

# 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



**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



**UMPQUA BANK**  
Bank

**TIDE**

**BLUFF**

**TIMBER**

**toast**  
Toast Cafe

**Bright Horizons**  
Day Care

**RUTH'S CHRIS STEAK HOUSE**  
Ruth's Chris

**Kabob Lounge**  
**KEN SUSHI**  
workshop

**WAVE**



New Full Service Fitness Center

New Shared Conference Center

Future Secured Bike and Surfboard Storage



**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





# MOVEMENT MATTERS.

OPERATED BY HealthFitness.

## SERVICES OFFERED

### 1. Fitness & Recreation

- Fitness Center Design & Management
- Group Fitness
- Personal & Small Group Training
- Recreational Sports & Activities
- Virtual Fitness
- Massage Therapy

### 2. Wellness

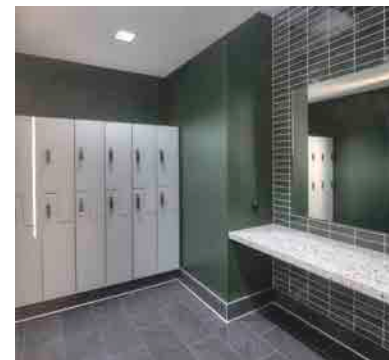
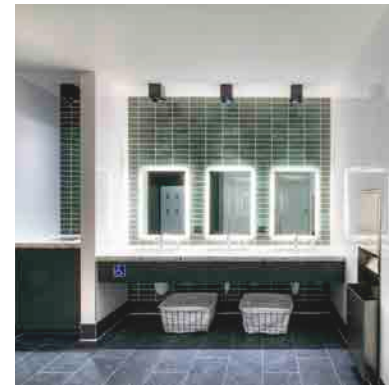
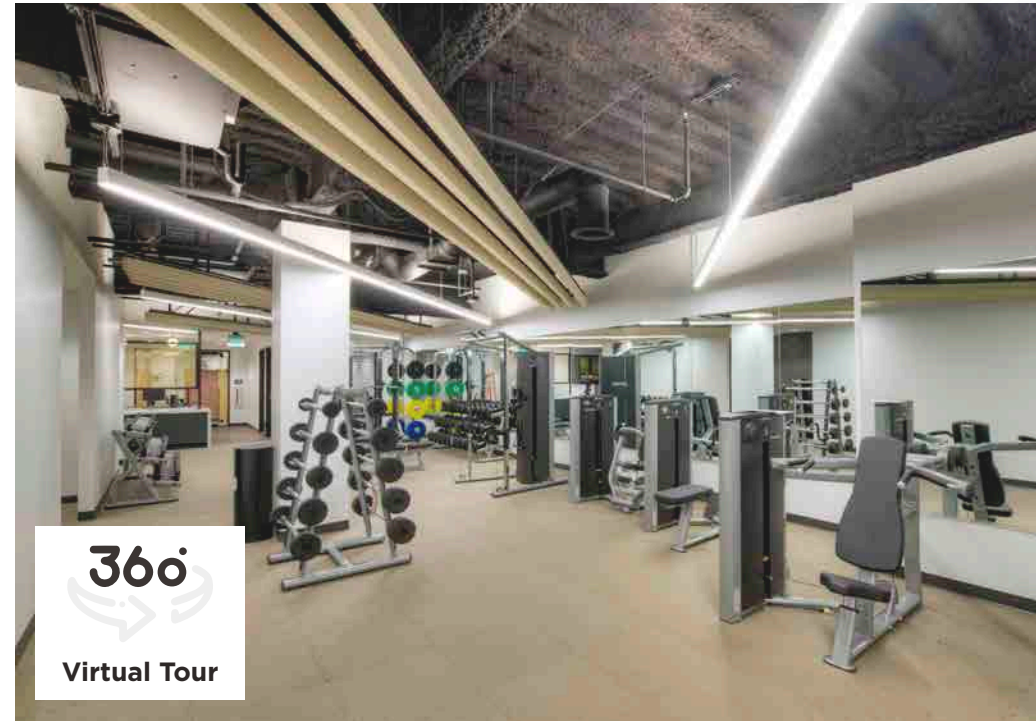
- Coaching
- Education
- Screenings & Immunizations

### Challenges

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

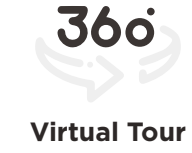
### 3. Injury Prevention & Treatment

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

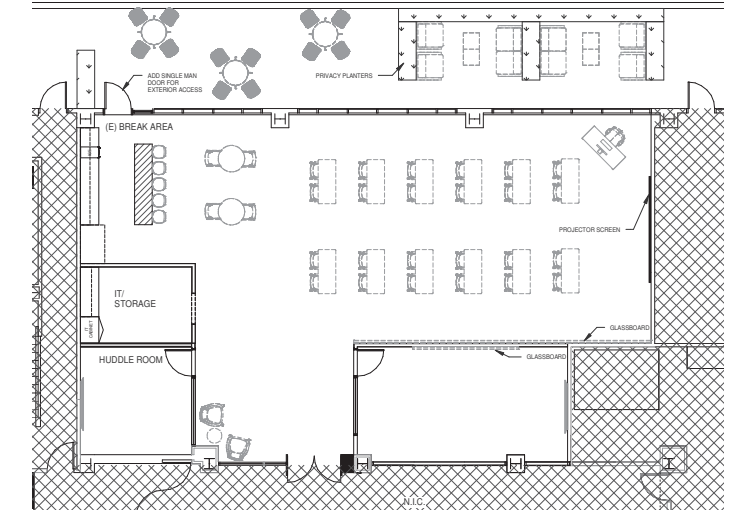


# NEW SHARED CONFERENCE CONFIGURATIONS

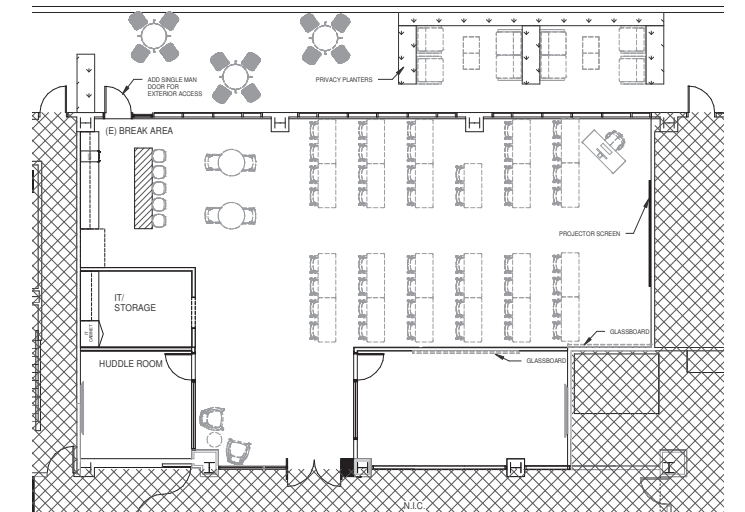
Our conferencing center features versatile spaces: a training room (up to 50), a boardroom (12+), a huddle room (6-8), and TVs/projectors with HDMI connectivity.



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.



# JOIN THE COLLECTION.

SUITE	RSF	AVAILABILITY	USE	NOTES
<b>TIMBER</b>				
<b>11321 EL CAMINO REAL</b>				
<b>100% Leased</b>				
<b>11375 EL CAMINO REAL</b>				
<b>100</b>	2,988 RSF	12/1/2026	Office/ Medical	Future spec suite (estimated delivery December 2026). Double door entry off main building lobby. Future build out to include 6 private offices, conference room, break area, storage, and open office space.
<b>150</b>	3,389 RSF	Immediately	Office/ Medical	Future spec suite (estimated delivery December 2026). Double door entry off main building lobby. Future build out to include 6 private offices, conference room, break area, storage, and open office space.
<b>200</b>	5,851 RSF	9/1/2026	Office/ Medical	Future spec suite (estimated delivery September 2026). Double door entry off of 2nd floor lobby. Corner unit with 3 sides of glass and ocean views. Future build out to include 9 private offices, conference room, huddle room, reception, break room, IT server room, storage and large open area.
<b>11455 EL CAMINO REAL</b>				
<b>160</b>	5,474 RSF	Immediately	Office	Future spec suite (estimated delivery July 2026). Future build out to include reception, 6 private offices, conference room, open break area, IT/storage closet, copy/print area and open area for workstations.
<b>240*</b>	6,354 RSF	Immediately	Office	Plug n' play spec suite opportunity, current build-out includes reception area, conference room, break area, 12 private offices, storage closet, IDF room, and open area for workstations. *Suite 240 and 250 can be made contiguous to 18,667 RSF.
<b>250*</b>	12,313 RSF	Immediately	Office	Plug n' play spec suite opportunity, current build-out includes reception area, 2 conference rooms, break area, 15 private offices, phone room, and open area for workstations. *Suite 240 and 250 can be made contiguous to 18,667 RSF.
<b>455</b>	3,474 RSF	Immediately	Office	Former spec suite with ocean views, currently built-out with a reception area, open break area, conference room, small area for workstations and five private offices. Space also has access to a shared balcony.
<b>470</b>	2,477 RSF	6/1/2026	Office	Former spec suite with reception area, conference room, break room, five private offices, and a small area for workstations.
<b>WAVE</b>				
<b>11452 EL CAMINO REAL</b>				
<b>100</b>	7,441 RSF	Immediately	Office	Current build out includes 7 private offices, break area, IT/storage closet and open area for workstations.
<b>105</b>	2,314 RSF	4/1/2026	Office	Spec suite. Former conference center space. Will build to suit.
<b>200*</b>	6,277 RSF	Immediately	Office	Ocean view suite. Future spec suite to include reception, 5 private offices, conference room, phone room, open break area, wellness room, IT/storage closet, copy/print area and open area for workstations. *Suites 200 and 215 can be made contiguous to 13,235 RSF.
<b>215*</b>	6,958 RSF	Immediately	Office	Future spec suite under construction. Future build out to include reception, 5 private offices, huddle room, 2 conference rooms, 2 phone rooms, open break area, wellness room, IT/storage closet, work room and open area for workstations. *Suites 200 and 215 can be made contiguous to 13,253 RSF.
<b>11512 EL CAMINO REAL</b>				
<b>100</b>	9,442 RSF	4/1/2026	Office	Ocean view suite. Future spec suite (estimated delivery September 2026). Future build out to include reception, 6 private offices, 2 conference rooms, huddle room, break area, work room, wellness room, IT/storage room and open area for workstations. Access to private patio.

SUITE	RSF	AVAILABILITY	USE	NOTES
<b>11512 EL CAMINO REAL (CONT'D)</b>				
<b>120</b>	4,658 RSF	7/1/2026	Office	Double door entry off elevator lobby. Current build out includes 11 private offices, a break area, storage and open area for workstations.
<b>300*</b>	8,731 RSF	Immediately	Office	Ocean view suite. Double door entry off third floor lobby. Future spec suite under construction (estimated delivery May 2026). Future build out to include reception, 5 private offices, 2 conference rooms, open break area, wellness room, coffee bar, IT/storage closet, work room and open area for workstations. *Suites 300 and 360 can be made contiguous to 14,117 RSF.
<b>360*</b>	5,386 RSF	Immediately	Office	Ocean view suite. Double door entry off third floor lobby. Future spec suite under construction (estimated delivery May 2026). Future build out to include reception, 3 private offices, conference room, open break area, IT/storage closet, work room and open area for workstations. *Suites 300 and 360 can be made contiguous to 14,117 RSF.
<b>11622 EL CAMINO REAL</b>				
<b>300</b>	20,309 RSF	12/1/2026	Office	Ocean view suite. Full floor space with El Camino Real building top signage available.. Current built out includes lobby, 25 private offices, conference room, huddle, 2 work rooms, storage room, IT room, abundant open office space, private restrooms, and access to 4 private balconies.
<b>11682 EL CAMINO REAL</b>				
<b>110*</b>	6,053 RSF	12/1/2026	Office	Ocean view suite. Current build out includes reception, 12 private offices, conference room, break room, huddle room, IT/storage closet and open area for workstations. *Suites 110 and 120 can be made contiguous to 10,211 RSF.
<b>120*</b>	4,158 RSF	Immediately	Office	Ocean view suite. Spec suite. Current build out includes reception, 4 private offices, huddle room, conference room, open break area, IT/storage closet and open area for workstations. *Suites 110 and 120 can be made contiguous to 10,211 RSF.
<b>150</b>	4,204 RSF	12/1/2026	Office	Ocean view suite. Spec suite. Current build out includes reception, 11 private offices, open break area, IT closet and open area for workstations.
<b>308</b>	2,286 RSF	Immediately	Office	Spec suite - partially furnished. Current build out includes 4 private offices, conference room, reception, IT/storage closet, break room and open area for workstations.

<b>BLUFF</b>				
<b>11515 EL CAMINO REAL</b>				
<b>100% Leased</b>				
<b>TIDE</b>				
<b>11710 EL CAMINO REAL</b>				
<b>100% Leased</b>				
<b>11720 EL CAMINO REAL</b>				
<b>100% Leased</b>				
<b>11752 EL CAMINO REAL</b>				
<b>100% Leased</b>				

**COASTAL  
COLLECTION**  
AT TORREY RESERVE

**TIMBER**

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

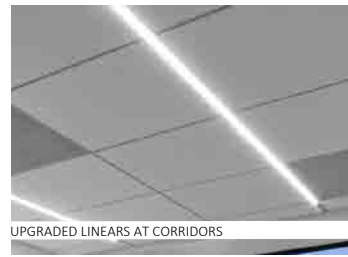


# COASTAL COLLECTION

AT TORREY RESERVE

## TIMBER

LOBBY UPGRADES COMING SOON  
Estimated Delivery July 2026



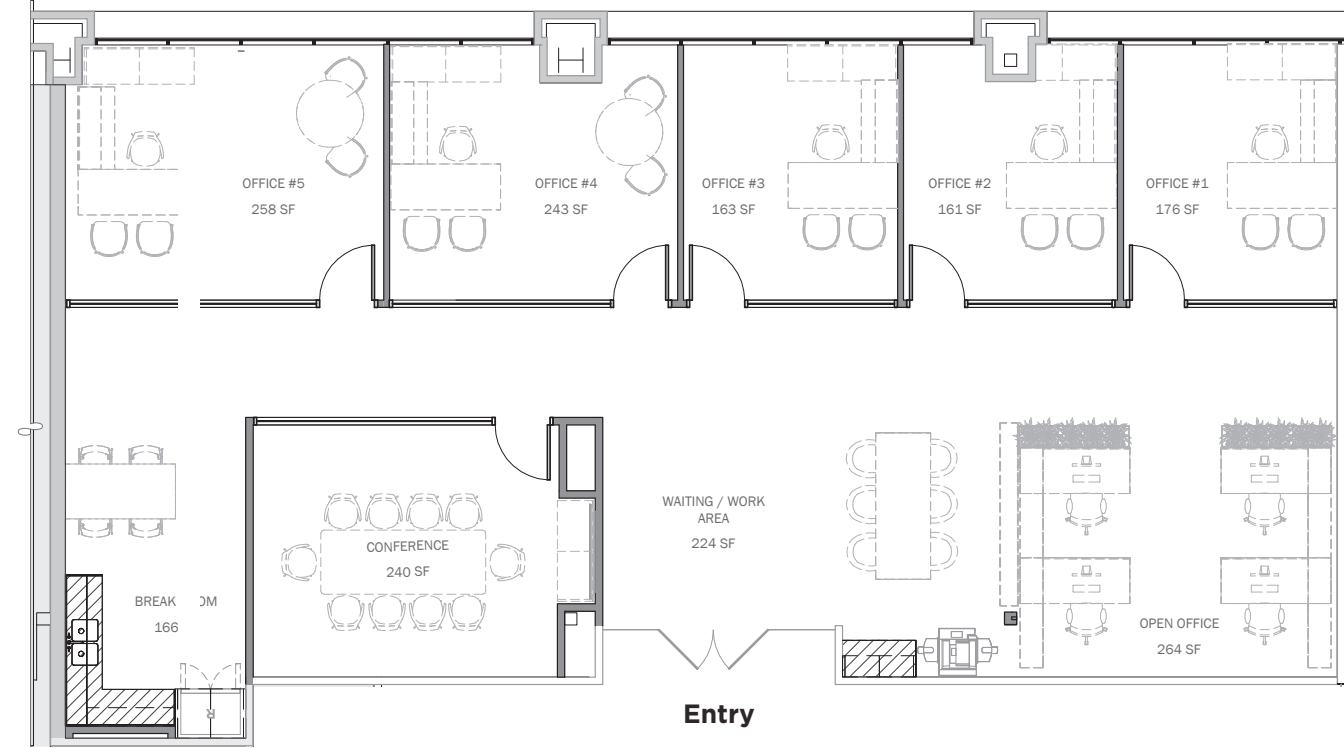
Prominent  
Building Signage



## TIMBER

11375 EL CAMINO REAL

FUTURE SPEC SUITE  
(Estimated Delivery December 2026)

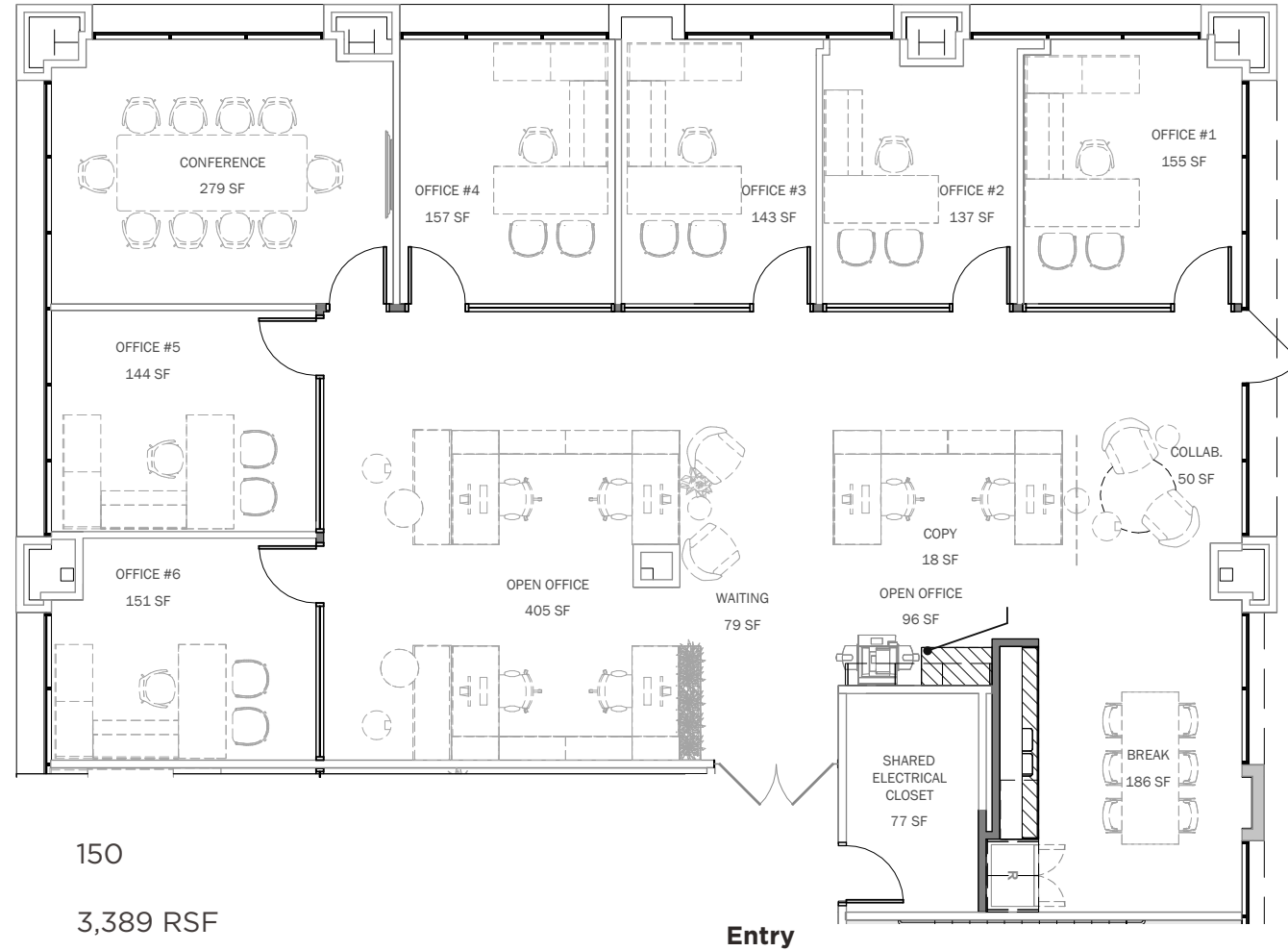


<b>SUITE</b>	100
<b>RSF</b>	2,988 RSF
<b>USE</b>	Office/Medical
<b>AVAILABLE</b>	Immediately

# TIMBER

11375 EL CAMINO REAL

FUTURE SPEC SUITE  
(Estimated Delivery December 2026)

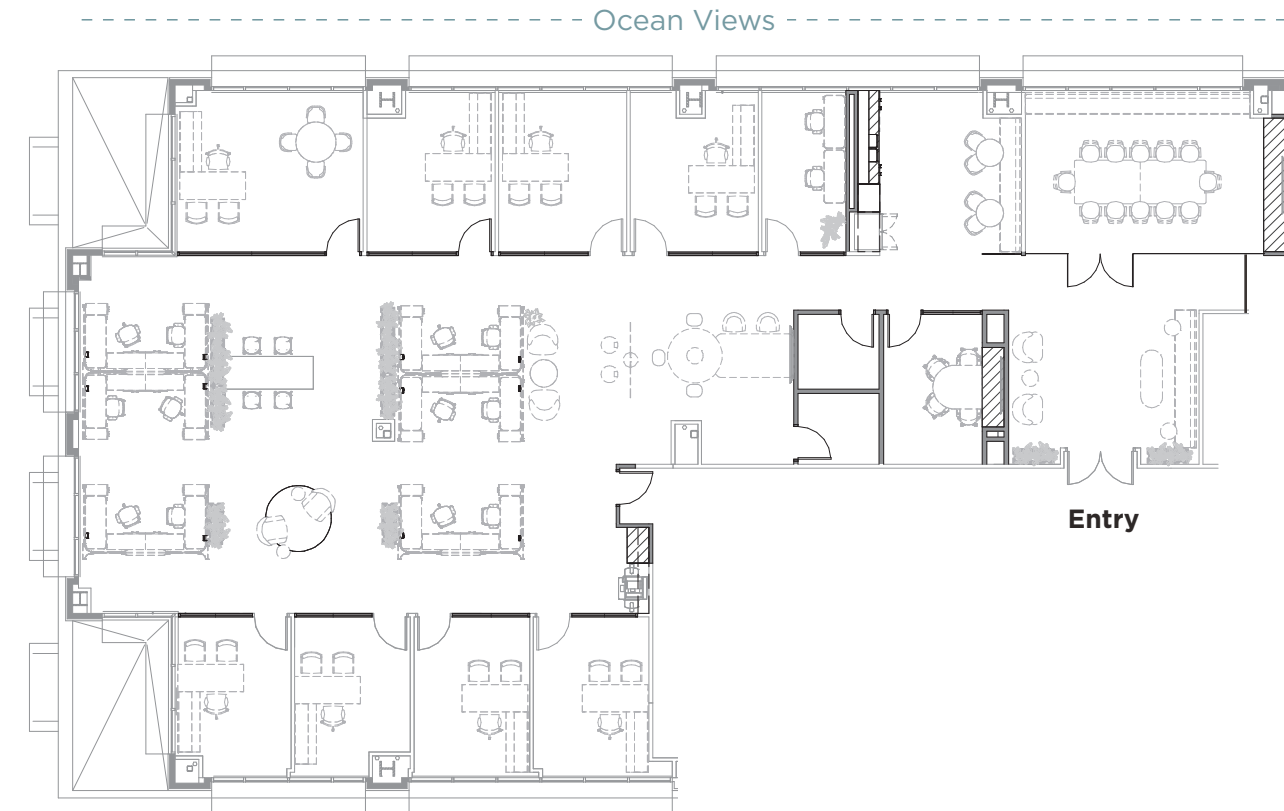


**SUITE** 150  
**RSF** 3,389 RSF  
**USE** Office/Medical  
**AVAILABLE** Immediately

# TIMBER

11375 EL CAMINO REAL

FUTURE SPEC SUITE  
(Estimated Delivery September 2026)

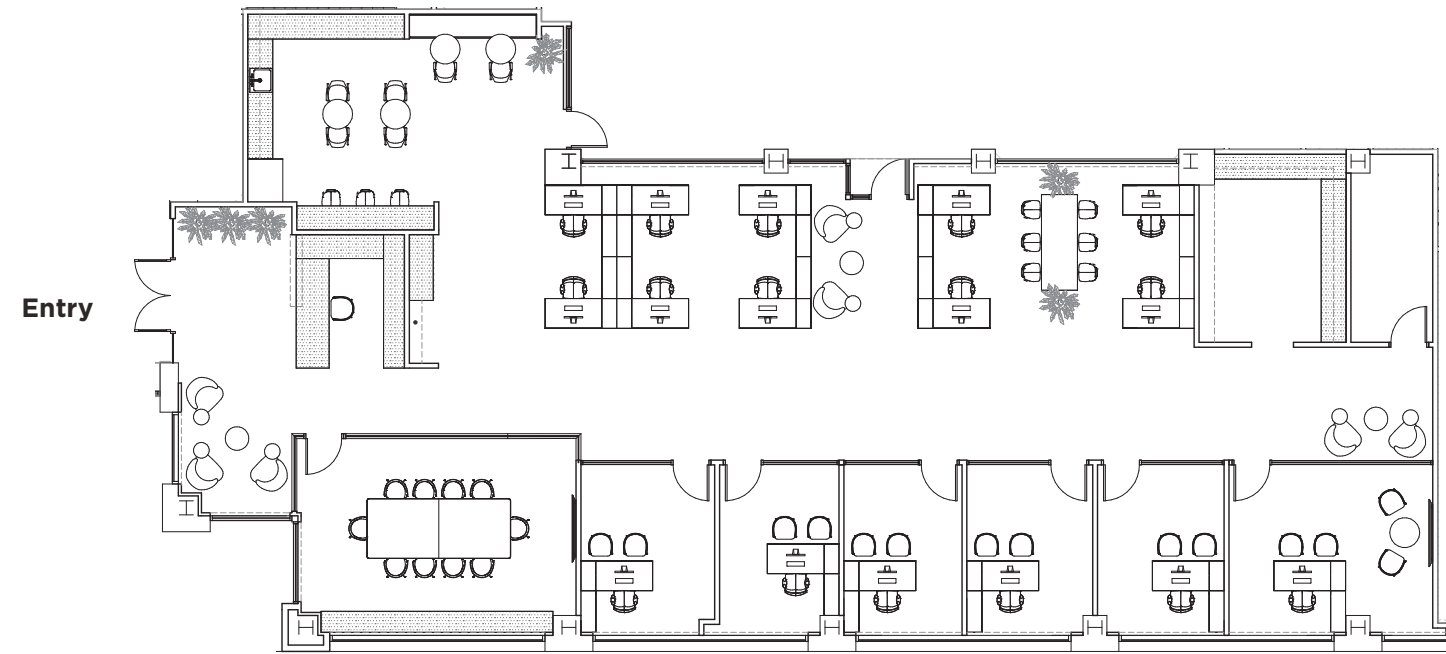


**SUITE** 200  
**RSF** 5,851 RSF  
**USE** Office/Medical  
**AVAILABLE** Immediately

# TIMBER

11455 EL CAMINO REAL

FUTURE SPEC SUITE  
(Estimated Delivery July 2026)



**SUITE** 160  
**RSF** 5,474  
**USE** Office  
**AVAILABLE** Immediately

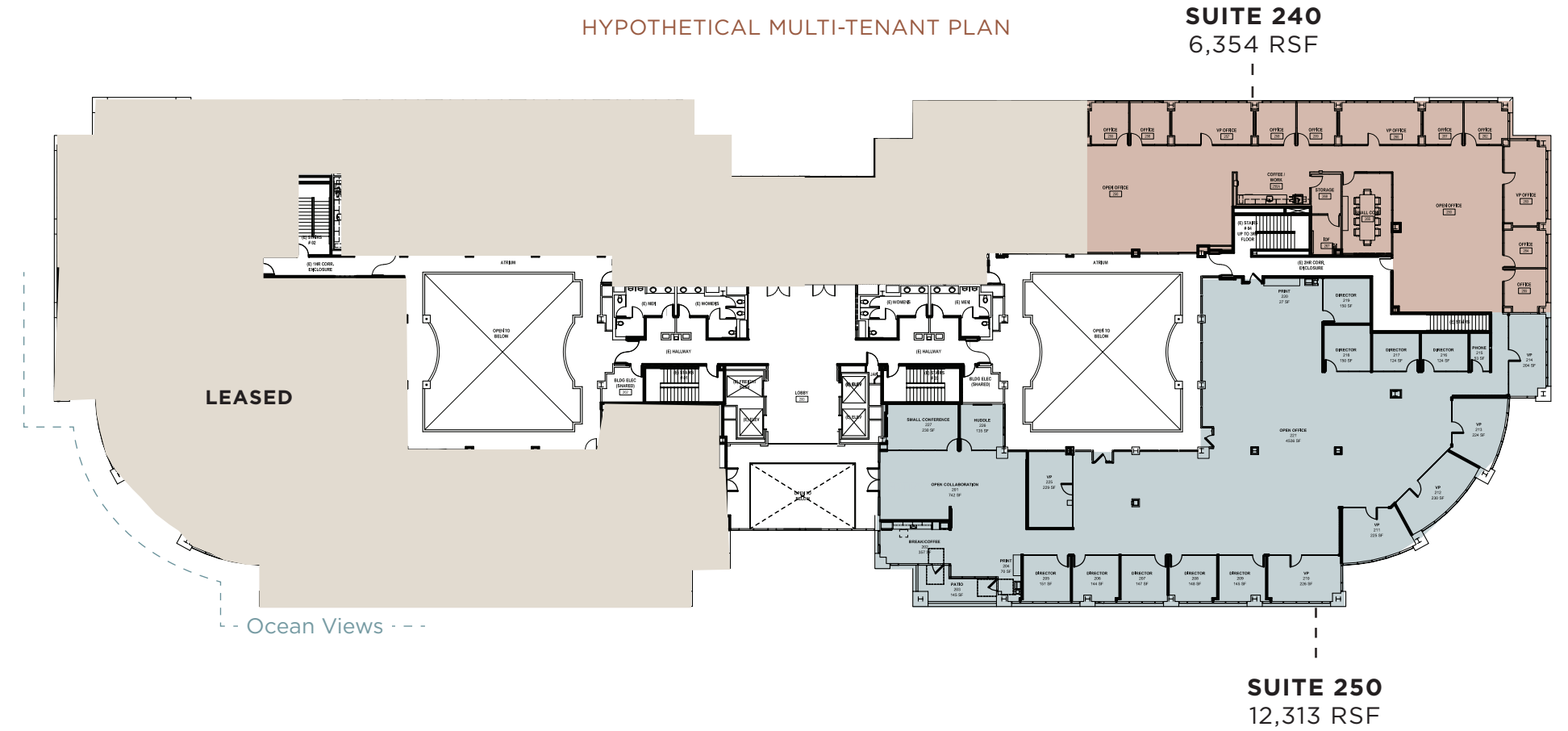
# TIMBER

11455 EL CAMINO REAL

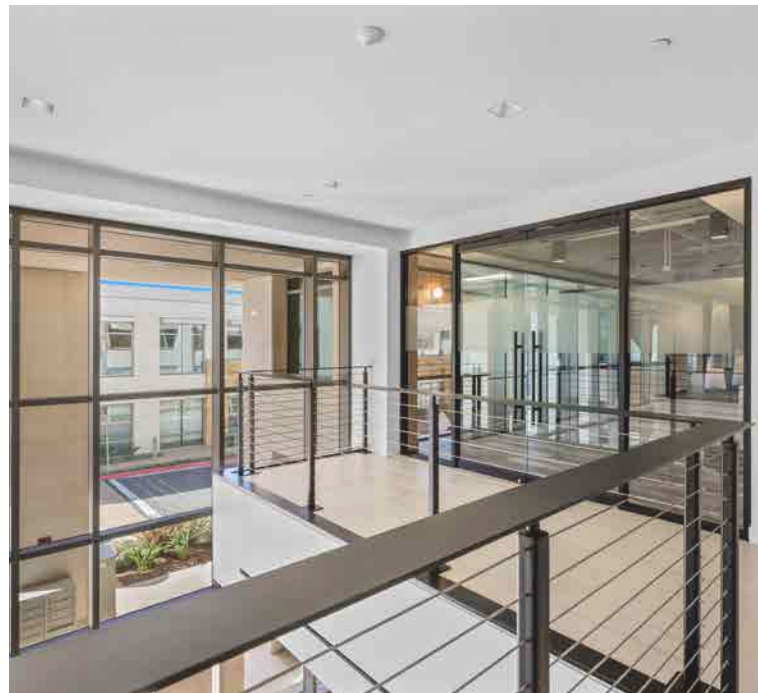
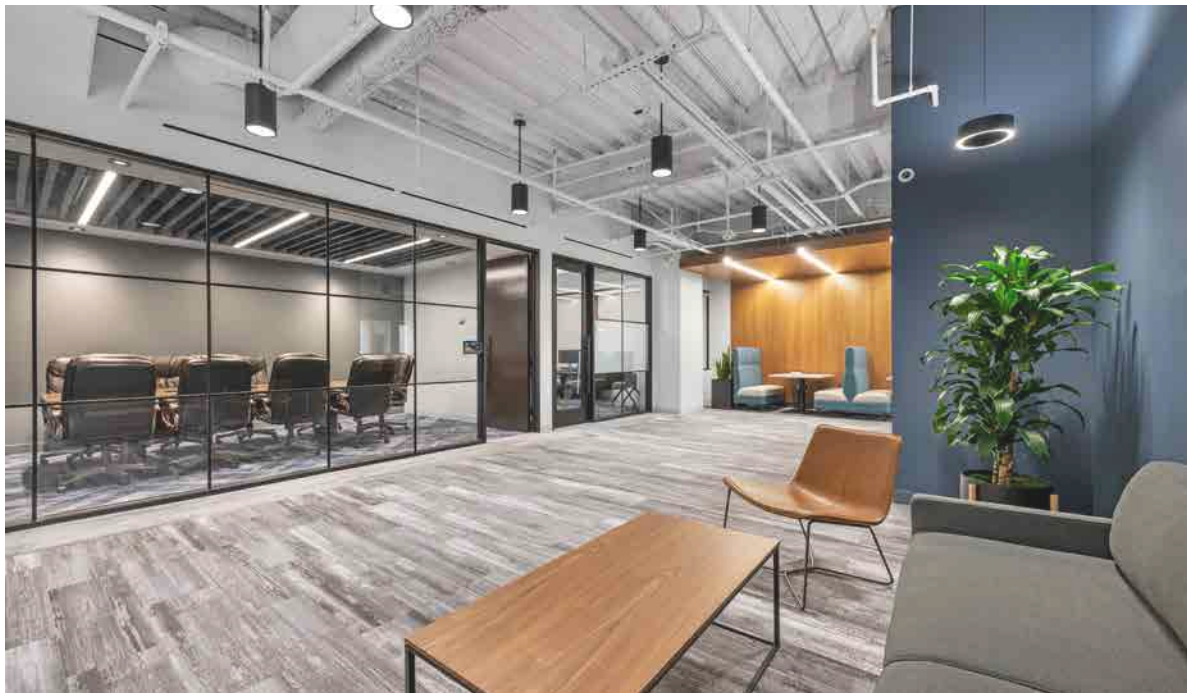


Virtual Tour

HYPOTHETICAL MULTI-TENANT PLAN



**SUITE** 240 & 250  
**RSF** 6,354 - 12,313 (contiguous to 18,667 RSF)  
**USE** Office  
**AVAILABLE** Immediately

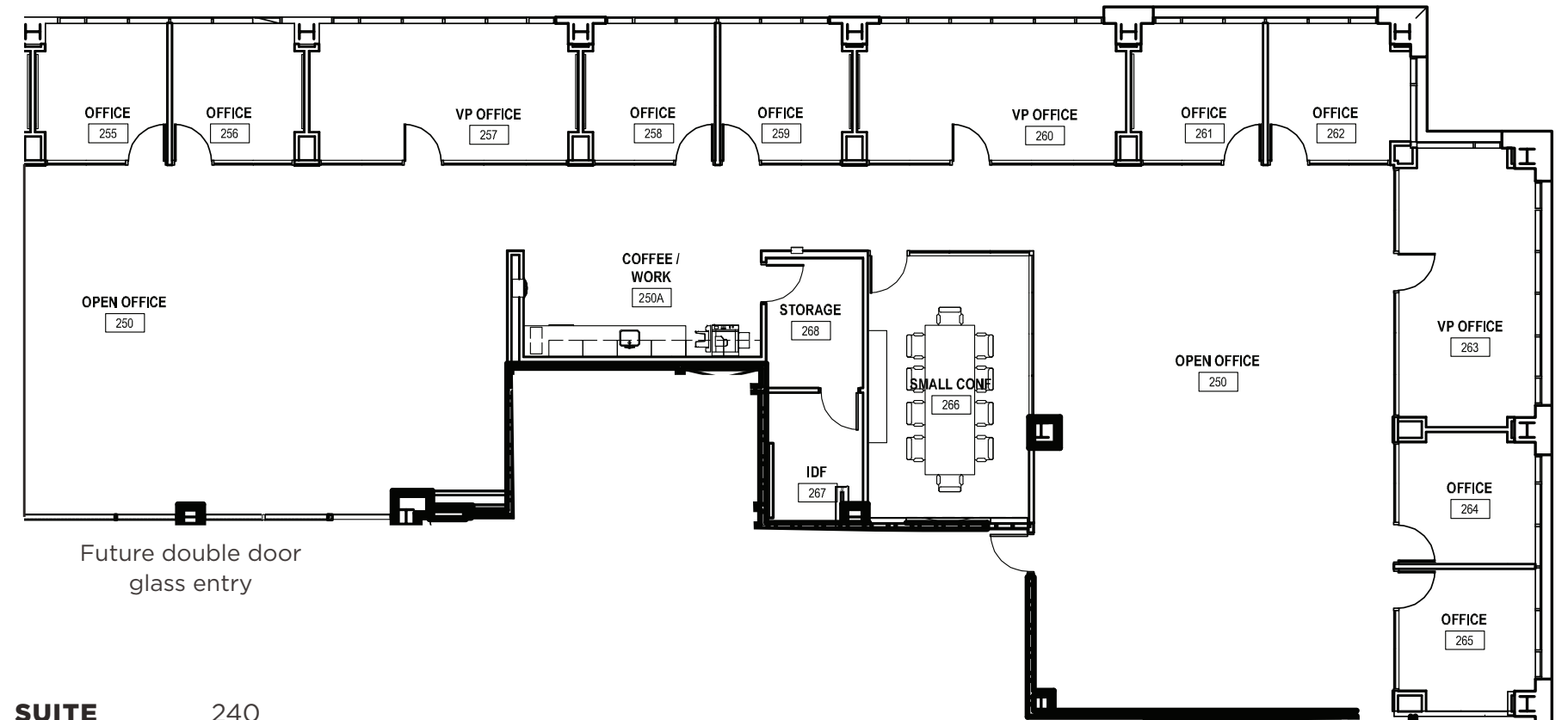


# TIMBER

11455 EL CAMINO REAL



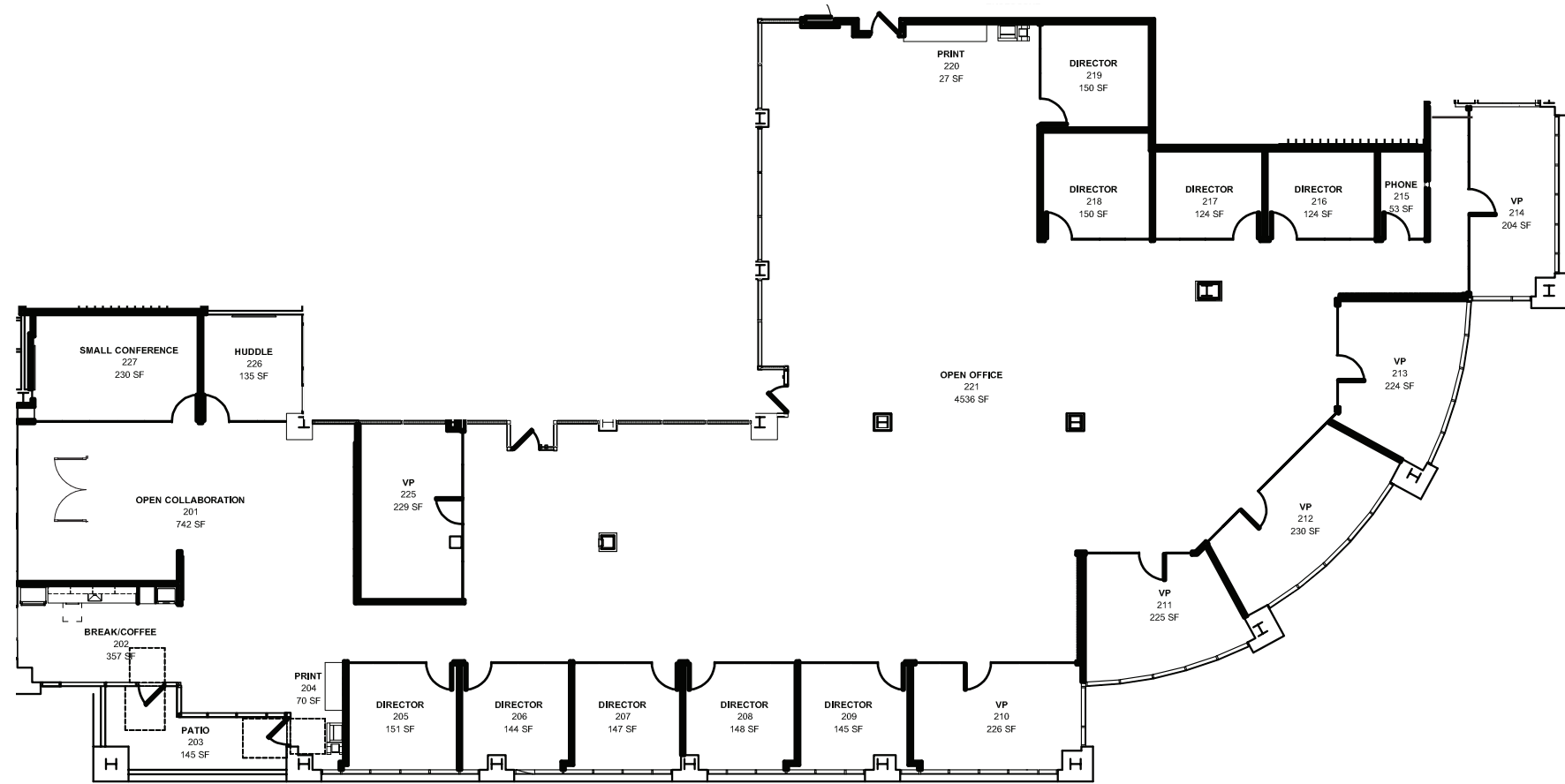
Virtual Tour



<b>SUITE</b>	240
<b>RSF</b>	6,354
<b>USE</b>	Office
<b>AVAILABLE</b>	Immediately

# TIMBER

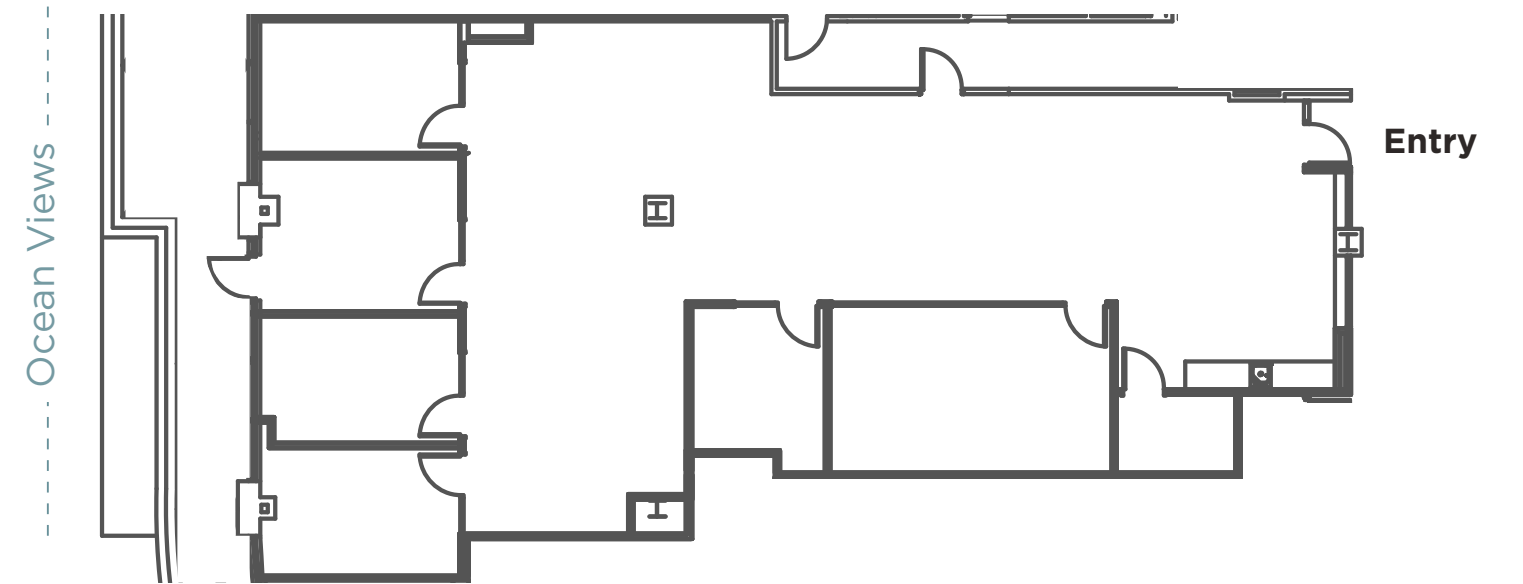
11455 EL CAMINO REAL



**SUITE** 250  
**RSF** 12,313  
**USE** Office  
**AVAILABLE** Immediately

# TIMBER

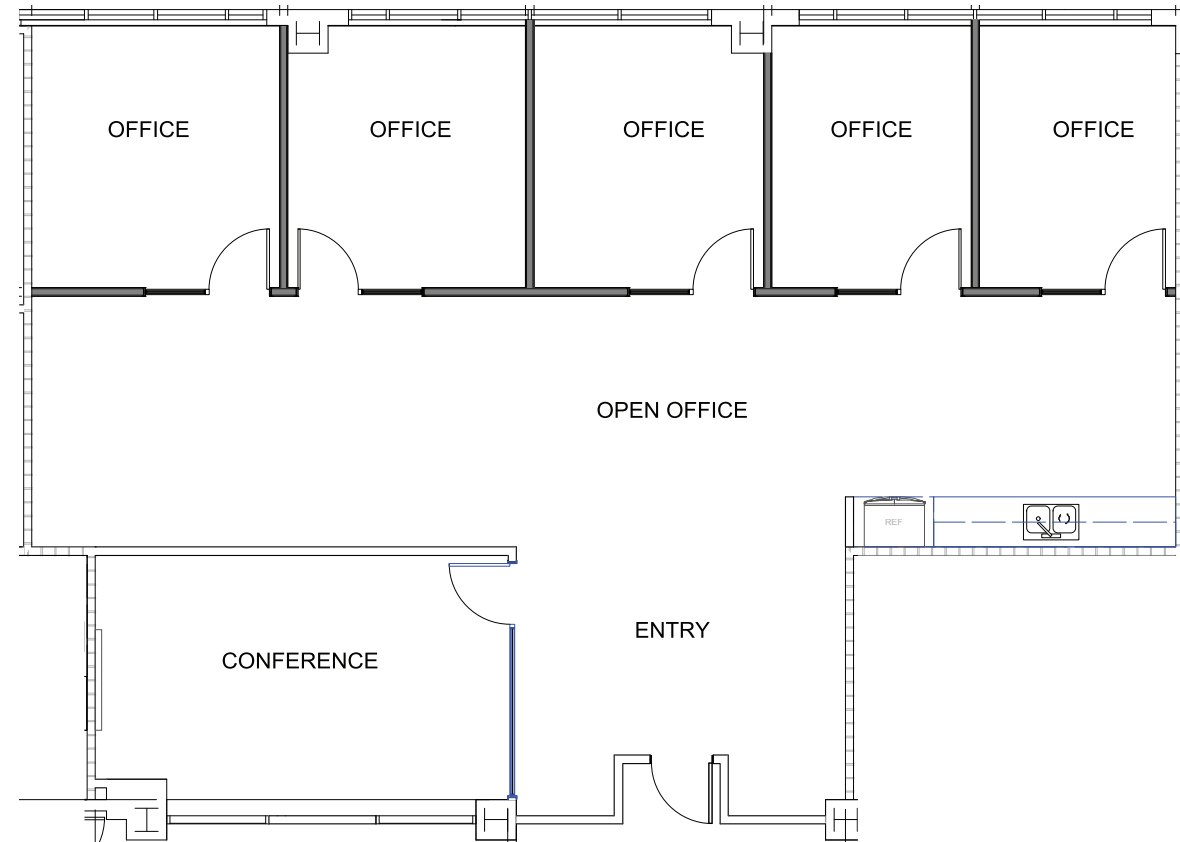
11455 EL CAMINO REAL



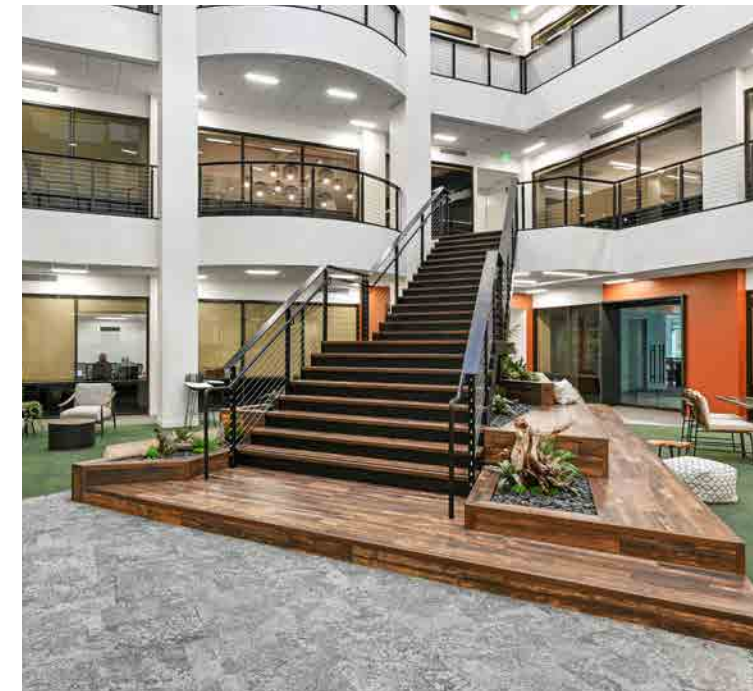
**SUITE** 455  
**RSF** 3,474 RSF  
**USE** Office  
**AVAILABLE** Immediately

# TIMBER

11455 EL CAMINO REAL



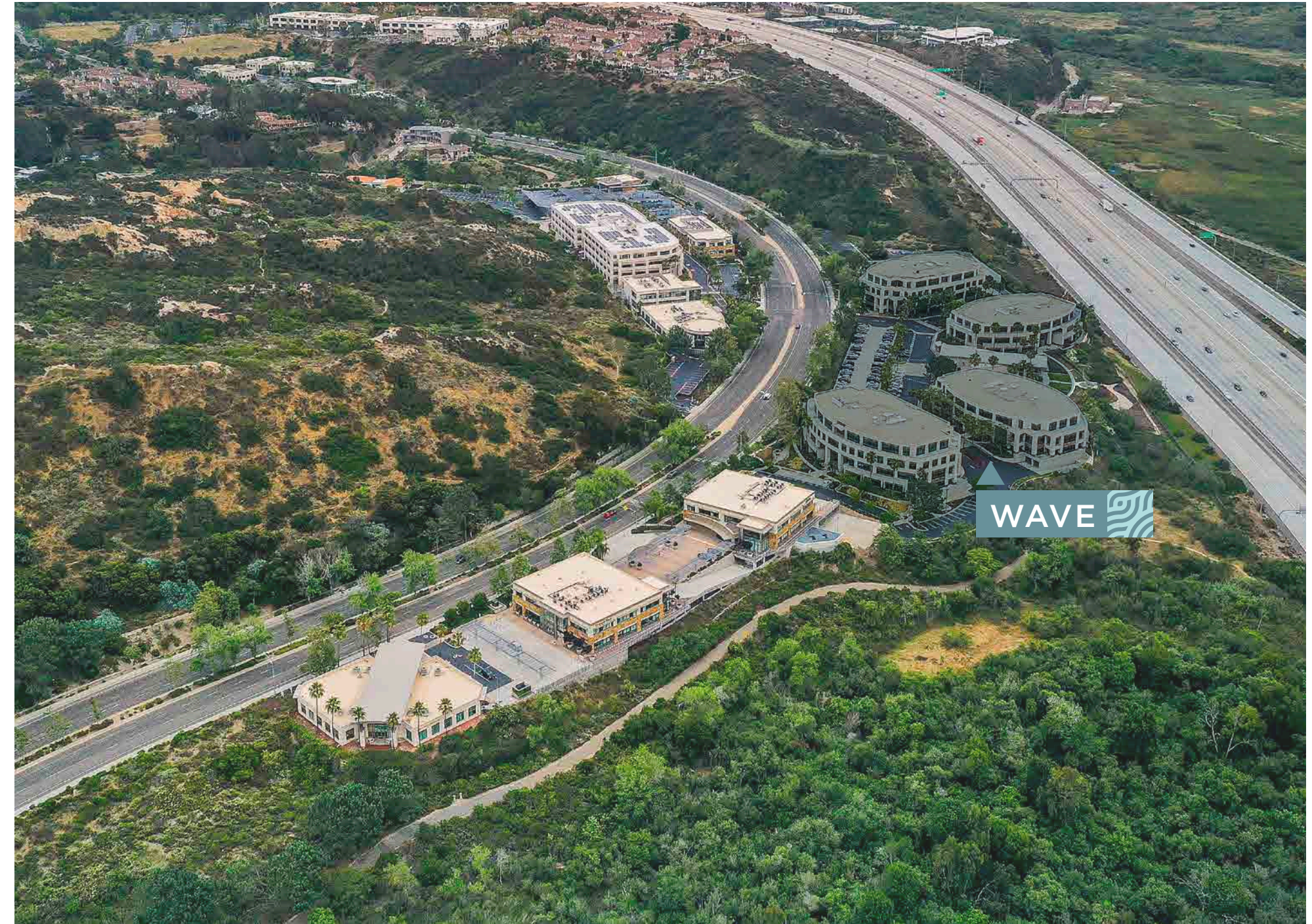
**SUITE** 470  
**RSF** 2,477 RSF  
**USE** Office  
**AVAILABLE** 6/1/2026



**COASTAL  
COLLECTION**  
AT TORREY RESERVE

**WAVE**

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

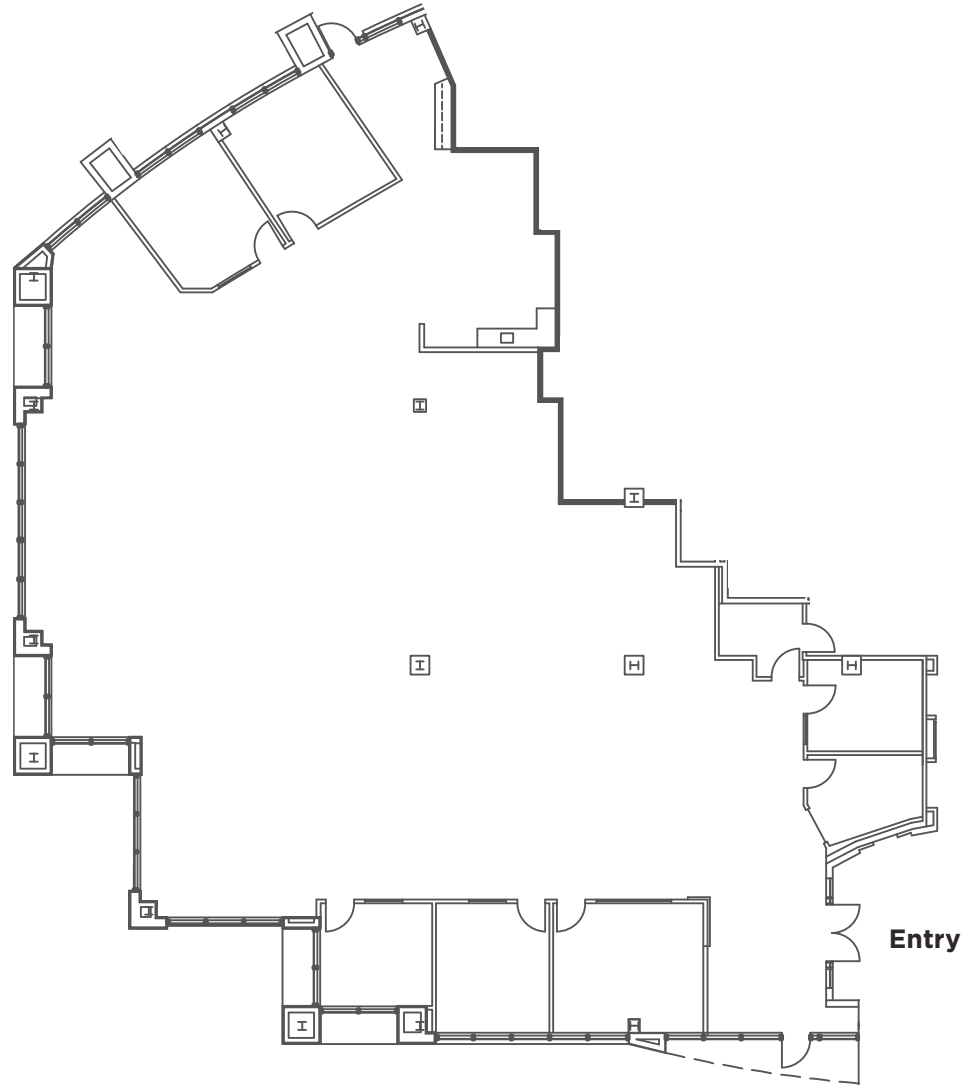


**WAVE** 

# WAVE

11452 EL CAMINO REAL

AS-BUILT PLAN

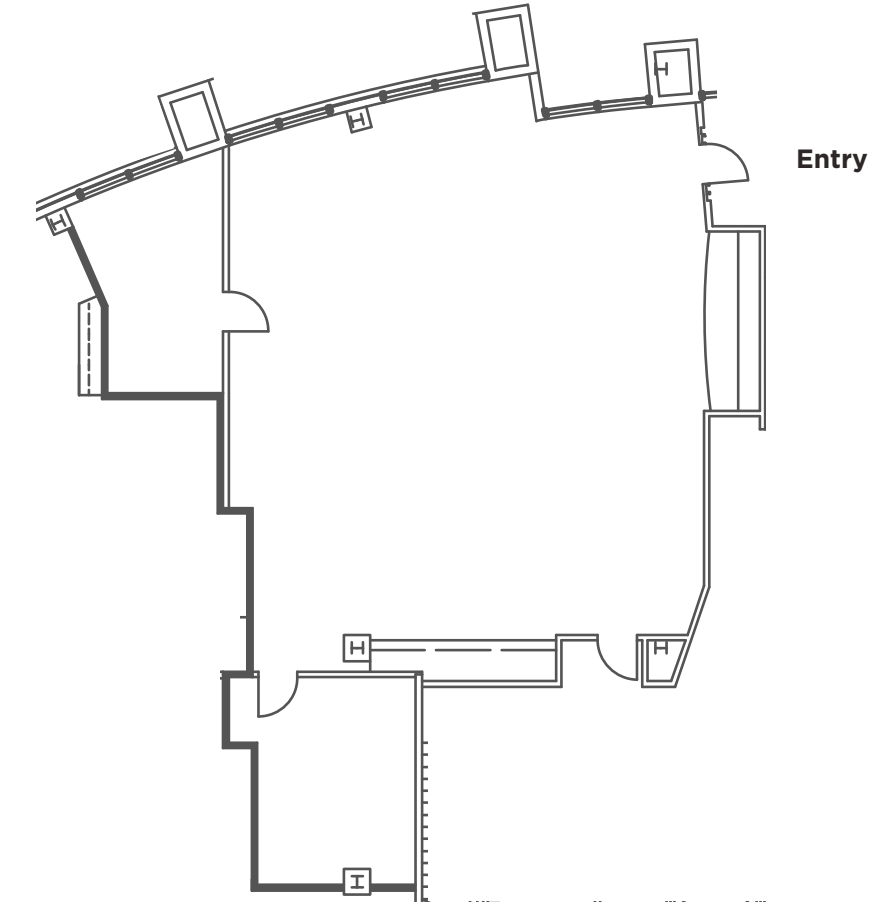


**SUITE** 100  
**RSF** 7,441  
**USE** Office  
**AVAILABLE** Immediately

# WAVE

11452 EL CAMINO REAL

AS-BUILT PLAN



**SUITE** 105  
**RSF** 2,314  
**USE** Office  
**AVAILABLE** 4/1/2026

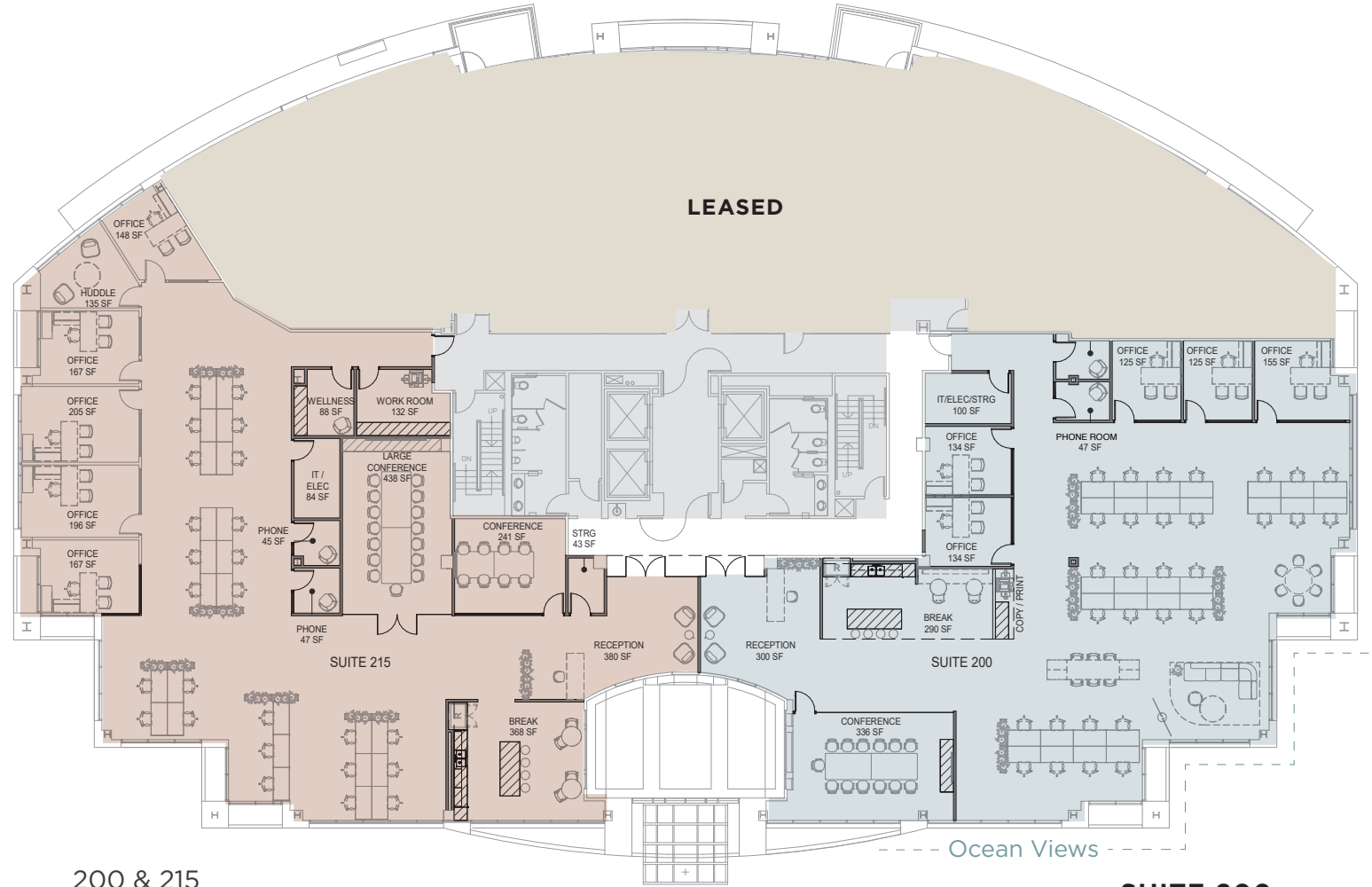
# WAVE

11452 EL CAMINO REAL

FUTURE SPEC SUITES

LEASED

**SUITE 215**  
6,958 RSF



**SUITE 200**  
6,277 RSF

- SUITES** 200 & 215
- RSF** 6,277 - 13,235
- USE** Office
- AVAILABLE** Immediately

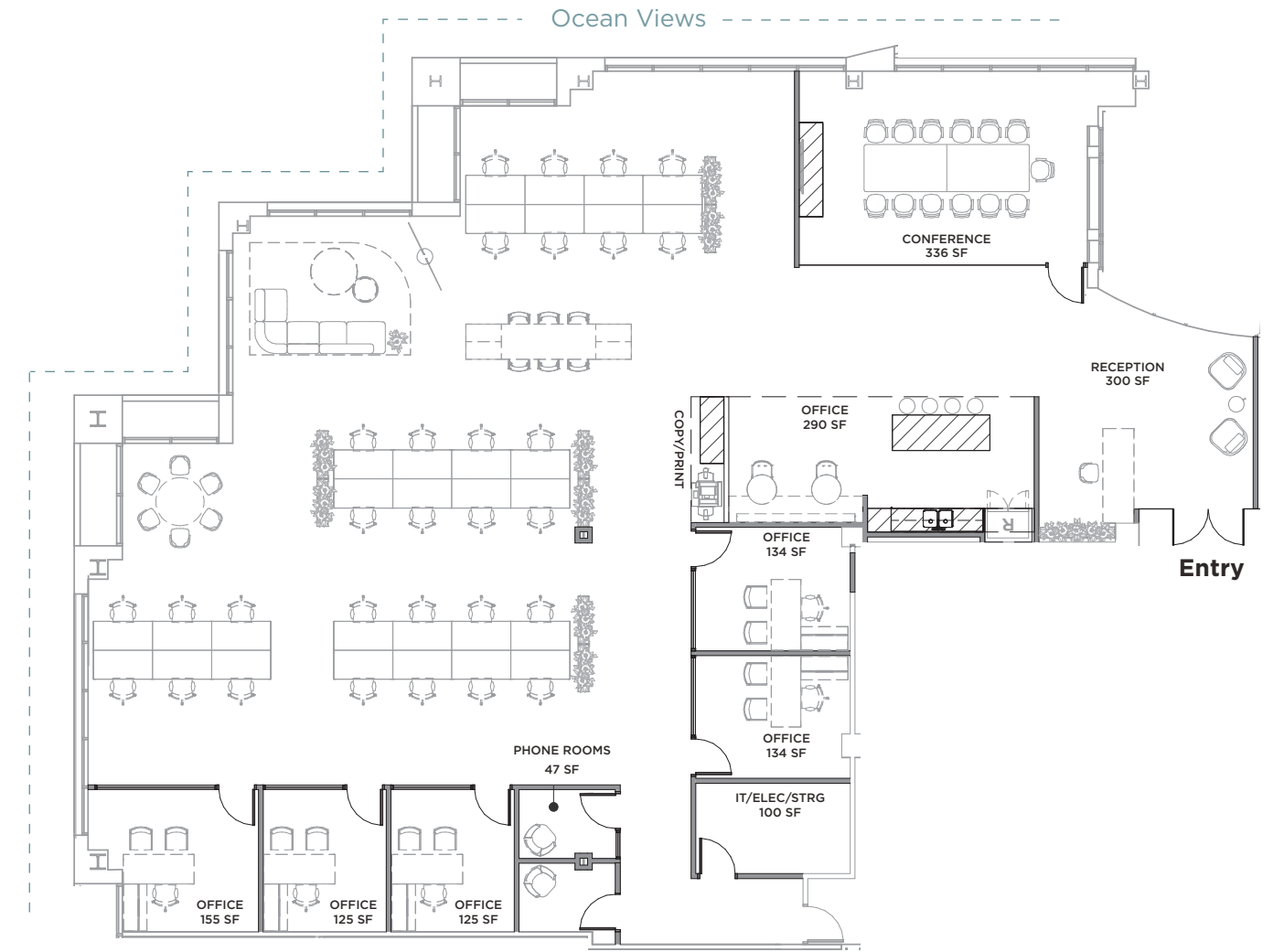
# WAVE

11512 EL CAMINO REAL

FUTURE SPEC SUITE

Ocean Views

- SUITE** 200
- RSF** 6,277
- USE** Office
- AVAILABLE** Immediately



# WAVE

11452 EL CAMINO REAL

## FUTURE SPEC SUITE



<b>SUITES</b>	215
<b>RSF</b>	6,958
<b>USE</b>	Office
<b>AVAILABLE</b>	Immediately

# WAVE

11512 EL CAMINO REAL

## FUTURE SPEC SUITE (Estimated Delivery September 2026)

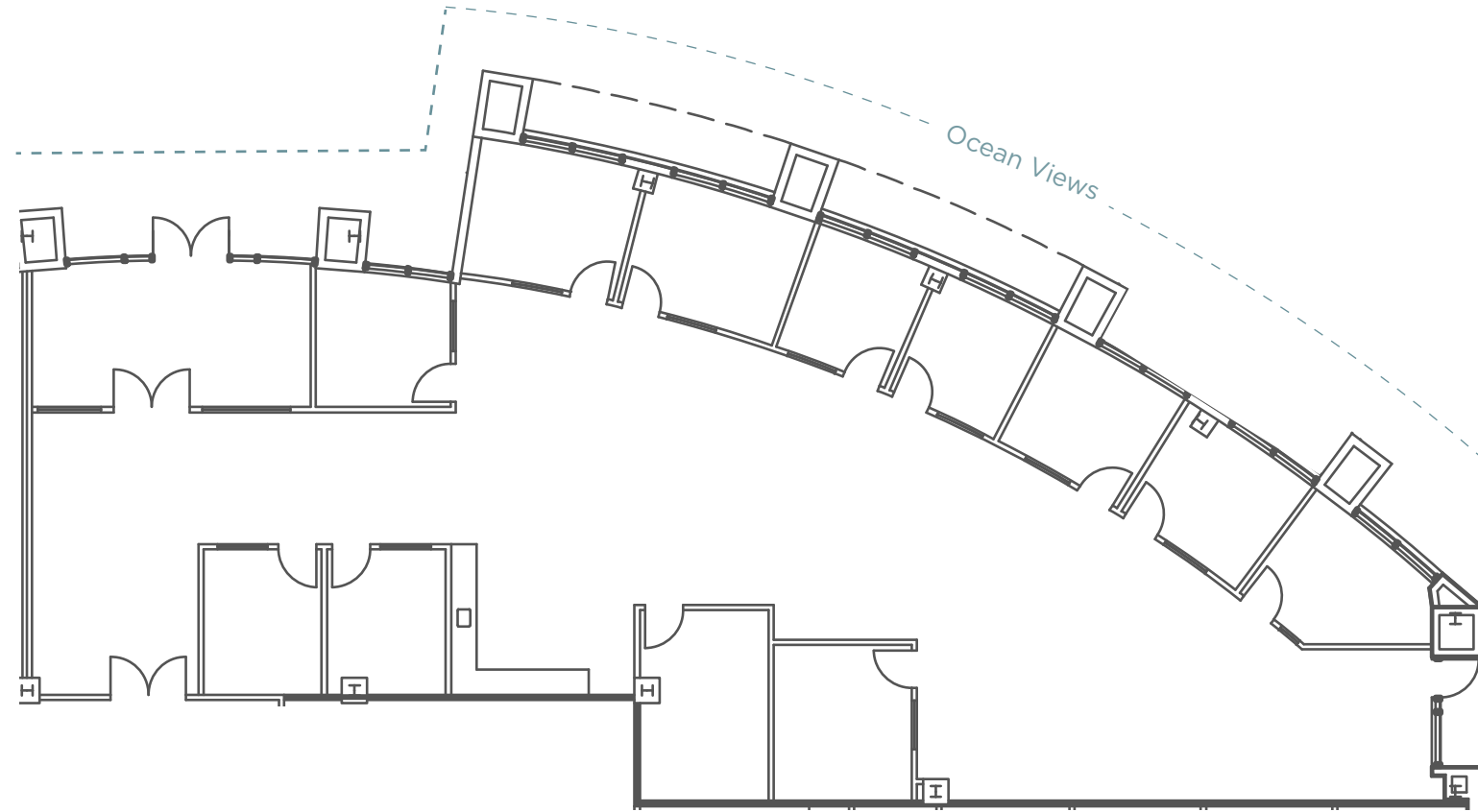


<b>SUITE</b>	100
<b>RSF</b>	9,442
<b>USE</b>	Office
<b>AVAILABLE</b>	4/1/2026

# WAVE

11512 EL CAMINO REAL

AS-BUILT PLAN



**SUITE** 120  
**RSF** 4,658  
**USE** Office  
**AVAILABLE** 7/1/2026

# WAVE

11512 EL CAMINO REAL

FUTURE SPEC SUITES  
(Estimated Delivery May 2026)

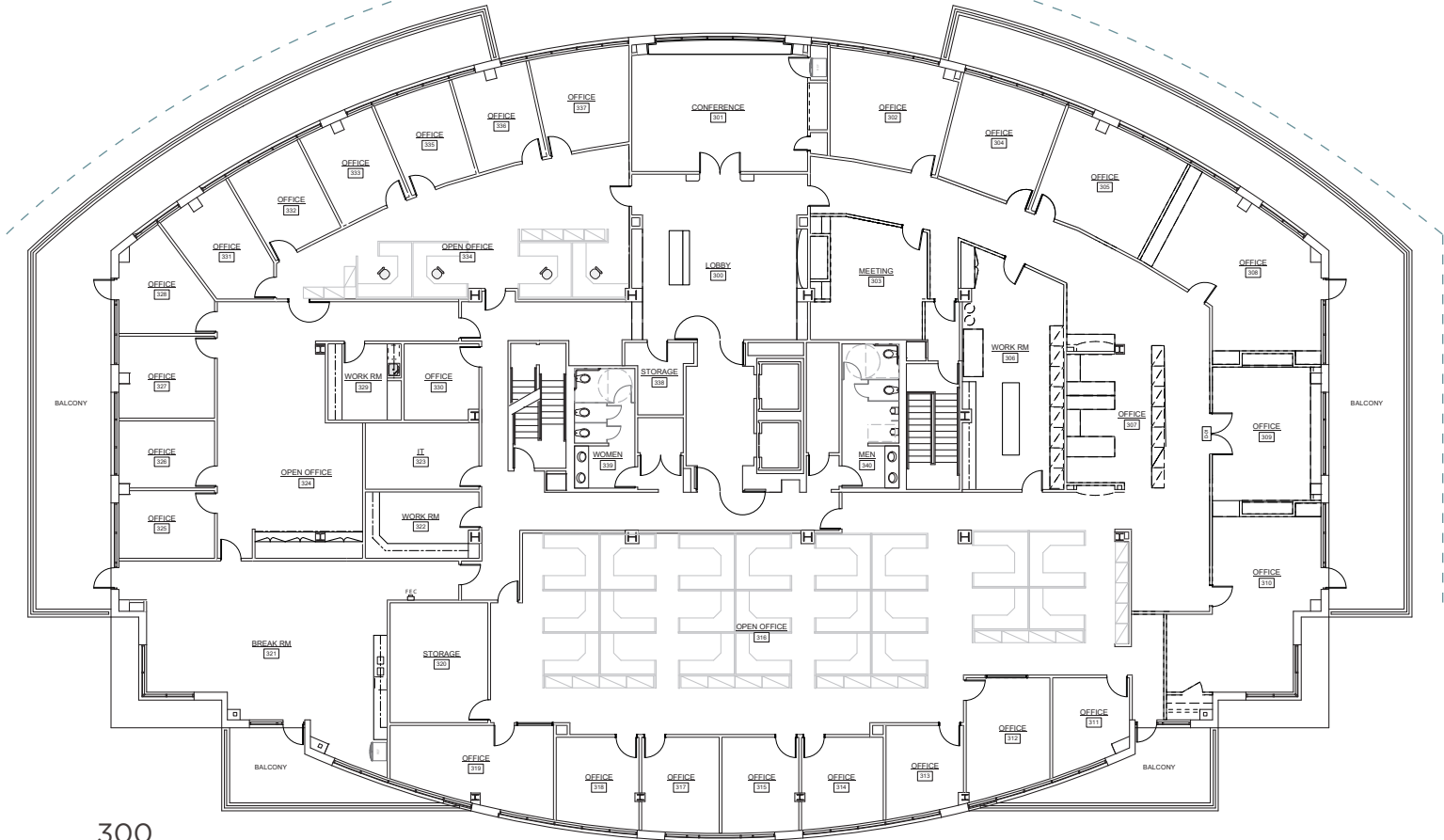


**SUITES** 300 & 360  
**RSF** 5,386 - 14,117  
**USE** Office  
**AVAILABLE** Immediately

**WAVE**  
11622 EL CAMINO REAL

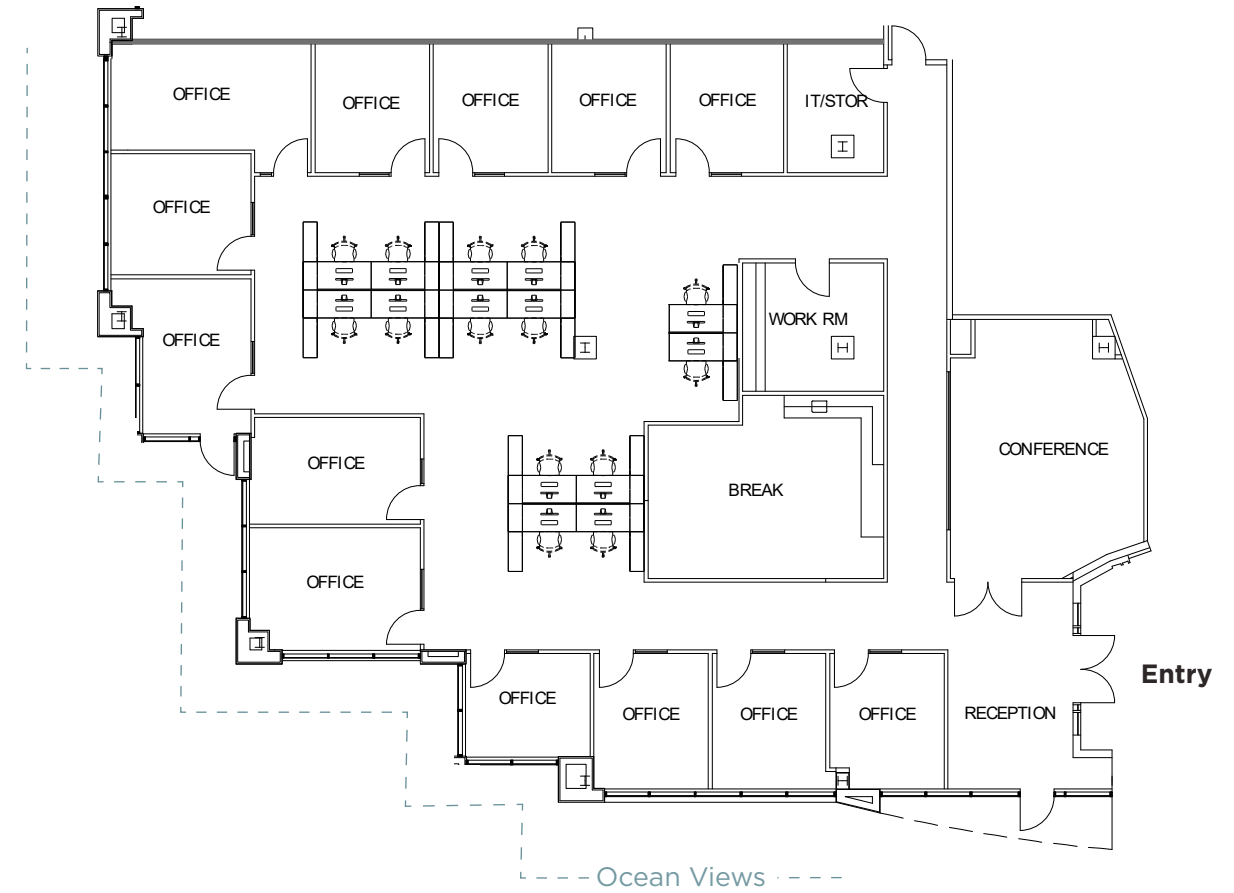
AS-BUILT PLAN

Ocean Views



**SUITE** 300  
**RSF** 20,309  
**USE** Office  
**AVAILABLE** 12/1/2026

**WAVE**  
11622 EL CAMINO REAL



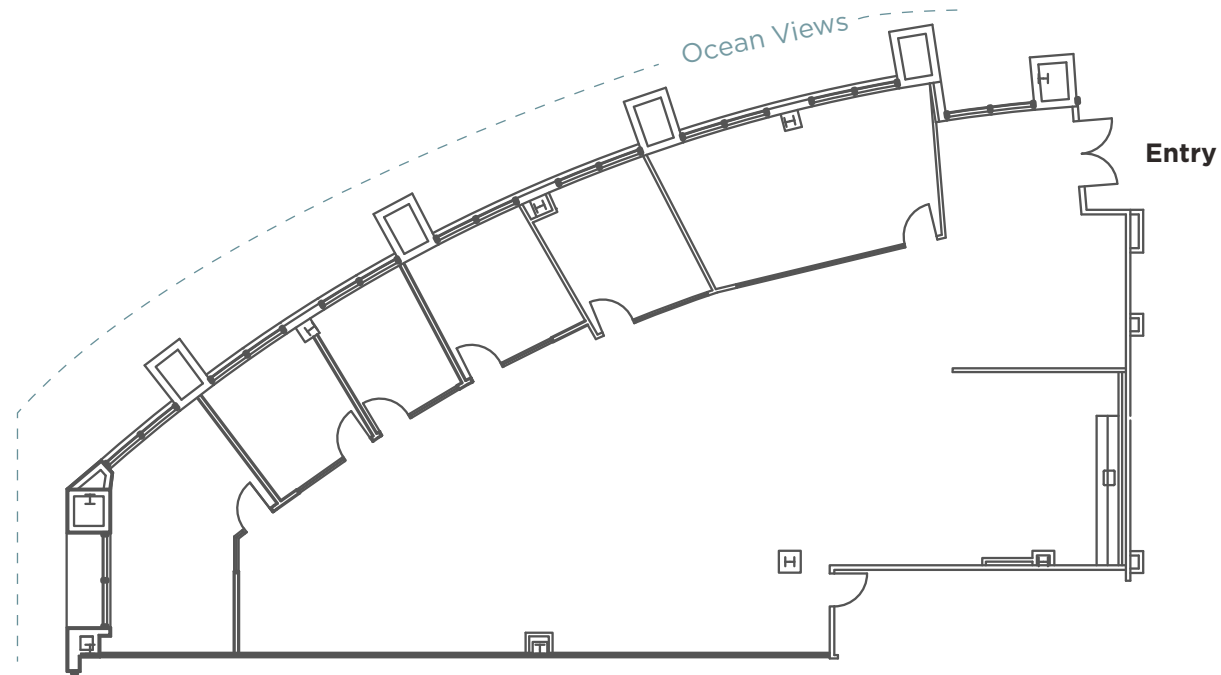
**SUITE** 110  
**RSF** 6,053  
**USE** Office  
**AVAILABLE** 12/1/2026

*\*Contiguous to Suite 120 for a total of 10,211 RSF*

# WAVE

11682 EL CAMINO REAL

AS-BUILT PLAN

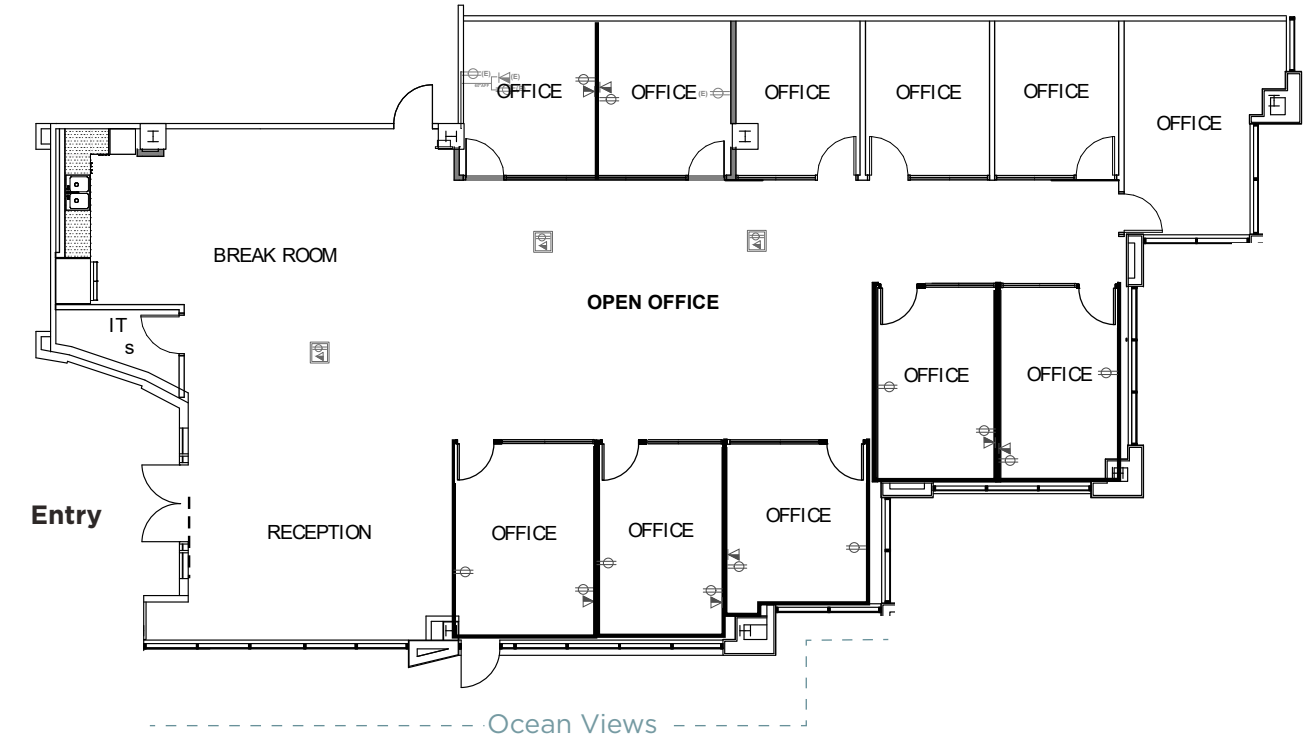


**SUITE** 120  
**RSF** 4,158  
**USE** Office  
**AVAILABLE** Immediately

*\*Contiguous to Suite 110 for a total of 10,211 RSF*

# WAVE

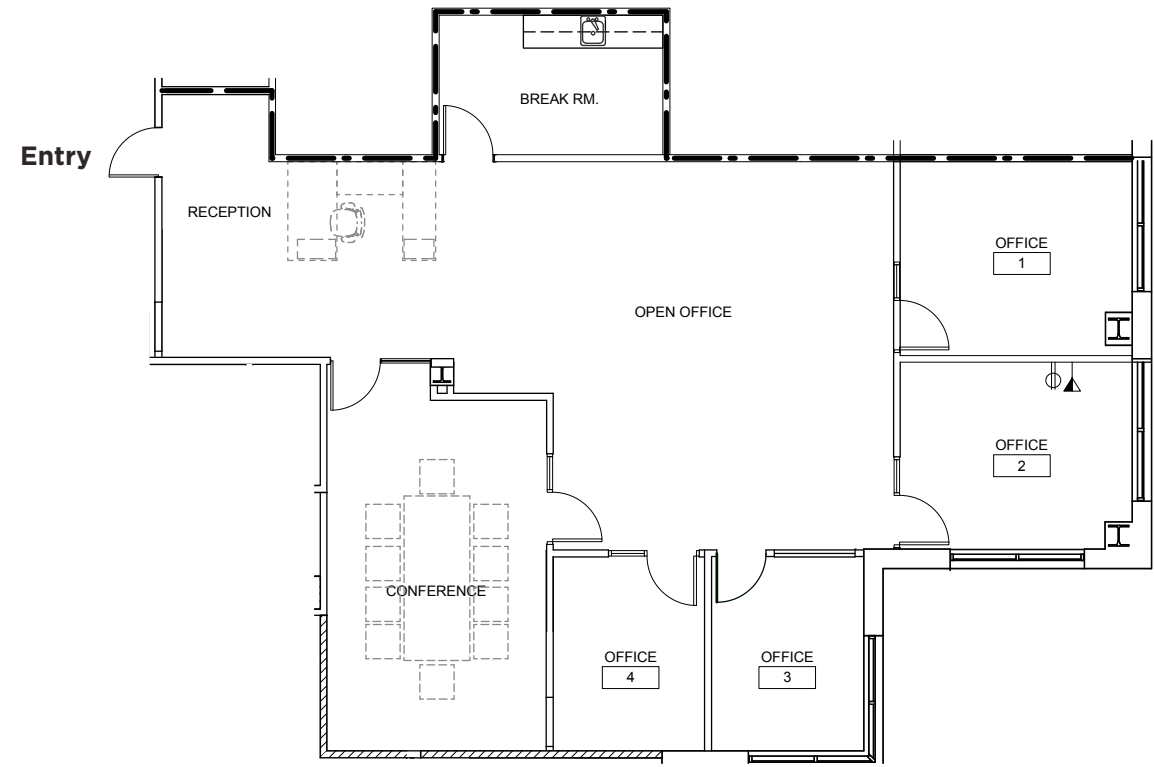
11682 EL CAMINO REAL



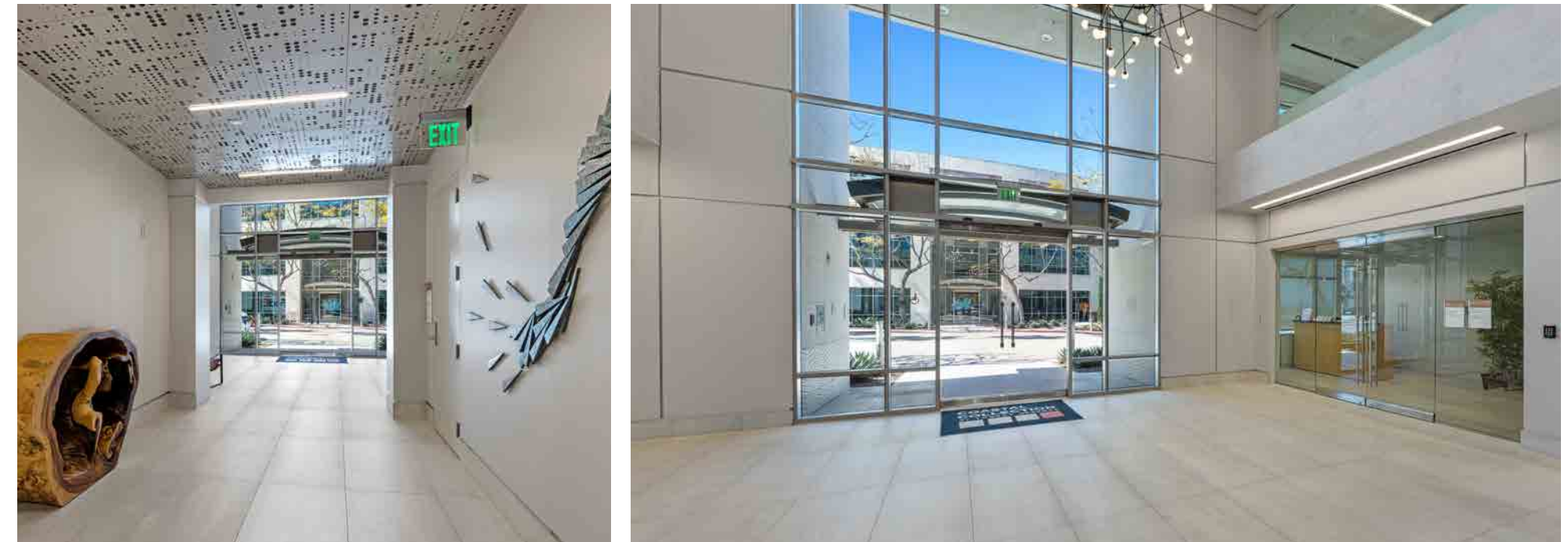
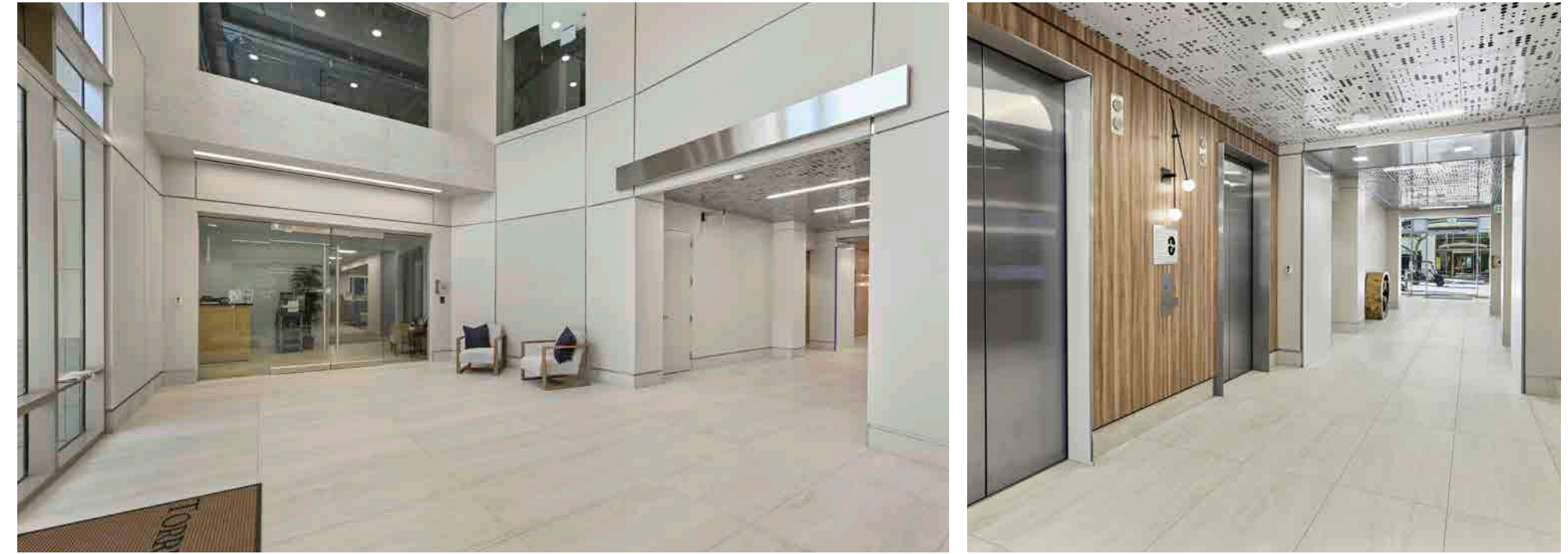
**SUITE** 150  
**RSF** 4,204  
**USE** Office  
**AVAILABLE** 12/1/2026

**WAVE**  
11682 EL CAMINO REAL

SPEC SUITE | AS-BUILT PLAN  
(Partially Furnished)



**360i**  
Virtual Tour



**SUITE** 308  
**RSF** 2,286  
**USE** Office  
**AVAILABLE** Immediately

# 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

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

## 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

## 4. Del Mar Highlands

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

## 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

## 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 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



FOR OFFICE INQUIRIES, PLEASE CONTACT:

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**ELLYCIA WALKER**

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

FOR MEDICAL INQUIRIES, PLEASE CONTACT:

**DAN HENRY**

Lic. 02035998  
760.438.8569  
dan.henry@cbre.com

**LARS EISENHAUER**

Lic. 01372911  
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