

# TORREY RESERVE

11452, 11512, 11622, 11682, 11710, 11720 & 11752 EL CAMINO REAL  
SAN DIEGO, CA 92130



**CBRE**

CLASS A | OFFICE SPACE FOR LEASE

AMERICAN  
ASSETS  
TRUST 





# TORREY RESERVE

11452, 11512, 11622, 11682, 11710, 11720 & 11752 EL CAMINO REAL  
SAN DIEGO, CA 92130

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 seven office and medical buildings totaling approximately 310,000 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
- Ruth’s Chris Steakhouse on-site
- Additional restaurants across El Camino Real including Toast 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
- 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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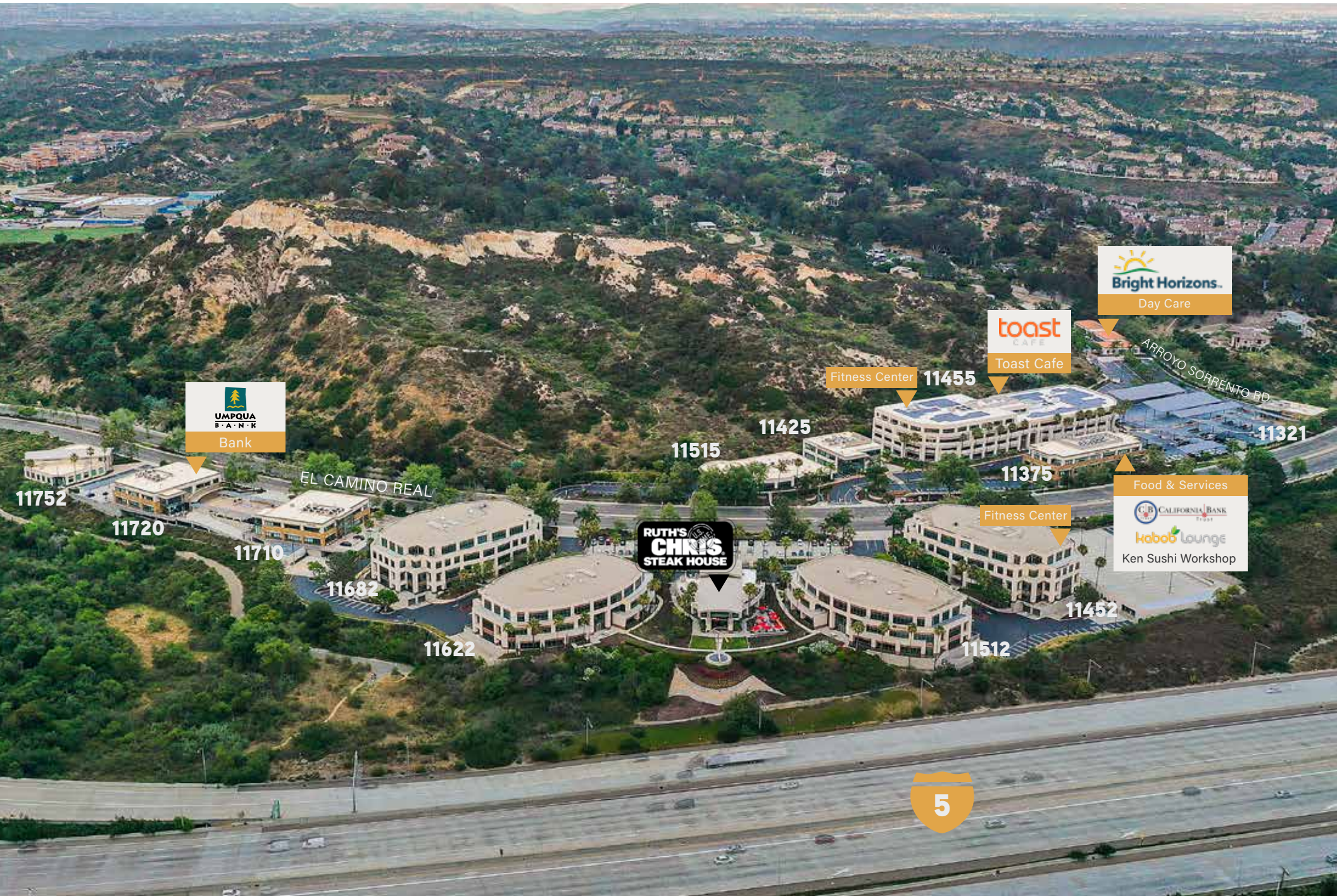
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# CAMPUS SITE PLAN

14-Building, ±525,000 SF Coastal Office Campus



UMPQUA  
BANK  
Bank

11752

11720

11710

EL CAMINO REAL

11682

11622

RUTH'S  
CHRIS  
STEAK HOUSE

11515

11425

Fitness Center 11455

toast  
CAFE  
Toast Cafe

11375

Fitness Center

11452

Bright Horizons  
Day Care

Food & Services  
CALIFORNIA BANK  
Kebab Lounge  
Ken Sushi Workshop

11321

ARROYO SORRENTO RD





# PORTFOLIO AMENITIES



Ruth's Chris Steakhouse



Bright Horizons Daycare Center



On-site Restaurants + Retail



# PORTFOLIO AMENITIES



Toast Cafe



Fitness Center

# AVAILABILITIES

**A**

SUITE	SIZE	AVAILABILITY	LEASE RATE	DESCRIPTION
<b>11452 EL CAMINO REAL</b>				
100	7,441 RSF	Immediately	Negotiable	Spec suite. Double door entry off first floor lobby. Current build out includes reception, conference room, 6 private offices, break room and large open area for workstations.
215	6,619 RSF	Immediately	Negotiable	Current build out includes 9 private offices, 3 conference rooms, call room, reception, storage closet, server room, break room and open area for workstations. Sublease to 5/31/2025 or available for a longer lease term on a direct lease with the Landlord.

**B**

<b>11512 EL CAMINO REAL</b>				
110	6,046 RSF	2/1/2023	Negotiable	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.
200	20,518 RSF	1/1/2024	Negotiable	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.

**C**

<b>11622 EL CAMINO REAL</b>				
100	20,257 RSF	1/1/2023	Negotiable	Current floor plate build out includes multiple interior and window-lined private offices, conference rooms, break rooms, work rooms and access to private patios.

**D**

<b>11682 EL CAMINO REAL</b>				
150	4,194 RSF	Immediately	Negotiable	Space is currently in shell condition. Hypothetical build out includes reception, 4 private offices, conference room, open break area and open area for workstations.
310	2,259 RSF	60 Days' Notice	Negotiable	Space is currently leased through 1/1/2024 but can be made available immediately via direct deal or sublease through 12/31/2023. Current build out includes reception, huddle room, 5 private offices, IT/storage closet and open area for workstations.

**E**

<b>11710 EL CAMINO REAL</b>				
100	5,500 RSF	30 Days' Notice	Negotiable	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.

**F**

<b>11720 EL CAMINO REAL</b>				
100% Leased				

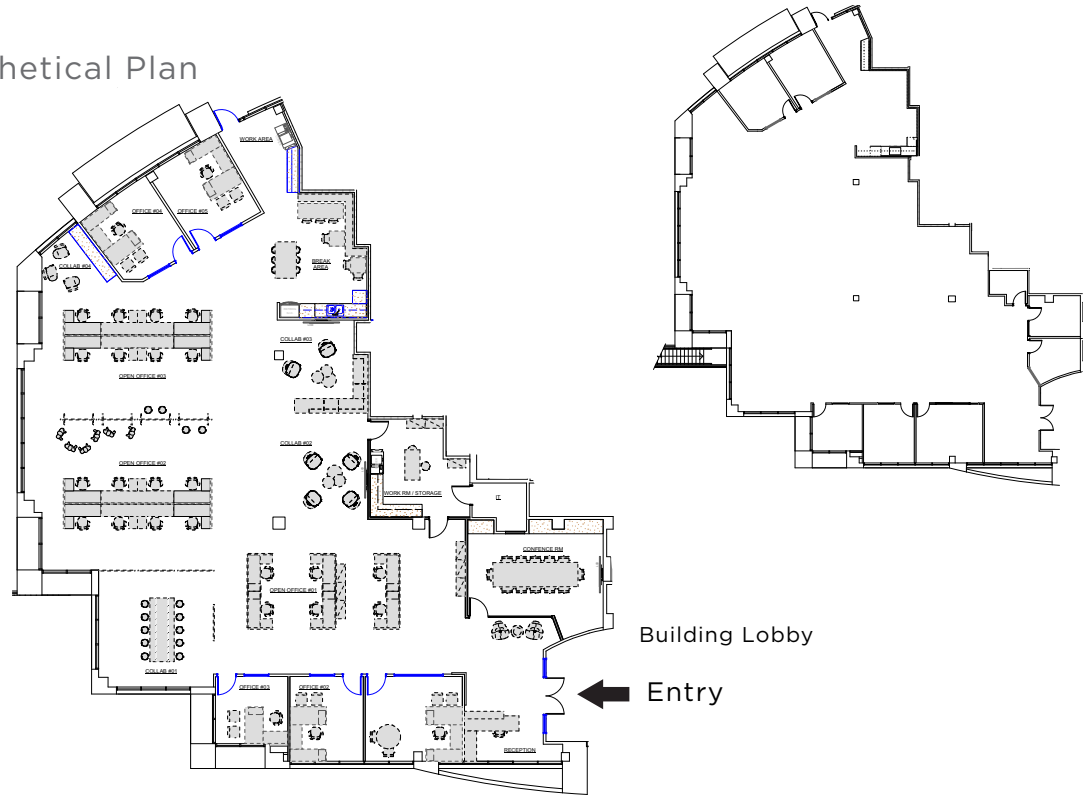
**G**

<b>11752 EL CAMINO REAL</b>				
100% Leased				

# TORREY RESERVE

As-Built Spec Plan

Hypothetical Plan



11452 El Camino Real  
Suite 100: 7,441 RSF  
Available: Immediately



**CLICK HERE TO TAKE  
A VIRTUAL TOUR**

Brand New Spec Suite



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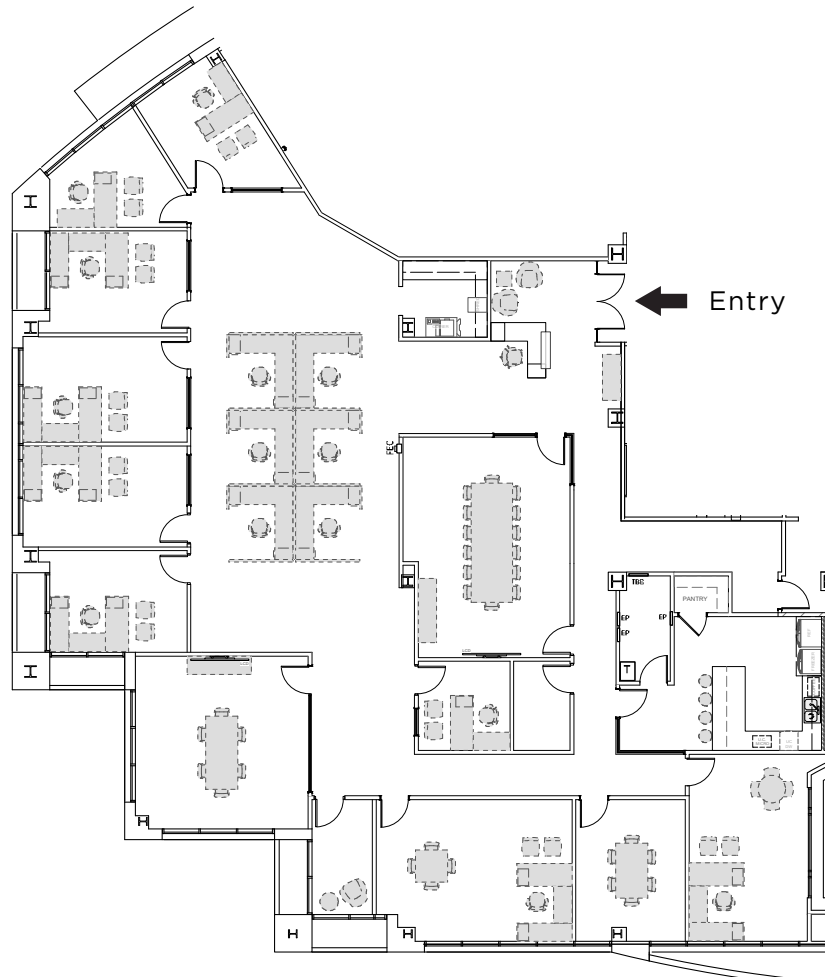
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# TORREY RESERVE

11452 El Camino Real  
Suite 215: 6,619 RSF  
Available: Immediately  
(Sublease to 5/31/2025)



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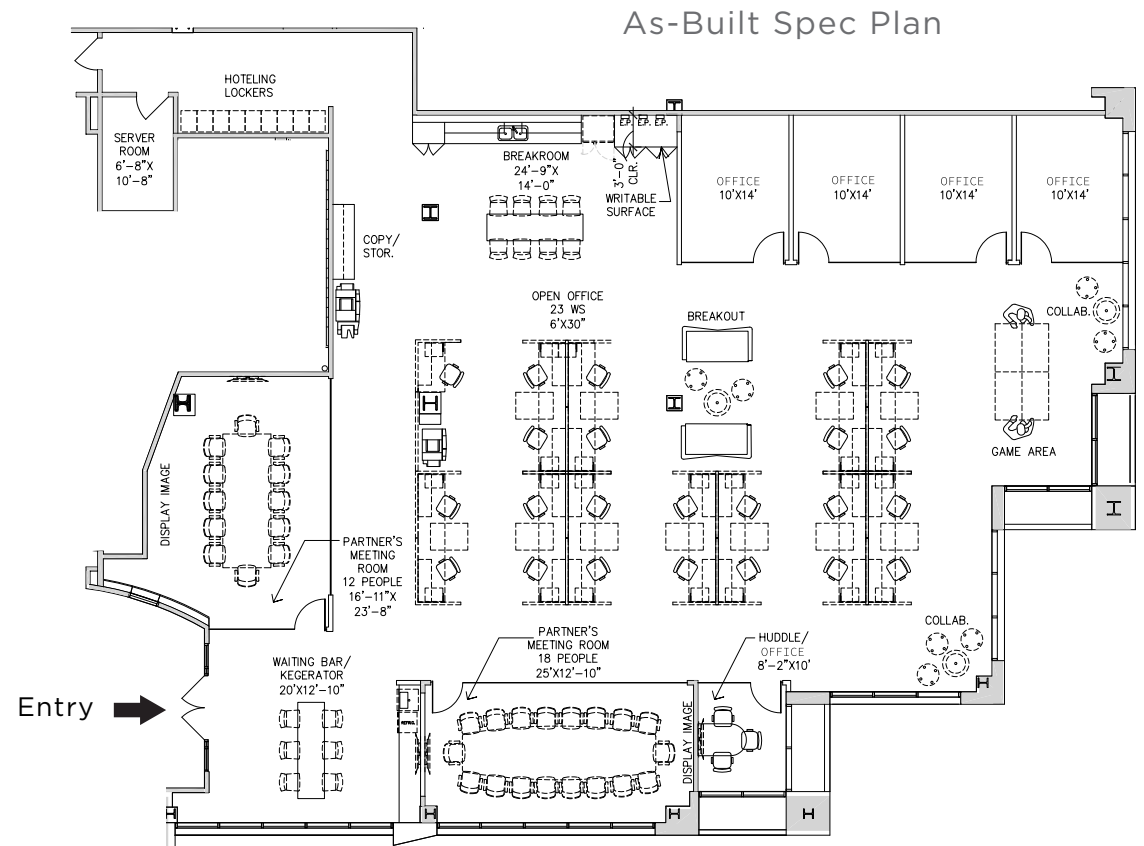
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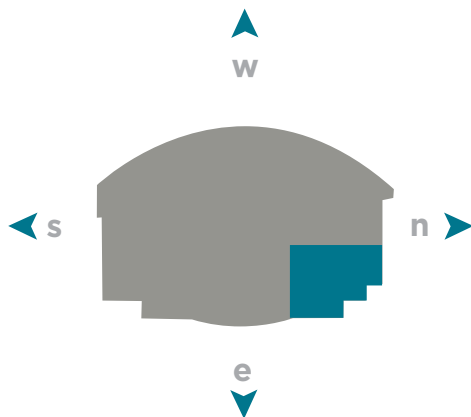
# TORREY RESERVE

11512 El Camino Real  
 Suite 110: 6,046 RSF  
 Available: 2/1/2023

 [CLICK HERE TO TAKE A VIRTUAL TOUR](#)



## Brand New Spec Suite



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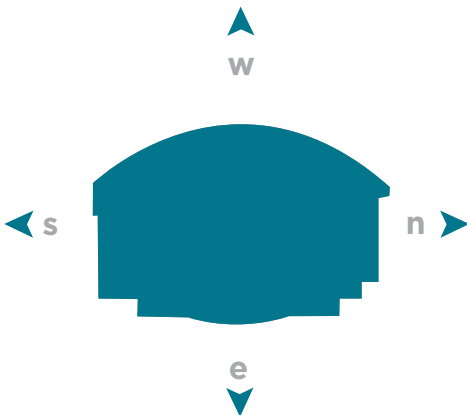
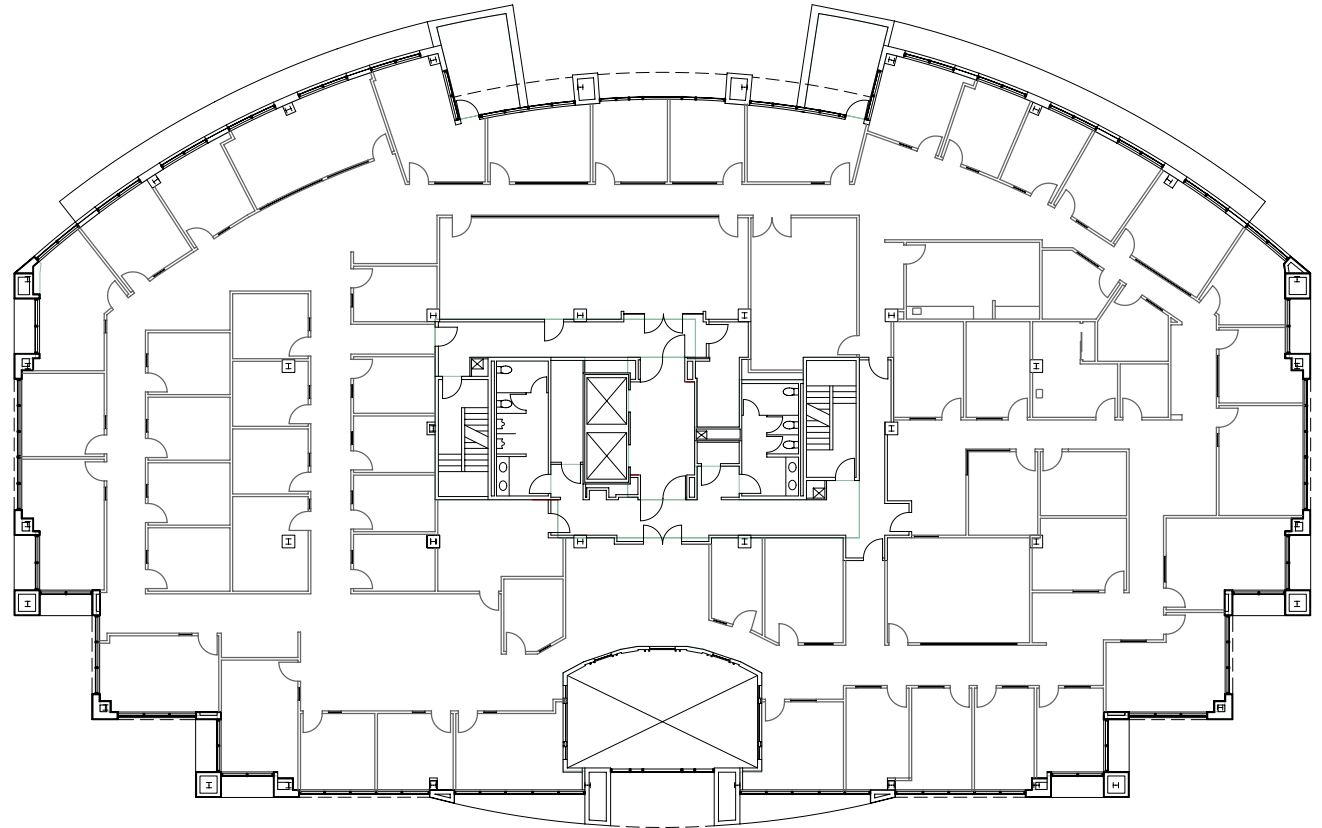
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# TORREY RESERVE

11512 El Camino Real  
Suite 200: 20,518 RSF  
Available: 1/1/2024



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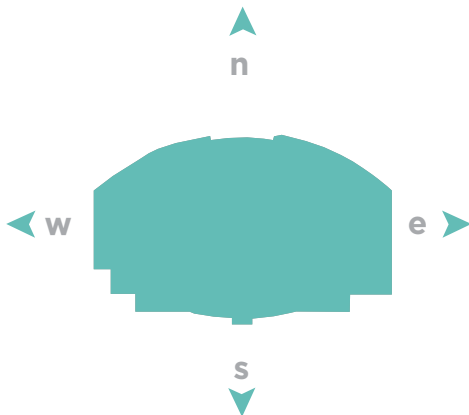
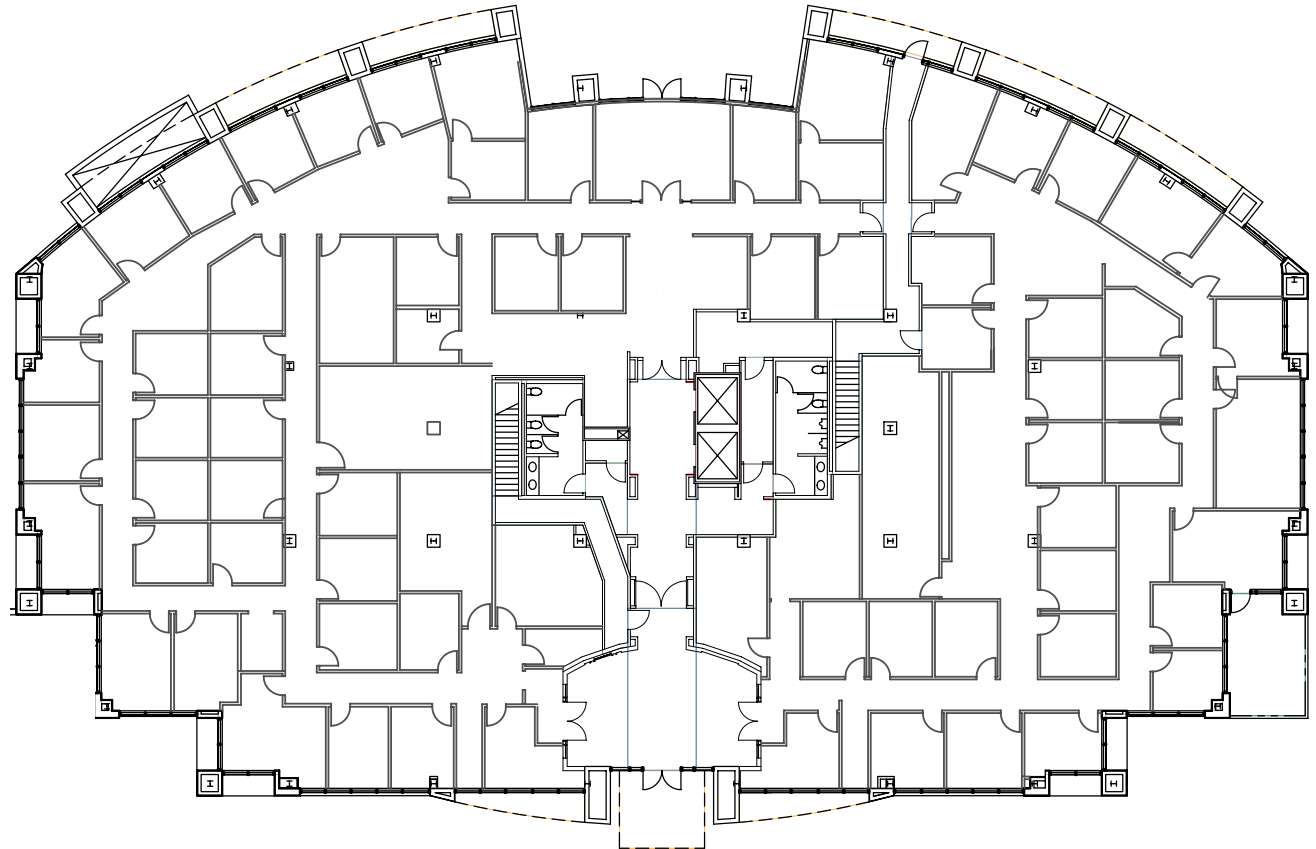
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# TORREY RESERVE

11622 El Camino Real  
Suite 100: 20,257 RSF  
Available: 1/1/2023



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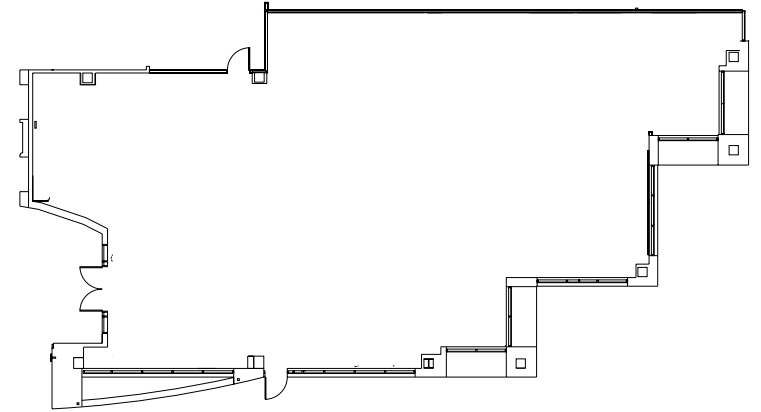
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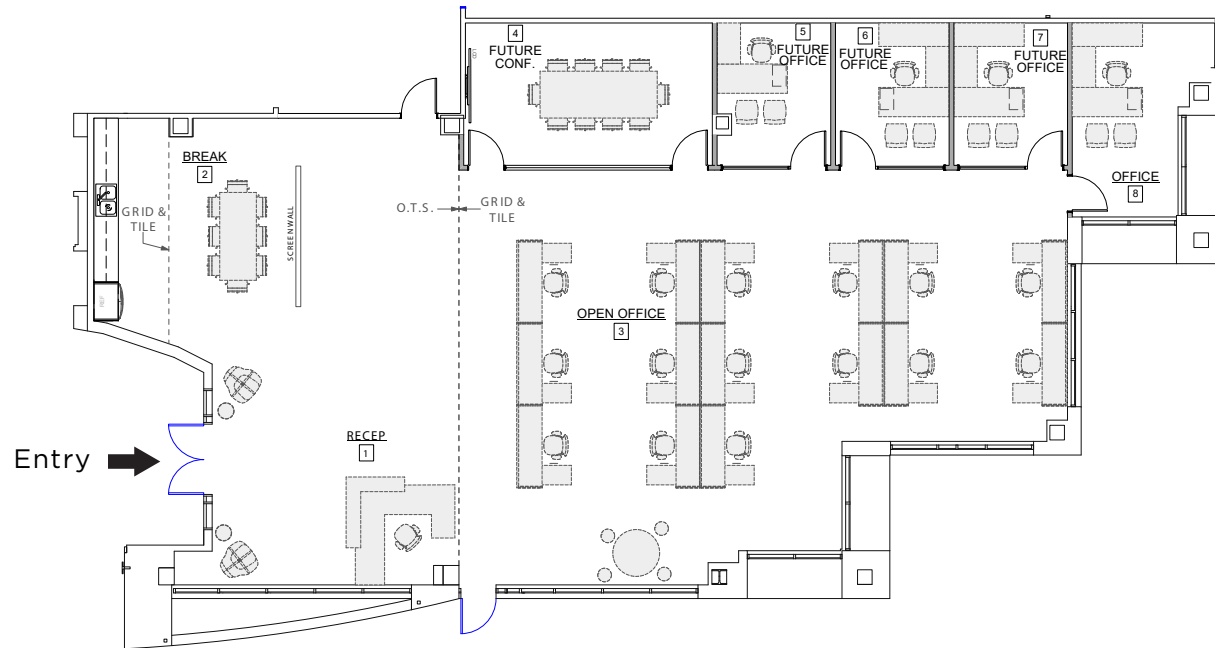


# TORREY RESERVE

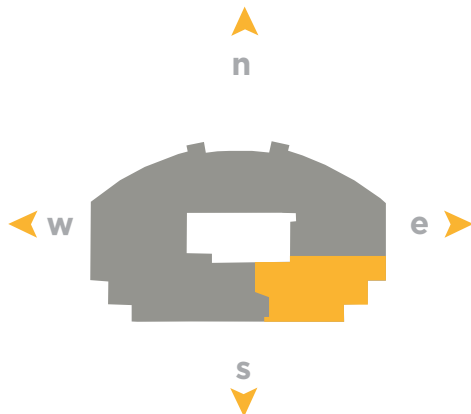
As-Built Plan



Hypothetical Plan



11682 El Camino Real  
Suite 150: 4,194 RSF  
Available: Immediately



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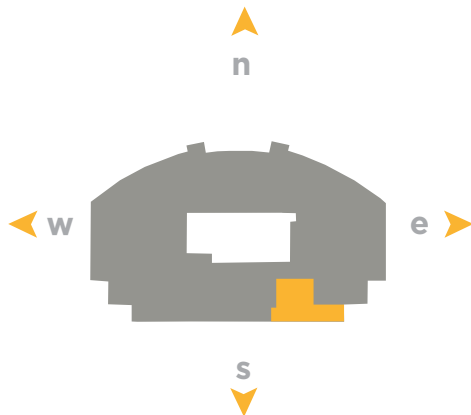
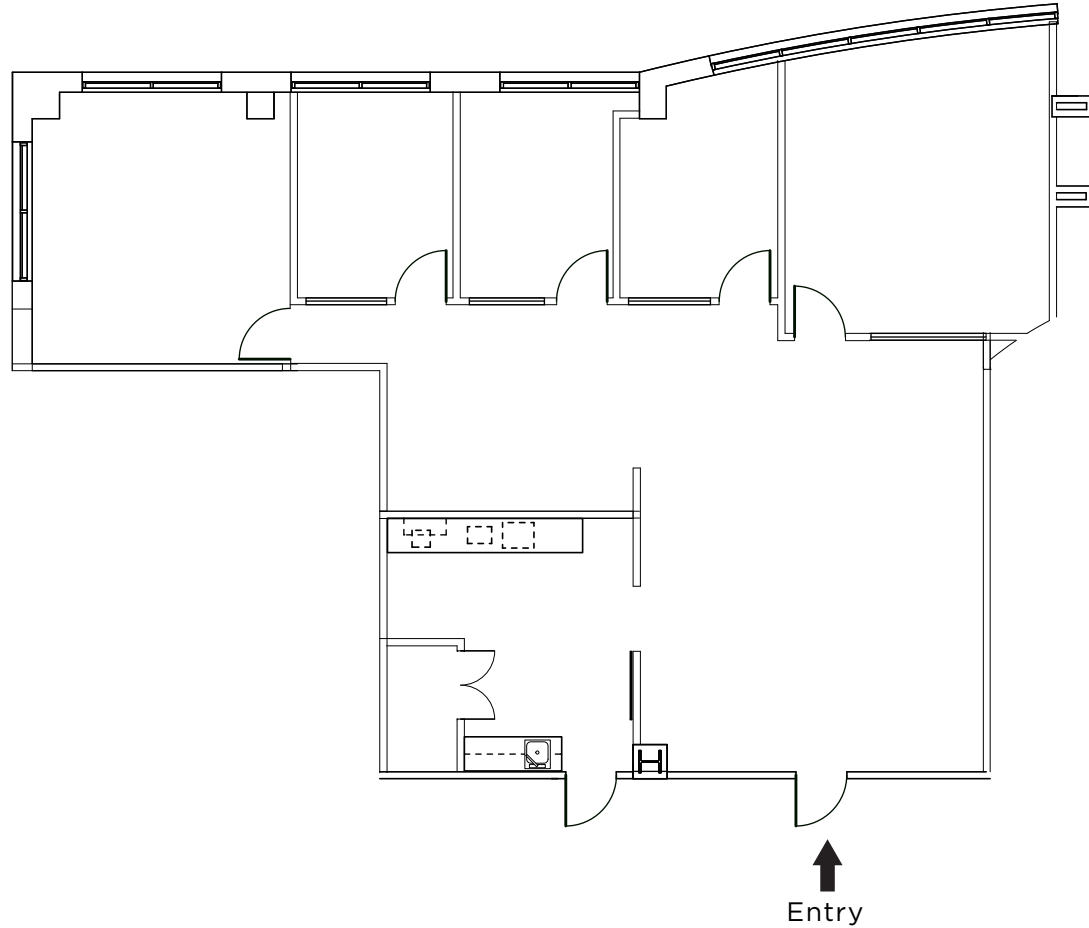
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# TORREY RESERVE

11682 El Camino Real

Suite 310: 2,259 RSF

Available: 60 Days' Notice  
(Sublease to 12/31/2023)



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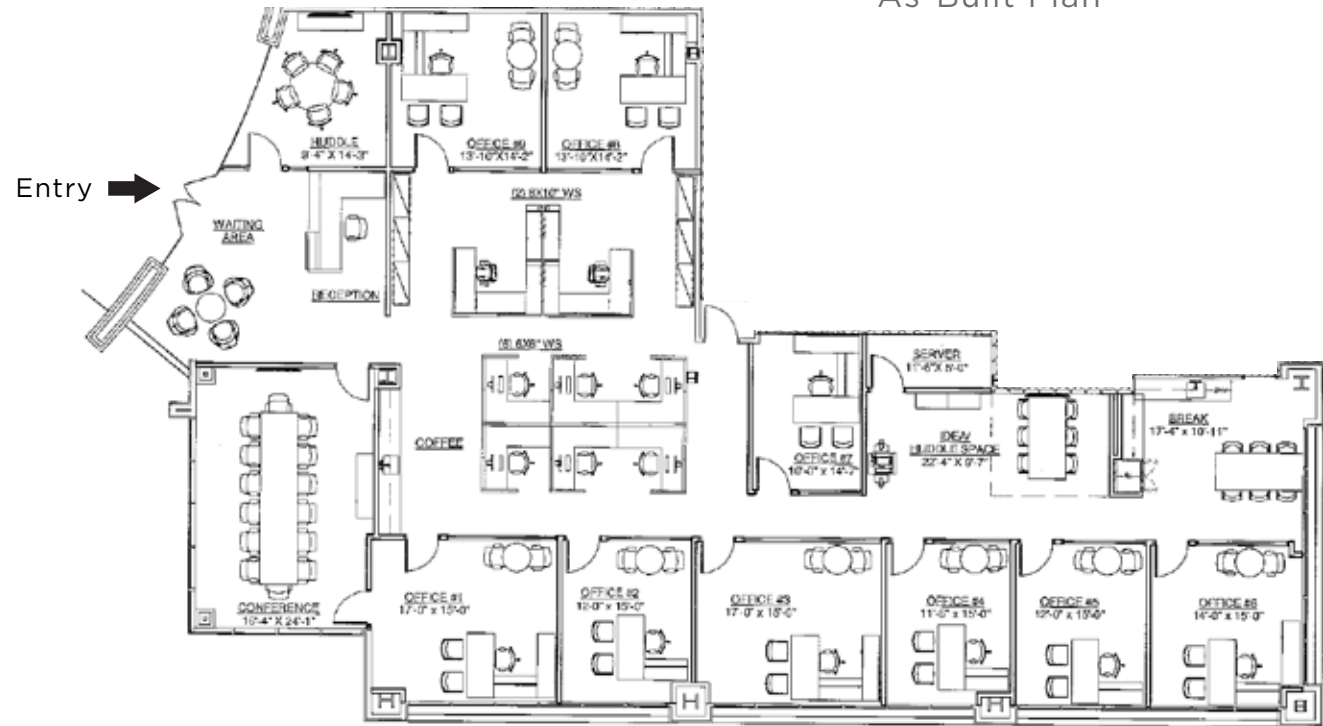
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# TORREY RESERVE

As-Built Plan

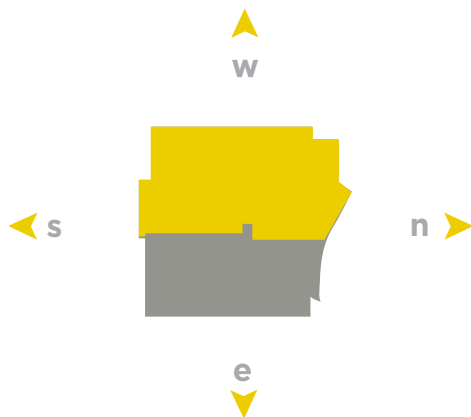


11710 El Camino Real  
 Suite 100: 5,500 RSF  
 Available: 30 Days' Notice



**CLICK HERE TO TAKE  
 A VIRTUAL TOUR**

As-Built



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# SURROUNDING AMENITIES

Major Retailers and Services

## 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  
Pigment  
ColorCounter  
Whiskey & Leather  
Lululemon  
Sephora  
Sweetfin Poke  
Tender Greens  
urbn Pizza  
Drybar

## 4. Del Mar Highlands Town Center

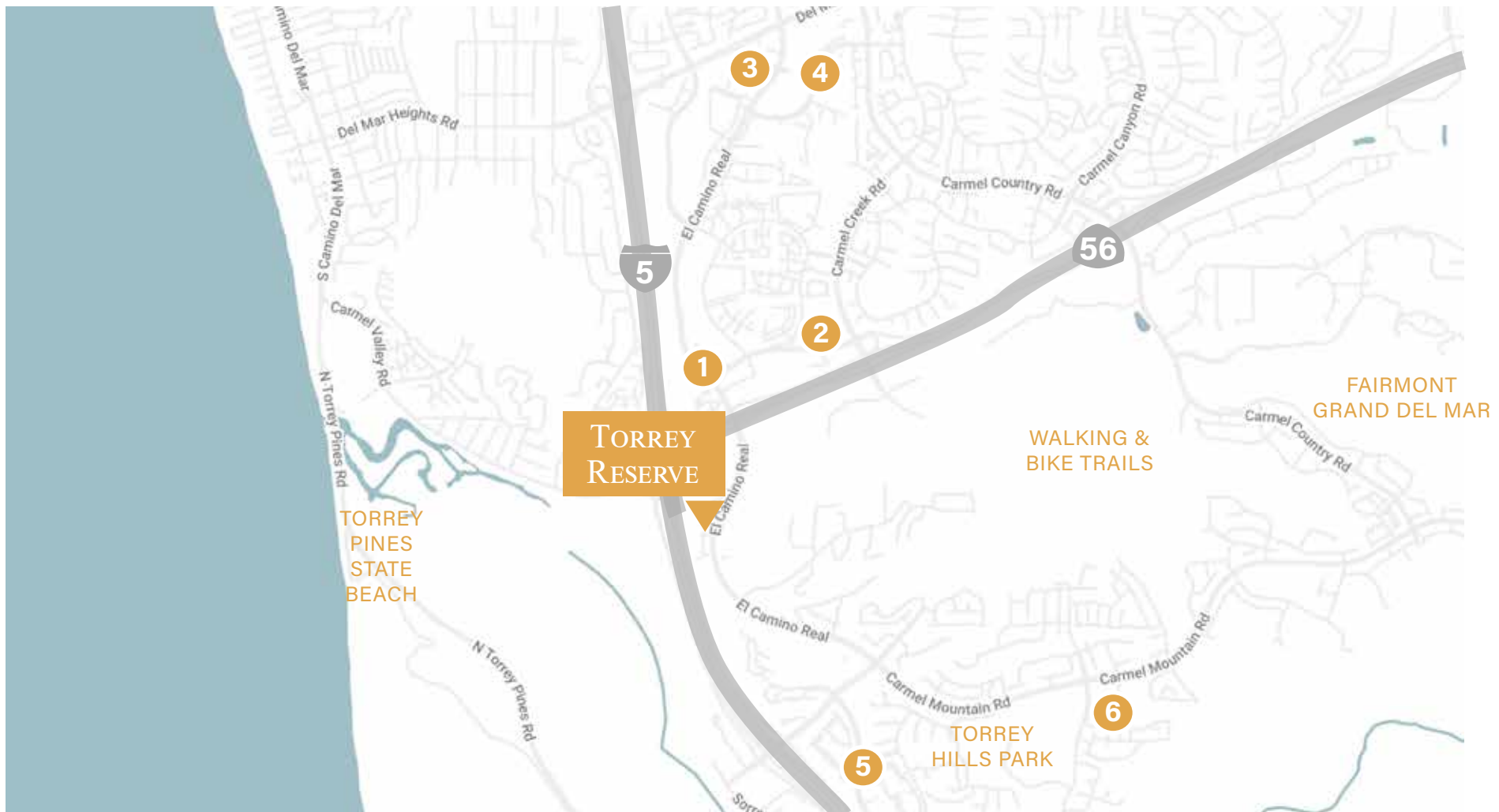
Urban Plates  
Casa Sol y Mar  
Davanti Enoteca  
Cinepolis  
Club Pilates Del Mar  
Jimbos  
The Lash Lounge  
Nektar

## 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.

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