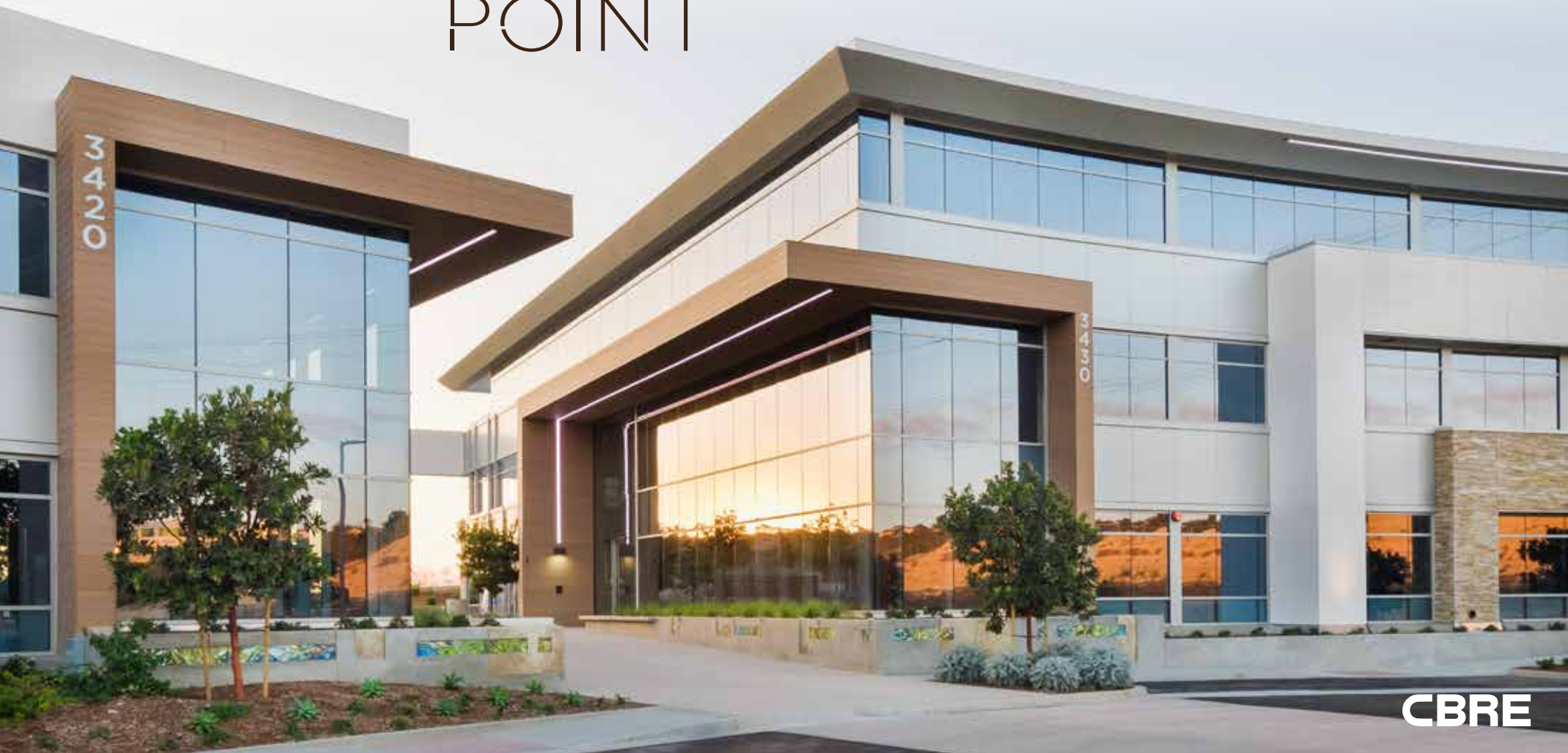


TORREY POINT



CBRE



**TWO-BUILDING
CLASS A OFFICE PROJECT**



**PANORAMIC PACIFIC OCEAN
& TORREY RESERVE VIEWS**



**LEED SILVER
CORE AND SHELL**

**AMERICAN
ASSETS
TRUST**



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CBRE



**AMENITY-RICH
21ST CENTURY WORKPLACE**

**MODERN
SOPHISTICATED DESIGN**



1



project
features



**INDOOR/OUTDOOR COLLABORATIVE
GATHERING AREAS**

**GYM WITH SHOWER AND
LOCKER FACILITIES**



OUTDOOR WATER FEATURE

SECURE BIKE STORAGE



OUTDOOR FIREPLACE

**CLOSE PROXIMITY TO
FREEWAY AND COASTER**



**DINE-IN/GRAB & GO FOOD
OPTIONS AT THE POINT CAFE**

**OCEAN AND TORREY
PINES RESERVE VIEWS**





3430

3420



availabilities

3430 Carmel Mountain Road

BUILDING A	RSF	AVAILABLE
Level 1 - Suite 100	3,171	6/1/2026 or Potentially Sooner



building A spec suite

3430 Carmel Mountain Road



area amenities

TORREY RESERVE

- 1 Ruth's Chris Steakhouse
- 2 Toast Café
- 3 Ken Sushi
- 4 Kabob Lounge
- 5 California Bank and Trust
- 6 Bright Horizons Day Care

VALLEY CENTRE

- 1 San Diego Marriott Del Mar
- 2 Residence Inn Marriott
- 3 DoubleTree Del Mar
- 4 Hampton Inn
- 5 Copa Vida
- 6 Taco Bell
- 7 Carmel Valley Shell
- 8 Arterra Restaurant

PIAZZA CARMEL

- 1 F45 Training
- 2 Massage Heights
- 3 MD Today Urgent Care
- 4 Chase
- 5 Mission Federal Credit Union
- 6 Postal Annex
- 7 Chipotle
- 8 Gami Sushi
- 9 Spices Thai Cafe
- 10 Subway
- 11 Villa Capri

CARMEL MOUNTAIN RD

- 1 Corner House Cafe & Pizzeria
- 2 Caliente Mexican Food
- 3 Inspired Movement Dance & Performing Arts





ownership

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.

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TORREY
POINT

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