

The Colliers logo, featuring the word "Colliers" in a white serif font inside a dark blue rounded rectangle with a thin red and yellow border.

5186 CARROLL CANYON RD  
SAN DIEGO, CA 92121

A large graphic logo for "5186 CARROLL CANYON". The number "5186" is rendered in a large, black, outlined font. Behind the number is a circular graphic composed of horizontal orange and white stripes. Below the number, the words "CARROLL CANYON" are written in a smaller, black, sans-serif font.

**FOR SALE**

**TURNKEY PLUG & PLAY HEADQUARTERS**

±10,000 SF STANDALONE CREATIVE OFFICE

HIGH-VISIBILITY CORNER LOT IN SORRENTO MESA

EXCELLENT OWNER-USER OPPORTUNITY

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### Fully Renovated & Turnkey

~\$1.5M invested in 2024 including new roof and HVAC, delivering a modern workplace with key systems already updated

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### Rare Standalone Offering

±10,000 SF HQ-style building on ±0.82 acres

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### Zoning: IL-2-1

Allows medical uses

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### Target Sale Price:

\$6,250,000



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## A STANDALONE CREATIVE OFFICE IN THE HEART OF SORRENTO MESA

Positioned in one of San Diego's premier innovation corridors, 5186 Carroll Canyon offers a **truly plug-and-play owner-user opportunity** in a fully renovated, single-tenant building. The property pairs high-identity architecture with a turnkey creative interior, featuring open collaboration areas, private offices, abundant natural light, and available furniture for a unique move-in ready experience. A prominent corner location, ample parking, immediate freeway access, and nearby amenities further enhance its functionality and visibility in a highly sought-after submarket.



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### High-Visibility Corner Location

Strong street frontage;  
branding and signage potential

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### Creative Office Design

Open bullpen, private offices, and  
3 conference rooms



Furniture Available

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### Top-Tier Location

Positioned in Sorrento Mesa's  
premier tech & life science corridor

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### Parking Advantage

38 spaces (3.8/1,000 SF), including  
covered stalls

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### Tenant Amenities

Fully HVAC'd, Reception, kitchen/  
break area, showers, and storage

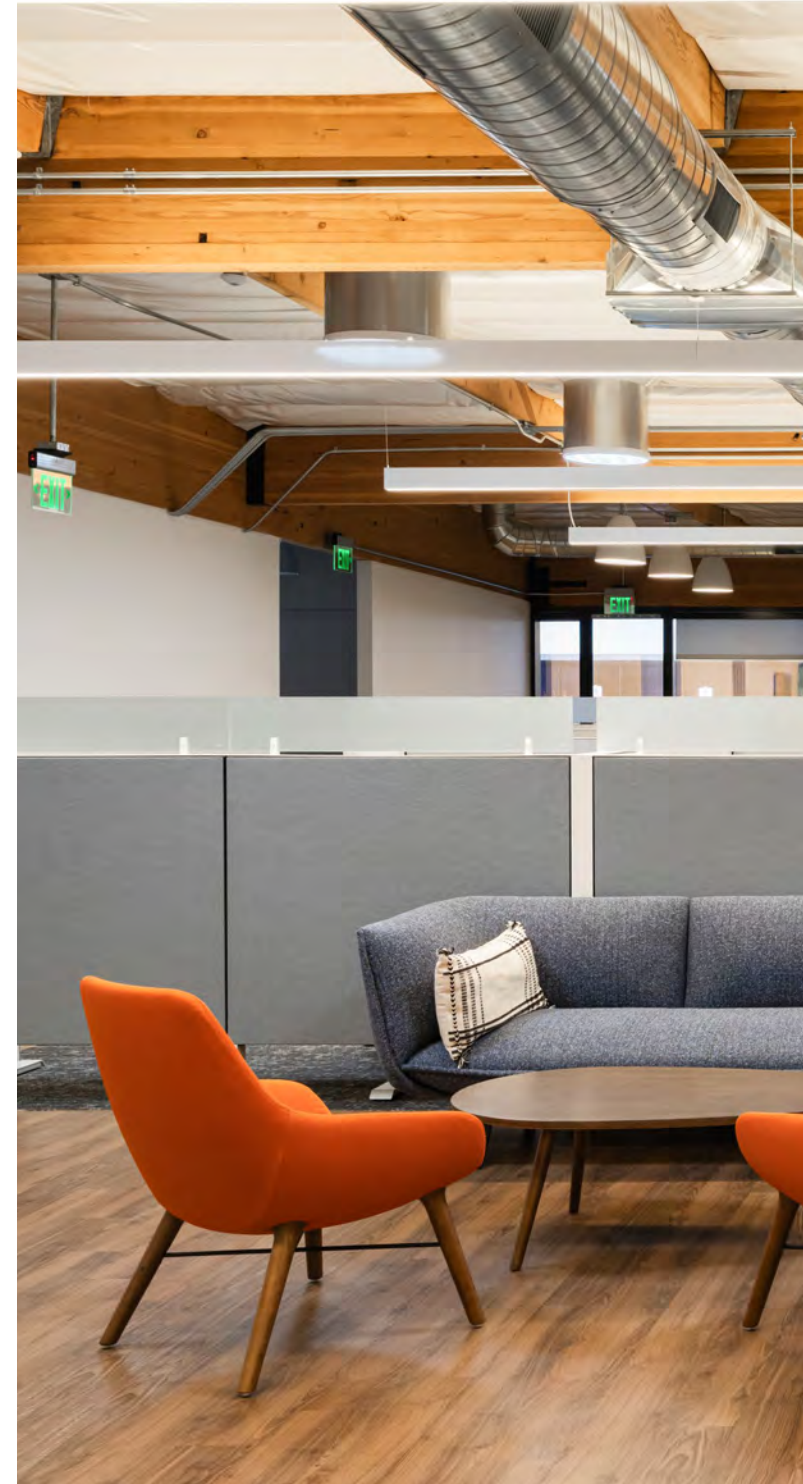
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### Light-Filled Interiors

Window-lined offices, Solatubes,  
and abundant natural light

## THE CREATIVE OFFICE: DESIGNED FOR INNOVATION

5186 Carroll Canyon exemplifies the modern creative office—an environment designed to inspire collaboration, innovation, and productivity. In today’s commercial real estate landscape, creative office spaces are characterized by open, flexible layouts, soaring ceilings, and exposed structural features, complemented by a mix of collaborative zones, private offices, and amenity-driven gathering areas. Popular among tech, media, and life science users, these spaces emphasize natural light, adaptability, and an elevated workplace experience. At 5186 Carroll Canyon, this approach translates into a thoughtfully designed setting that aligns with the evolving needs of today’s workforce.







## HOME TO GLOBAL TECH AND LIFE SCIENCE LEADERS

Qualcomm

Dexcom

LIGAND

BioLegend®

NUVASIVE

QuidelOrtho™

ERASCA™

Crinetics  
Pharmaceuticals

maravai  
LifeSciences

BD

GENERAL ATOMICS

## SORRENTO MESA: SAN DIEGO'S PREMIER LIFE SCIENCE & TECH HUB

Sorrento Mesa has emerged as one of San Diego's premier hubs for life science, technology, and advanced research, anchored by a strong concentration of leading companies. Positioned near I-805, UTC, and Torrey Pines, the submarket offers excellent connectivity, access to top-tier talent, and a dynamic environment where innovative companies thrive.

### Premier Innovation Corridor

One of San Diego's top employment centers, positioned near I-805, UTC, and Torrey Pines at the core of the region's tech and life science ecosystem.

### Industry Powerhouse

Home to global leaders like Qualcomm and a dense mix of biotech, life science, and defense firms driving innovation and demand.

### Institutional Strength

High concentration of institutional ownership, fueling ongoing reinvestment, elevated asset quality, and long-term market stability.

### Sustained Growth

~1.2M SF of new development underway, with rental rates remaining resilient amid continued tenant demand.

### Access to Top Talent

Proximity to University of California San Diego, Salk Institute, and leading research institutions supports a highly educated workforce and ongoing innovation.



## SPACE THAT FITS YOUR VISION

- **Efficient, Rectangular Layout**  
Clean, functional floorplate that maximizes usable space and allows for flexible planning.
- **Central Bullpen with Perimeter Offices**  
Open bullpen at the core with private offices along the perimeter for natural light and views.
- **Multiple Conference Rooms**  
Range of meeting spaces to support both quick huddles and formal presentations.
- **Dedicated Reception and Collaborative Areas**  
Defined reception with adjacent collaboration zones for a strong first impression and team interaction.
- **Balanced Mix of Open and Private Workspace**  
Thoughtful blend of open areas and enclosed offices to support diverse work styles.

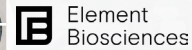
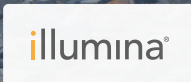




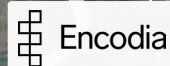
UC San Diego



UTC



LUSK BLVD



MIRA MESA BLVD



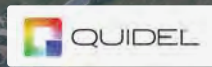
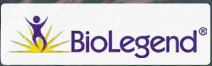
CARROLL CANYON RD

SORRENTO MESA



HUENNEKENS ST

SEQUENCE DR





WEST

1.0

Miles west to I-805

2.7

Miles west to I-5

4.2

Miles west to CA-52

6.0

Miles east to I-15

## SORRENTO MESA: WHERE INNOVATION MEETS ACCESS

### 1 SORRENTO PLAZA

Moment Sushi  
California English

Croutons  
HiroNori Craft Ramen

bb.q Chicken  
Karak House Coffee Co.

### 2 MERCATO AT SORRENTO

Ike's Love & Sandwiches  
Grater Grilled Cheese  
Planet Fitness  
Fiesta Mexican Grille

BHC Chicken  
Little Chef Chinese  
McDonald's  
Postal Annex

Fiesta Mexican Grill  
UPS  
Americana Car Wash & Gas  
Chase Bank

### 3 SORRENTO MESA CROSSROADS

Hanaya Sushi  
Naseem's Bakery

Madras Cafe Indian  
Mr Holy Gao

Ma-DaSao Hotpot  
Armando's Taco Shop

## AREA DEMOGRAPHICS

*\*Values for 2025, 5-Mile Radius*



245,419

Local  
Population



35

Median  
Age



\$180,484

Average  
Household Income



66%

Percent of Population  
with Degrees



MIRA MESA BLVD

OBERLIN DR

CARROLL CANYON RD

5186  
CARROLL CANYON







**5186**  
CARROLL CANYON

**FOR SALE**  
**5186 CARROLL CANYON ROAD**  
**SAN DIEGO, CA 92121**



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