

# POINTE CAMINO CENTER

6335 Ferris Square, Suite B | San Diego, CA

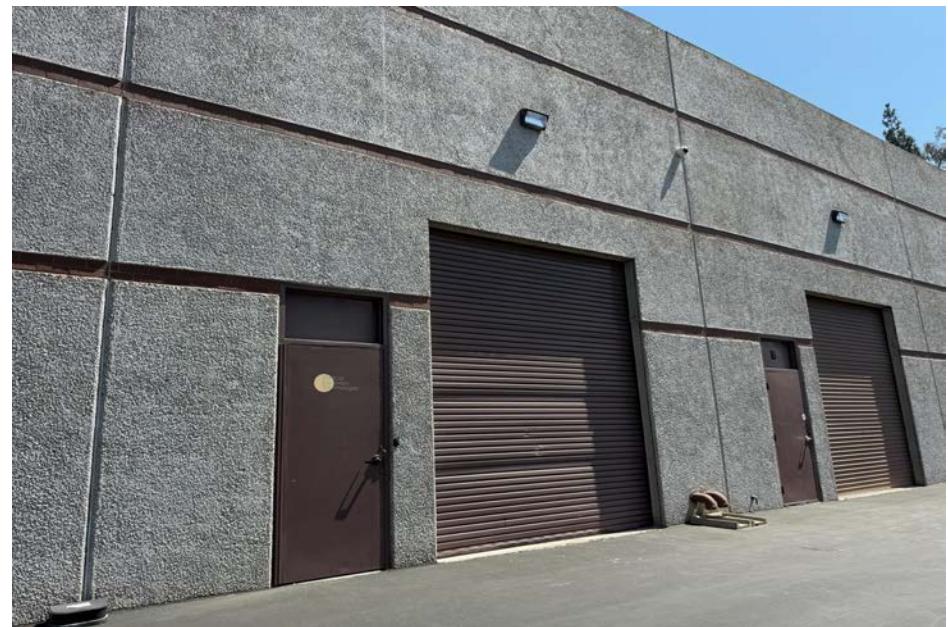
FOR LEASE

SUBLEASE!

# THE SPACE

Location	6335 Ferris Square, Suite B San Diego, CA 92121
Square Feet	6,248
Rent Per SF (Monthly)	\$1.75
Lease Type	NNN
Floor	1st & 2nd

**Notes** Flex space with climate control & 2nd floor office. NNN's approximately \$.55/sf



## HIGHLIGHTS

- Under market lease rate!
- Sublease term through March 2032!
- Flex space!
- 100% Climate controlled office, production & warehouse!
- Warehouse with roll-up door!
- Prior lab improvements!
- Ample Parking!
- Good power!
- \$1.75/sf, NNN (\$.55/sf)

### POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	43	86,269	254,329

### AVERAGE HOUSEHOLD INCOME

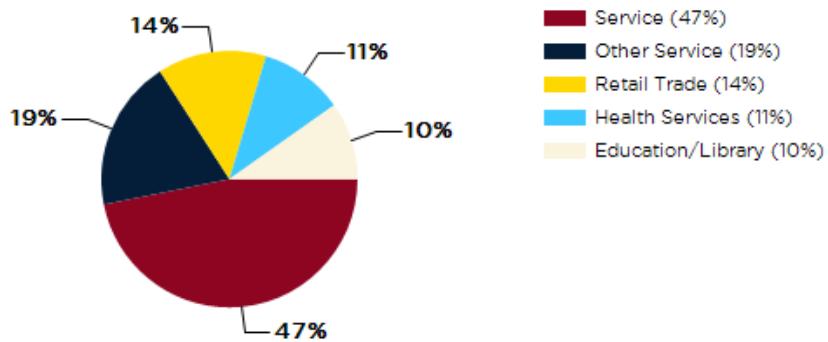
	1.00 MILE	3.00 MILE	5.00 MILE
	\$168,199	\$160,595	\$175,639

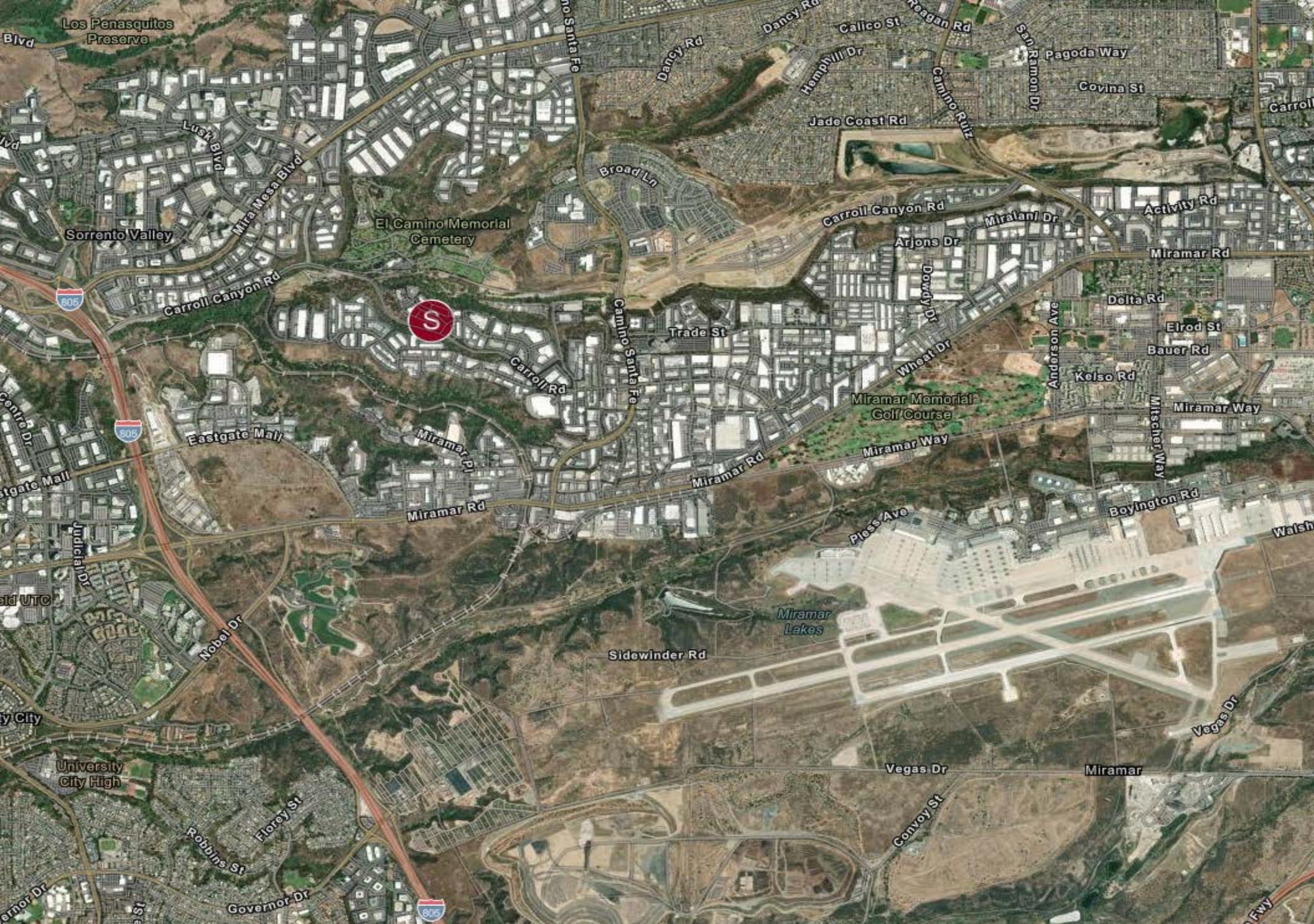
### NUMBER OF HOUSEHOLDS

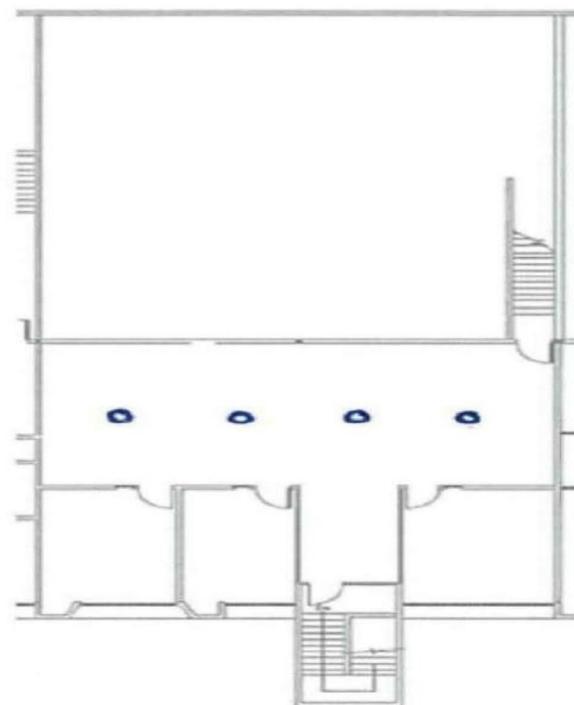
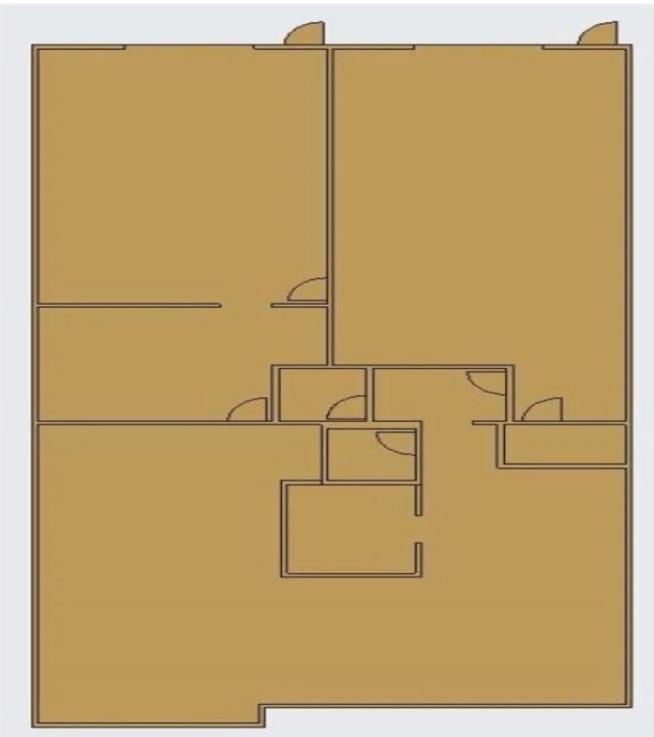
	1.00 MILE	3.00 MILE	5.00 MILE
	8	30,813	92,134

- The property is located in the Sorrento Mesa area of San Diego, known for its concentration of high-tech and biotech companies.
- Nearby companies include Qualcomm, Pfizer, and Takeda Pharmaceuticals, making it a hub for innovation and research.
- Sorrento Valley is a sought-after commercial area due to its proximity to major freeways, such as Interstate 5 and Highway 805, facilitating easy access for employees and clients.
- The neighborhood offers various amenities, including restaurants like Rock Bottom Brewery and shopping centers like The Plaza at Del Mar Heights.
- Additionally, Sorrento Mesa is situated near residential communities like La Jolla and Torrey Pines, providing a potential customer base for businesses operating in the area.

### Major Industries by Employee Count





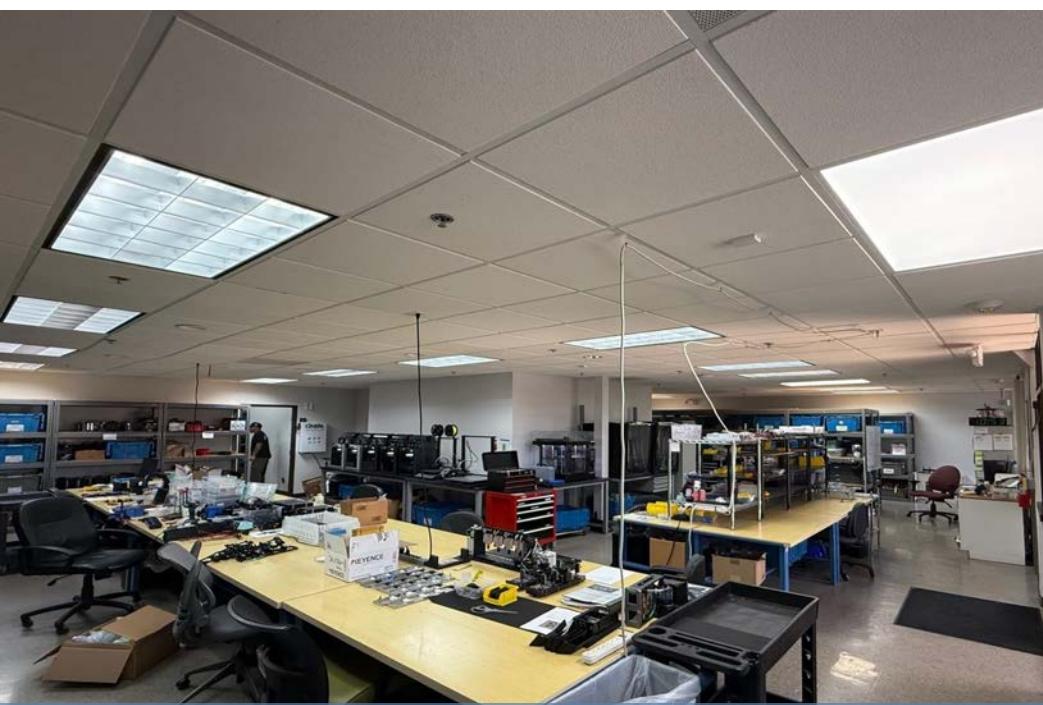




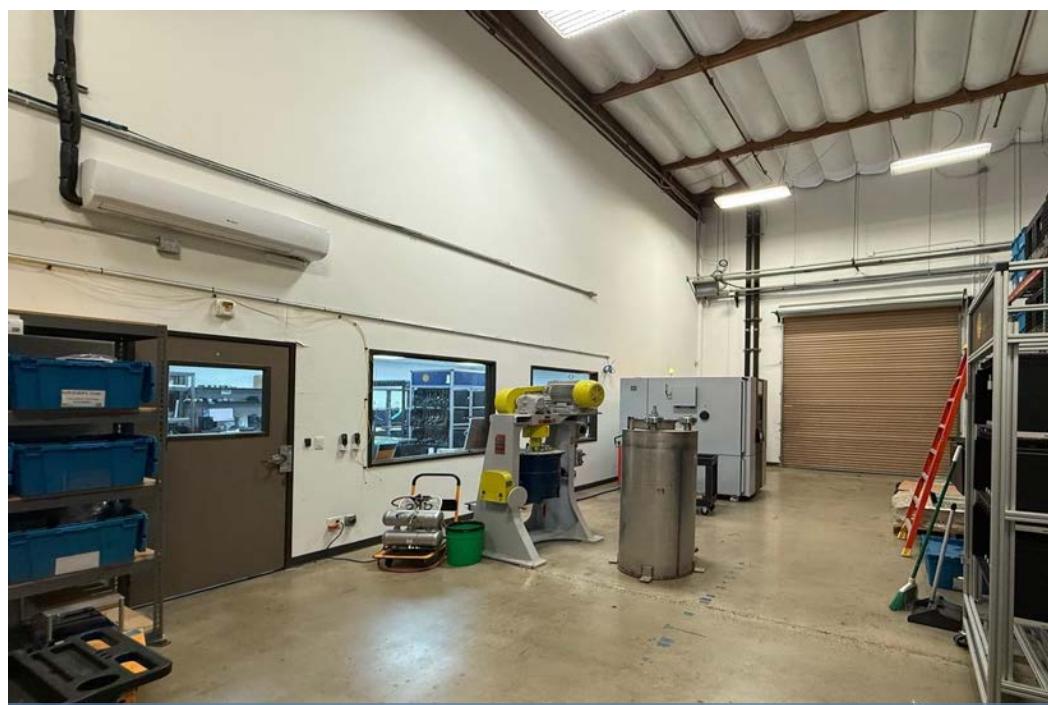
Conference room



2nd floor office



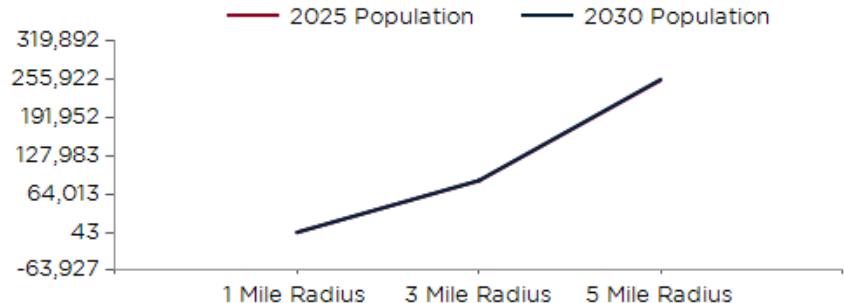
Production area



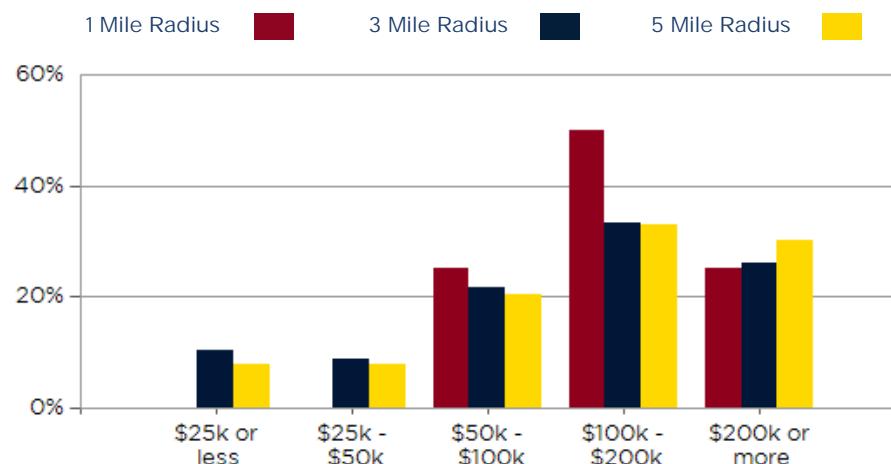
Warehouse

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	66	64,956	202,320
2010 Population	68	77,233	230,518
2025 Population	43	86,269	254,329
2030 Population	51	86,828	255,922
2025 African American	1	2,573	7,035
2025 American Indian	0	411	1,216
2025 Asian	21	35,697	89,731
2025 Hispanic	5	12,435	39,778
2025 Other Race	2	4,150	14,761
2025 White	13	34,126	110,811
2025 Multiracial	5	8,980	29,943
2025-2030: Population: Growth Rate	17.35%	0.65%	0.60%

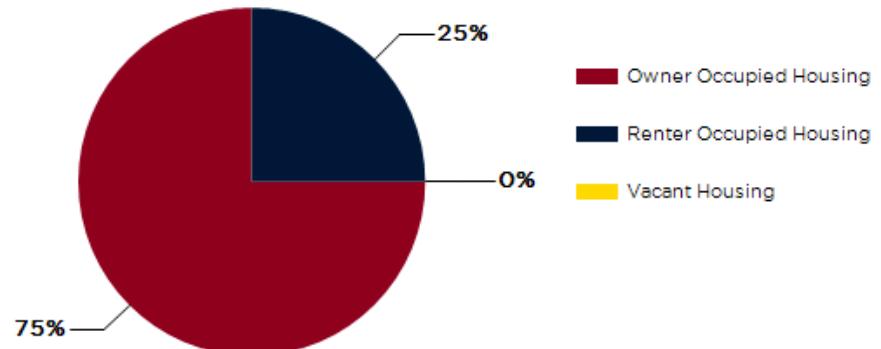
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	0	2,522	5,297
\$15,000-\$24,999	0	659	2,122
\$25,000-\$34,999	0	918	2,650
\$35,000-\$49,999	0	1,819	4,782
\$50,000-\$74,999	1	3,350	9,133
\$75,000-\$99,999	1	3,332	9,780
\$100,000-\$149,999	2	5,761	16,431
\$150,000-\$199,999	2	4,452	14,078
\$200,000 or greater	2	7,991	27,853
Median HH Income	\$136,039	\$119,393	\$133,960
Average HH Income	\$168,199	\$160,595	\$175,639



#### 2025 Household Income



#### 2025 Own vs. Rent - 1 Mile Radius

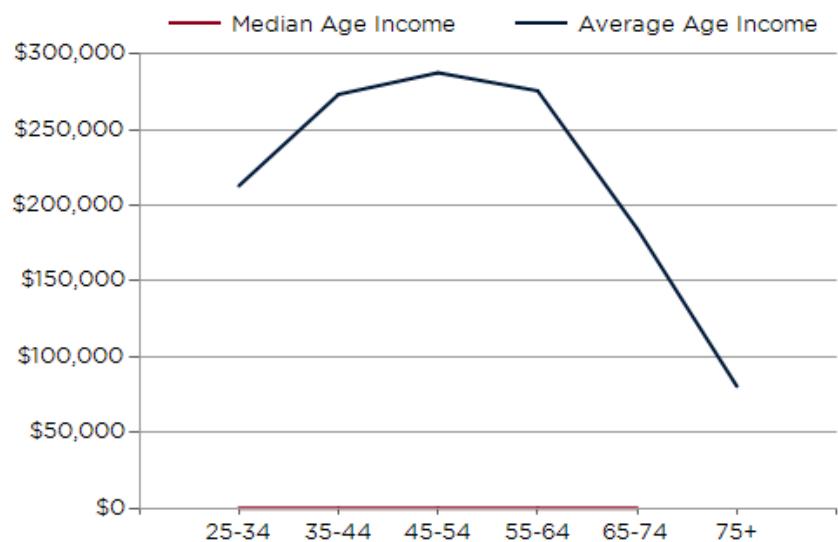
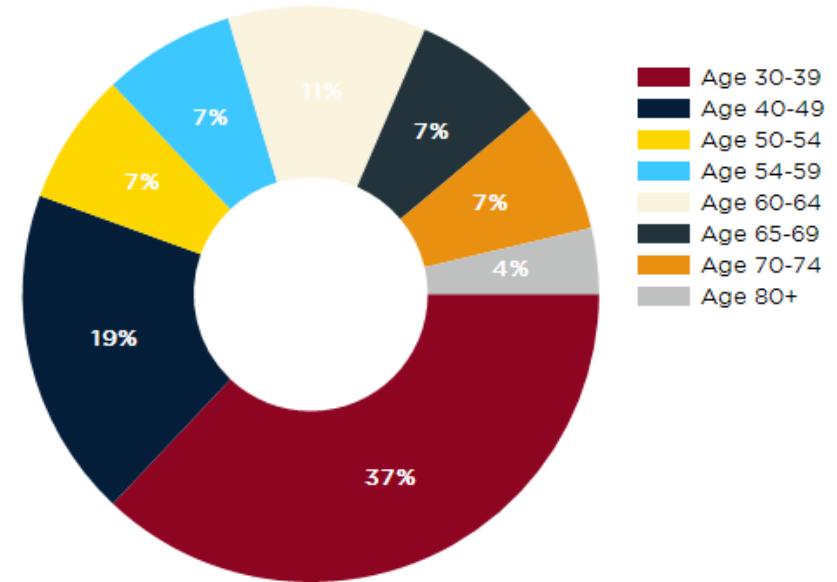


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	6	7,960	20,881
2025 Population Age 35-39	4	6,366	18,103
2025 Population Age 40-44	3	5,212	16,531
2025 Population Age 45-49	2	4,038	14,188
2025 Population Age 50-54	2	4,073	14,340
2025 Population Age 55-59	2	3,755	13,537
2025 Population Age 60-64	3	3,665	13,056
2025 Population Age 65-69	2	3,250	11,423
2025 Population Age 70-74	2	2,823	9,735
2025 Population Age 75-79	1	2,310	7,552
2025 Population Age 80-84	1	1,547	4,799
2025 Population Age 85+	1	1,610	4,493
2025 Population Age 18+	35	73,633	211,928
2025 Median Age	36	32	35
2030 Median Age	39	34	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$0	\$111,912	\$116,922
Average Household Income 25-34	\$212,978	\$145,159	\$152,185
Median Household Income 35-44	\$0	\$152,580	\$160,482
Average Household Income 35-44	\$273,380	\$191,013	\$197,555
Median Household Income 45-54	\$0	\$174,320	\$184,776
Average Household Income 45-54	\$287,695	\$218,488	\$228,912
Median Household Income 55-64	\$0	\$161,143	\$174,024
Average Household Income 55-64	\$275,786	\$201,681	\$217,136
Median Household Income 65-74	\$0	\$108,203	\$113,182
Average Household Income 65-74	\$184,482	\$150,434	\$159,888
Average Household Income 75+	\$80,525	\$104,747	\$107,950

Population By Age



# Pointe Camino Center

*Exclusively Marketed by:*



**Phil Emery**

Allied Commercial Properties, Inc.  
Principal & Broker  
(619) 955-6070  
Phil@alliedcommercialsd.com  
01802522

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Allied Commercial Properties, Inc. and it should not be made available to any other person or entity without the written consent of Allied Commercial Properties, Inc.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Allied Commercial Properties, Inc.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Allied Commercial Properties, Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Allied Commercial Properties, Inc. has not verified, and will not verify, any of the information contained herein, nor has Allied Commercial Properties, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



Brokerage License No.: 02403995  
<http://www.alliedcommercialsd.com>