



**AVAILABLE FOR SALE**  
**±28,458 SF MIRAMAR INDUSTRIAL/FLEX**  
**9170-90 CAMINO SANTA FE, SAN DIEGO, CA**



**GLENN ARNOLD**

Senior Vice President, Partner  
(858) 458-3319 | [garnold@voitco.com](mailto:garnold@voitco.com)  
License: 00953038

**MILES ARNOLD**

Senior Associate  
(858) 458-3324 | [marnold@voitco.com](mailto:marnold@voitco.com)  
License: 02094013

**Voit**

REAL ESTATE SERVICES

4180 La Jolla Village Dr. Suite 100  
La Jolla, CA 92037  
[www.voitco.com](http://www.voitco.com)

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# PROPERTY OVERVIEW



## PRICING:

Sale Price: \$12,094,000  
(\$425/SF)



## CLEARANCE:

Clear Height: Approximately 16'-18'



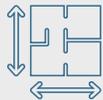
## BUILDING SIZE:

±28,458 SF



## LOADING:

3-4 Grade level loading doors



## SITE AREA:

±134,600 SF (3.09 AC)



## SUBMARKET:

Miramar/Sorrento Mesa



## PARKING:

Approximately 70 spaces  
2.5/1,000 SF



## POWER:

Heavy Power: ±2,000 Amps @ 208Y/120V  
3-Phase, 4-Wire Service. Building Equipped  
with Solar (Buyer to Verify)



## YEAR BUILT:

1982



## SOLAR SYSTEM:

Owned Solar System



## ZONING:

IL-2-1



## SPRINKLERS:

Yes

## OTHER FEATURES

- Available January 1, 2027 (or potentially sooner)
- Ability to fence and secure entire property
- Dedicated traffic light at driveway entrance
- Mature trees and recently upgraded landscaping
- Easily divisible into 2-3 separate units
- Multiple electric meters
- Recently replaced new windows, storefront glass and glazing
- Recently constructed outdoor patio area
- Upgraded lobby/entry, kitchen and restrooms
- Showers, lockers and fitness room



# SITE PLAN

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# PHOTOS: PRIMARY SUITE

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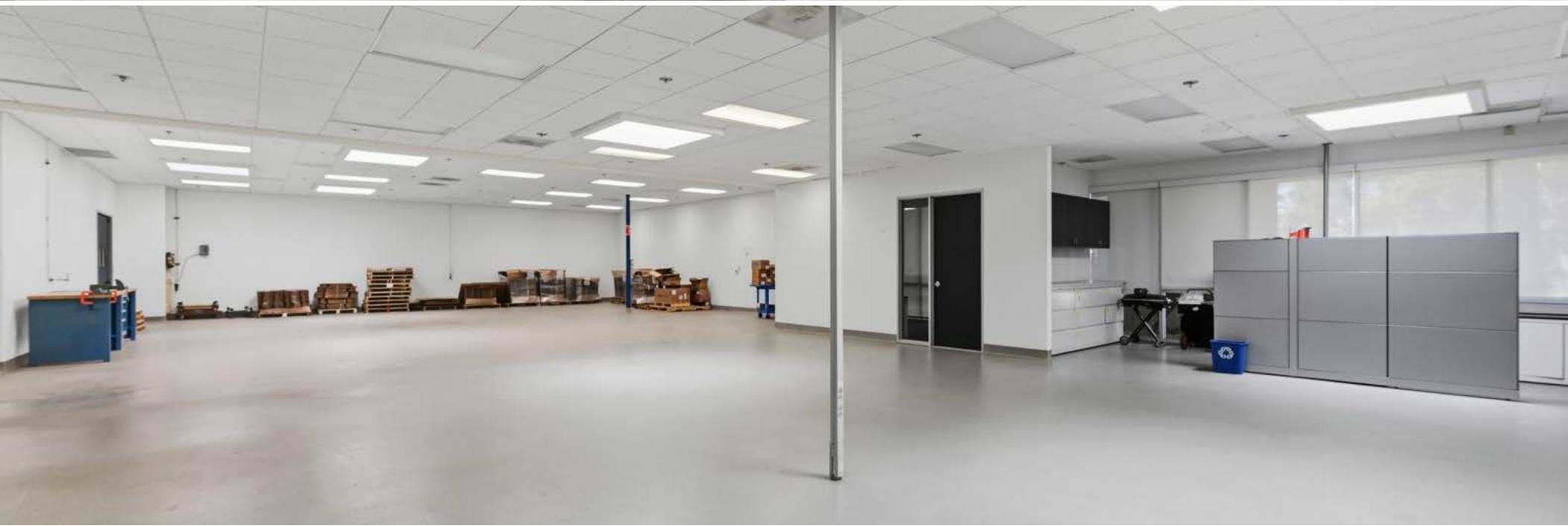
# PHOTOS: PRIMARY SUITE

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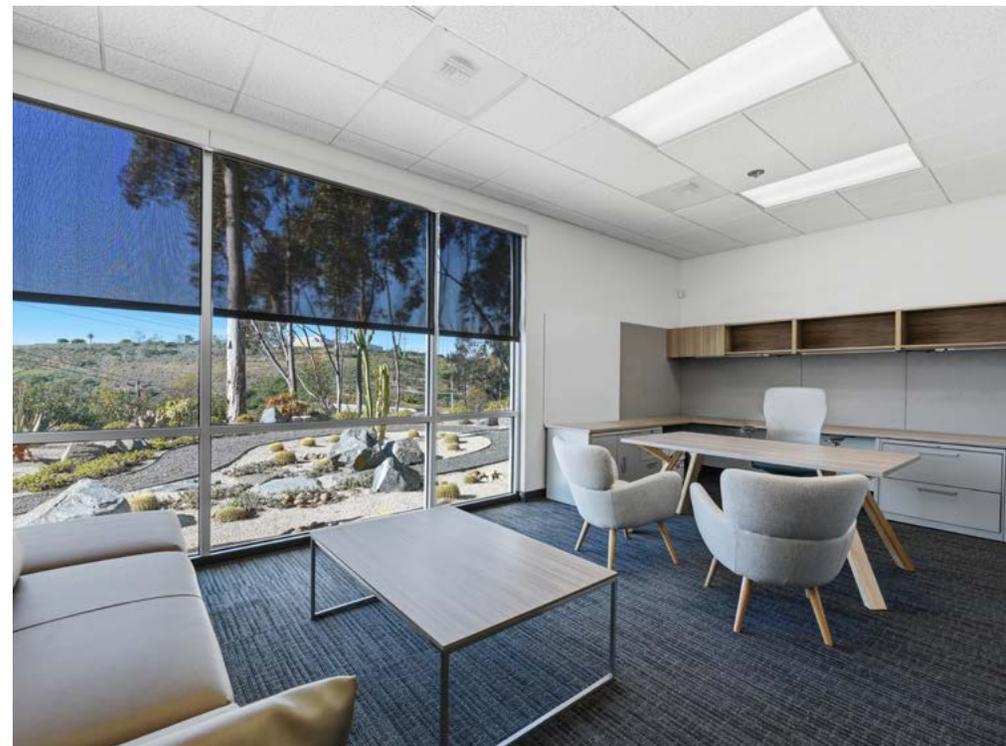
# PHOTOS: PRIMARY SUITE

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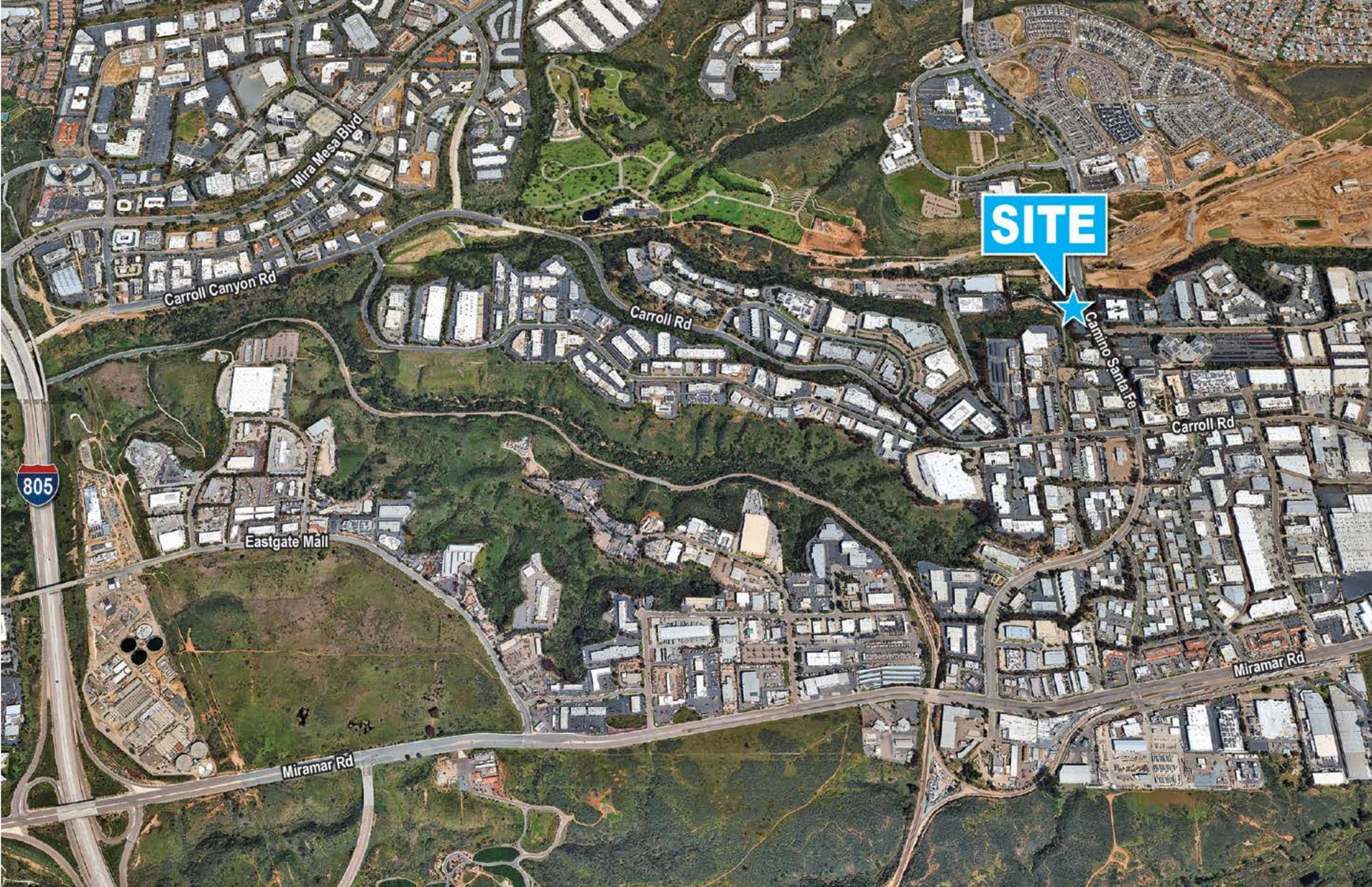
# PHOTOS: SECONDARY SUITE

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# AERIAL MAP



# SORRENTO MESA OVERVIEW

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Sorrento Mesa is a key tech, biotech, and life sciences hub in northwest San Diego, known for major employers like Qualcomm, UCSD, and research facilities, featuring extensive office/R&D space, with surrounding residential areas offering convenience and access to nature.

It's part of the larger Sorrento Valley area, characterized by modern business parks, some housing, proximity to canyons and freeways (I-805, I-5), and a growing focus on sustainable infrastructure, like recycled water projects.

**Business & Industry:** A powerhouse for science, technology, and life sciences, hosting major companies and attracting a large daytime workforce.

**Location:** Situated on a mesa north of Carroll Canyon, east of I-805, and near the Los Peñasquitos Canyon Preserve, offering a mix of business and natural surroundings.

**Employment:** Home to almost half the employment in the Mira Mesa Community Planning Area, with strong sectors in Professional/Scientific/Technical Services.

**Residential:** While predominantly commercial, residential developments (condos, townhomes, some single-family) are integrated, providing housing for professionals.

**Infrastructure:** Well-connected by major freeways (I-5, I-805), with ongoing projects for water conservation and improved mobility.

**Lifestyle:** Offers a blend of urban access and natural beauty, with proximity to trails, shopping, and dining, despite heavy commute traffic during peak hours.





*Outside Landscape*



*Grade Level Loading*





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4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 P | 858.408.3976 Fax | Lic.#01991785 | [www.voitco.com](http://www.voitco.com)

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