

SORRENTO MESA, CA

6790 TOP GUN STREET

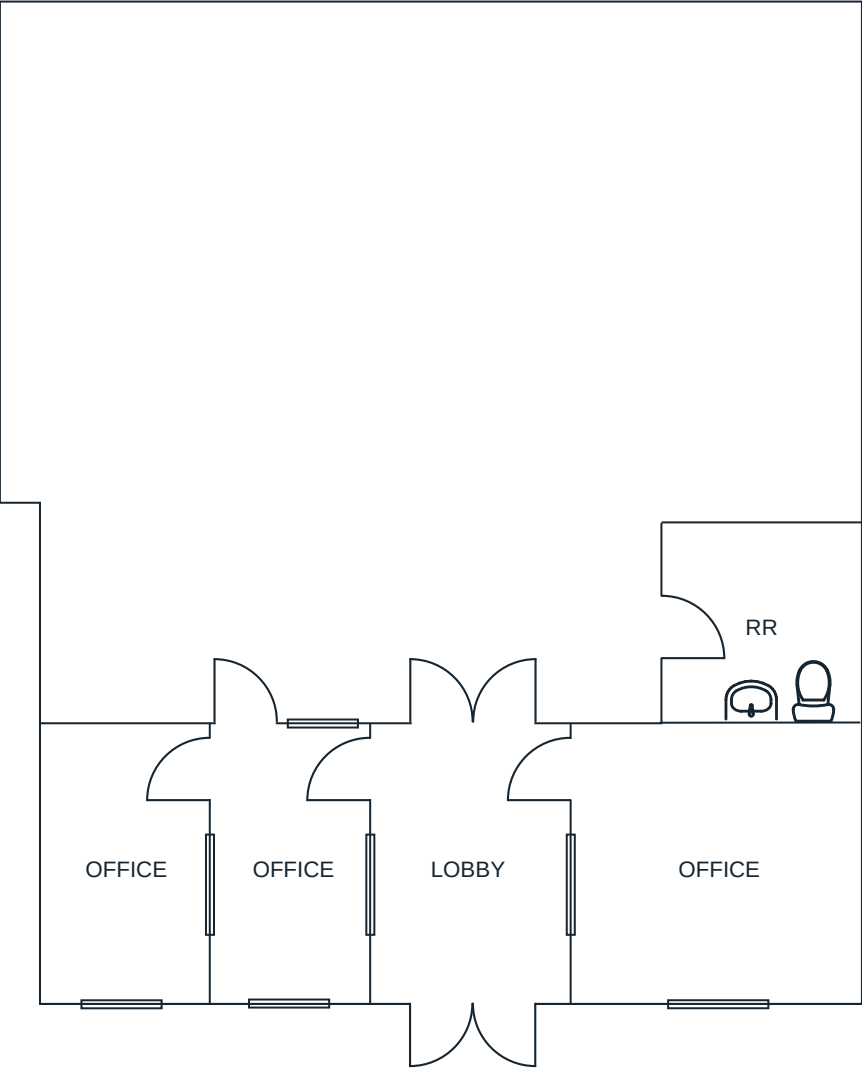
FOR LEASE | ±2,043 SF LIGHT INDUSTRIAL / FLEX



6790 TOP GUN STREET


SUITE #2


±2,043 SF LIGHT INDUSTRIAL / FLEX





Floorplans not to scale, for reference only.


PROPERTY HIGHLIGHTS


- 


SINGLE STORY
±2,043 Flex space
- 


CEILING HEIGHT
16', Setting this property apart
- 


AVAILABLE RACKING SYSTEMS
If desired
- 


ELECTRIC DISTRIBUTION
Through warehouse
- 


INSULATED
Warehouse ceiling
- 

2/1,000
Parking (expandable)
- 

FLEXIBLE SUITE SIZE
2,000 sf 3,000 sf & 5,000 sf size options
- 

IDEAL FLEX OFFICE
Warehouse ratio
- 

NEARBY AMENITIES
Food, housing, commercial services
- 

POWER
200 A - Well distributed through warehouse
- 

EXPANSION CAPABILITIES
Expandable up to 3,000 SF & 5,000 SF

LEASE RATE: \$1.95 SF GROSS + ELECTRIC



6790 TOP GUN STREET | SUITE #2



SORRENTO MESA, CA

**SORRENTO MESA
BUSINESS LANDSCAPE**

- 1 Trapp
- 2 Genesis Therapeutics
- 3 Kura Oncology
- 4 Sapient
- 5 Eton Bioscience
- 6 Veracyte
- 7 KQ
- 8 TriLink Biotechnologies
- 9 Brain Corp Tioga Research
- 10 Verizon
- 11 Qualcomm
- 12 Element
- 13 Vividion Therapeutics
- 14 United Therapeutics
- 15 Invivoscribe
- 16 Qualcomm
- 17 ecoATM
- 18 Tandem Diabetes
- 19 L3 Technologies
- 20 Invivoscribe
- 21 Qualcomm
- 22 Qualcomm
- 23 Charter Communications
- 24 Qualcomm
- 25 Dexcom
- 26 Werfen
- 27 Hologic
- 28 Google
- 29 Google
- 30 Kontron
- 31 Dexcom
- 32 Sekisui
- 33 Ajinomota
- 34 Thermo Fisher
- 35 Adarx Pharmaceuticals
- 36 BD
- 37 Crinetics Pharmaceuticals
- 38 Qualcomm
- 39 Qualcomm
- 40 RayzeBio
- 41 mkor Technology
- 42 Western Digital
- 43 Sony
- 44 Meta
- 45 Dexcom
- 46 Plexium
- 47 biolabs
- 48 Accumen
- 49 eurofins
- 50 IDT
- 51 Iambic

LIFE SCIENCES

TECH

A preferred submarket for Fortune 500 and high-growth technology companies, Sorrento Mesa remains one of San Diego's most in-demand business destinations.



SORRENTO MESA OVERVIEW

Located in the heart of San Diego’s innovation corridor, Sorrento Mesa is a key hub for technology, research, and life sciences. The submarket is home to a strong base of Fortune 500 companies and continues to attract growth from the region’s expanding tech and biotech sectors.

Supported by UC San Diego and other leading research institutions, the area draws from a highly educated workforce in engineering, biology, and data science. Ongoing updates to the Mira Mesa Community Plan aim to encourage mixed-use development and long-term sustainability for both businesses and residents.

San Diego continues to post impressive research and investment figures, with recent venture-capital funding surpassing \$5 billion and NIH awards exceeding historical averages. Major institutions like UCSD, Scripps Research, and the Salk Institute remain central to this growth, securing the majority of national research funding and reinforcing the city’s role as a national life sciences leader.



2.5 Mi

DISTANCE TO
UTC

3.5 Mi

DISTANCE TO
UCSD

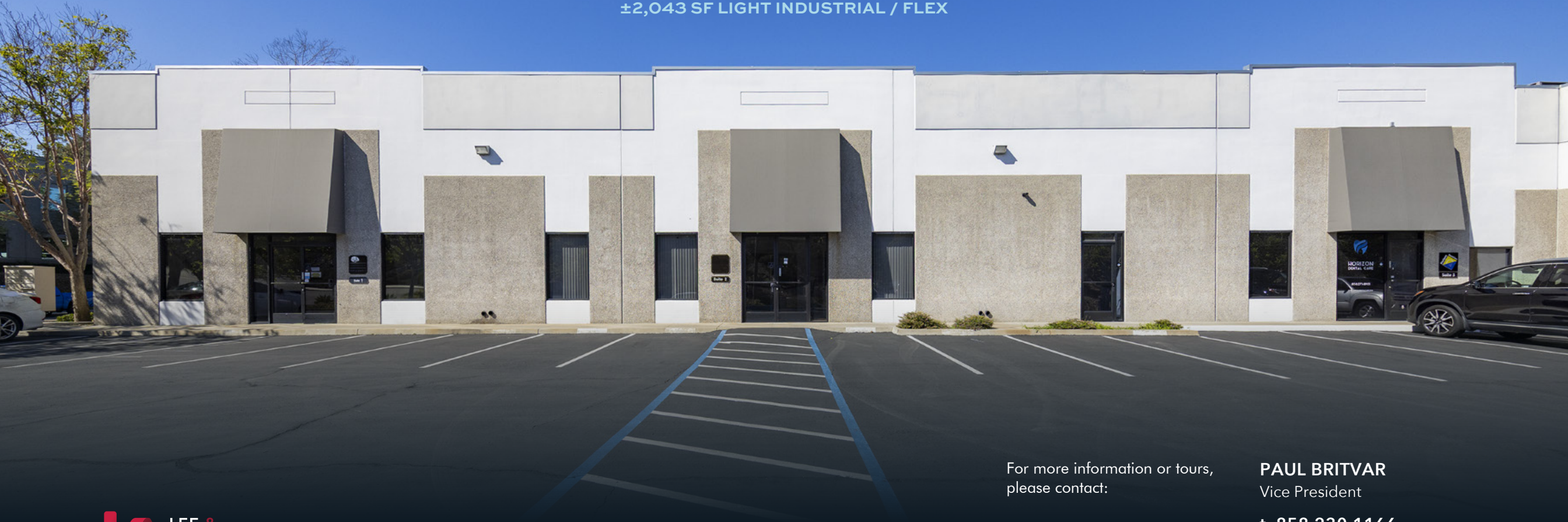
15 Mi

DISTANCE TO SAN
DIEGO INTL AIRPORT

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For more information or tours,
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