

TORREY PLAZA

11455 El Camino Real, San Diego, CA 92130

CBRE

AMERICAN
ASSETS
TRUST 



Upgraded & ready for use.

With immediate access to San Diego's major freeways, and a wide range of campus amenities, Torrey Plaza makes work life easy.

Torrey Plaza provides the best resources on-site so you can be ready for your next big meeting or simply, one of those days when you need to get to the bottom of your to-do list.

The best part? Nearly all of Torrey Plaza's renovations are complete, so all you need to do is plug and play.

Brand new lobby

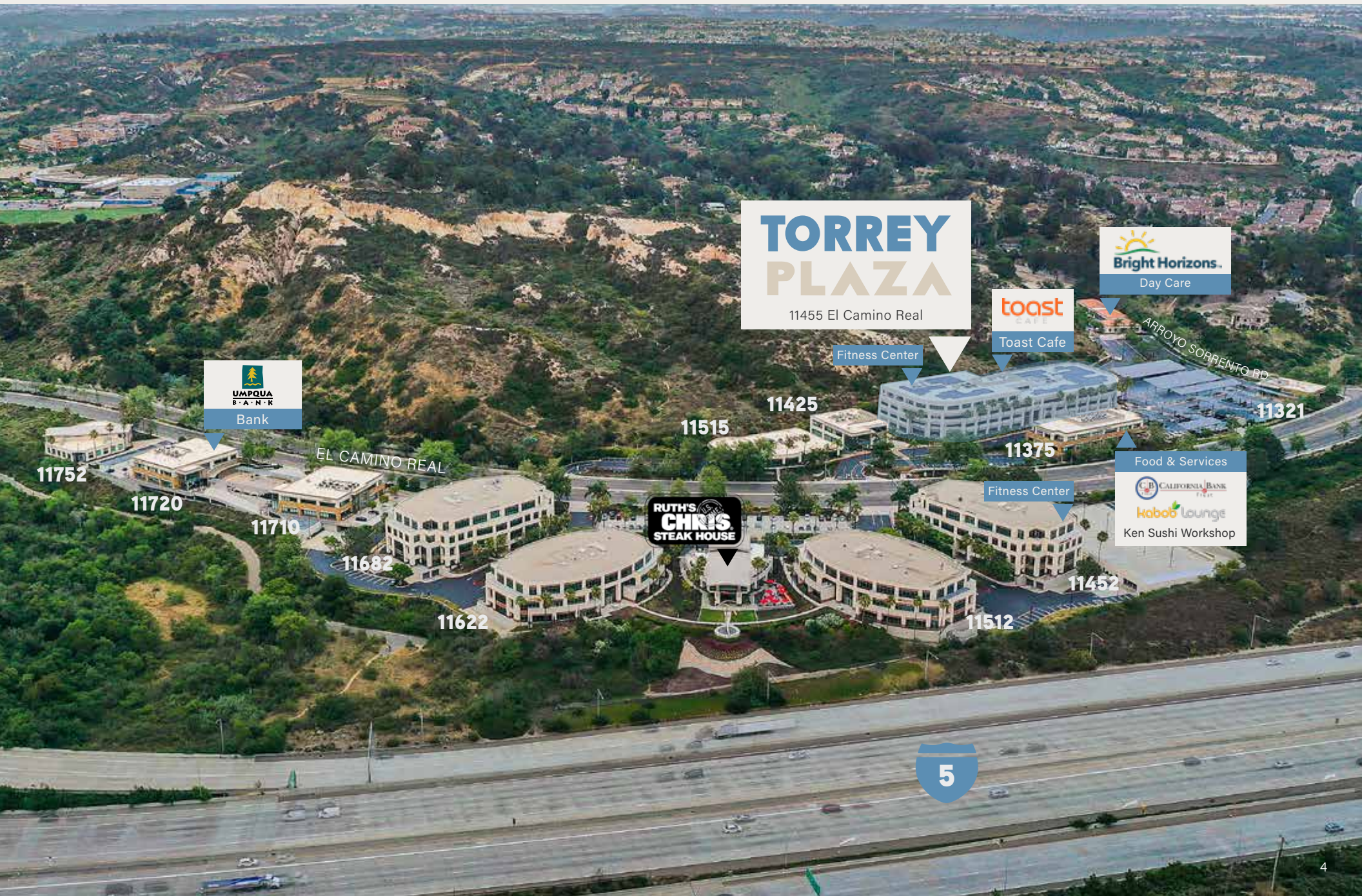
Inviting. Sophisticated.



Upgraded Atrium

Torrey Reserve Master Site Plan

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



**TORREY
PLAZA**
11455 El Camino Real

Bright Horizons.
Day Care

toast
CAFE
Toast Cafe

Fitness Center

UMPQUA
BANK
Bank

Food & Services
CALIFORNIA BANK
Kabob Lounge
Ken Sushi Workshop

**RUTH'S
CHRIS
STEAK HOUSE**

Fitness Center





New On-Site Toast Cafe



Ruth's Chris Steakhouse



Expanded Fitness Center



Upgraded Atriums



Outdoor Lounge and Dining Area

TORREY PLAZA



CLASS-A OFFICE
in Del Mar Heights/Carmel Valley with immediate access to I-5, I-805, SR-56



Wide range of **ON-SITE DINING EXPERIENCES** from high-end, casual, and grab-and-go



NEWLY UPGRADED lobby, atriums, cafe, outdoor lounges and indoor/outdoor fitness center



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



On-site Bright Horizons **DAY CARE CENTER**



Convenient on-site **BRANCH BANKING**



ACCESS TO HOUSE BACKUP GENERATOR potentially available for critical equipment



AT&T, Cox, and Time Warner available for **CABLE AND FIBER SERVICES**



Building Exterior

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

3. One Paseo

Baskin-Robbins
Chipotle
Gami Sushi
Spices Thai Cafe
Subway
Villa Capri
Vision Boutique
Optometry

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

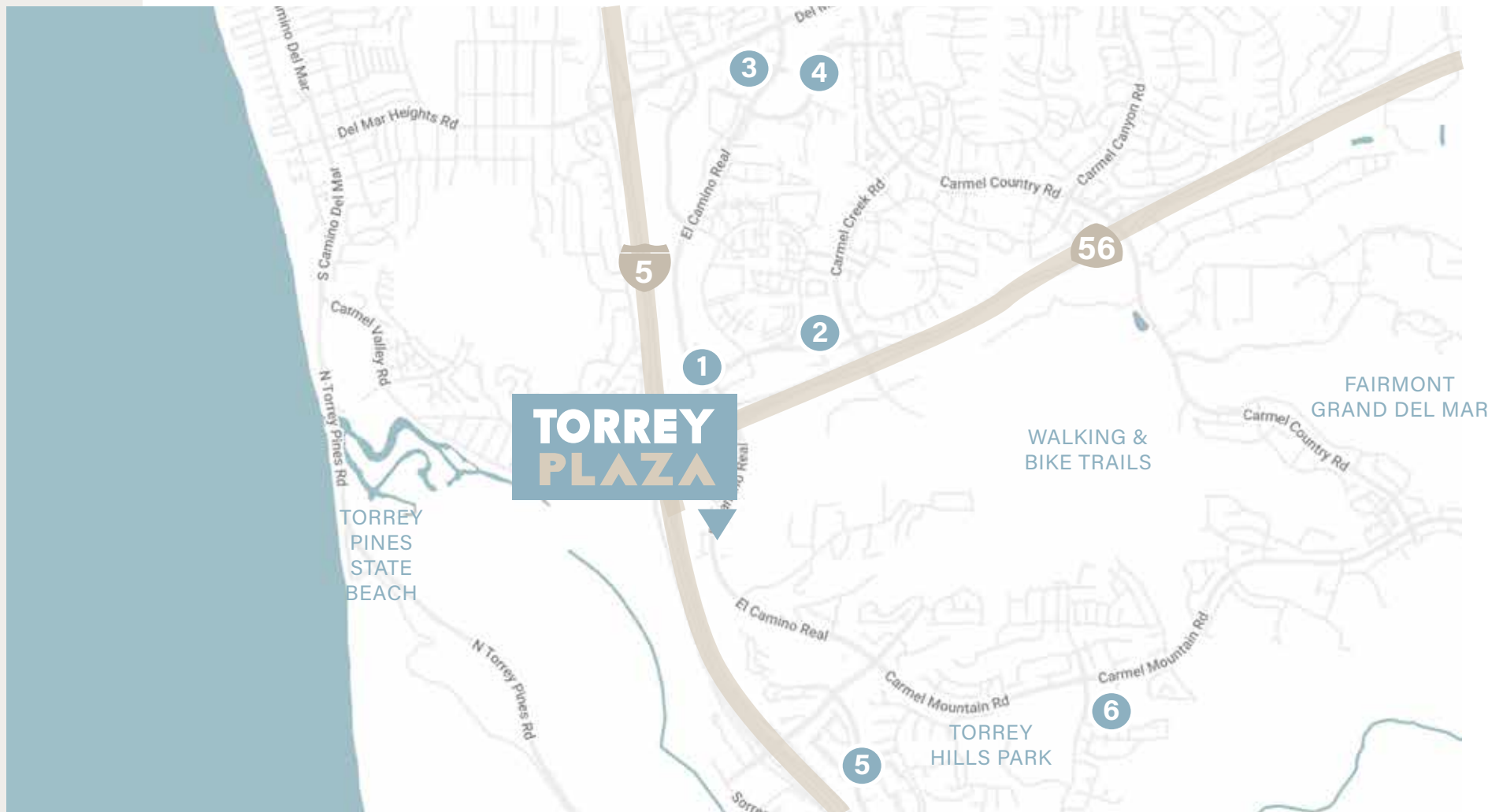
Urban Plates
Casa Sol y Mar
Davanti Enoteca
Cinepolis
Club Pilates Del Mar
Jimbos
The Lash Lounge
Nektar

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, 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 a conservative investment philosophy make us an ideal landlord and partner.

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CBRE

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