

CORNER LOT | CORPORATE IMAGE | FLEXIBLE ZONING | INGRESS/EGRESS FROM TWO STREETS | HIGH-VISIBILITY ON MIRA MESA BLVD.

FOR LEASE

±16,500 INDUSTRIAL MANUFACTURING BUILDING ON ±1.68 ACRES

SORRENTO VALLEY

9670 WAPLES STREET

SAN DIEGO, CALIFORNIA 92121

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- ±16,500 SF industrial manufacturing building
- 50/50 production space to warehouse
- Two oversized 14' bay doors
- 24' clear height
- ±1.68 acre corner lot
- ±900 SF bonus mezzanine
- ±95 surface parking spaces
- Ingress / egress from two streets
- Flexible zoning
- High-visibility on Mira Mesa Blvd
- High-corporate image
- Beautifully landscaped

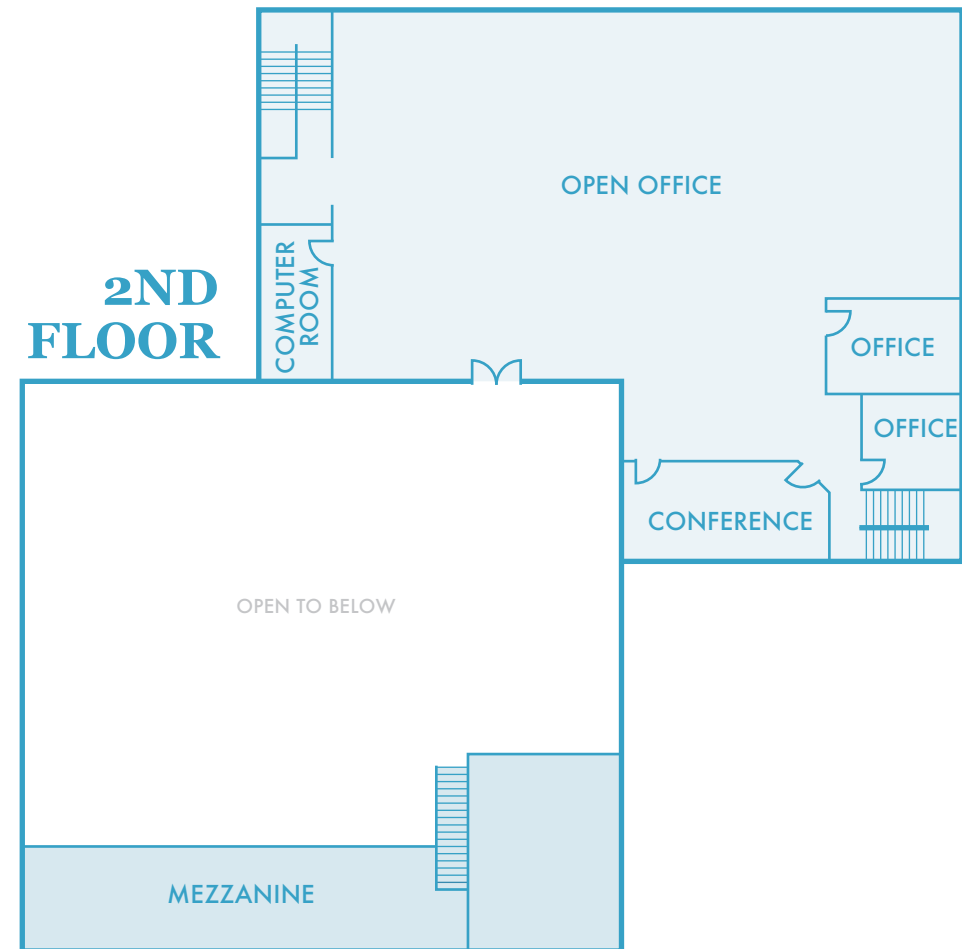
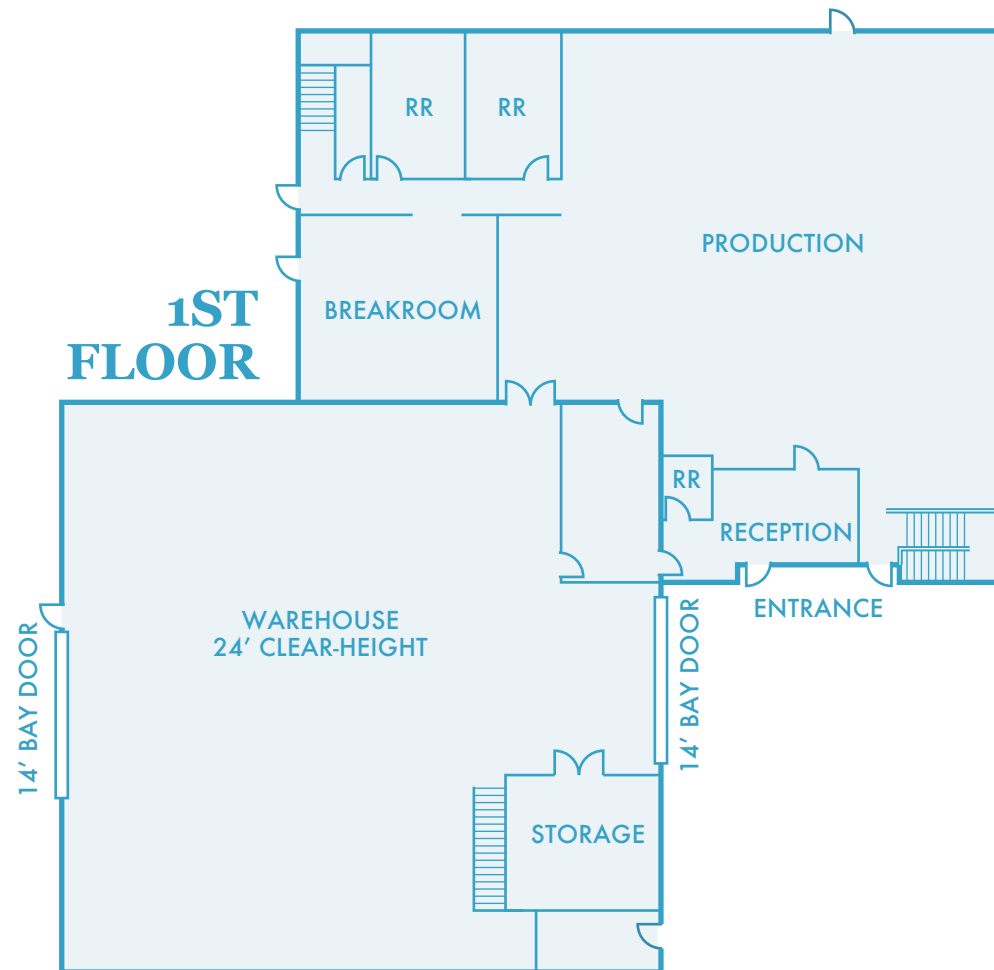
lease rate

\$1.75 / SF NNN

(NNN'S: \$0.24/SF)

available

JANUARY 1, 2025



Floorplan not to scale, for reference only.

±16,500 INDUSTRIAL MANUFACTURING BUILDING

LARGE WAREHOUSE WITH 24' CLEAR-HEIGHT | PRODUCTION AREA | TWO 14' BAY DOORS | RECEPTION | AMPLE STORAGE
 OPEN OFFICE | TWO PRIVATE OFFICES | CONFERENCE ROOM | BONUS MEZZANINE | THREE RESTROOMS



SORRENTO VALLEY

- Centrally located
- Highly-visible corner lot
- Near an abundance of retail / restaurant amenities
- Easy freeway access



14' OVERSIZED BAY DOOR

14' OVERSIZED BAY DOOR

OUTDOOR PATIO

WAREHOUSE WITH 24' CLEAR-HEIGHT

±95 SURFACE PARKING SPACES

±1.68 ACRE CORNER LOT

INGRESS / EGRESS

MAIN ENTRANCE

INGRESS / EGRESS

±16,500 INDUSTRIAL MANUFACTURING BUILDING



SORRENTO VALLEY

Sorrento Valley is strategically located in northern San Diego, making it an ideal choice for those seeking a central location with easy access to other parts of the city. Nestled between the I-5 and I-805 freeways, residents enjoy convenient transportation options for commuting to work or exploring nearby attractions. The neighborhood is also just a short drive away from an abundance of shopping amenities and the stunning San Diego coastline, providing the perfect escape for beach lovers with its close proximity to Torrey Pines, La Jolla, and Del Mar.

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. Many internationally recognized companies have found their home in this neighborhood: Qualcomm, General Atomics, Illumina, InvivoGen, NuVasive, Pfizer Pharmaceuticals, Amylin Pharmaceuticals, Gen-Probe and Salk Institute. This has made Sorrento Valley one of the most prosperous business communities in Southern California, creating a dynamic business, technological and research environment.

77,942

2024 POPULATION
3-MILE RADIUS

113,471

DAYTIME EMPLOYEES
3-MILE RADIUS

\$151,479

AVERAGE HH INCOME
3-MILE RADIUS

\$1.16B+

CONSUMER SPENDING
3-MILE RADIUS

36.8

MEDIAN AGE
3-MILE RADIUS

\$824,969

MEDIAN HOME VALUE
3-MILE RADIUS

±16,500 INDUSTRIAL MANUFACTURING BUILDING ON ±1.68 ACRES

SORRENTO VALLEY



For more information or tours, please contact:

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