

# 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



An aerial photograph of the Coastal Collection at Torrey Reserve. The image shows a multi-story, modern building complex with curved, white facades and large windows. The buildings are situated on a hillside, with a parking lot in front of them. To the left of the buildings is a multi-lane highway with several cars. The surrounding area is lush with green trees and vegetation. The sky is clear and blue.

## 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



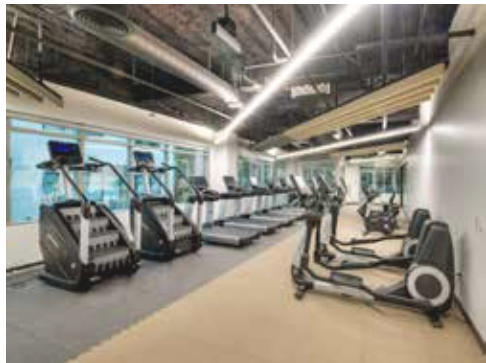
**Class-A Office**  
in Del Mar Heights/Carmel  
Valley with immediate  
access to I-5, I-805, SR-56



**14-Building, ±552,000  
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







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

MOVEMENT MATTERS.

OPERATED BY  
HealthFitness.

Challenges

Return-to-Work Solutions

Vitality Behavior Change Platform

3. Injury Prevention & Treatment

Ergonomic Services

Movement Efficiency Solutions

Post-Offe Employment Testing

Work Conditioning Programs

Early Intervention Programs

Physical & Occupational Therapy

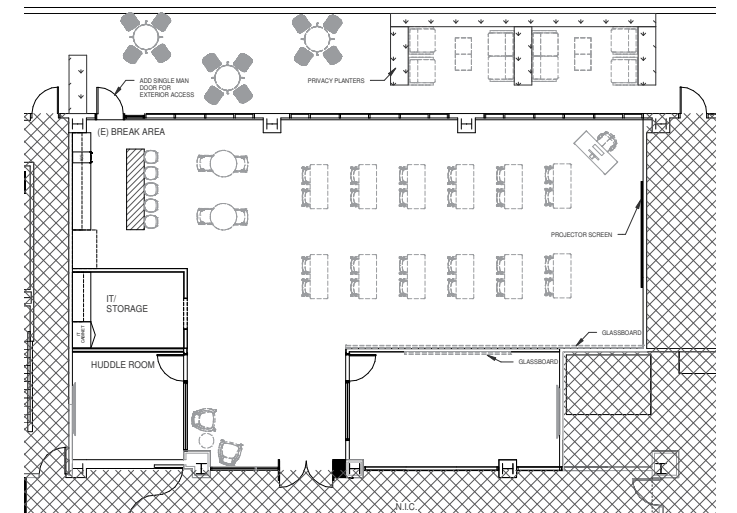


NEW SHARED  
CONFERCING  
CONFIGURATIONS

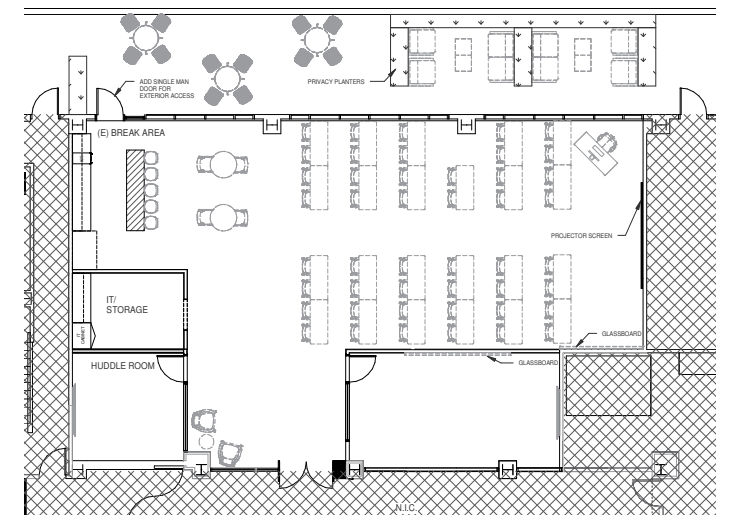
Our conferencing center features versatile spaces: a training room (up to 50), a boardroom (12+), a huddle room (6-8), and TVs/projectors with HDMI connectivity.



OPTION  
A



OPTION  
B





# ON-SITE FOOD & BEVERAGE OPTIONS



Grab-and-go eats, cozy seating, and catering that's got you covered. Coffee, sandwiches, and more!



Sizzle with happy hour specials and dinner delights. Surf, turf, and stellar cocktails await!



Craving a light and flavorful lunch? Your tastebuds will thank you!



The office favorite! Fresh, expertly crafted sushi that everyone raves about.





**COASTAL  
COLLECTION**  
AT TORREY RESERVE

**TIMBER**

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





**COASTAL  
COLLECTION**  
AT TORREY RESERVE

**WAVE**

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





# 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

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

## 4. Del Mar Highlands

Urban Plates  
Casa Sol y Mar  
Davanti Enoteca  
Cinepolis  
Club Pilates Del Mar  
Jimbo's  
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

DEL MAR

DEL MAR  
HEIGHTS

CARMEL  
VALLEY

TORREY HILLS

SORRENTO VALLEY

COASTAL  
COLLECTION  
AT TORREY RESERVE







**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 4.3 million square feet of office buildings throughout California, Oregon, and Washington. Additionally, the company's portfolio encompasses approximately 2.4 million square feet of retail and over 2,300 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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