

# 6322 FERRIS SQUARE, SAN DIEGO, CA 92121

FOR **SALE** or **LEASE**

6,555 Sq Ft Flex Building

6322



James Bengala

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## DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Urban West Ventures, nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

## CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Urban West Ventures, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Urban West Ventures, Inc.

## CONTACT US

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Exciting opportunity for an Owner-Occupant/Investor to acquire a desirable flex building in the vibrant nucleus of San Diego's thriving tech & biotech hub. Surrounded by leading firms in life sciences, pharmaceuticals, telecommunications and defense tech, an incoming Investor will prosper from a local pipeline full of talent and innovation.

The Subject Property – **6322 Ferris Square, San Diego, CA 92121** – offers an incoming Owner-Occupant approximately 6,555 Sq Ft of flex space located as a highly desirable endcap. The space consists of 1,975 sf of warehouse space with two (2) 10' Rollup Doors, three (3) Restrooms, Kitchen, Reception, multiple Private Offices & Work Space as well as a 2nd Floor Studio and Mezzanine/Storage. A new Owner can enjoy the turnkey nature of the space or easily reconfigure floorplan per specific business needs.



## SALE DETAILS

**Sale Price:** \$2,785,875  
**Size:** 6,555 Sq Ft  
**Price / SF:** \$425/SF

## LEASE DETAILS

**Type:** Flex / R&D / Light Industrial  
**Size:** 6,555 Sq Ft  
**Build Out:**  
 - 1,975 SF Warehouse (30%)  
 - 1,450 SF Office/Work Space (22%)  
 - 980 SF Studio (15%)  
 - 825 SF Mezzanine/Storage (12.5%)  
 - 3 Restrooms: (2) 1st Floor / (1) 2nd Floor  
**Available:** 30-Day Notice  
**Term:** 3-10 Years  
**Rate:** \$1.95/SF + CAM/HOA (\$0.14/SF) + Utilities

## PROPERTY DETAILS

**Project:** El Camino Business Park II  
**Submarket:** Mira Mesa/Miramar  
**Asset Type:** Flex / R&D / Light Industrial  
**Building RBA:** 6,555 SF  
**Parcel:** +/- 0.09 AC / +/- 3,920 SF  
**FAR:** 1.68  
**APN:** 343-351-06-00  
**Construction:** Masonry  
**Loading:** 2 Grade Level Rollups 10'x10'  
**Sprinklers:** None  
**Parking Ratio:** 2.12/1,000  
**Parking Allocated:** 14 Surface Spaces  
**Power:** 400 Amps (Buyer To Confirm)  
**Clear Height:** 20'  
**Zoning:** IL-2-1; Mix of light industrial and office uses  
**HVAC:** Yes, Offices & Work Spaces  
**Year Built/Renovated:** 1987 / 2019  
**Occupancy:** Deliverable with 30-Day Notice

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**Convenient Parking**



**Easy Warehouse Access**



**Two (2) 10'x10' Rollups**



**Executive Office**

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Work Space



Work Space



Work Space



Studio

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**Work Space**



**Warehouse**



**Low-Traffic Park Setting**



**Rear Access**

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**Endcap Unit**



**Clean Roof**



**Flex / R&D Park**



**Flex / R&D Park**

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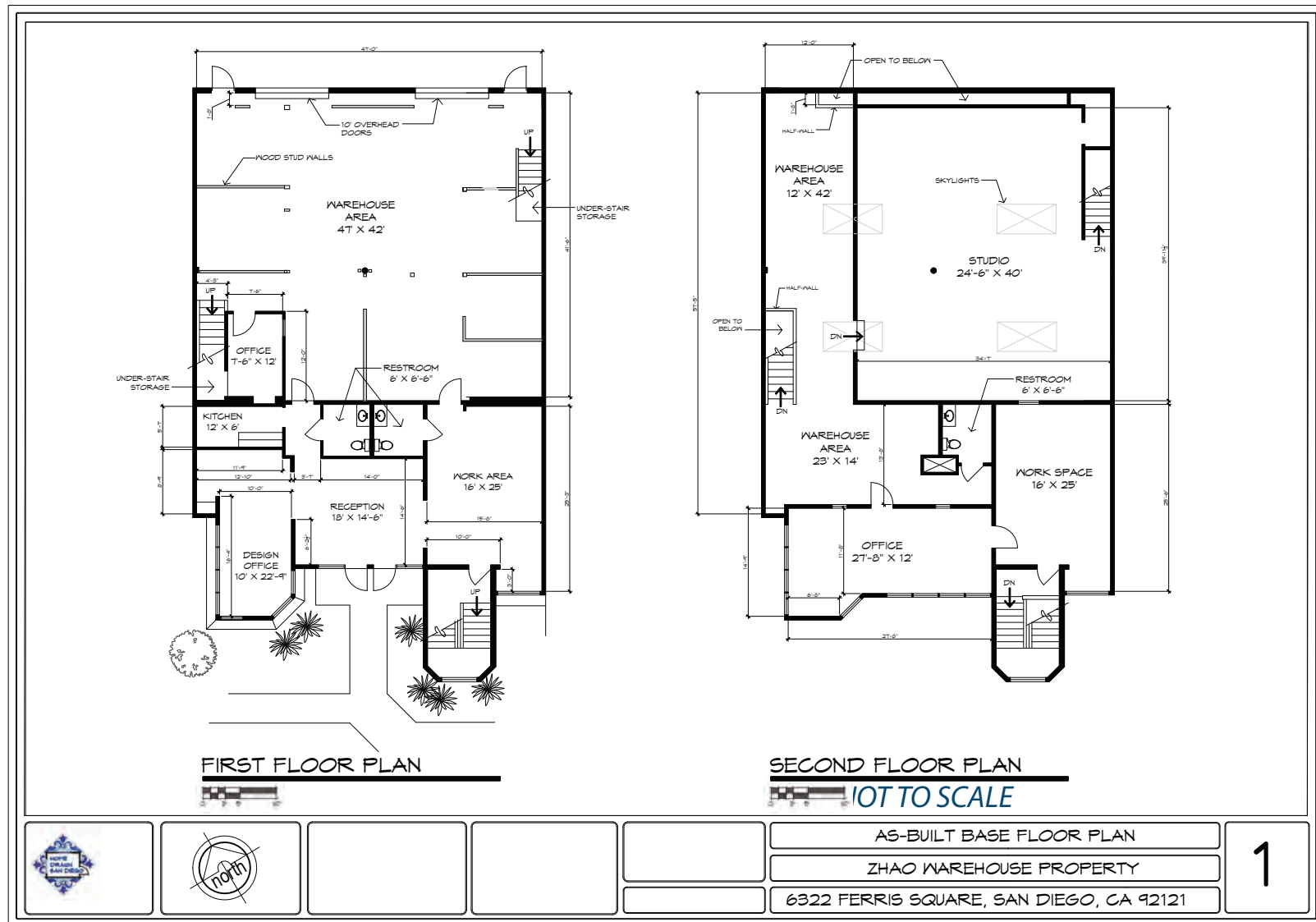
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# FLOOR PLAN



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## PARCEL MAP



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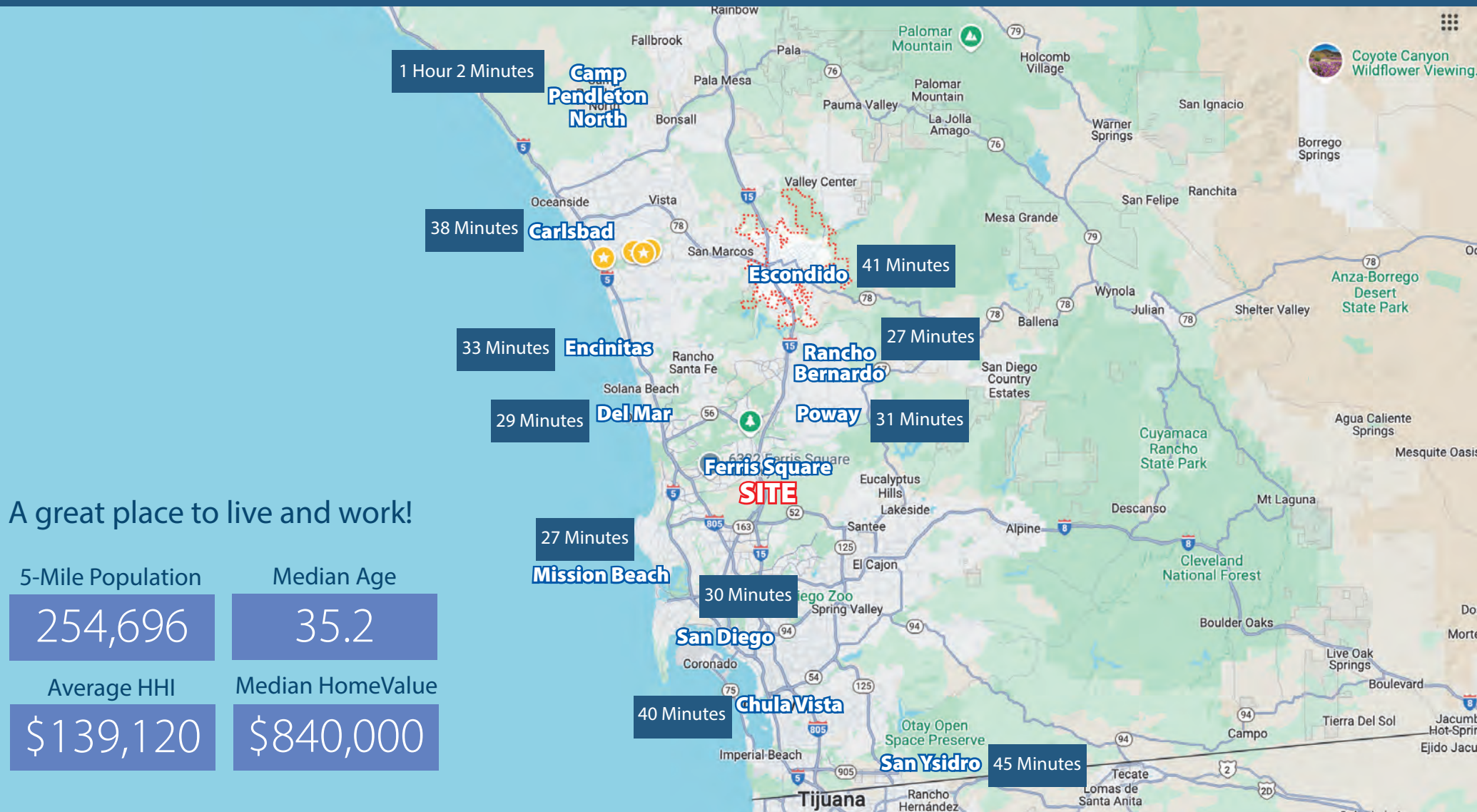
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# DEMOGRAPHICS



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## Welcome to Central San Diego

Central San Diego, particularly the Sorrento Mesa and Sorrento Valley areas, offers a prime location for both businesses and residents, blending innovation, convenience, and natural beauty. As a major tech and biotech hub, the region is home to leading companies in life sciences, telecommunications, and software development, making it an attractive destination for professionals seeking career growth. Its strategic position near Interstates 5 and 805 ensures easy connectivity to major destinations like downtown San Diego, La Jolla, and the airport, while the Coaster train provides a seamless commuting option for those traveling along the coastline. With a thriving business environment and access to top-tier talent, Sorrento Mesa and Sorrento Valley are ideal locations for both startups and established enterprises.

Beyond its professional appeal, the area boasts a wealth of amenities that enhance quality of life. There are numerous dining options, from casual cafés to upscale restaurants, catering to diverse tastes. Fitness enthusiasts can take advantage of nearby gyms, yoga studios, and scenic trails like the Los Peñasquitos Canyon Preserve, which offers miles of hiking and biking paths through lush landscapes. Additionally, Sorrento Valley is just a short drive from some of San Diego's most beautiful beaches, allowing residents and employees to enjoy the coastal lifestyle with surfing, kayaking, and waterfront relaxation.

The community-oriented atmosphere in Sorrento Mesa and Sorrento Valley makes it an excellent place to live and work. With well-maintained business parks, modern office spaces, and a variety of residential options, the area provides a perfect balance between work and leisure. The presence of top-rated schools and proximity to research institutions like UC San Diego further enhance its appeal for families and professionals alike. Whether you're looking for a dynamic career environment, outdoor recreation, or easy access to urban conveniences, Sorrento Mesa and Sorrento Valley offer an exceptional blend of benefits that make them standout locations in Central San Diego.

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