

11455 El Camino Real, San Diego, CA 92130

TORREY PLAZA

Lobby & Atrium Renovations Now Complete!

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? All of Torrey Plaza's renovations to the lobby and atriums are complete, so all you need to do is plug and play.



New On-Site Toast Cafe



Ruth's Chris Steakhouse



Expanded Fitness Center



Upgraded Suites



Outdoor Lounge and Dining Area

TORREY PLAZA

Lobby & Atrium
Renovations
Now Complete!



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
cafe, common areas, 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



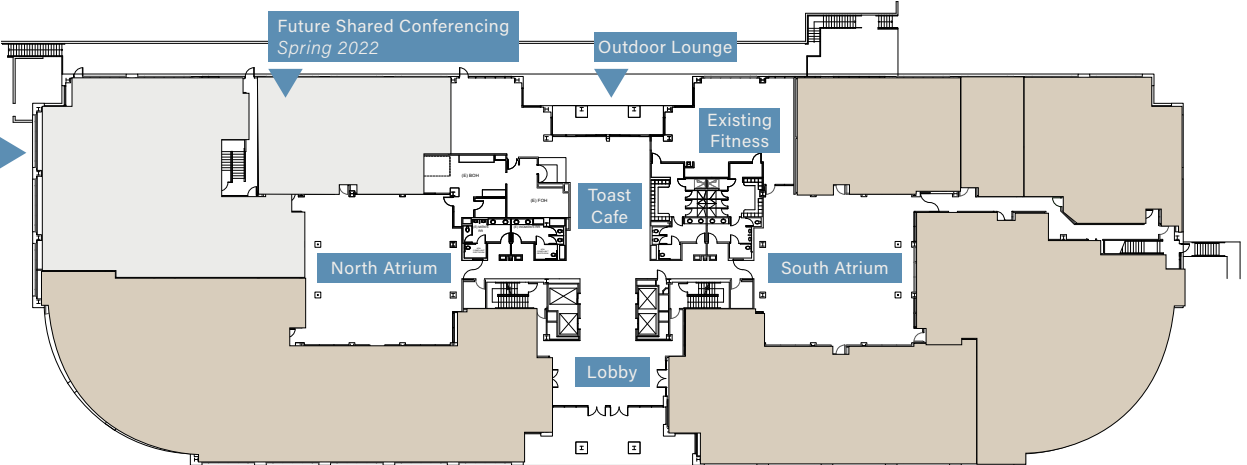
AT&T, Cox, and Time
Warner available for
**CABLE AND FIBER
SERVICES**

Future Amenities

Site Plan // First Floor



Future Fitness (yoga, fitness classes, etc.)
Fall 2022



Lobby Upgrades, 2nd Floor Lobby Extension, and North / South Atrium Renovations Now Complete!



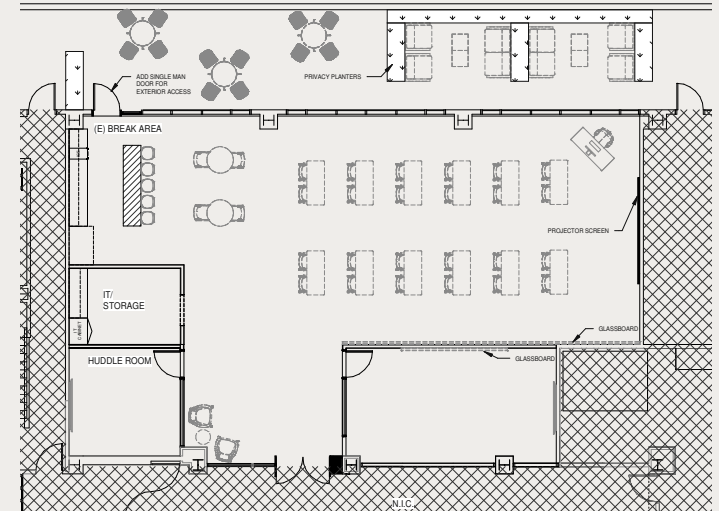
- EXISTING AMENITIES
- FUTURE AMENITIES
- LEASED SUITES



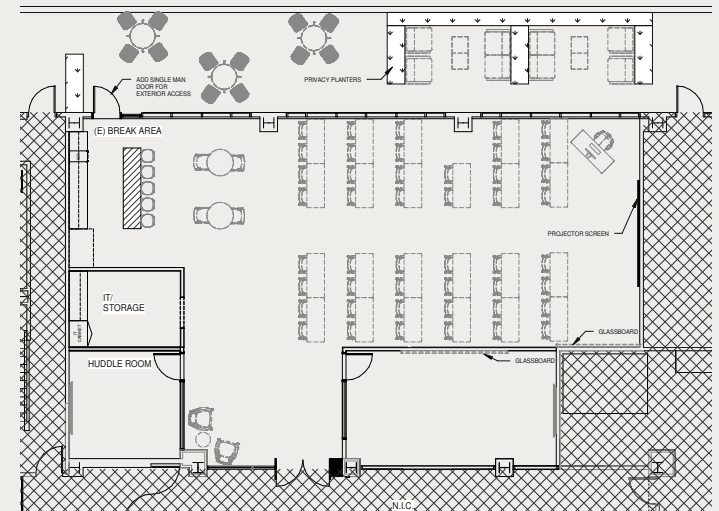
Future Shared Conferencing Configurations

Spring 2022

OPTION
A



OPTION
B



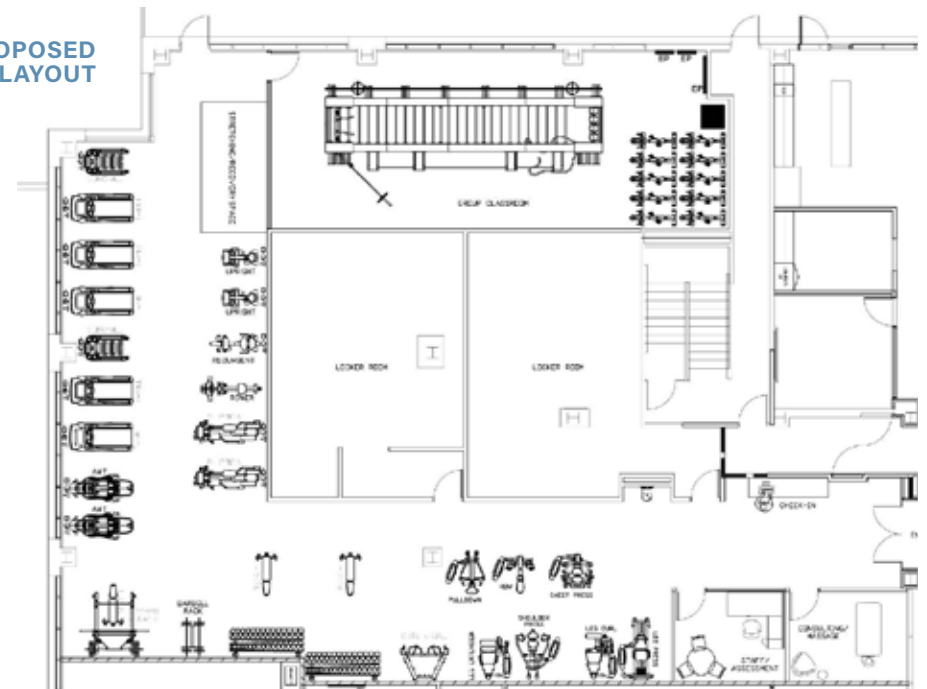
Movement Matters.

HealthFitness.
A Trustmark Company

Future Fitness
Fall 2022



PROPOSED LAYOUT



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
- Challenges
- Return-to-Work Solutions
- Vitality Behavior Change Platform

3. Injury Prevention & Treatment

- Ergonomic Services
- Movement Efficiency Solutions
- Post-Offer Employment Testing
- Work Conditioning Programs
- Early Intervention Programs
- Physical & Occupational Therapy



3D CONCEPTUAL VIEW



Inviting. Sophisticated.



Lobby & 2nd Floor Catwalk Renovations Now Complete



Newly Upgraded Atriums

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

11752

11720

11710

11682

11622

11515

11425

11375

Fitness Center

11452

11512

11321



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

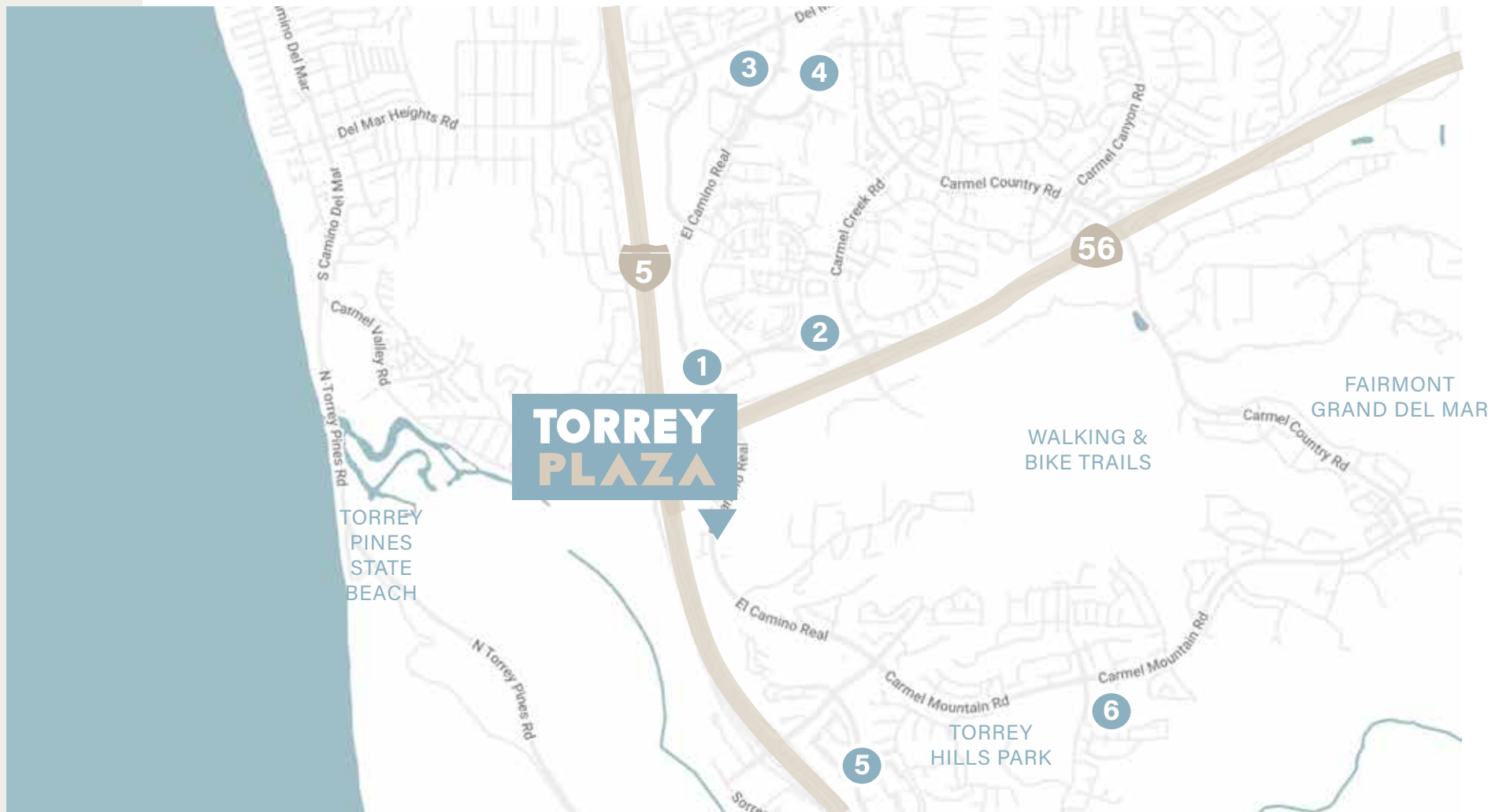
Urban Plates
Casa Sol y Mar
Davanti Enoteca
Cinepolis
Club Pilates Del Mar
Jimbos
The Lash Lounge
Nektar

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.

TORREY PLAZA



CBRE

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