

# Elevated Living in San Diego

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Serene, open space view residences within walking distance of San Diego's preeminent high tech, bio tech, scientific research community

Luxury for sale condominiums and multi-family community

Land available For Sale or Joint Venture

2026 Close of Escrow



# Sorrento Valley - Home of Qualcomm

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San Diego's Largest Private Sector Technology Employer

49,000 High Paying Jobs





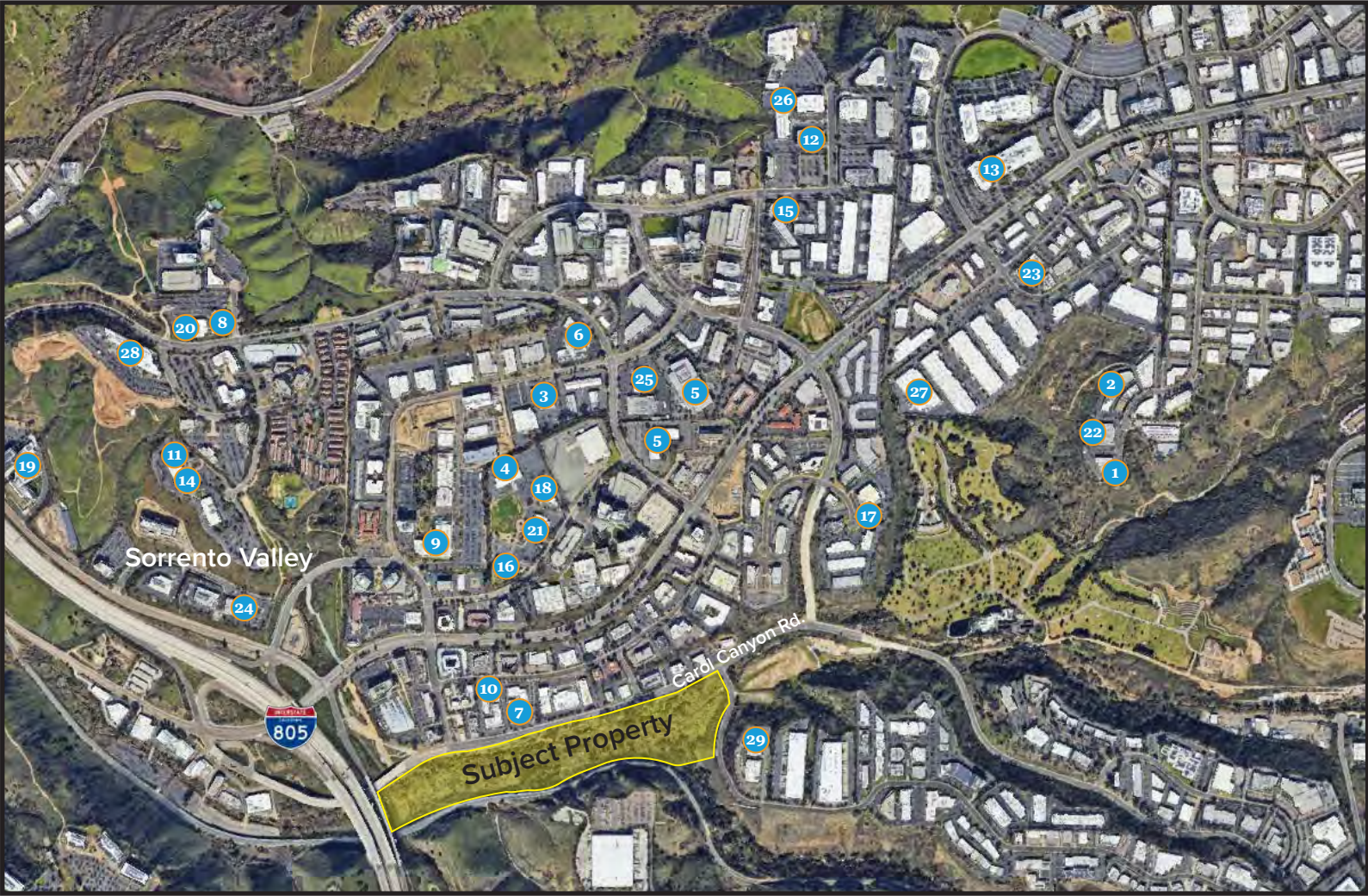
# Sorrento Valley - Alexandria Real Estate Equities Mega Campus





# Sorrento Valley - Stem Employment Hub of San Diego

1. Abbott
2. Abzena
3. Ajinomoto
4. Altos Labs
5. BD
6. Crinetics Pharmaceuticals
7. Cue
8. Decipher Bioscience
9. Element Biosciences
10. Eurofins
11. Genatylte
12. Genopis Inc.
13. Hologic
14. Inovio Pharmaceuticals
15. Integra
16. Lung Bio
17. Mesa Biotech
18. Neomorph
19. NuVasive
20. Omniome
21. Quantum-Si
22. Quidel
23. SGI-DNA
24. Sorrento Therapeutics
25. Tandem Diabetes
26. Tanvex BioPharma
27. Thermo Fisher Scientific
28. Trilink Biotechnologies
29. Vividion Therapeutics

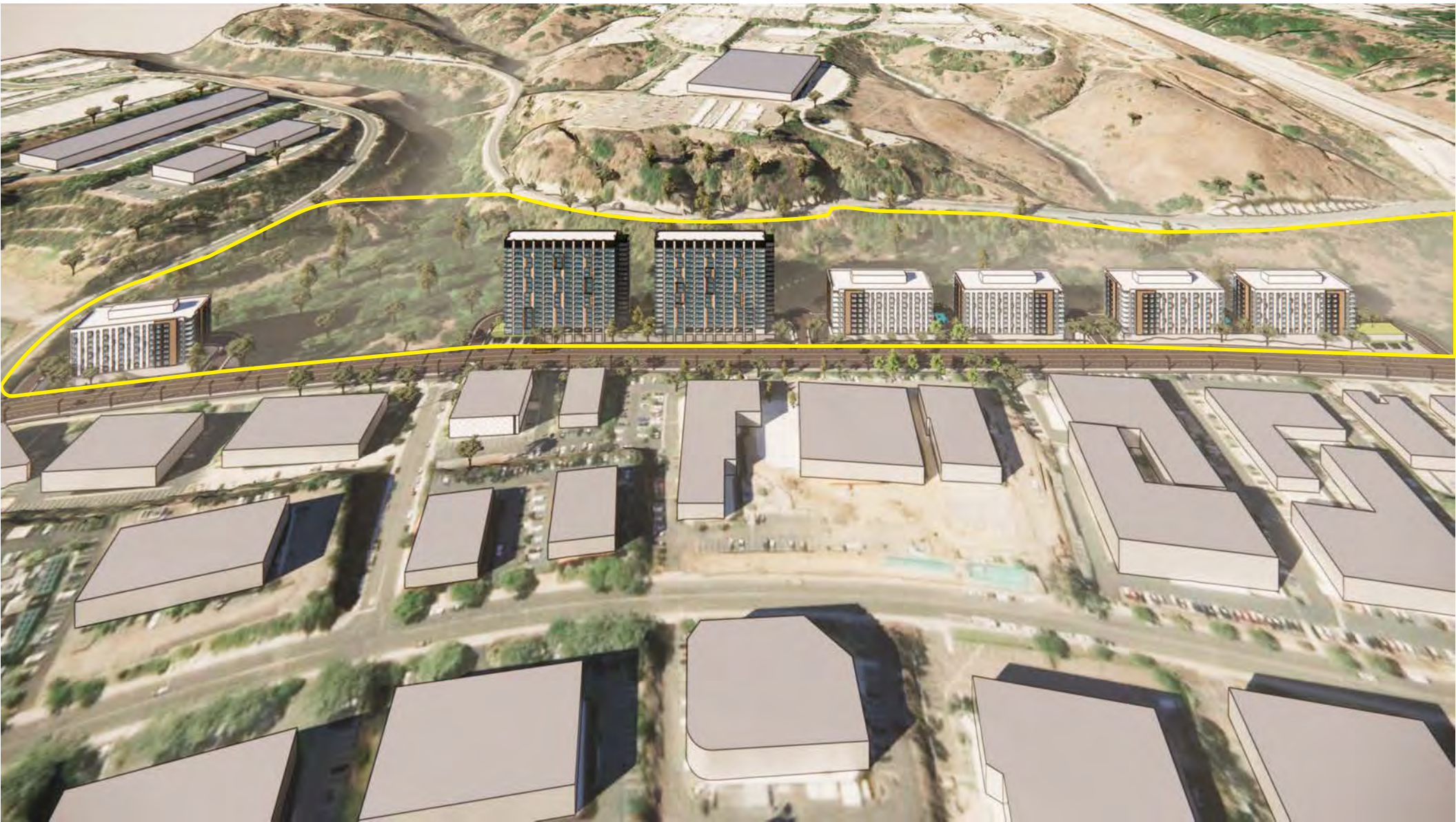


## Sorrento Valley Employers





# South Facing Rendering





# Near By Employers





# Housing Shortage

High Demand for Housing with ZERO supply within ½ Mile of Property





# Drone Photo - Facing West





# Luxury Condo Towers - Facing West

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# Luxury Condo Towers - Facing East

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# Luxury Condo Towers - Facing South

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# Inspirational Images





# Residential Rental Comps

Picture	Name of Project	Address	# of units	Asking Rent /sf
	Secoya by the Park	3067 5th Ave. San Diego, CA 92103	100	\$5.03
	Concert Residences	955 11th Ave. San Diego, CA 92101	355	\$4.78
	800 Broadway	800 Broadway, San Diego, CA 92101	389	\$5.27
	The Lindley	1331 Columbia St. San Diego, CA 92101	362	\$7.44
	Palisade	8800 Lombard Pl. San Diego, CA 92122	300	\$5.05
	525 Olive	525 Olive St. San Diego, CA 92103	204	\$5.33
	The Nash	4135 Park Blvd. San Diego, CA 92103	190	\$5.27
	WEST	1011 Union St. San Diego, CA 92101	431	\$4.96
	Simone Little Italy	1401 Union St. San Diego, CA 92101	395	\$5.30



# Drone Photo - Facing North East





# Deal Summary

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- Entitlements:** Seller proposes to entitle the project at their expense with the Buyer's direction.
- Entitlement Timing:** 2026
- Close of Escrow:** Buyer shall close escrow upon Seller producing entitlements.
- Acres:** 34 total with 8 developable





# Potential Project

18- STORY CONDO TOWER							
	PARKING	RESIDENTIAL	AMENITY	MECHANICAL	GROSS	w/ 82% EFFICIENCY	# 1,600SF CONDOS
L18				7,700	7,700		
L17		3,850	3,850		7,700	3,157	2.00
L16		16,600			16,600	13,612	7.00
L15		16,600			16,600	13,612	7.00
L14		16,600			16,600	13,612	7.00
L13		16,600			16,600	13,612	9.00
L12		16,600			16,600	13,612	9.00
L11		16,600			16,600	13,612	9.00
L10		16,600			16,600	13,612	9.00
L9		16,600			16,600	13,612	9.00
L8		16,600			16,600	13,612	9.00
L7		16,600			16,600	13,612	9.00
L6		16,600			16,600	13,612	9.00
L5		16,600			16,600	13,612	9.00
L4		16,600			16,600	13,612	9.00
L3		16,600			16,600	13,612	9.00
L2		16,600			16,600	13,612	9.00
L1	9,660	6,300	3,740		19,700	5,166	3.00
P1	20,600				20,600		
P2	20,600				20,600		
P3	20,600				20,600		
P4	20,600				20,600		
<b>TOTAL AREA BUILDING # 1</b>	<b>92,060</b>	<b>259,150</b>	<b>7,590</b>	<b>7,700</b>	<b>366,500</b>		<b>134.00</b>
<b>TOTAL AREA BUILDING # 2</b>	<b>92,060</b>	<b>259,150</b>	<b>7,590</b>	<b>7,700</b>	<b>366,500</b>		<b>134.00</b>
<b>TOTAL CONDO TOWERS</b>	<b>184,120</b>	<b>518,300</b>	<b>15,180</b>	<b>15,400</b>	<b>733,000</b>		<b>268.00</b> CONDO UNITS

8- STORY APARTMENT BUILDING							
	PARKING	RESIDENTIAL	AMENITY	MECHANICAL	GROSS	w/ 75% EFFICIENCY	# 750SF APARTMENT
L9				2,225	2,225		
L8		14,800			14,800	11,100.00	14.80
L7		14,800			14,800	11,100.00	14.80
L6		14,800			14,800	11,100.00	14.80
L5		14,800			14,800	11,100.00	14.80
L4		14,800			14,800	11,100.00	14.80
L3		14,800			14,800	11,100.00	14.80
L2		14,800			14,800	11,100.00	14.80
L1	4,440	7,400	2,960		14,800	5,550.00	7.40
P1	19,600				19,600		
P2	19,600				19,600		
P3	19,600				19,600		
P4	19,600				19,600		
<b>TOTAL AREA BUILDING #1</b>	<b>82,840</b>	<b>111,000</b>	<b>2,960</b>	<b>2,225</b>	<b>199,025</b>		<b>111.00</b> UNITS
<b>TOTAL AREA BUILDING #2</b>	<b>82,840</b>	<b>111,000</b>	<b>2,960</b>	<b>2,225</b>	<b>199,025</b>		<b>111.00</b> UNITS
<b>TOTAL AREA BUILDING #3</b>	<b>82,840</b>	<b>111,000</b>	<b>2,960</b>	<b>2,225</b>	<b>199,025</b>		<b>111.00</b> UNITS
<b>TOTAL AREA BUILDING #4</b>	<b>82,840</b>	<b>111,000</b>	<b>2,960</b>	<b>2,225</b>	<b>199,025</b>		<b>111.00</b> UNITS
<b>TOTAL AREA BUILDING #5</b>	<b>82,840</b>	<b>111,000</b>	<b>2,960</b>	<b>2,225</b>	<b>199,025</b>		<b>111.00</b> UNITS
<b>Total Apartments</b>	<b>414,200</b>	<b>555,000</b>	<b>14,800</b>	<b>11,125</b>	<b>995,125</b>		<b>555.00</b> APT. UNITS



# Regional Map



**Del Mar**

**Carmel Valley**

**Subject Property**

**Torrey Pines Golf Course**

**Sorrento Valley**

**UCSD**

**UTC**

**La Jolla**



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