

FOR SALE OR LEASE ±6,000 SF OFFICE/FLEX & POTENTIAL MEDICAL USE



4115 SORRENTO VALLEY BLVD., SAN DIEGO, CA

GLENN ARNOLD

Senior Vice President/ Partner

Lic. #00953038

858.458.3319

garnold@voitco.com

MILES ARNOLD

Senior Associate

Lic. #02094013

858.458.3324

marnold@voitco.com

Voit

REAL ESTATE SERVICES

PROPERTY OVERVIEW



ADDRESS:
4115 Sorrento Valley Blvd., San Diego, CA 92121



LAND AREA:
118,483 SF (2.72 AC)



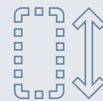
BUILDING SIZE:
6,000 SF



SUBMARKET:
Sorrento Valley



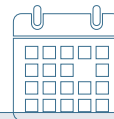
PARKING:
3.5/1,000 SF



CLEAR HEIGHT:
Approximately 12' - 14'



YEAR BUILT:
1979



AVAILABILITY DATE:
Available April 1, 2026

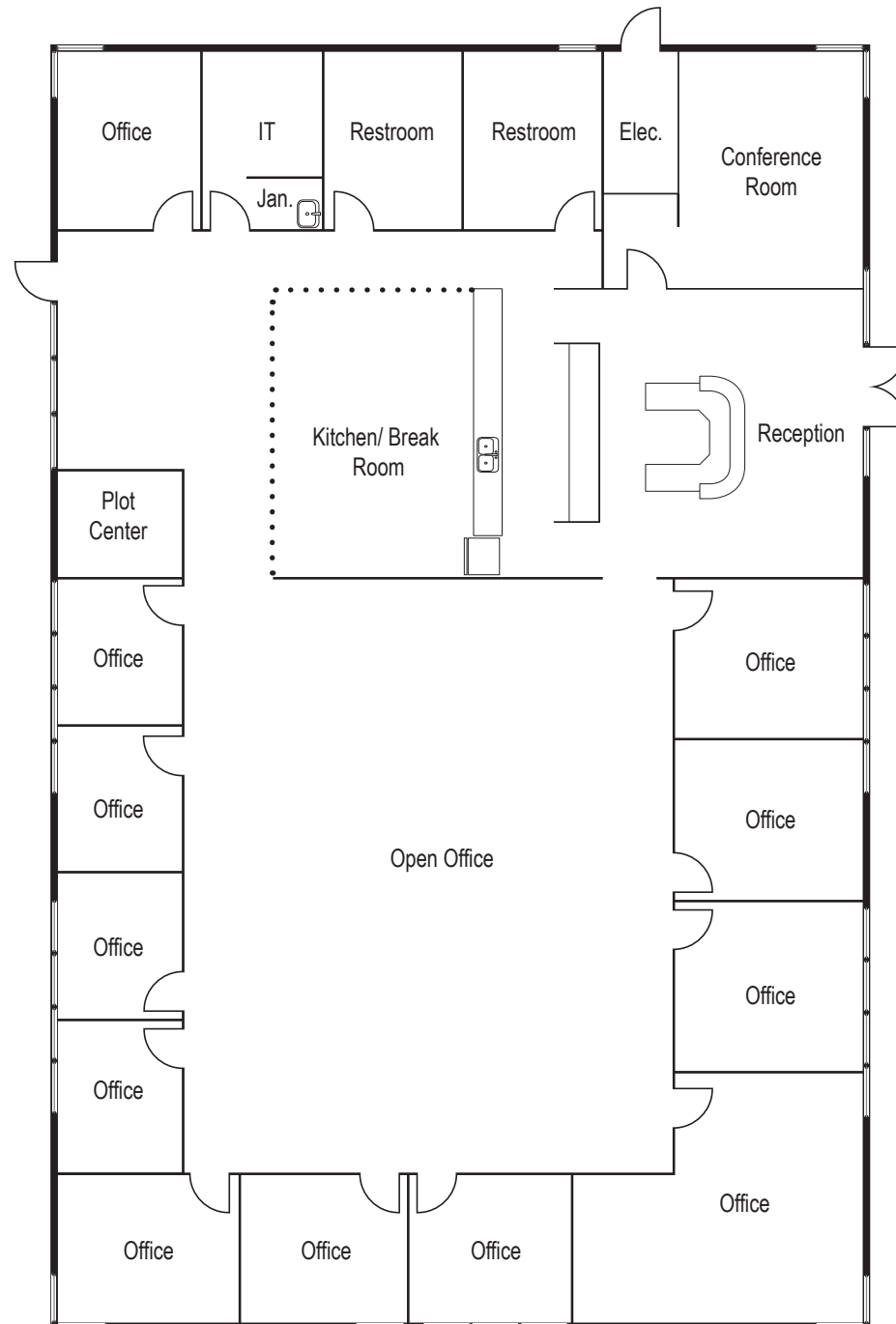


ZONING:
IL-3-1

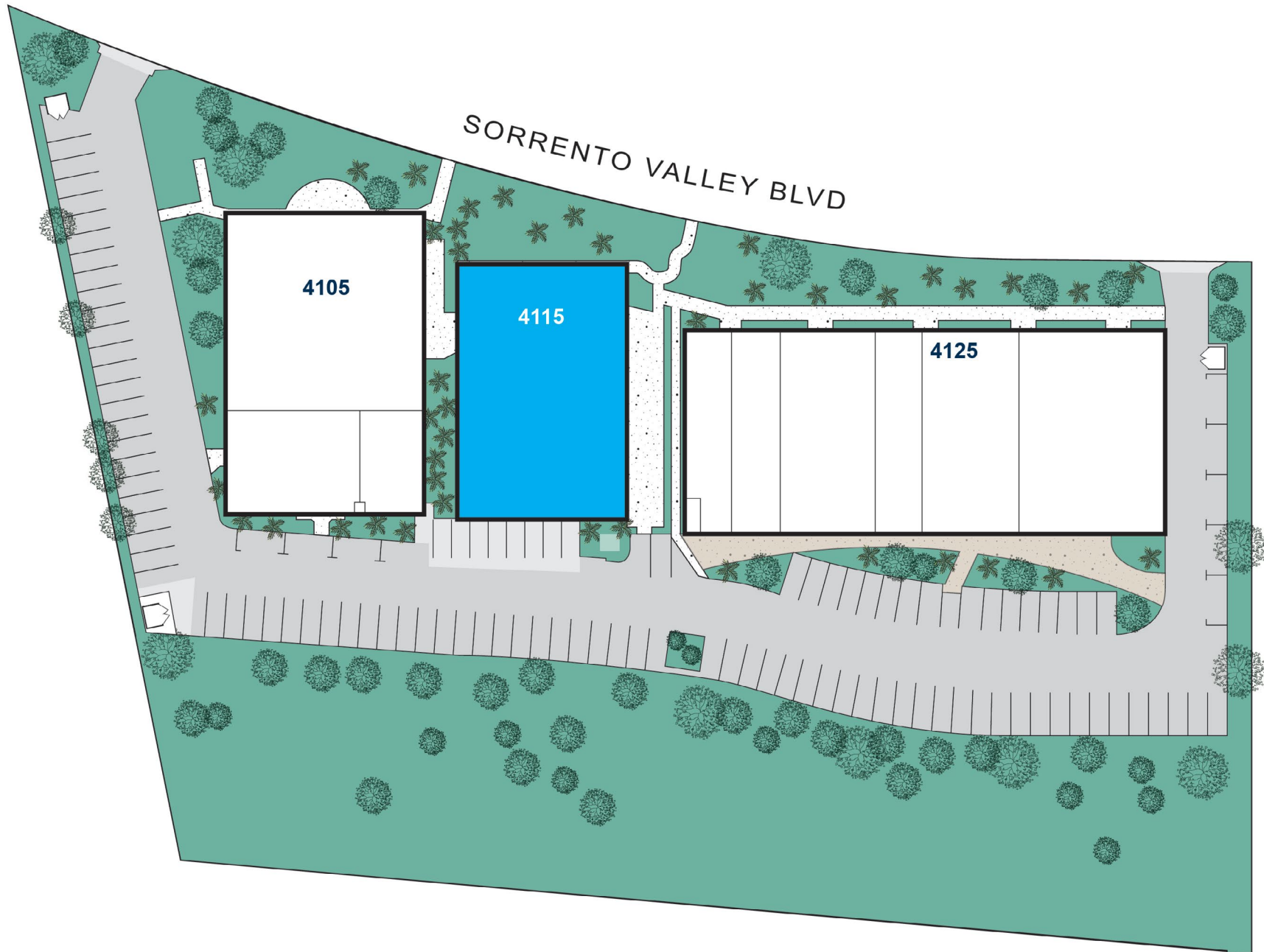


LEASE RATE:
\$3.20 PSF PER MONTH GROSS + U & J
SALE PRICE:
\$3,900,000

FLOOR PLAN



SITE PLAN



AERIAL MAP



AMENITIES MAP



DEMOGRAPHICS



WALK SCORE
47
WALKERS PARADISE



TRAFFIC COUNT
18,592
CARS PER DAY



TRANSIT
60
GOOD TRANSIT



84,383
POPULATION



31
MEDIAN AGE



30,599
HOUSEHOLDS



\$110,363
MEDIAN HH INCOME



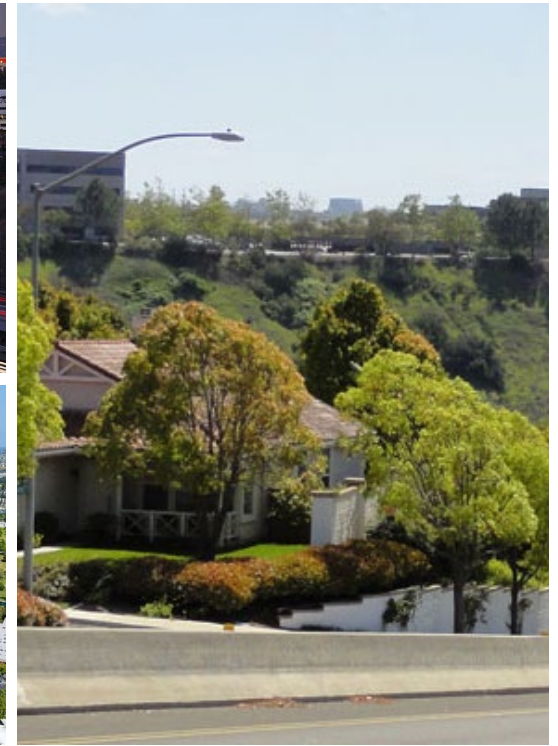
\$999,877
MEDIAN HOME VALUE

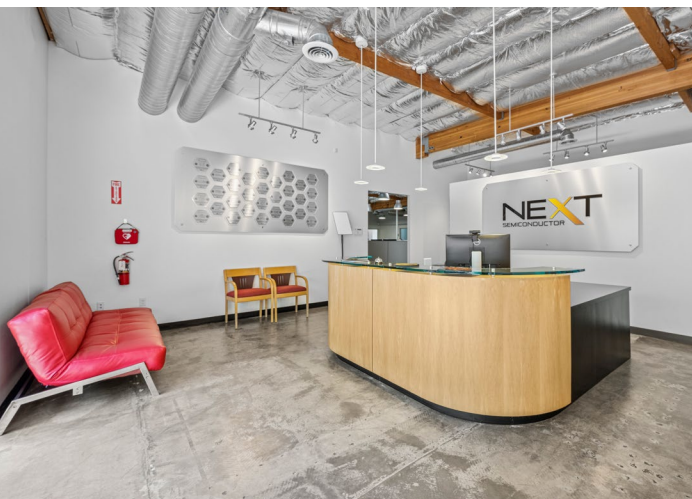
SORRENTO VALLEY OVER-

Sorrento Valley is a neighborhood located in the northern part of San Diego. It is located between the neighborhoods of Mira Mesa, Torrey Pines, and Del Mar Heights. This urban destination is filled with local businesses, office buildings, and a few suburban streets. Sorrento Valley is just minutes from the University of California at San Diego and the Torrey Pines State Reserve, Golf Course, and sandy shoreline at Black's Beach.

While originally envisioned and zoned for industrial use, Sorrento Valley is now home to over 5,000 residents spread across three major single family home and condominium developments. Sorrento Valley is known as a center for high tech, biotech and scientific research, aided by its close proximity to the University of California, San Diego.

Notable companies in the neighborhood include Qualcomm, Pfizer Pharmaceuticals, Verizon, FedHome Loan Centers, Google, Texas Instruments, Optimer Pharmaceuticals, The ACTIVE Network, Advanced Test Equipment Rentals, Forcepoint, Einstein Medical, Hologic, Dexcom, NuVasive, T-Mobile, PriceWaterhouseCoopers and Scripps Clinic.







GLENN ARNOLD
Senior Vice President | Partner
Lic. #00953038
858.458.3319
garnold@voitco.com

MILES ARNOLD
Senior Associate
Lic. #02094013
858.458.3324
marnold@voitco.com

Voit
REAL ESTATE SERVICES

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 Fax | Lic.#01991785 | www.voitco.com

Licensed as a Real Estate Broker and Salesperson by the DRE. ©2025 Voit Real Estate Services, Inc. All Rights Reserved. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.