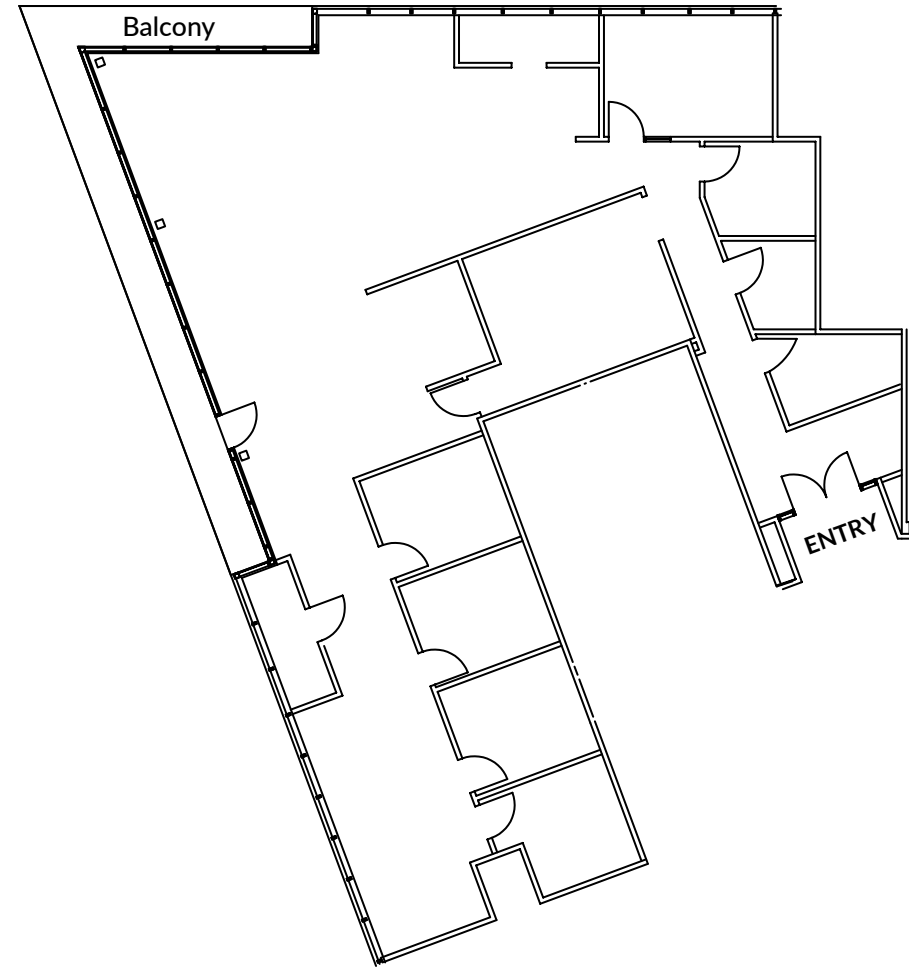
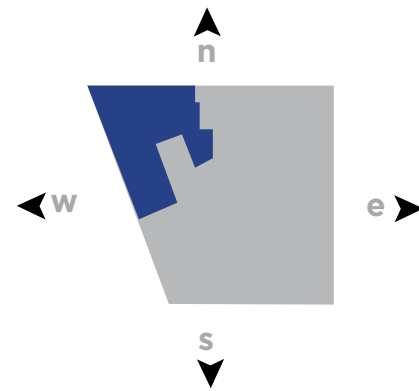
As-Built

462 STEVENS AVENUE SUITE 305



Total: 3,632 RSF
Available: Immediately

**Can be made contiguous with Suites 300, 301, 302 and 306 to 14,498 RSF*



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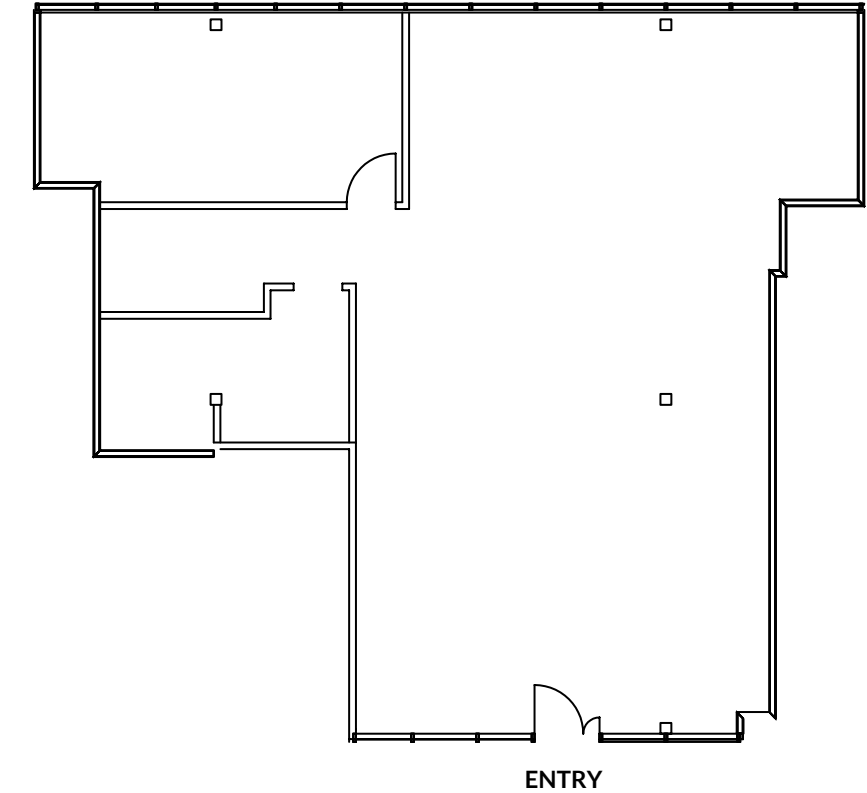
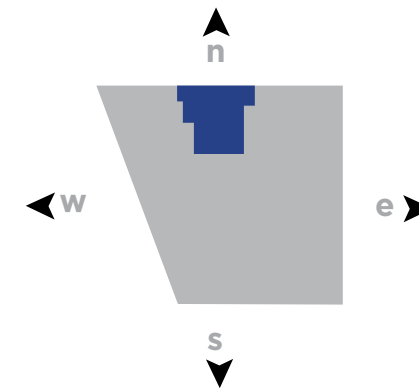
As-Built

462 STEVENS AVENUE SUITE 306



Total: 1,992 RSF
Available: Immediately

**Can be made contiguous with Suites 300, 301, 302 and 305 to 14,498 RSF*



Office Leasing:

DICK BALESTRI
858.546.4612
dick.balestri@cbre.com

ELLYCIA HALDEN
858.546.4657
ellycia.halden@cbre.com

Medical Leasing:

DAN HENRY
760.438.8569
dan.henry@cbre.com

LARS EISENHAUER
760.438.8534
lars.eisenhauer@cbre.com

Office Leasing:

DICK BALESTRI
858.546.4612
dick.balestri@cbre.com

ELLYCIA HALDEN
858.546.4657
ellycia.halden@cbre.com

Medical Leasing:

DAN HENRY
760.438.8569
dan.henry@cbre.com

LARS EISENHAUER
760.438.8534
lars.eisenhauer@cbre.com



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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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CBRE

Office Leasing:

DICK BALESTRI

Lic. 00452884
858.546.4612
dick.balestri@cbre.com

RYAN EGLI

Lic. 01445615
858.546.4648
ryan.egli@cbre.com

ELLYCIA HALDEN

Lic. 01984836
858.546.4657
ellycia.halden@cbre.com

Medical Leasing:

DAN HENRY

Lic. 02035998
760.438.8569
dan.henry@cbre.com

LARS EISENHAUER

Lic. 01372911
760.438.8534
lars.eisenhauer@cbre.com

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