

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

Dick Balestri

Lic. 00452884
+1 858 546 4612
dick.balestri@cbre.com

Ryan Egli

Lic. 01445615
+1 858 546 4648
ryan.egli@cbre.com

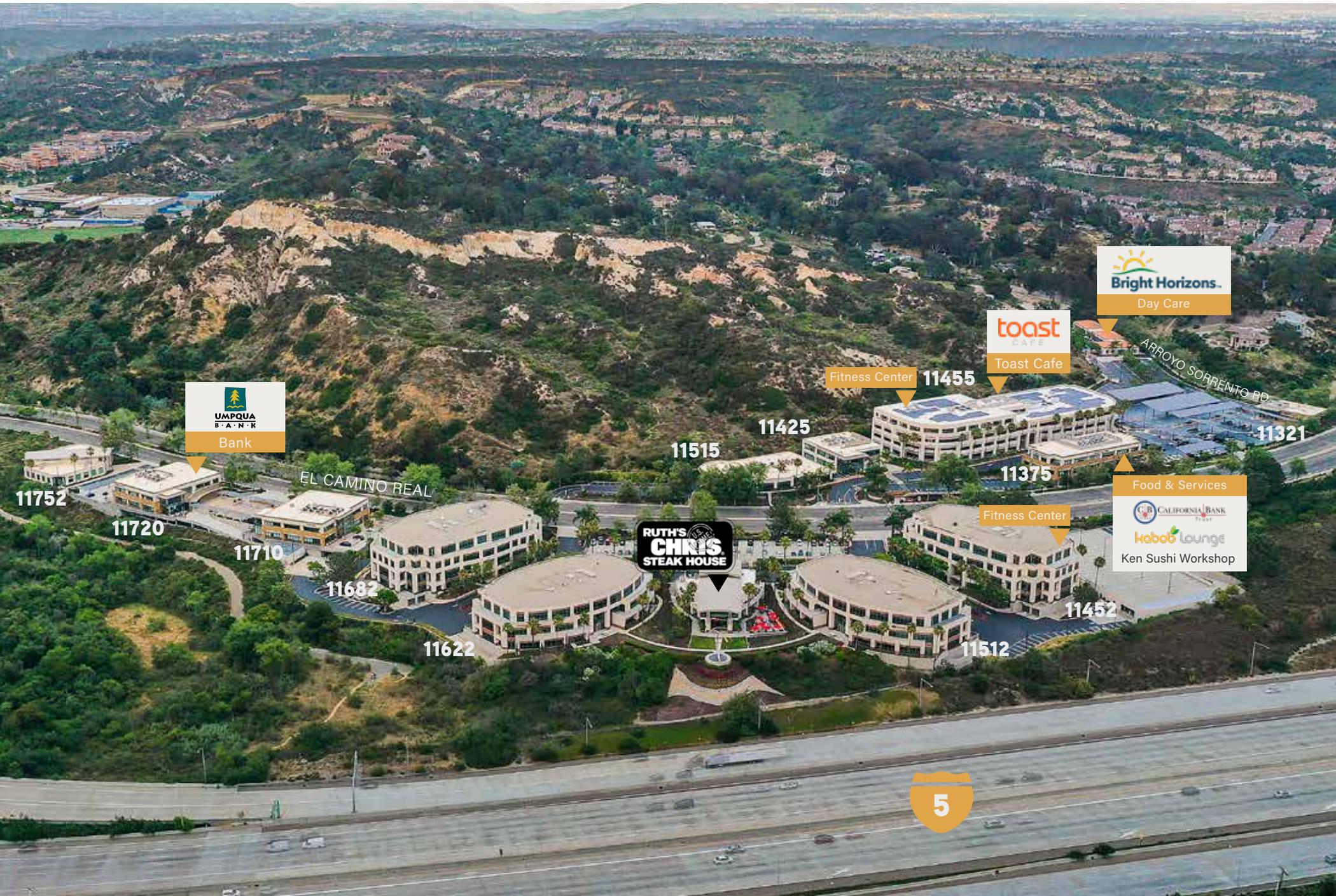
Ellycia Halden

Lic. 01984836
+1 858 546 4657
ellycia.halden@cbre.com



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

Kobob 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

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

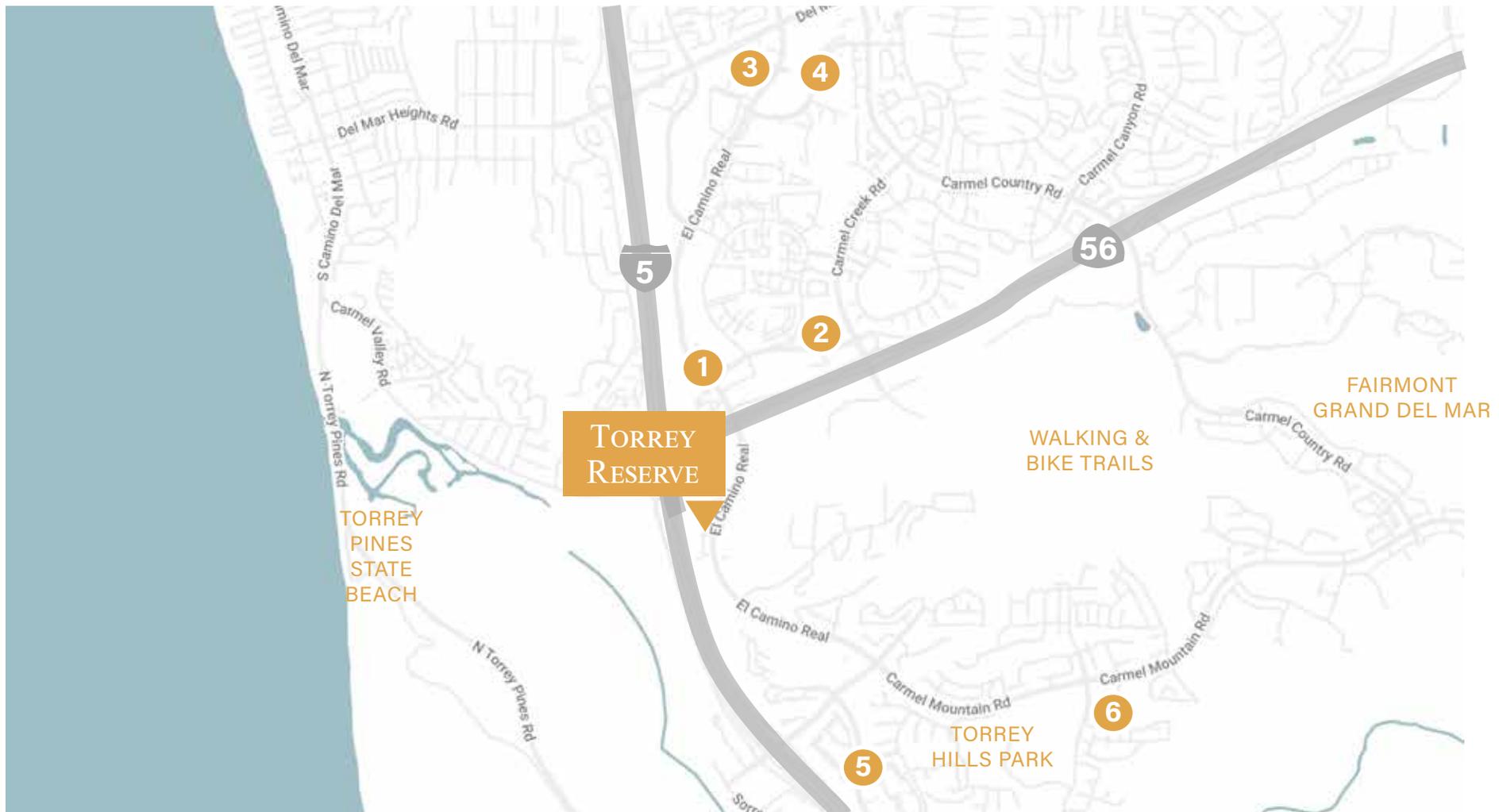
Urban Plates
Casa Sol y Mar
Davanti Enoteca
Cinepolis
Club Pilates Del Mar
Jimbos
The Lash Lounge
Nektar

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.

FOR MORE INFORMATION CONTACT

Dick Balestri

Lic. 00452884

+1 858 546 4612

dick.balestri@cbre.com

Ryan Egli

Lic. 01445615

+1 858 546 4648

ryan.egli@cbre.com

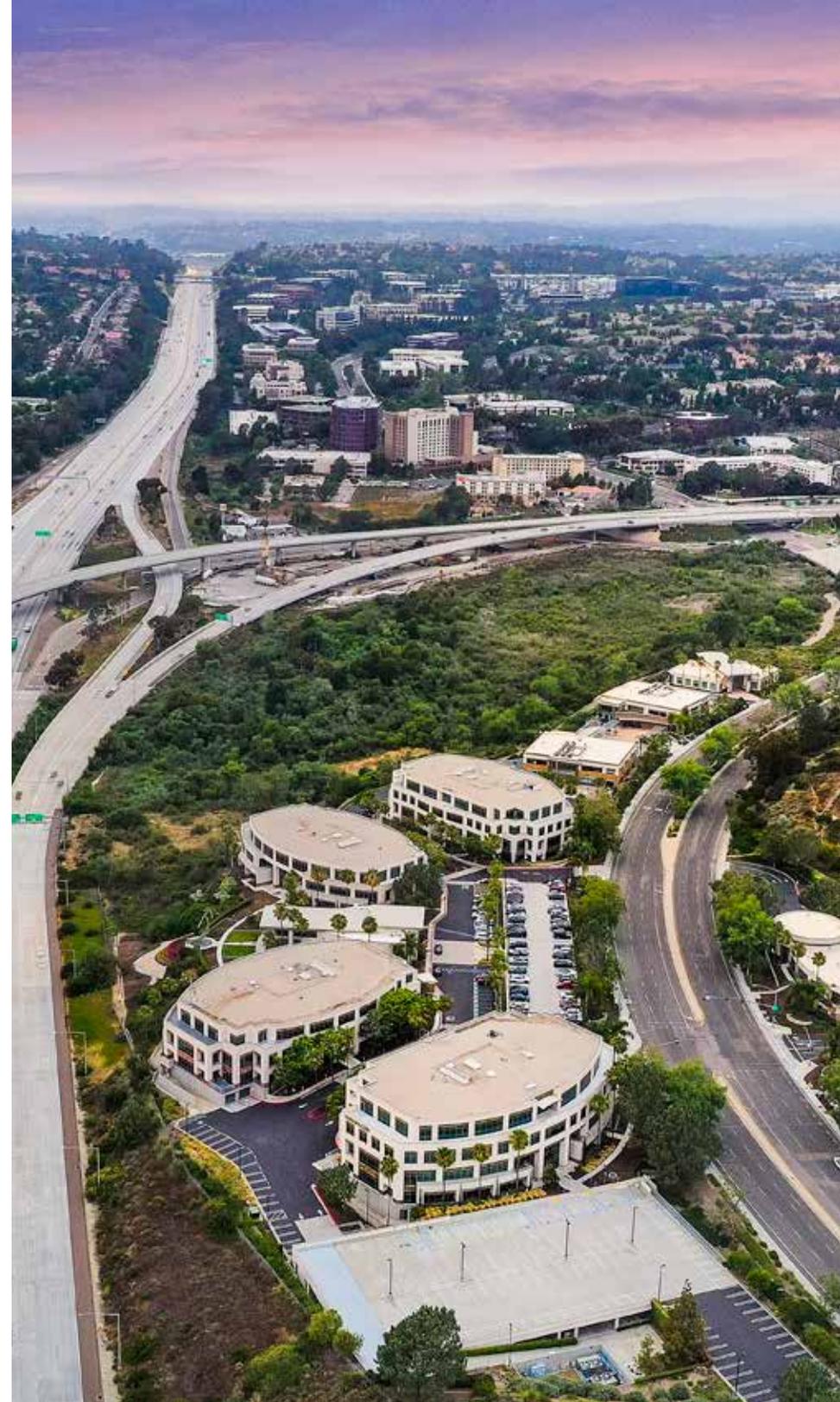
Ellycia Halden

Lic. 01984836

+1 858 546 4657

ellycia.halden@cbre.com

© 2021 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



TORREY RESERVE

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

FOR MORE INFORMATION CONTACT

Dick Balestri

Lic. 00452884

+1 858 546 4612

dick.balestri@cbre.com

Ryan Egli

Lic. 01445615

+1 858 546 4648

ryan.egli@cbre.com

Ellycia Halden

Lic. 01984836

+1 858 546 4657

ellycia.halden@cbre.com

CBRE Inc | 4301 La Jolla Village Drive, Suite 3000 | San Diego, CA 92122

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

CBRE