

FOR SALE - OWNER/USER OPPORTUNITY

7,400 SQUARE FEET

SORRENTO BUSINESS PLAZA

5820 OBERLIN DRIVE, SAN DIEGO, CA 92121



TODD HOLLEY, SIOR

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REAL ESTATE SERVICES



OFFERING SUMMARY

Sorrento Business Plaza is among the highest quality office/research & development condominium buildings in the Sorrento Mesa market. This impressive project offers an upscale lobby, lush landscaping and excellent parking.

Sorrento Business Plaza is a 38,863 square foot multi-tenant building and is situated on 2.62 acres. It's premier location on Oberlin Drive provides for easy access to the 5 and 805 freeways and is within walking distance to multiple food and retail amenities.

ASKING PRICE

\$3,395,000

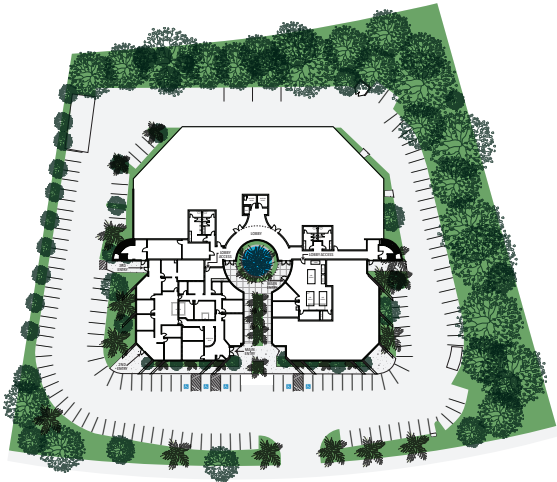
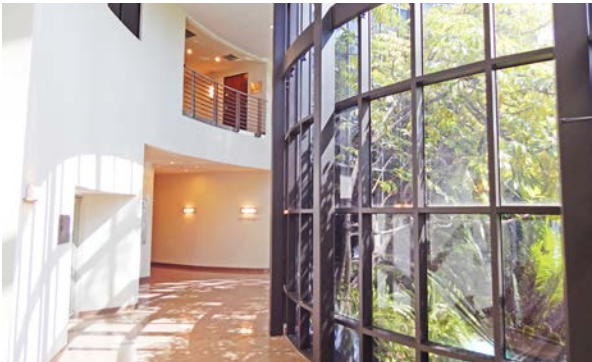
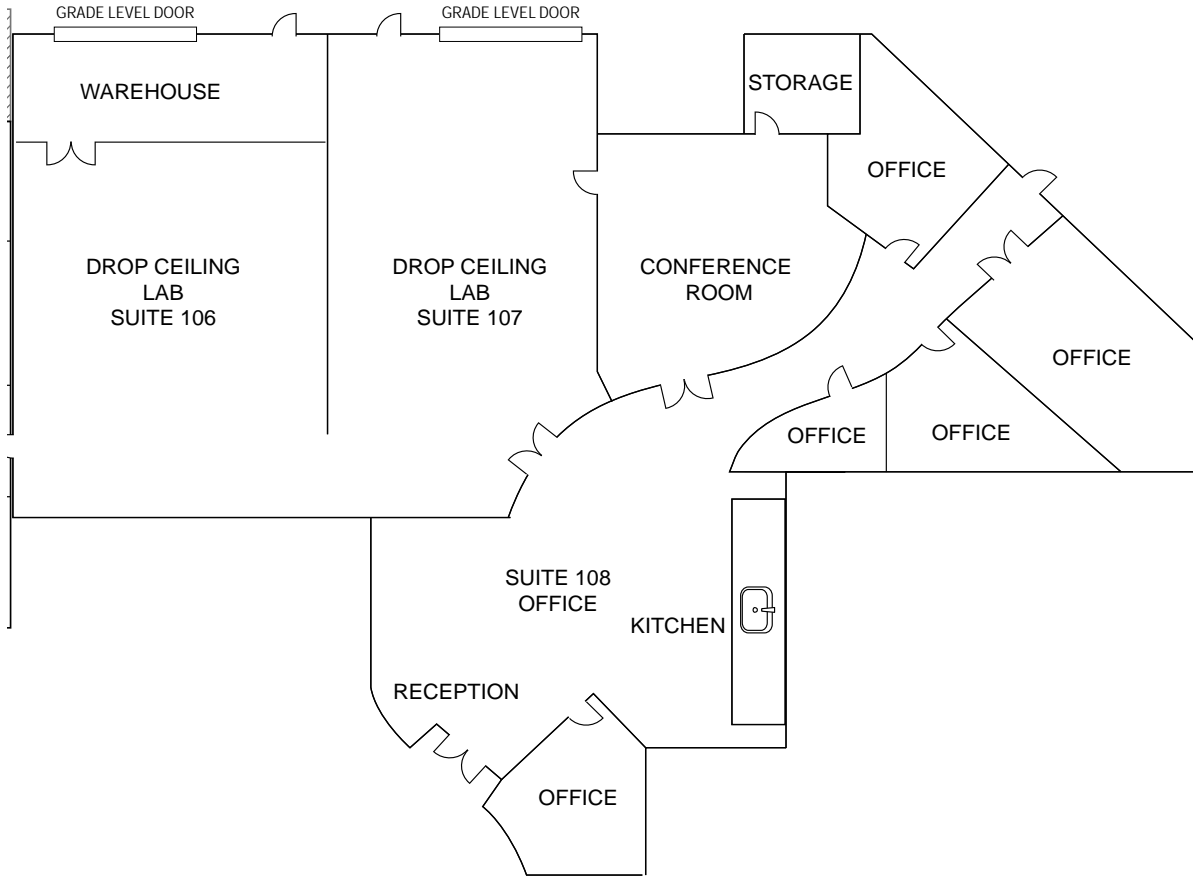
at a
GLANCE

38,863 SF
building square feet

7,400 SF
available square feet

3.0/1,000
parking

FLOOR PLAN



SORRENTO MESA SUBMARKET

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) make **SORRENTO BUSINESS PLAZA** 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.

The area is primarily zoned for light industrial use. At its center is the San Diego Tech Center. There is a particular concentration of businesses in the fields of telecommunications, wireless applications, and biotechnology research. There are also hotels, restaurants, and small retail areas which cater primarily to employees and visitors of the businesses.



DAYTIME BUSINESSES

1

MILE

1,741

5

MILE

18,720

DAYTIME EMPLOYMENT

1

MILE

17,907

5

MILE

285,091

37,863

MIRA MESA BOULEVARD +
SCRANTON ROAD

12,302

CARROLL CANYON ROAD +
YOUNGSTOWN

12,214

LUSK BOULEVARD +
MOREHOUSE DRIVE

POPULATION

1

MILE

694

5

MILE

252,332

MEDIAN HOUSEHOLD INCOME

1

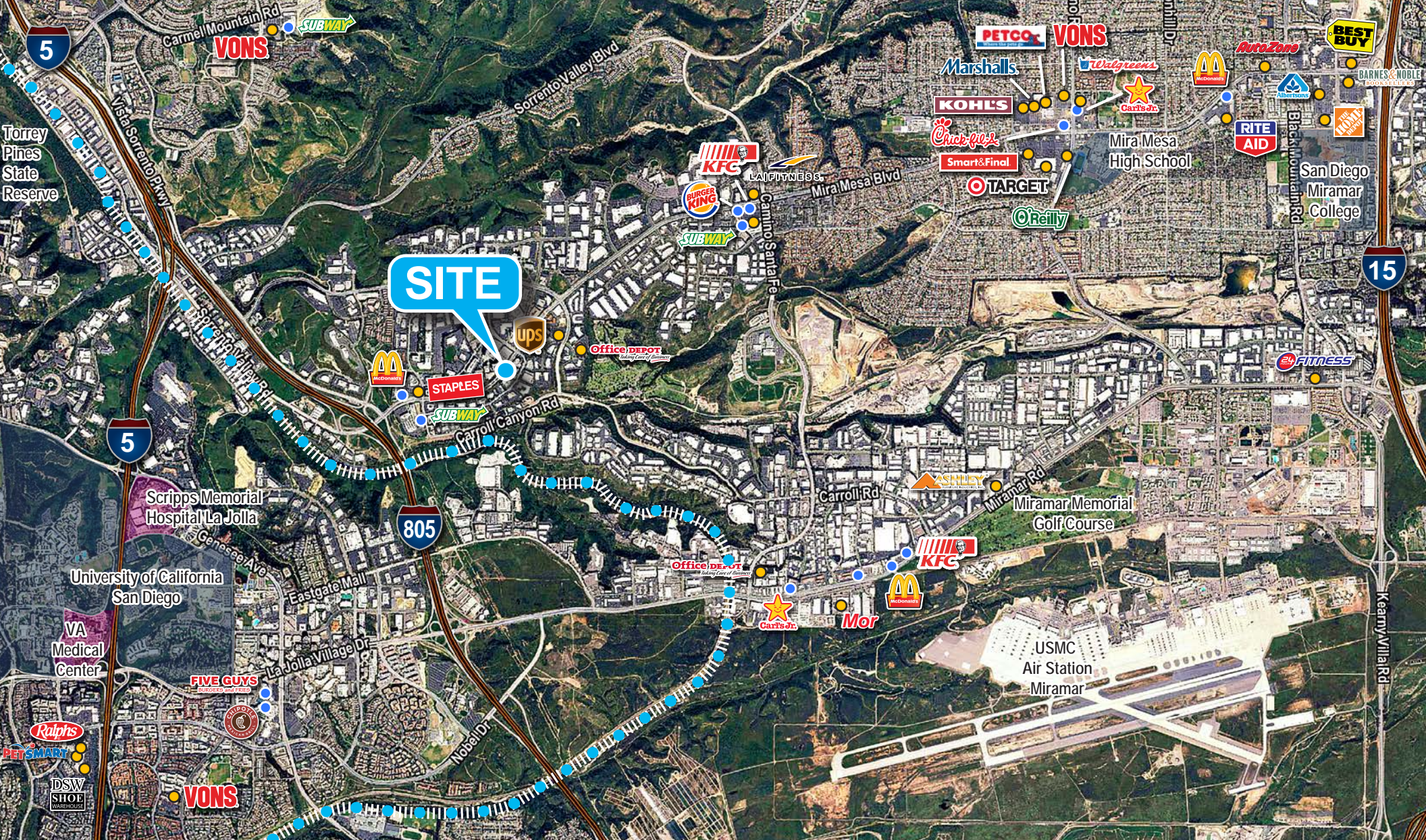
MILE

\$177,702

5

MILE

\$111,229



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