

**3323
CARMEL
MOUNTAIN
ROAD**

SAN DIEGO, CA 92121

FOR LEASE

±5,850 SF ENTIRE GROUND FLOOR FLEX SUITE (DIVISIBLE) | SORRENTO VALLEY

±2,600 SF FLEX SUITE | 3,250 SF FLEX SUITE | BOTH SUITES COMBINED FOR A TOTAL OF ±5,850 SF



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SAN DIEGO, CA 92121



- ±5,850 SF entire ground floor flex suite
- Divisible to ±2,600 SF or ±3,250 SF
- ±13,000 SF two-story building
- Excellent corner location in Sorrento Valley
- Ample parking
- Building signage potentially available
- Easy freeway access

LEASE RATE: \$2.00 / SF NNN

AVAILABLE: IMMEDIATELY



PRIME LOCATION IN
SORRENTO VALLEY



±2,600 SF - 5,850 SF
FLEX SUITES



AMPLE SURFACE
PARKING



EASY FREEWAY
ACCESS



**3323
CARMEL
MOUNTAIN
ROAD**

CORNER HOUSE CAFE

PRIME SORRENTO VALLEY LOCATION | IMMEDIATE FREEWAY ACCESS TO I-5



FLOORPLAN

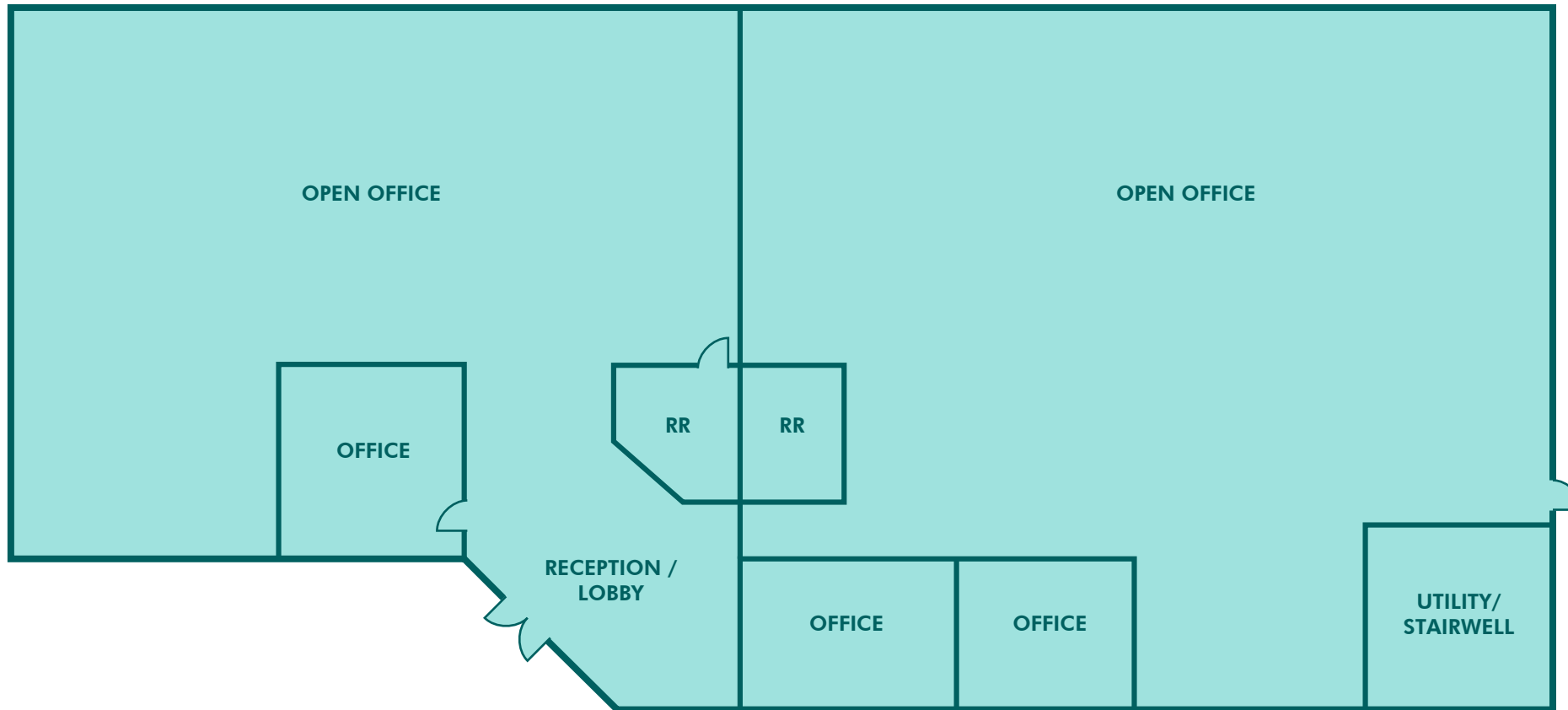
±5,850 SF ENTIRE GROUND FLOOR FLEX SUITE

RECEPTION / LOBBY

OPEN OFFICE

THREE PRIVATE OFFICES

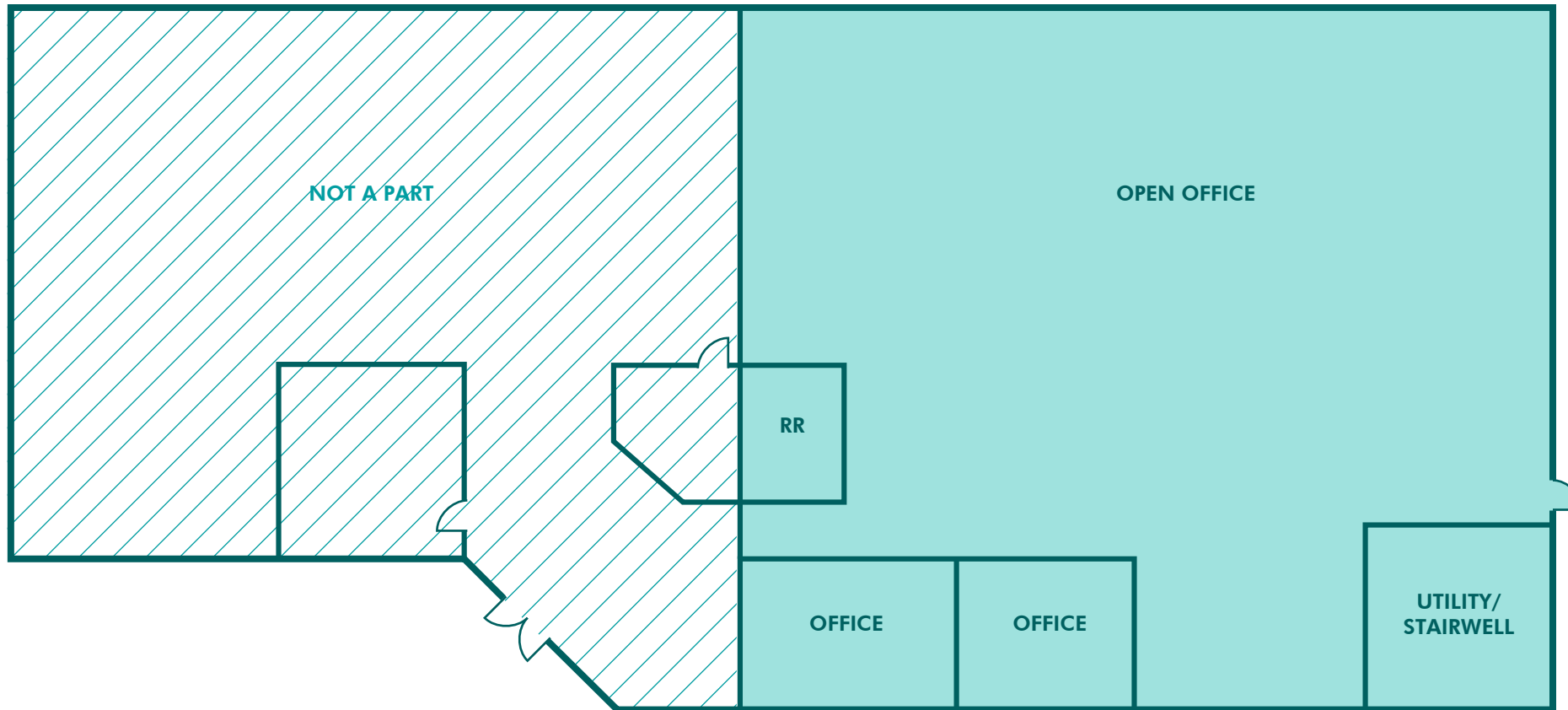
TWO RESTROOMS



FLOORPLAN

±3,250 SF GROUND FLOOR FLEX SUITE

- OPEN OFFICE
- TWO PRIVATE OFFICES
- ONE RESTROOM



Floorplan not to scale. For reference only.

FLOORPLAN

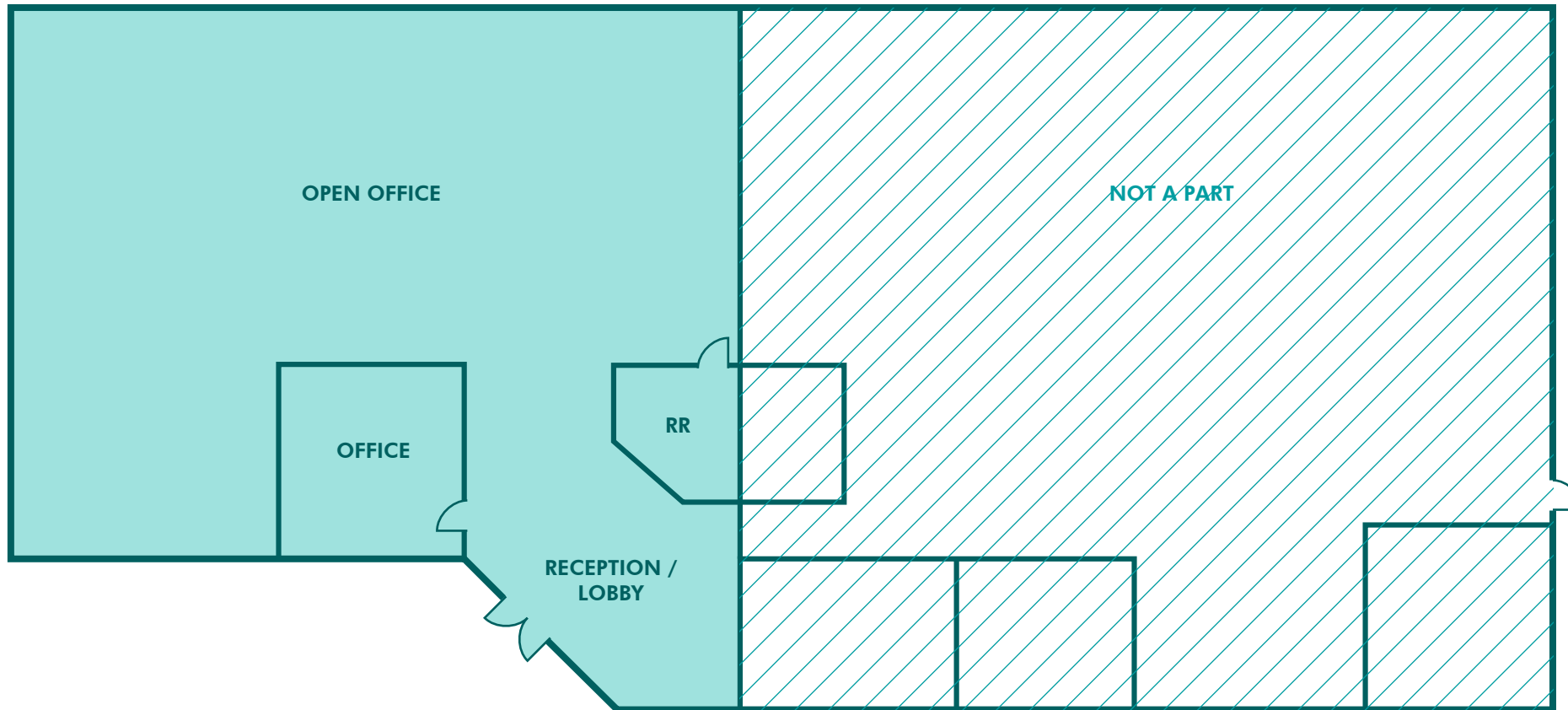
±2,600 SF GROUND FLOOR FLEX SUITE

RECEPTION / LOBBY

OPEN OFFICE

ONE PRIVATE OFFICE

ONE RESTROOM



Floorplan not to scale. For reference only.



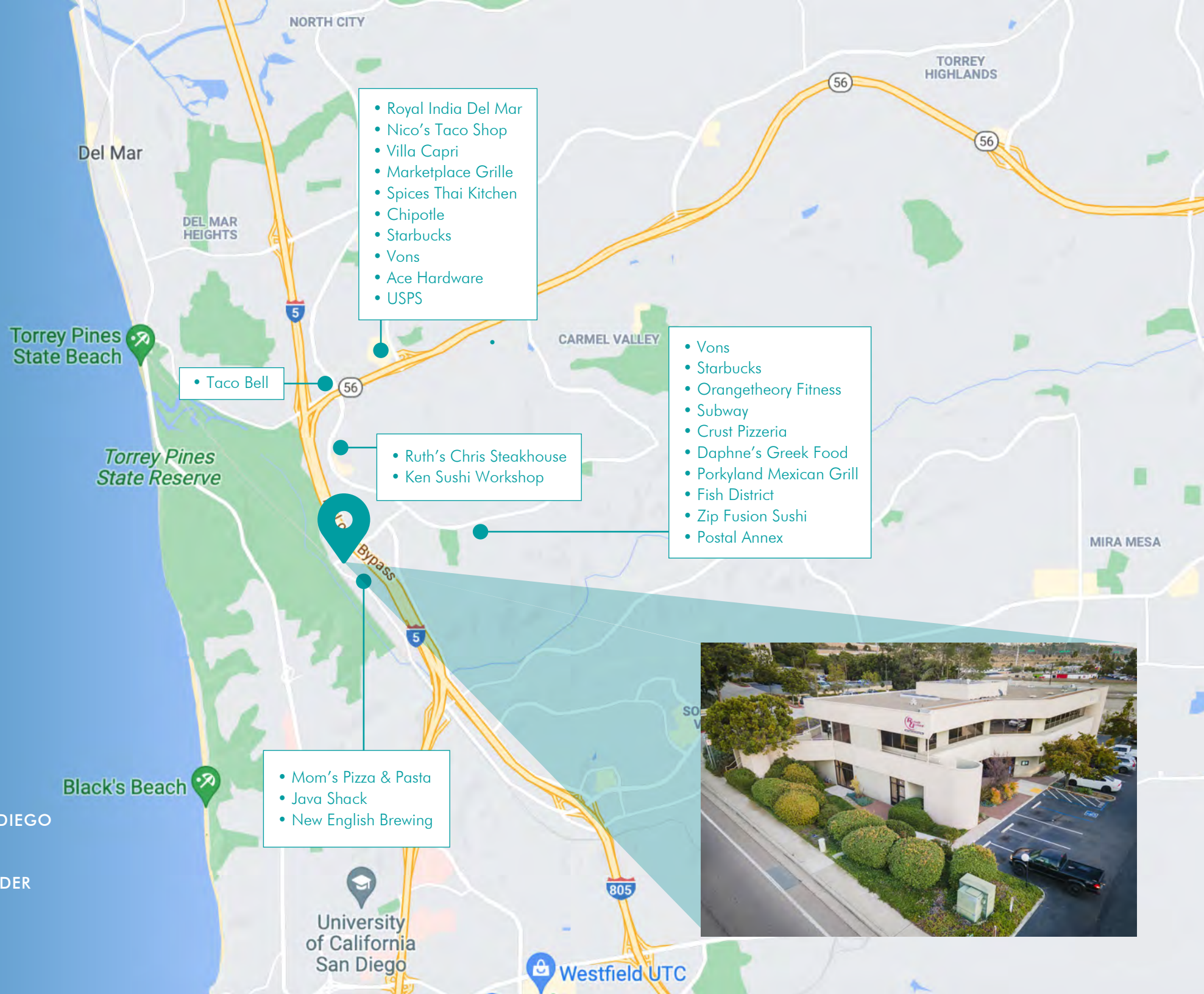
3323 CARMEL MOUNTAIN ROAD

10 MINUTES TO DEL MAR

10 MINUTES TO LA JOLLA

18 MINUTES TO DOWNTOWN SAN DIEGO

30 MINUTES TO U.S. / MEXICO BORDER



- Royal India Del Mar
- Nico's Taco Shop
- Villa Capri
- Marketplace Grille
- Spices Thai Kitchen
- Chipotle
- Starbucks
- Vons
- Ace Hardware
- USPS

- Taco Bell

- Ruth's Chris Steakhouse
- Ken Sushi Workshop

- Vons
- Starbucks
- Orangetheory Fitness
- Subway
- Crust Pizzeria
- Daphne's Greek Food
- Porkyland Mexican Grill
- Fish District
- Zip Fusion Sushi
- Postal Annex

- Mom's Pizza & Pasta
- Java Shack
- New English Brewing



University of California San Diego

Westfield UTC

3323 CARMEL MOUNTAIN ROAD

SAN DIEGO, CA 92121

For more information or tours,
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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

±5,850 SF ENTIRE GROUND FLOOR FLEX SUITE (DIVISIBLE) | SORRENTO VALLEY

Lee & Associates San Diego

| 6310 Greenwich Drive, Suite 240, San Diego, CA 92122

| License #01772022

| www.lee-associates.com/sandiego

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.