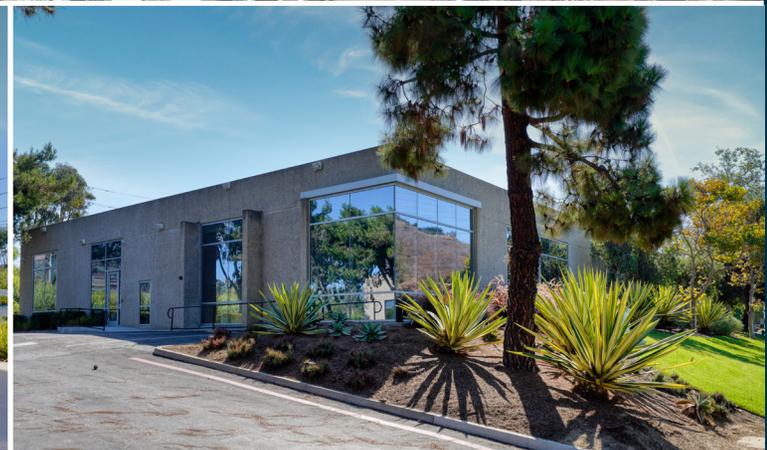


11025 
ROSELLE STREET

SAN DIEGO, CA 92121



FREE STANDING OWNER-USER BUILDING 18,625 SF

SALE BROCHURE



THE OPPORTUNITY

Cushman and Wakefield, Inc., as exclusive advisor, is pleased to present the unique opportunity to acquire 11025 Roselle Street ("The Property"), in Sorrento Valley. The vacant 18,625 SF single-story building sits on 1.27 acres and offers inherent flexibility as it lends itself to Flex/R&D/Industrial/Office uses.

Located in Sorrento Valley, the Property is conveniently accessible from the 805 and 5 Freeways as well as provides access to the COASTER Commuter Rail via footbridge. The dynamic location, coupled with strong market fundamentals, represents an exceptionally unique opportunity for a Flex/R&D/Industrial/Office Owner-User to establish a footprint in Central San Diego.

Also available for sale is the neighboring building at 11035 Roselle Street, which has 18,393 SF and 1.34 AC. It can be purchased separately or together with The Property, totaling 37,018 SF and 2.61 AC.



PROPERTY HIGHLIGHTS



VACANT FREE-STANDING FLEX/R&D/INDUSTRIAL/OFFICE BUILDING

- The Property offers robust MEP systems & in-place back up generator that can accommodate many R&D and manufacturing uses.
- Grade-level shipping and receiving area with potential to add four more.
- The location is ideal with accessible on and off ramps to Interstate 5 and 805 freeways.



STRATEGIC COASTAL INFILL LOCATION

- Sorrento Valley is in the center of San Diego's world class innovation economy, host to both the leading global technology and semiconductor companies.
- Located near both the Interstate 5 and Interstate 805 highways and proximity to UC San Diego, Scripps Clinic, Salk Institute, and other research institutions has made Sorrento Valley a desirable location for small to midsize companies.

ONi

pci
PHARMA SERVICES

Belharra
THERAPEUTICS

SEVION
THERAPEUTICS

euofins

Daiichi-Sankyo

GENERAL ATOMICS

ATTRACTIVE FINANCING

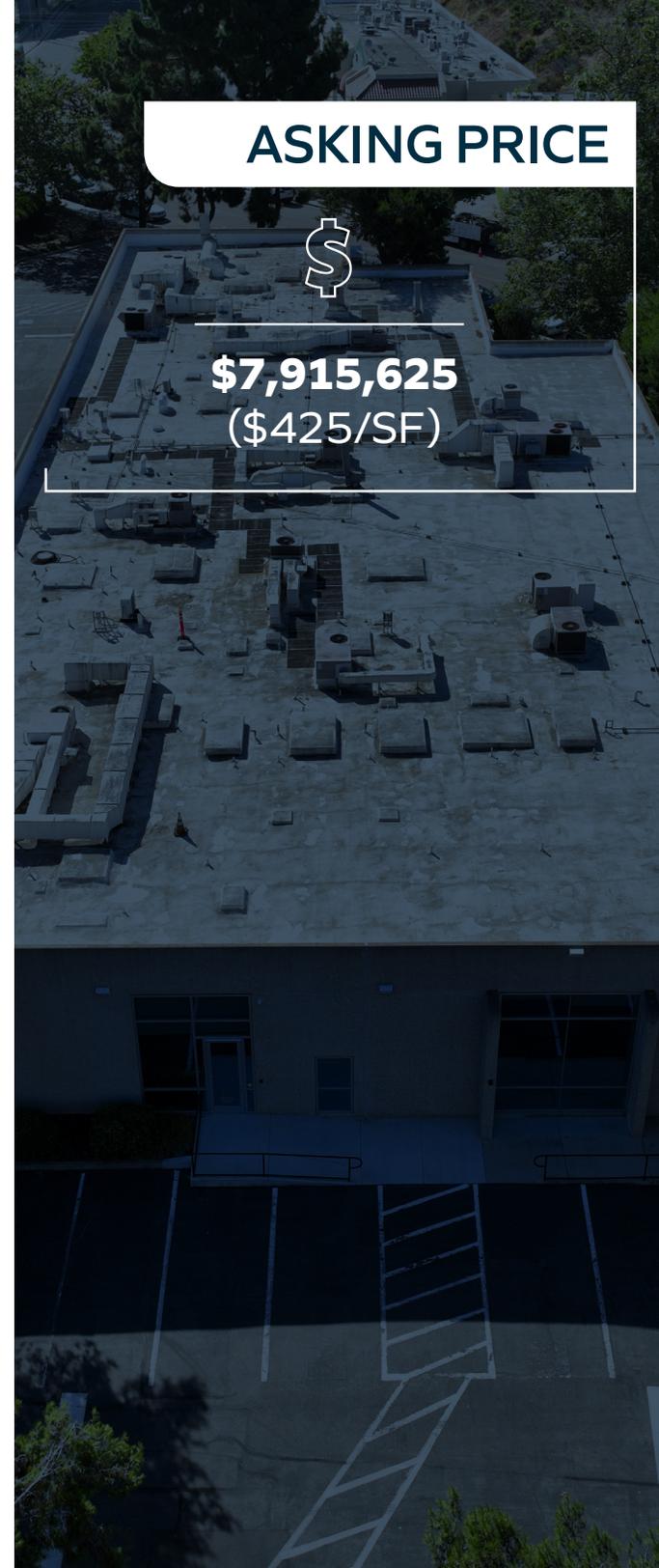
- Multiple options of financing are available (SBA or Conventional).
- Ownership for owner-user: lower long-term rent exposure while creating equity value.



ASKING PRICE



\$7,915,625
(\$425/SF)



PROJECT SUMMARY



ADDRESS

**11025 ROSELLE ST.
SAN DIEGO, CA 92121**



BUILDING SIZE

18,625 SF



SITE AREA

1.27 AC



YEAR BUILT

1986



ZONING

IL-3-1



APN

340-050-18



PARKING

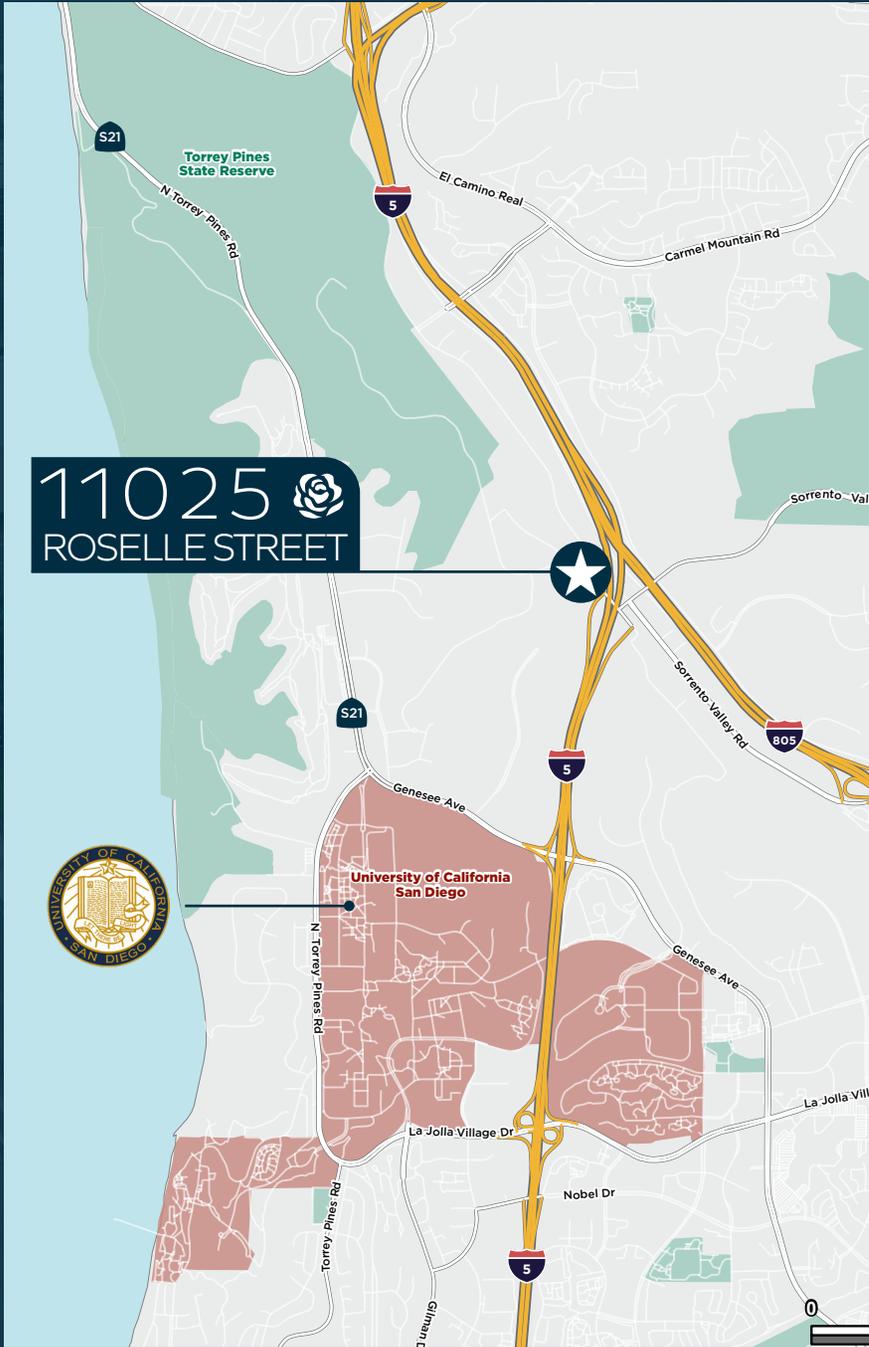
**60 SPACES
3.22/1,000 SF**



LOCATION

**SITUATED JUST NW
OF THE I-5 & I-805
INTERCHANGE**

LOCATION OVERVIEW



11025 
ROSELLE STREET



University of California
San Diego

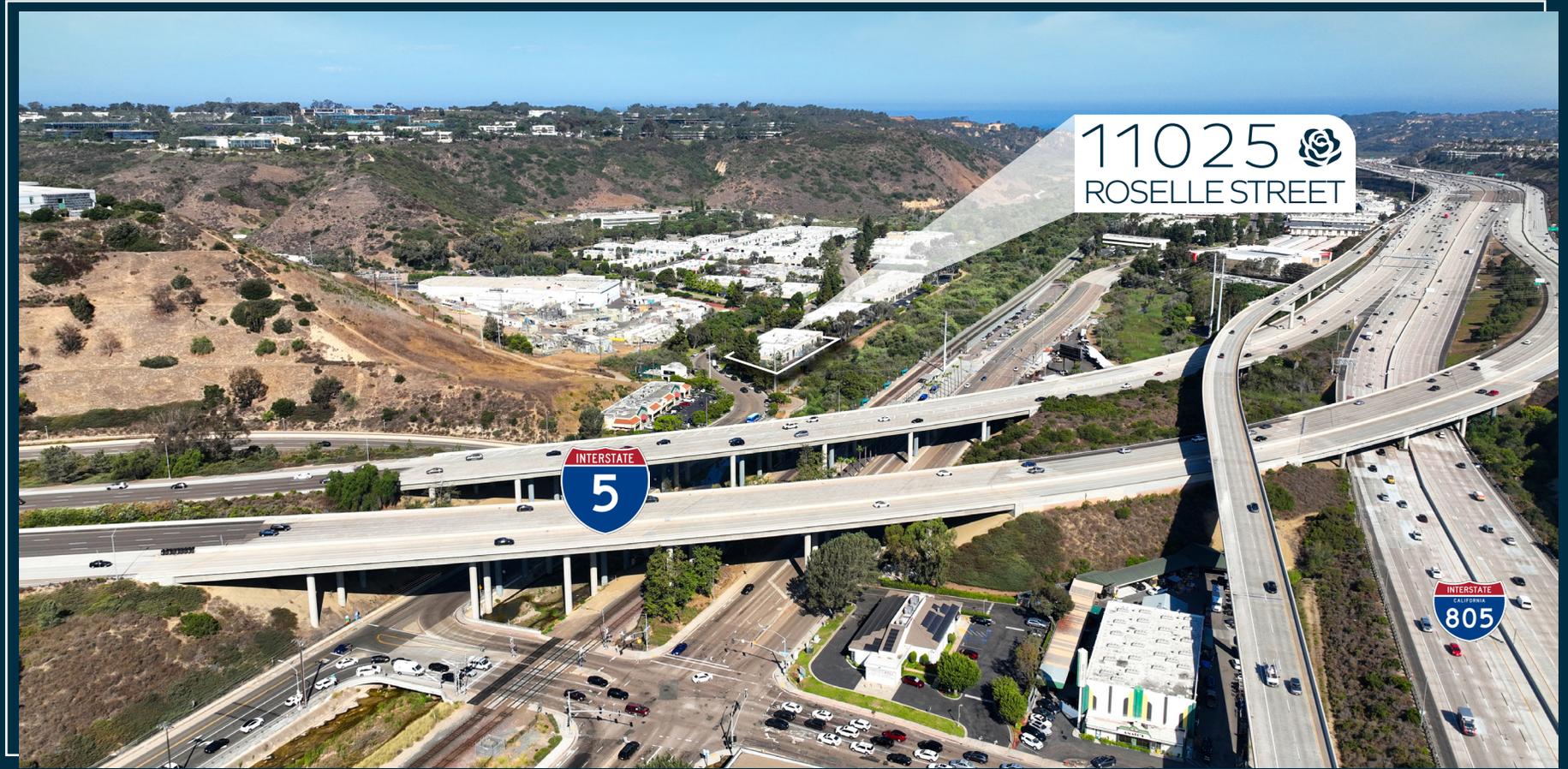


Sorrento Mesa

COASTER Commuter Rail

The North County Transit District's (NCTD) Sorrento Valley COASTER Station can be accessed via footbridge from The Property. To learn more, visit their website here.

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CONTACTS

MICHAEL CASSOLATO

+1 858 546 5434
Michael.Cassolato@cushwake.com
CA License 01893847

EVAN CASSOLATO

+1 858 546 5473
Evan.Cassolato@cushwake.com
CA License #02055707

MADDIE MAWBY

+1 858 546 5405
Maddie.Mawby@cushwake.com
LIC #02129353

LOUAY ALSADEK

+1 858 558 5635
Louay.Alsadek@cushwake.com
LIC #01078492

