

# ±920 SF OFFICE CONDO FOR SALE

5330 CARROLL CANYON ROAD, SUITE 130, SAN DIEGO, CA 92121



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**Voit**  
REAL ESTATE SERVICES

**FENA**  
COMMERCIAL  
GROUP



**CENTER NAME**

CANYON VIEW

**ADDRESS**

5330 CARROLL CANYON ROAD  
SAN DIEGO, CA 92121

**BUILDING SIZE**

±16,339 SQUARE FEET

**AVAILABLE SUITE SIZE**

±920 SQUARE FEET

**LOT SIZE**

±1.05 ACRES

**ELEVATOR**

ONE (1)

**# OF STORIES**

TWO (2)

**PARKING**

3.86/1,000 SF

**YEAR BUILT**

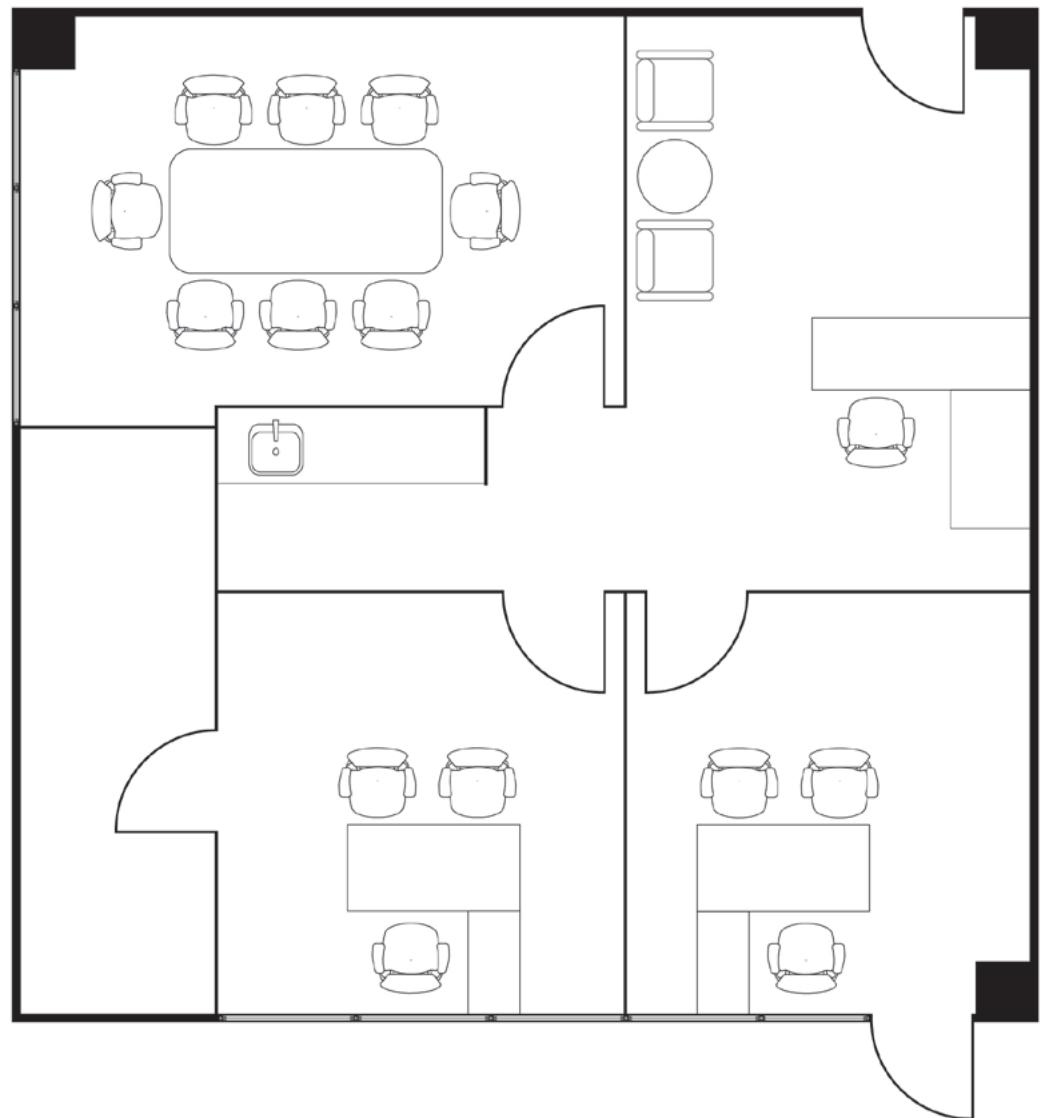
1986

**ZONING**

IL-2-1

## SUITE FEATURES

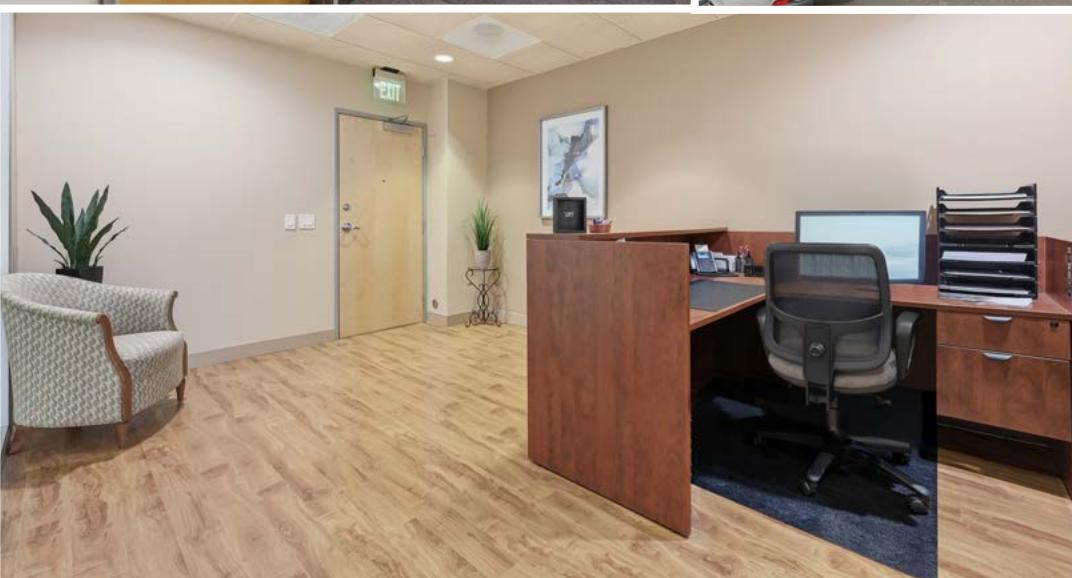
- Suite 130
- Size: ±920 SF
- Reception
- Two (2) Private Offices
- Conference Room
- Kitchenette
- Dedicated Storage
- Private Exterior Entry
- **Sale Price: \$525,000**



## PROPERTY FEATURES

- Prime location in heart of San Diego's Biotech cluster & Innovation economy
- Ground floor corner unit office condo
- Private exterior entry
- Suite is well-maintained and in excellent condition
- Efficient layout within the premises
- Immediate access to I-5 & I-805 freeways
- Professionally zoned for office & medical uses
- Abundance of surface parking available
- Premier owner-occupied project in Sorrento Mesa
- Extensive retail amenities for dining & shopping in close proximity





# ABOUT SORRENTO MESA

Sorrento Mesa is a neighborhood in northwestern San Diego, California. It lies on a mesa with many ridges, north of Carroll Canyon Road, east of Interstate 805, west of Camino Santa Fe, and south of a canyon locally known as Lopez Canyon. Its proximity to San Diego's freeways (I-5 and I-805) makes it extremely accessible from virtually all areas of the county and the new Carroll Canyon extension project further enhances that accessibility. The property is also minutes from the Sorrento Valley Coaster station, providing convenient public transit access from numerous areas in San Diego.

Sorrento Mesa, one of San Diego's most mature submarkets, has undergone exciting changes as surging demand for the area has caused owners to renovate and reposition their assets to achieve significantly higher rents. The large office, retail, entertainment and academic facilities encircled by San Diego's most desirable and expensive submarkets – UTC, Del Mar Heights, Torrey Pines and Sorrento Mesa – Sorrento Valley together form San Diego's "North City edge city", edge city being a term that describes a major center of employment outside a traditional downtown, has benefited from an upward pressure on rents being exerted by these surrounding areas. This, along with better accessibility than other nearby submarkets, has caused tenants to locate in Sorrento Mesa as they seek to be near the technology and biotechnology clusters forming within the new progressive space options now available in the Valley.



## DRIVING DISTANCES



BALBOA PARK.....	13.1 miles
SNAPDRAGON STADIUM .....	12.8 miles
DOWNTOWN SAN DIEGO.....	15.2 miles
SAN DIEGO INTERNATIONAL AIRPORT.....	16.4 miles



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