

SORRENTO COURT

PROMINENT RETAIL CENTER | ±389 - 4,233 SF

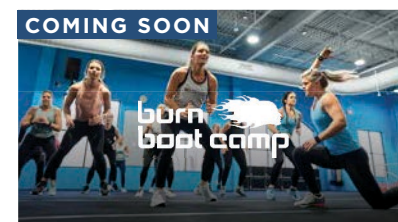
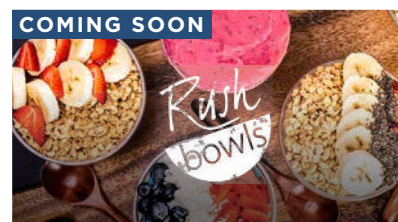
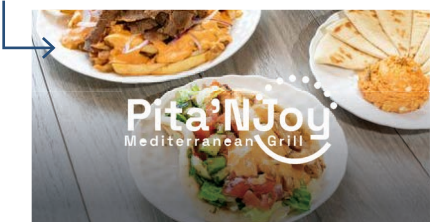
Exceptional Visibility to the I-805 Highway and Mira Mesa Blvd.



9430-60 SCRANTON ROAD SAN DIEGO CA, 92121 - SORRENTO VALLEY, CA

NOW OPEN

Join These Tenants - Partial List



Sorrento Court

THE FESTIVAL COMPANIES

Developer

IT'S ALL HERE. BLOCKS OF EVERYTHING YOU NEED.

In the heart of Sorrento Valley, San Diego's Tech Hub, Sorrento Court creates a busy retail district minutes away from entertainment, dining, office and specialty shopping, and beaches.

PROPERTY LOCATION 9430-9450 Scranton Road San Diego CA, 92121
SORRENTO VALLEY, CA

For more information:

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LA JOLLA

TORREY PINES

UTC

UCSD

Sorrento Court

54,158

Total GLA

321

Parking Provided

8,023

Total Businesses

113,044

Total Employees

129,975

Daytime Population
(within 3 miles)

20M

Square Feet of
Office / Industrial

1,019

Hotel Rooms

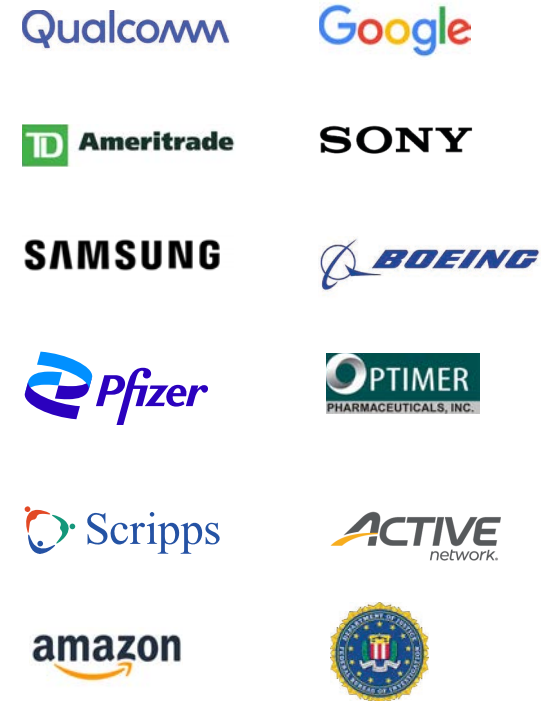
Corporate Users

Festival at Sorrento Valley is found in a highly accessible area, just off the Interstate 805 and Mira Mesa Blvd.

This is one of the most convenient locations to access in Sorrento and is a high traffic area of the surrounding Sorrento offices near by.

Sorrento Valley, is one of Southern California's most sought-after corporate hubs.

Nearby Corporate users in Sorrento:



DEL MAR HEIGHTS

PACIFIC HIGHLANDS

TORREY PINES STATE RESERVE

I-5 VEHICLES PER DAY
169,000

I-805 VEHICLES PER DAY
165,220

MIRA MESA BLVD VEHICLES PER DAY
56,377

SCRANTON RD VEHICLES PER DAY
17,969

Sorrento Court

- 1 Biovista Life Science Campus
- 2 Qualcomm
- 3 NPD Group
- 4 Dexcom
- 5 Sorrento Therapeutics Inc
- 6 Courtyard by Marriott
- 7 Tealium
- 8 Sony Interactive Entertainment America
- 9 Spakinect Asthetic Telehealth
- 10 Law Offices

Property Highlights

Sorrento Court

9430-9450 Scranton Road
San Diego CA, 92121

- Prominent Retail Center
- Exceptional Visibility to the I-805 Highway
- Highly Visible Tenant Signage

Surrounded by some of Southern California's most affluent communities and just minutes away from beaches and shopping, Sorrento Court offers easy freeway access, at the heart of of Sorrento office area, making this a highly desirable location.

Festival is ideally situated between the affluent communities:

- UTC/La Jolla
- Del Mar
- Rancho Santa Fe
- Scripps Ranch
- Pacific Highlands

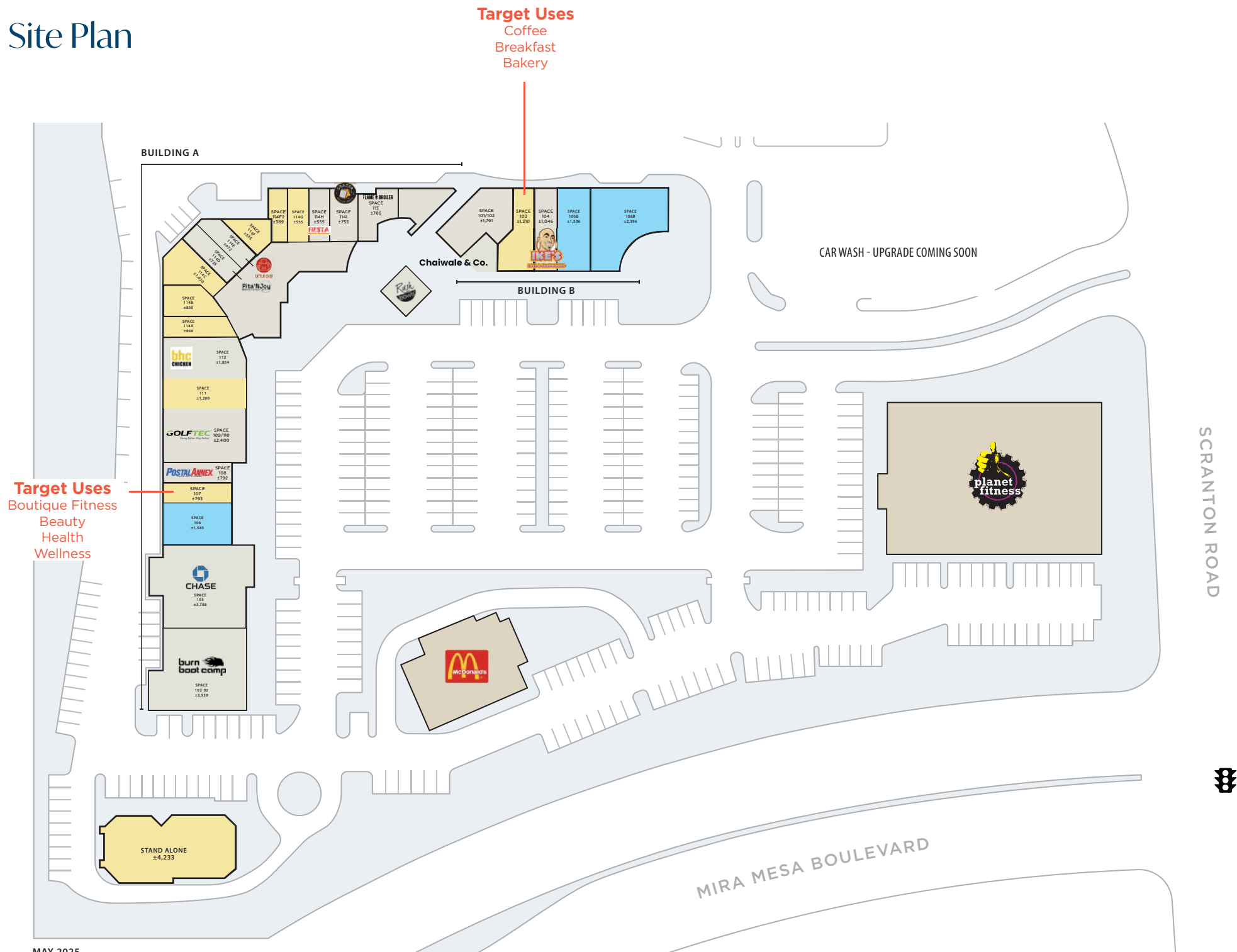
From fitness, food, office, beaches and beyond — Sorrento Court has something around every corner.



Just off HWY 805 & Mira Mesa Blvd. A high-HHI resident base meets high traffic from around the city.

Cars Per Day	Mira Mesa Blvd 58,648	805 N 165,220	805 S 189,849	Scranton Rd 17,969
Daytime Businesses	1 Mile 1,446	3 Miles 9,262	5 Miles 17,264	10 Miles 49,531
Daytime Employees	1 Mile 24,464	3 Miles 127,247	5 Miles 193,090	10 Miles 494,269
Average HHI	1 Mile \$171,349	3 Miles \$149,772	5 Miles \$174,609	10 Miles \$174,944
Population	1 Mile 719	3 Miles 92,216	5 Miles 245,466	10 Miles 723,930

Site Plan



Legend
■ Occupied ■ Available ■ In Lease

Unit	Tenant	SF
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Building A

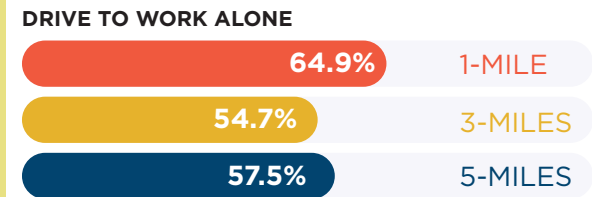
A 101-02	Burn Boot Camp	3,939
A 105	Chase Bank	3,788
A 106	In Lease	1,585
A 107	Available	793
A 108	Postal Annex	792
A 109/110	GolfTec	2,400
A 111	Available	1,200
A 112	BHC Chicken	1,854
A 114A	Available	866
A 114B	Available	830
A 114C	Available	1,050
A 114D	Pita'N Joy	736
A 114E	Little Chef	672
A 114F	Available	535
A 114F2	Available	389
A 114G	Available	555
A 114H	Fiata Grill	555
A 114I	Grater Grilled Cheese	755
A 115	Flame Broiler	786

Building B

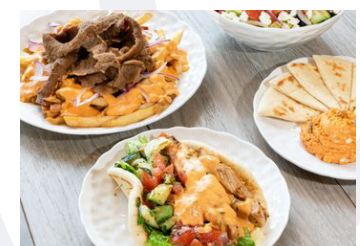
B 101/102	Chaiwale & Co	1,791
B 103	Available	1,210
B 104	Ike's Love & Sandwiches	1,046
B 105	In Lease	1,506
B 106	In Lease	2,396

Stand Alone	Rush Bowls	676
Stand Alone	Planet Fitness	17,000
Stand Alone	Available	4,233

Driving Stats



Plaza Tenants (partial list)



Pita'N Joy
Fast Casual



Planet Fitness
Gym



Rush Bowls
Fast Casual



Grater Grilled Cheese
Fast Casual



Burn Boot Camp
Fitness



GolfTec
Retail



Flame Broiler
Fast Casual



BHC Chicken
Fast Casual



Chaiwale & Co.
Fast Casual

Legend

■ Occupied ■ Available ■ In Lease

Unit	Tenant	SF
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Building A

A 114A	Available	866
A 114B	Available	830
A 114C	Available	1,050
A 114D	Rush Bowls	736
A 114E	Little Chef	672
A 114F	Available	535
A 114F2	Available	389
A 114G	Available	555
A 114H	Fiesta Grill	555
A 114I	Grater Grilled Cheese	755
A 115	Flame Broiler	786

Building B

B 101/102	Chaiwale & Co	1,791 + 456 Patio
B 103	Available	1,210
B 104	Ike's Love & Sandwiches	1,046
B 105	In Lease	1,506
B 106	In Lease	2,396

Stand Alone Rush Bowls	676
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Food Hall Site Plan

BUILDING A





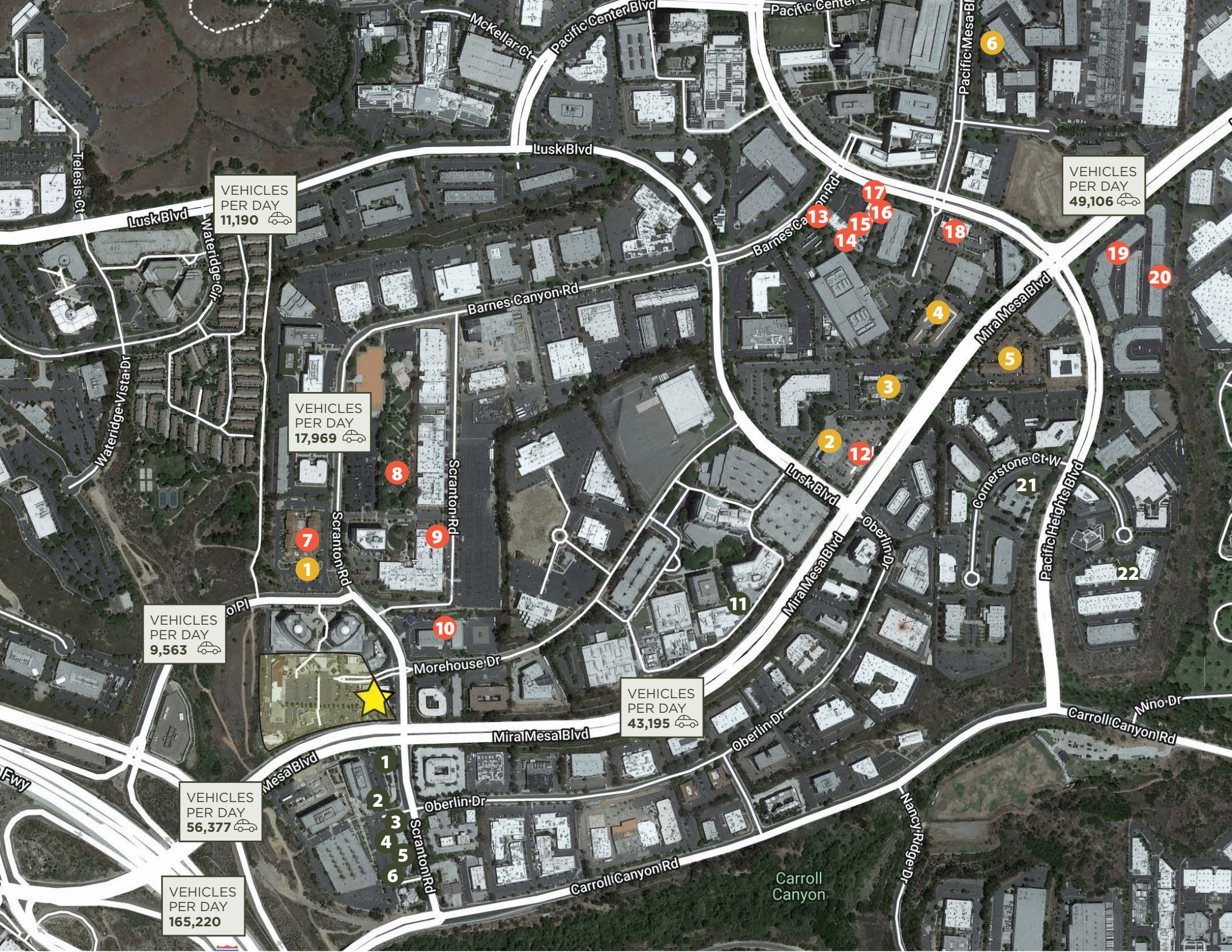
Eat

1. Chick-fil-A
2. California English
3. Moment Sushi
4. Croutons
5. Rubio's
6. bb.q Chicken
7. The Bistro
8. Karl Strauss
9. Park Comons
10. Punjabi Tandoor
11. The Spot Restaurant
12. Jersey Mike's
13. The Grill and Deli
14. Hanaya Sushi
15. Naseem's Bakery & Kabob
16. Madras Cafe
17. Mr. Holy Gao
18. Gravity Heights
19. Tadian Cafe
20. Kula Ice Cream
21. Cornerstone Cafe
22. Cargo Cafe

Stay

1. Courtyard by Marriott
2. Holiday Inn Express
3. Country Inn & Suites
4. Hyatt House San Diego
5. Extended Stay America
6. Residence Inn by Marriott

Near By Tenants





WESTFIELD NORTH COUNTY

DEL MAR FAIRGROUNDS

▶ SORRENTO COURT

▶ SORRENTO RIDGE BUSINESS PARK

▶ UNIVERSITY OF CALIFORNIA SAN DIEGO

▶ WESTFIELD UTC MALL

LA JOLLA VILLAGE

FASHION VALLEY MALL

MISSION VALLEY MALL

LEUCADIA

Encinitas

CARDIFF

Solana Beach

NORTH CITY 5 MILES

Del Mar

3 MILES
CARMEL VALLEY

1 MILES

SORRENTO VALLEY

TORREY PINES

UNIVERSITY CITY

VILLAGE OF LA JOLLA

LA JOLLA

PACIFIC BEACH

MISSION BEACH

OCEAN BEACH

Rancho Santa Fe

Fairbanks Ranch

BLACK MOUNTAIN RANCH

4S RANCH

RANCHO PEÑASQUITO

MIRA MESA

MIRAMAR

CLAIREMONT

KEARNY MESA

PACIFIC BEACH

MISSION VALLEY

Five Points

NORTH PARK



MIRA MESA MARKET PLACE

SCRIPPS RANCH

Mission Trails Regional Park

Grossmont

Casa De Oro-Mount Helix

Spring Valley

Rancho San Diego

Eucalyptus Hills

Santee

Bostonia

El Cajon

Grossmont

Rancho San Diego

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