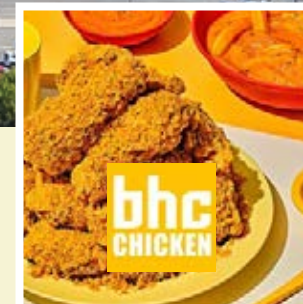
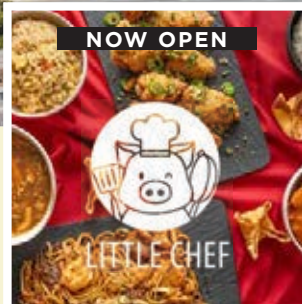


9460 SCRANTON ROAD SAN DIEGO CA, 92121 - SORRENTO VALLEY, CA



JOIN THESE TENANTS - PARTIAL LIST

***Sorrento Court±1,912-4,233 SF Free Standing,  
Drive-Thru Opportunity (Demisable)***

VISIBLE SIGNAGE FROM THE FREEWAY

**UPG** **URBAN**  
PROPERTY  
GROUP EST. 1989



Sorrento Court

**THE FESTIVAL COMPANIES**  
Developer

# It's all here. Blocks of everything you need.

In the heart of Sorrento Valley, San Diego's Tech Hub, Sorrento Court creates a busy retail district minutes away from entertainment, dining, office and specialty shopping, and beaches.

**PROPERTY LOCATION** 9460 Scranton Road San Diego CA, 92121  
**SORRENTO VALLEY, CA**

**For more information:**

**Pasquale Ioele**  
pasquale@upgsocal.com  
Lic. ID 01488187

**Ashley Tiefel**  
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**Andrew Shemirani**  
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Lic No 02038814

**UPG URBAN  
PROPERTY  
GROUP** EST. 1989

upgsocal.com  
858 874 1989



**54,158**  
Total GLA

**321**  
Parking Provided

**8,023**  
Total Businesses

**113,044**  
Total Employees

**129,975**  
Daytime Population  
(within 3 miles)

**20M**  
Square Feet of  
Office / Industrial

**1,019**  
Hotel Rooms



Site Plan



±1,912-4,233 SF Free Standing,  
Drive-Thru Opportunity (Demisable)

Legend

■ Occupied ■ Available ■ In Lease

Unit	Tenant	SF
------	--------	----

Building A

A 101	In Lease	2,139
A 102	In Lease	1,800
A 105	JP Morgan Chase Bank	3,788
A 106	Available	1,585
A 107	Available	793
A 108	Postal Annex	792
A 109/110	GolfTec	2,400
A 111	Available	1,200
A 112	BHC Chicken	1,854
A 114A	Available	866
A 114B	Available	830
A 114C	Available	1,050
A 114D	Rush Bowls	736
A 114E	Little Chef	672
A 114F	Available	535
A 114F2	Available	389
A 114G	Coxinha Store	555
A 114H	Fiesta Grill	555
A 114I	Grater Grilled Cheese	755
A 115	Flame Broiler	786

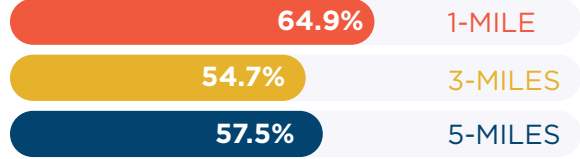
Building B

B 101/102	Chaiwale & Co	1,791
B 103	Available	1,210
B 104	Ike's Love & Sandwiches	1,046
B 105	Available	1,506
B 106	Available	2,396

Stand Alone	Rush Bowls	676
Stand Alone	Planet Fitness	17,000
Stand Alone	Available	4,233

Driving Stats

DRIVE TO WORK ALONE



Plaza Tenants  
(partial list)



Planet Fitness  
Gym



Fiesta Mexican Grill  
Fast Casual



Grater Grilled Cheese  
Fast Casual



Chase Bank  
Bank



GolfTec  
Retail



Flame Broiler  
Fast Casual



BHC Chicken  
Fast Casual



Mc Donald's  
Fast Casual



Space Details

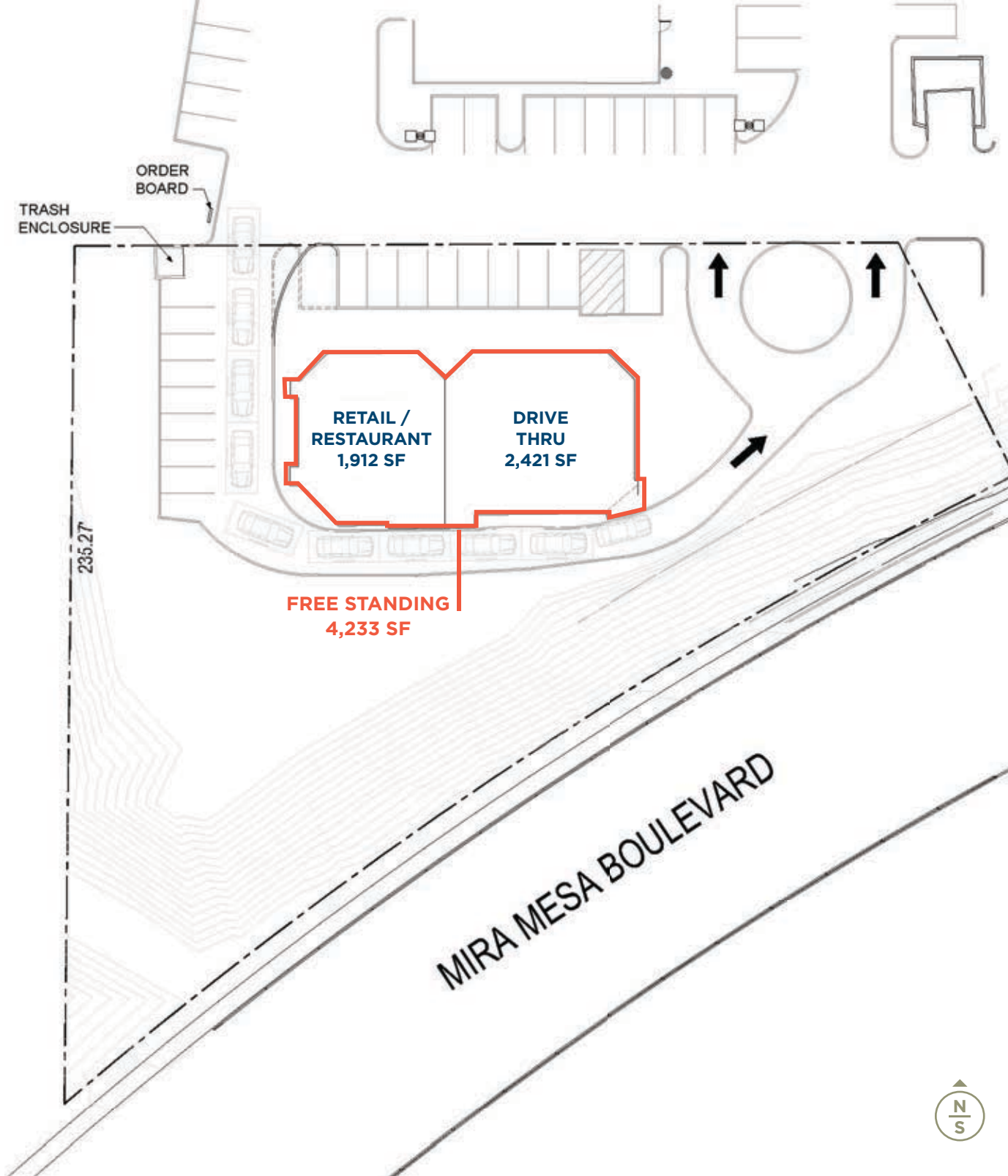
FREE STANDING: 4,233

RETAIL/RESTAURANT: 1,912

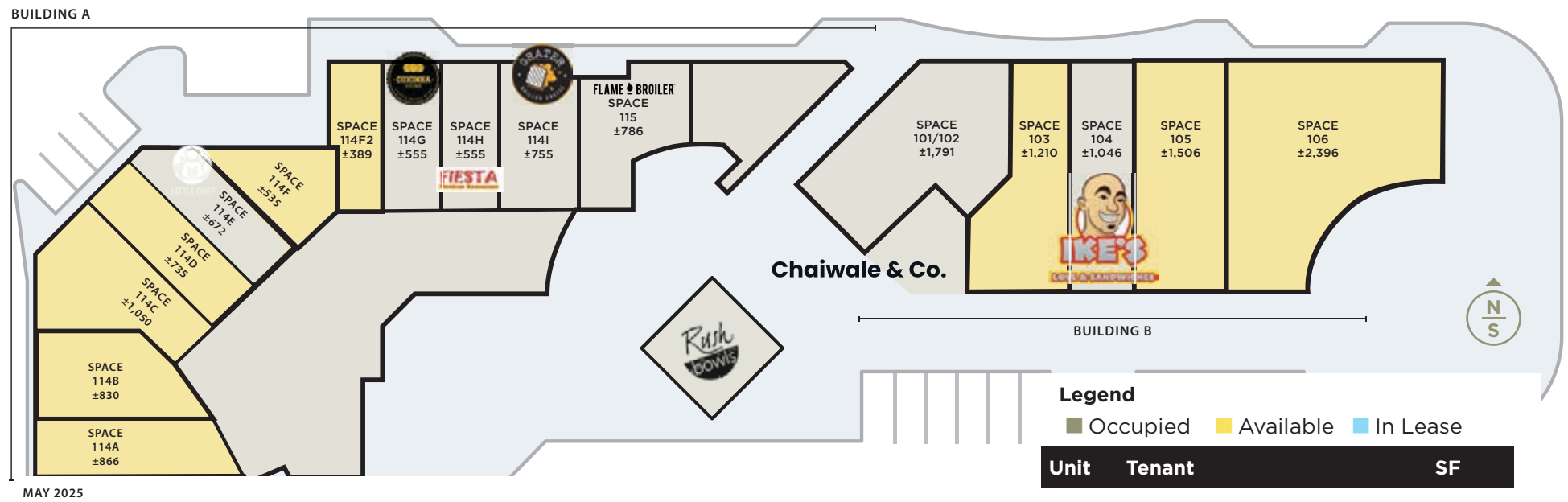
DRIVE THRU: 2,421

AVAILABLE NOW

±1,912-4,233 SF  
Free Standing, Drive-Thru  
Opportunity (Demisable)  
VISIBLE SIGNAGE FROM THE FREEWAY



Food Hall Site Plan



Building A		
A 114A	Available	866
A 114B	Available	830
A 114C	Available	1,050
A 114D	Rush Bowls	736
A 114E	Little Chef	672
A 114F	Available	535
A 114F2	Available	389
A 114G	Coxinha Store	555
A 114H	Fiesta Grill	555
A 114I	Grater Grilled Cheese	755
A 115	Flame Broiler	786

Building B		
B 101/102	Chaiwale & Co	1,791 + 456 Patio
B 103	Available	1,210
B 104	Ike's Love & Sandwiches	1,046
B 105	Available	1,506
B 106	Available	2,396

Stand Alone Rush Bowls	676
------------------------	-----





# Corporate Users

Festival at Sorrento Valley is found in a highly accessible area, just off the Interstate 805 and Mira Mesa Blvd.

This is one of the most convenient locations to access in Sorrento and is a high traffic area of the surrounding Sorrento offices near by.

Sorrento Valley, is one of Southern California’s most sought-after corporate hubs.

Nearby Corporate users in Sorrento:





Property Highlights

Sorrento Court  
9460 Scranton Rd, San Diego, CA 92121

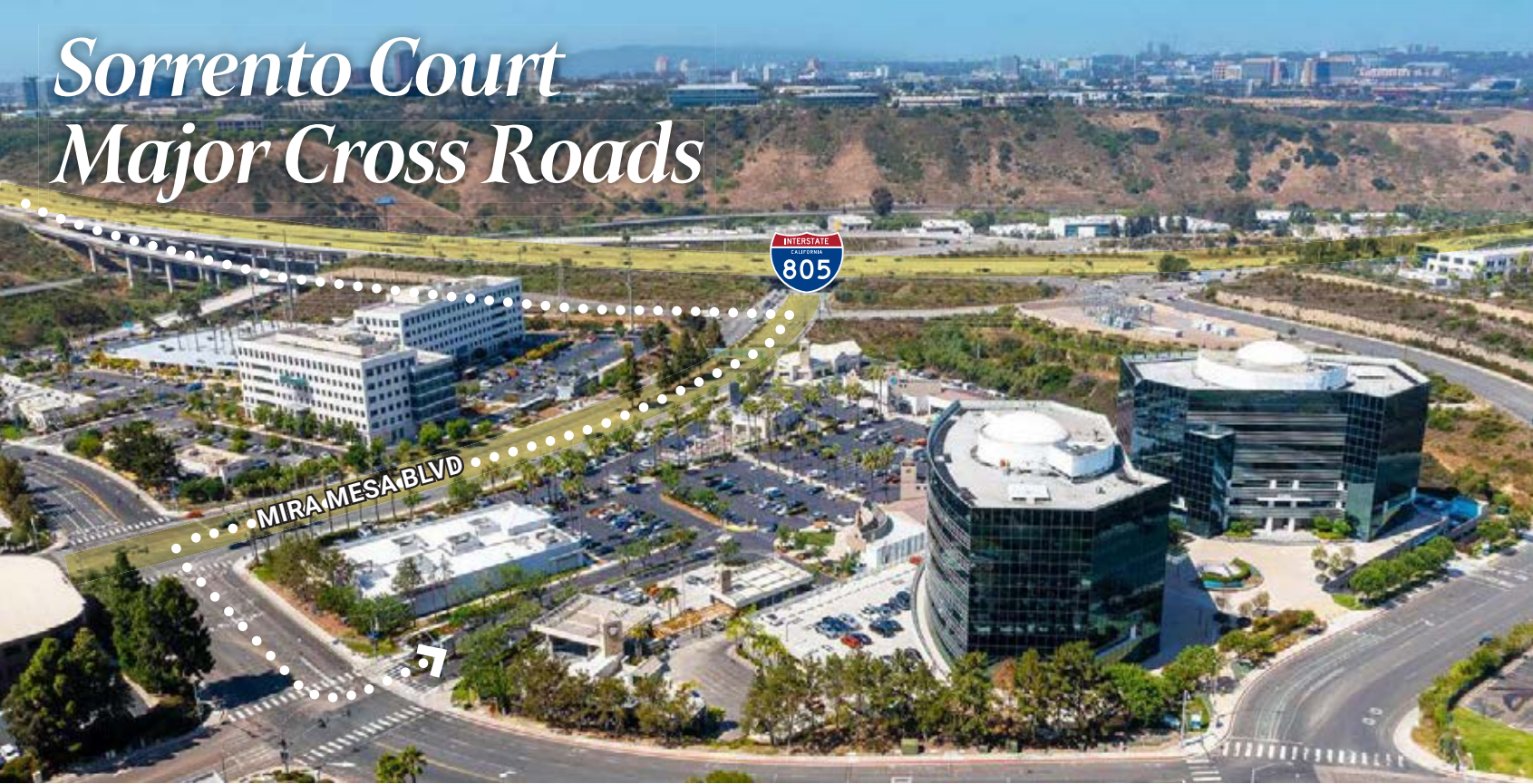
- Prominent Retail Center
- Exceptional Visibility to the I-805 Highway
- Highly Visible Tenant Signage

Surrounded by some of Southern California’s most affluent communities and just minutes away from beaches and shopping, Sorrento Court offers easy freeway access, at the heart of of Sorrento office area, making this a highly desirable location.






Festival is ideally situated between the affluent communities:

- UTC/La Jolla
- Del Mar
- Rancho Santa Fe
- Scripps Ranch
- Pacific Highlands

From fitness, food, office, beaches and beyond — Sorrento Court has something around every corner.



Just off HWY 805 & Mira Mesa Blvd. A high-HHI resident base meets high traffic from around the city.

	Cars Per Day	Mira Mesa Blvd 58,648	805 N 165,220	805 S 189,849	Scranton Rd 17,969
	Daytime Businesses	1 Mile 1,446	3 Miles 9,262	5 Miles 17,264	10 Miles 49,531
	Daytime Employees	1 Mile 24,464	3 Miles 127,247	5 Miles 193,090	10 Miles 494,269
	Average HHI	1 Mile \$171,349	3 Miles \$149,772	5 Miles \$174,609	10 Miles \$174,944
	Population	1 Mile 719	3 Miles 92,216	5 Miles 245,466	10 Miles 723,930





## Eat

1. Chick-fil-A
2. California English
3. Moment Sushi
4. Croutons
5. Rubio's
6. bb.q Chicken
7. The Bistro
8. Karl Strauss
9. Park Commons
10. Punjabi Tandoor
11. The Spot Restaurant
12. Jersey Mike's
13. The Grill and Deli
14. Hanaya Sushi
15. Naseem's Bakery & Kabob
16. Madras Cafe
17. Mr. Holy Gao
18. Gravity Heights
19. Tadian Cafe
20. Kula Ice Cream
21. Cornerstone Cafe
22. Cargo Cafe

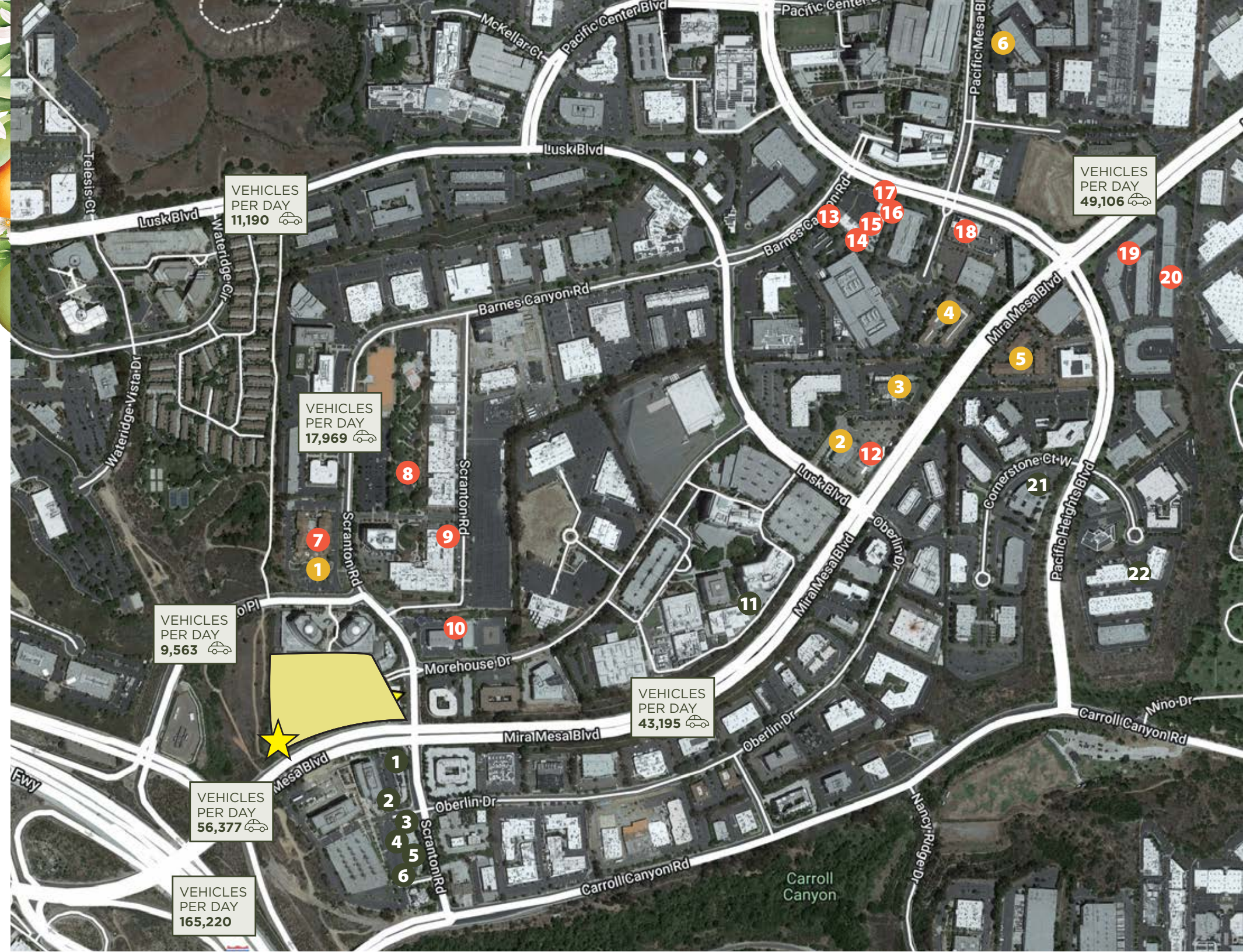
## Stay

1. Courtyard by Marriott
2. Holiday Inn Express
3. Country Inn & Suites
4. Hyatt House San Diego
5. Extended Stay America
6. Residence Inn by Marriott

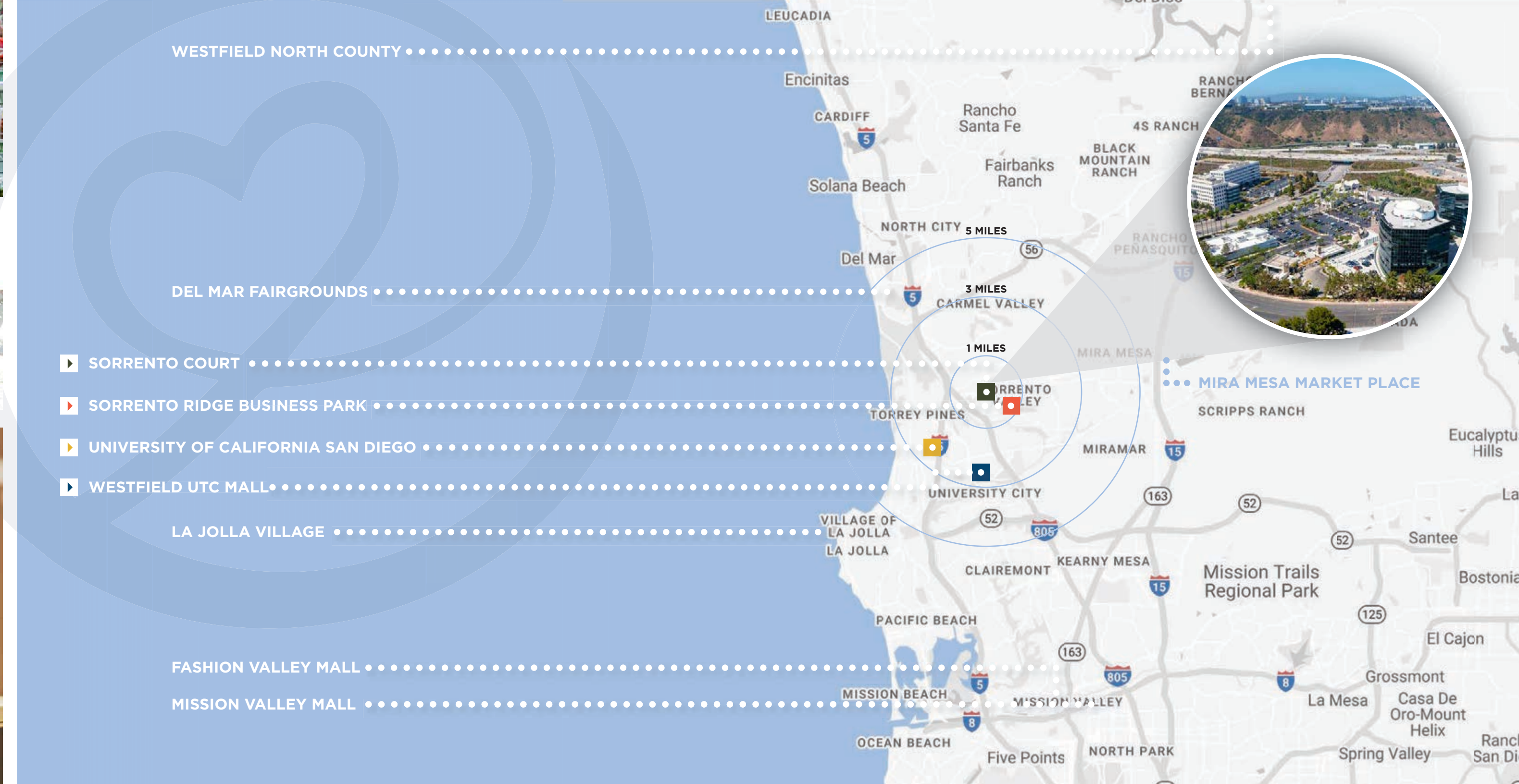
## Near By Tenants

1. Chick-fil-A
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1. Courtyard by Marriott
2. Holiday Inn Express
3. Country Inn & Suites
4. Hyatt House San Diego
5. Extended Stay America
6. Residence Inn by Marriott











# Sorrento Court

Featuring  
the new

## *Mercato*

Food Hall

**Pasquale Ioele**  
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Lic. ID 01488187

**Ashley Tiefel**  
ashley@upgsocal.com  
Lic No 01984741

**Andrew Shemirani**  
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