

MULTI-TENANT USER AND/OR INVESTMENT OPPORTUNITY

10505 SORRENTO VALLEY ROAD, SAN DIEGO, CA 92121

SORRENTO VALLEY



BRANDON T. KEITH

Partner | Senior Vice President
619.888.0036 | bkeith@voitco.com
Lic.# 01177792

GLENN ARNOLD

Partner | Senior Vice President
858.342.4468 | garnold@voitco.com
Lic.# 00953038

MILES ARNOLD

Senior Associate
858.997.4800 | marnold@voitco.com
Lic.# 02094013

Voit

REAL ESTATE SERVICES



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AT A GLANCE

±54,302

RENTABLE SQUARE FEET

±20.7 AC

LOT SIZE

Four

STORIES

One

OF PARCELS

\$12,400,000

SALE PRICE

\$678,000

'26 GROSS SCHED INCOME

48%

LEASED @ COE

Nine

OF TENANTS

INVESTMENT OVERVIEW

USER BUYER / SBA PURCHASE OPPORTUNITY

Entire 3rd and 4th floors will be vacated 4th Quarter 2026 by the seller, leaving approximately 51% of the building available for a user buyer to occupy, or for an investor to re-lease at fair market rents.

IN PLACE INCOME FROM 9 TENANTS

1st and 2nd floors are fully occupied with nine (9) office and medical tenants, plus roof top T-Mobile cellular lease. \$678,000 in scheduled annual gross income from the nine (9) existing tenants.

BELOW MARKET RENTS

Average rents of \$2.00/RSF + power are 20-25% below market for competing area Office property. Ongoing demand from office and medical uses in Sorrento Valley will drive strong rental rates and occupancy. Good opportunity to upgrade the property and capitalize on this demand.



MAJOR TECH & LIFE SCIENCE EMPLOYMENT HUB

Sorrento Valley (also known as biotech valley) is surrounded by the 3rd largest concentration of life science companies in the United States. UCSD, Qualcomm's corporate headquarters, and largest concentration of publicly traded technology companies are also within 5 minutes of the subject property.

RARE SORRENTO VALLEY OFFERING

10505 SVR is one of the few remaining office buildings in the Sorrento Valley Sub-Market, following the recent wave of life science building conversions. Very little competition remains in this office sub-market.

The Offering

10505 Sorrento Valley Road is a rare opportunity to purchase a multi tenant office / medical building in Sorrento Valley. The seller will vacate approximately 51% of the building in the 4th quarter 2026, allowing a business owner to occupy approximately 28,000 square feet on the 3rd and 4th floors of the building. Balance of the property is occupied by 9 tenants, with expected gross income of \$678,000 in 2026. The property zoning (IL-3-1) is among the most flexible in San Diego, and tenants include medical and traditional office.



PROPERTY DETAILS

SUBMARKET:	Sorrento Valley
BUILDING SIZE:	±54,302 Rentable Square Feet
FLOORS:	Four (4)
YEAR BUILT:	1982
PERCENT LEASED:	49% at Close of Escrow (or by 4 th Quarter 2026)
PARKING RATIO:	167 Spaces (3.03/1,000 SF; Including 13 Covered)
PARCEL #:	340-081-04-00
SITE AREA:	±2.07 acres (90,169 SF)
ZONING:	IL-3-1
LOADING:	One (1) Grade Door (Currently Glassed In)
RESTROOMS/SHOWERS:	Mens & Womens On Each Floor, Plus Showers on the 2nd floor

ADDITIONAL FEATURES

- » Atrium style building with lush landscaping
- » 4th floor amenity balconies with nice valley views
- » Number of courtyard amenity areas
- » Operable windows on all floors
- » Great 805 freeway building signage
- » Sorrento Valley Coaster Station 6/10th a mile away



STACKING PLAN

BUILDING HIGHLIGHTS & REPOSITION OPPORTUNITY

RENTAL UPSIDE FROM BUILDING

As the sample renderings show, this property can achieve significant image upgrades and rental price increases with targeted cosmetic improvements. These upgrades will attract higher end tenants and result in a stronger tenant mix.

GREAT FREEWAY ACCESS

The location on Sorrento Valley Road provides great access to the Coaster station, I-5 and 805 freeways.

DESIGN FLEXIBILITY

The building offers very flexible, multi-tenant layouts on each floor, with excellent window line on both sides of each floor due to the courtyard design. The 1st floor has roll up door capability (currently framed in with glass), allowing for light assembly, tech, life science, shipping & receiving, and related.

ZONING

The IL-3-1 zoning is considered San Diego's most flexible zoning, and allows for all manner of office, medical, life science, research & development, manufacturing, commercial and retail uses.

1ST FLOOR PARKING CONVERSION & MEDICAL

1st floor of the building could be converted to covered parking, accessed through a 10'x10' loading door on south side of the building (currently glassed in, but easily re-installed). Added parking and reduction in building rentable square footage, would increase parking ratio to approximately 4+/1,000 RSF.

PROMINENT BUILDING SIGNAGE & VISIBILITY

The subject property offers rare freeway signage to the 805 freeway, plus monument and building signage on Sorrento Valley Road.



UPGRADED LOBBY CONCEPTS



LARGE PENDANT CHANDELIER AT NEW OPEN STAIR CASE



UPGRADED COURTYARD



UPGRADED ROOF TERRACE



WOOD ACCENT WALL WITH SOFT LED LIGHTING



BENCH/PLANTER OPTION INTEGRATED WITH NEW STEEL STAIR
FLAT STEEL + CABLE RAILING STYLE



MID-TONE PALETTE
METAL CLADDING AT RECESSED FACES, STAIR TOWER WITH CLADDING SYSTEM, MURAL OPTION



lush landscaping

ATRIUM STYLE BUILDING

LARGE 4TH FLOOR PATIOS

NUMEROUS OUTSIDE AMENITY AREAS

OPERABLE WINDOWS





PROPERTY DETAILS

CONSTRUCTION & MECHANICAL DETAILS



CONSTRUCTION & MECHANICAL DETAILS



FOUNDATION

Reinforced concrete, with perimeter footing and column pads



STRUCTURAL

Steel columns supporting the roof system and masonry walls with a pebble dash finish



SUB FLOORS

2nd - 4th floors are reinforced lightweight concrete topping over steel & wood frame, slab to slab height is 10 feet



ROOFING

Built-up roofing system with surface cap sheets



HVAC SYSTEM

New 120 Ton BAC Cooling Tower installed 4th Quarter 2024. 51 water source heat pumps and 10 split system hvac units service the building.



ELECTRICAL SYSTEM

1,200-amps, 120/208V, 3 phase service, 4 wire



FIRE SPRINKLERS

None



SECURITY

Key card access system



ELEVATOR SERVICE

Two (2) hydraulic elevators serve all 4 floors of the property

INVESTMENT DETAILS

RENT ROLL

TENANT PROFILES

PURCHASE PROFORMAS

PROPERTY OPERATING EXPENSES



RENT ROLL

10505 SORRENTO VALLEY ROAD												
Suite	Tenant	Lease Type	RSF (Lease)	% Bldg.	Mo. Rent (July 2026)	PSF/Mo.	Lease Expiration	Escalation Schedule	Base Yr. (OpEx)	Renewal Options	Security Deposit	Notes
100	K&M Music Company Corp.	Full Service Gross	546	1.01%	\$1,253.69	\$2.23	6/30/2028	Jul '26: \$1,253.69 (flat rate through Jun '28)	2015	None	\$1,253.69	None
110	Gleiberman Properties Inc. (MG Properties Group)	Modified Gross	1,369	2.52%	\$3,553.82	\$2.60	4th Quarter 2026	Vacating 4Q 2026	2020	None	\$0.00	None
125	Total Lender Solutions, Inc.	Modified Gross	2,204	4.06%	\$4,442.63	\$2.02	3/31/2026	Flat through Mar'26 expiration	2020	None	\$3,853.39	MTM @4/1/26
150	Del Mar- Carmel Valley (DMCV) Sharks	Modified Gross	2,124	3.91%	\$4,539.50	\$2.14	11/26/2027	Sep'26:\$4,721.08 Sep'27:\$4,909.92	2022	1 (3 Yr. Option)	\$4,909.92	None
165	Seafood Imports, Inc.	Full Service Gross	1,946	3.58%	\$4,043.00	\$2.08	7/31/2027	Aug'26: \$4,043.00 (flat, no increase)	2022	None	\$4,043.00	None
170 & 175	Foundation for Animal Care & Education (FACE)	Modified Gross	2,781	5.12%	\$4,438.00	\$1.60	7/31/2026	Final Rate: \$4,438.00 thru Jul'26	N/A	1 (5 Yr. Option)	\$8,000.00	Lease Renewal Pending
200	San Diego Sports Medicine & Orthopaedic Center	Modified Gross	13,460	24.79%	\$26,511.36	\$1.91	9/30/2032	June '26: \$26,511.36 June '27: \$27,306.70 June '28: \$28,125.90 June '29: \$28,969.68 June '30: \$29,838.77 June '31: \$30,733.93 June '32: \$31,655.95	2022	1 (5 Yr. Option)	\$31,655.95	None
225	Nourish Naturopathic Medicine	Modified Gross	2,896	5.33%	\$6,014.12	\$2.08	10/31/2027	Nov'26: \$6,194.47 (Final)	2022	None	\$6,194.47	None
250	A.G. Borgia Insurance Services, Inc.	Modified Gross	989	1.82%	\$2,402.47	\$2.43	11/30/2026	Dec'25: \$2,402.47	N/A	None	\$2,402.47	None
3rd Floor	Gleiberman Properties, Inc. (MG Properties Group)	Modified Gross	18,375	33.84%	\$47,700.47	\$2.60	4th Quarter 2026	Vacating 4Q 2026	2020	None	\$0.00	None
4th Floor	Gleiberman Properties, Inc. (MG Properties Group)	Modified Gross	7,612	14.02%	\$19,760.16	\$2.60	4th Quarter 2026	Vacating 4Q 2026	2020	None	\$0.00	None
Roof	T-Mobile (Roof License)	License	N/A	N/A	\$3,661.43	N/A	9/30/2027	Oct '26: \$3,752.96 Oct '27: \$3,846.78 Oct '28: \$3,942.95 Oct '29: \$4,041.52 Oct '30: \$4,142.57 Oct '31: \$4,246.13 (2.5%/yr each Oct 1 through 2057 per 6x5-yr auto-renewals)	N/A	6 (5 Yr. Options) Auto Renewal	N/A	None
TOTALS			54,302 SF	100%	\$128,320.25							

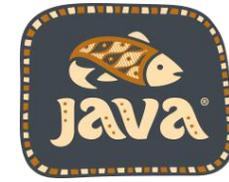
TENANT PROFILES



K&M Music School is a top-rated nonprofit music school offering private and group instruction in piano, violin, cello, guitar, voice, flute, harp, and more for students of all ages. The school's curriculum is rooted in classical pedagogical principles derived from the Russian conservatory tradition, emphasizing technique, musicality, and a lifelong love of music. K&M Music School serves the broader San Diego community with a mission to make high-quality music education accessible, and recently celebrated a grand opening of its expanded facility in early 2026.



The Del Mar-Carmel Valley (DMCV) Sharks is one of San Diego's most established competitive youth soccer organizations, serving hundreds of players across Del Mar, Carmel Valley, and the greater North County area. The club fields competitive teams at multiple age levels and has a long history of developing players who advance to collegiate and elite levels of competition. In 2025, the organization rebranded as Legends FC SD-Del Mar as part of an affiliation with the national Legends FC network, expanding its reach while maintaining its deep roots in the San Diego soccer community.



Seafood Imports, Inc. is a family-owned seafood importer and distributor operating under the nationally recognized JAVA® brand since 1998. The company sources premium-grade, sustainably caught fish from Asia and supplies high-end supermarkets, sushi bars, food service operators, and restaurants across the United States. Seafood Imports is a member of the International Pole & Line Foundation and offers proprietary product lines including JAVA®, SEAPOINT™, and JAVA® Kosher, reflecting its commitment to quality, sustainability, and responsible sourcing.

PREMISES SIZE:	564 RSF	PREMISES SIZE:	2,124 RSF	PREMISES SIZE:	1,946 RSF
SUITE:	100	SUITE:	150	SUITE:	165
LEASE TYPE:	Modified Gross	LEASE TYPE:	Modified Gross	LEASE TYPE:	Modified Gross
LEASE COMMENCEMENT:	July 1, 2023	LEASE COMMENCEMENT:	September 26, 2022	LEASE COMMENCEMENT:	August 1, 2022
LEASE EXPIRATION:	June 30, 2028	LEASE EXPIRATION:	November 26, 2027	LEASE EXPIRATION:	July 31, 2027
BASE RENT:	\$1,217/mo	BASE RENT:	\$4,540/mo	BASE RENT:	\$4,043/mo
INCREASES:	» Yr 3: \$1,217/mo » Yr 4-5: \$1,254/mo (flat)	INCREASES:	» Mo. 37-48: \$4,540 » Mo. 49-60: \$4,721 » Mo. 61-62: \$4,910	INCREASES:	3% Annual
OPERATING EXPENSES:	Base Year 2015 (1.0% share)	OPERATING EXPENSES:	Base Year 2022	OPERATING EXPENSES:	Base Year 2022 (3.6% share)
OPTIONS:	None	OPTIONS:	1 x 36-Month Option at FMV	OPTIONS:	None

TENANT PROFILES



A.G. Borgia Insurance Services Inc. is a San Diego-based insurance and financial services firm specializing in life, disability, accident, health, and annuity programs, with a particular focus on serving physicians and medical professionals. Founded by Andy G. Borgia, CLU, the firm brings decades of expertise in designing customized life and disability protection strategies for high-income professionals. Operating under the DI4MDs platform, A.G. Borgia Insurance Services has built a strong regional reputation for personalized service and deep knowledge of the insurance needs of the medical community.



San Diego Sports Medicine & Family Health Center has been providing exceptional healthcare and fitness services to individuals and corporations for over 25 years. The practice offers a comprehensive range of services including sports medicine, orthopaedics, family practice, physical therapy, and nutritional counseling, staffed by experienced physicians, nurse practitioners, physical therapists, and exercise physiologists. With multiple locations throughout San Diego County, SDSM serves as a trusted healthcare partner for the region's active and health-conscious community.



The Foundation for Animal Care and Education (FACE) is a San Diego-based 501(c)(3) nonprofit dedicated to preventing pet euthanasia due to financial hardship. Through its Save-A-Life program, FACE partners with over 200 veterinary hospitals throughout San Diego County to provide emergency financial grants for life-saving veterinary care to low-income families, senior citizens, veterans, and military families. Since its founding, FACE has helped thousands of pets and families across the region, making it one of San Diego's most impactful animal welfare organizations.

PREMISES SIZE:	989 RSF	PREMISES SIZE:	13,460 RSF	PREMISES SIZE:	2,781 RSF
SUITE:	250	SUITE:	200	SUITE:	170 & 175
LEASE TYPE:	Gross	LEASE TYPE:	NNN	LEASE TYPE:	Modified Gross
LEASE COMMENCEMENT:	December 1, 2024	LEASE COMMENCEMENT:	June 1, 2022	LEASE COMMENCEMENT:	August 1, 2021
LEASE EXPIRATION:	November 30, 2026	LEASE EXPIRATION:	September 30, 2032	LEASE EXPIRATION:	July 31, 2031
BASE RENT:	\$2,402/mo	BASE RENT:	\$25,739/mo	BASE RENT:	\$4,438/mo
INCREASES:	» Dec 24–Nov 25: \$2,333 » Dec 25–Nov 26: \$2,402 (final)	INCREASES:	3% Annual	INCREASES:	Flat (option term)
OPERATING EXPENSES:	N/A (Gross)	OPERATING EXPENSES:	Base Year 2022	OPERATING EXPENSES:	N/A (Gross)
OPTIONS:	None	OPTIONS:	1 x 5-Year Option	OPTIONS:	2nd Option Term Active



Total Lender Solutions is a San Diego-based firm specializing in nonjudicial foreclosure processing, reconveyances, UCC sales, and defaulted loan services for lenders across California, Arizona, Texas, Nevada, and Missouri. With deep expertise in state-specific regulatory requirements, the company simplifies complex default and asset recovery processes for financial institutions of all sizes. In 2024, Total Lender Solutions expanded its market position through the acquisition of Mortgage Lender Services, establishing itself as California’s premier nonjudicial commercial foreclosure processor.

Nourish Medical Center is a naturopathic and functional medicine practice located in Sorrento Valley, San Diego, dedicated to addressing the root causes of illness and promoting long-term wellness. The practice offers a comprehensive range of services including functional medicine, IV nutrient therapy, neurofeedback, craniosacral therapy, and integrative care for chronic illness, thyroid disorders, and mental health. Led by licensed naturopathic doctors trained at leading institutions including Bastyr University and Sonoran University, Nourish Medical Center serves patients seeking a personalized, science-based alternative to conventional medicine.

T-Mobile is one of the largest wireless network operators in the United States, serving tens of millions of customers nationwide with wireless voice, data, and 5G connectivity services. The company continues to expand and strengthen its nationwide network infrastructure, including strategic rooftop installations that enhance coverage and network reliability in dense urban areas. Telecommunications infrastructure leases such as this rooftop license provide stable, long-term income streams due to the critical nature of network equipment and the high cost of relocating telecom infrastructure.

PREMISES SIZE:	2,204 RSF
SUITE:	125
LEASE TYPE:	Modified Gross
LEASE COMMENCEMENT:	March 16, 2023
LEASE EXPIRATION:	March 31, 2026
BASE RENT:	\$4,443/mo
INCREASES:	3% Annual
OPERATING EXPENSES:	Base Year 2020
OPTIONS:	None

PREMISES SIZE:	2,896 RSF
SUITE:	225
LEASE TYPE:	Modified Gross
LEASE COMMENCEMENT:	November 1, 2022
LEASE EXPIRATION:	October 31, 2027
BASE RENT:	\$6,014/mo
INCREASES:	3% Annual
OPERATING EXPENSES:	Base Year 2022 (5.36% share)
OPTIONS:	None

PREMISES SIZE:	N/A
SUITE:	N/A
LEASE TYPE:	License
LEASE COMMENCEMENT:	October 1, 2022
LEASE EXPIRATION:	September 30, 2027
BASE RENT:	\$3,661.43/mo
INCREASES:	2.5%
OPERATING EXPENSES:	N/A
OPTIONS:	6 x 5-Year Options

PURCHASE PROFORMAS

10505 SORRENTO VALLEY ROAD						
PROFORMA 3 RD FLOOR USER BUYER WITH RE-TENANT OF THE VACANCIES 2 ND QUARTER 2027						
SUITE	TENANT	RSF	LEASE TYPE	NOTES	APR'27	ANNUAL TOTAL
100	K&M Music Company Corp.	546	Full Service		\$1,253.69	\$15,044
110	New Tenant	1,369	Modified Gross	\$2.55/RSF	\$3,490.95	\$41,891
125	Total Lender Solutions, Inc.	2,204	Modified Gross	MTM	\$4,442.63	\$53,312
150	Del Mar- Carmel Valley (DMCV) Sharks	2,124	Modified Gross		\$4,721.08	\$56,653
165	Seafood Imports, Inc.	1,946	Full Service		\$4,043.00	\$48,516
170 & 175	Foundation for Animal Care & Education (FACE)	2,781	Modified Gross		\$4,438.00	\$53,256
200	San Diego Sports Medicine & Orthopaedic Center	13,460	Modified Gross		\$26,511.36	\$318,136
225	Nourish Naturopathic Medicine	2,896	Modified Gross		\$6,194.47	\$74,334
250	A.G. Borgia Insurance Services, inc.	989	Modified Gross	Assumes Tenant Renews	\$2,402.47	\$28,830
3rd Floor	Owner User Buyer	18,375	Modified Gross		\$ -	\$0
4th Floor	New 4th Floor Tenant	7,612	Modified Gross	\$2.65/RSF	\$20,171.80	\$242,062
(400,425,430,450)						
Roof	T-Mobile (Roof License)	N/A	License	N/A	\$3,752.96	\$45,036
TOTAL	ALL TENANTS	54,302			\$81,422	\$977,069

OWNER USER CASH FLOW PROFORMA		
GROSS ANNUAL SCHEDULED RENT	\$977,069	
SDG&E Reimbursements (incl. 3rd Floor)	\$155,430	
Estimated 2027 Base Year Op Ex Charges	\$45,000	
Effective Annual Gross Scheduled Income	\$1,177,499	
Less Annual Operating Expenses	\$694,590	
Annual Net Operating Income	\$482,908	
Less Annual Loan Payments (80% Owner User Financing @ 5.75%, 25 years)	\$748,900	
3rd Floor Annual Occupancy Cost	\$265,992	\$1.21 Per RSF/Month
Less Annual Principal Reduction	\$183,270	\$0.83 Per RSF/Month
Effective Annual 3rd Floor Occupancy Costs	\$82,722	\$0.38 Per RSF/Month
Market Leasing Cost for Comparable Space	\$540,225	\$2.45 Per RSF/Month
Annual Effective Buyer Rental Savings From Ownership	\$457,503	
Buyers Effective Return on Investment From Rental Savings	18.45%	
<small>(Assumes 20% down payment on \$12.4 million Loan)</small>		

PURCHASE PROFORMAS

10505 SORRENTO VALLEY ROAD						
PROFORMA 3 RD & 4 TH FLOOR USER BUYER WITH RE-TENANT OF VACANCY 2 ND QUARTER 2027						
SUITE	TENANT	RSF	LEASE TYPE	NOTES	APR'27	ANNUAL TOTAL
100	K&M Music Company Corp.	546	Full Service		\$1,253.69	\$15,044
110	New Tenant	1,369	Modified Gross	\$2.55/RSF	\$3,490.95	\$41,891
125	Total Lender Solutions, Inc.	2,204	Modified Gross	MTM	\$4,442.63	\$53,312
150	Del Mar- Carmel Valley (DMCV) Sharks	2,124	Modified Gross		\$4,721.08	\$56,653
165	Seafood Imports, Inc.	1,946	Full Service		\$4,043.00	\$48,516
170 & 175	Foundation for Animal Care & Education (FACE)	2,781	Modified Gross		\$4,438.00	\$53,256
200	San Diego Sports Medicine & Orthopaedic Center	13,460	Modified Gross		\$26,511.36	\$318,136
225	Nourish Naturopathic Medicine	2,896	Modified Gross		\$6,194.47	\$74,334
250	A.G. Borgia Insurance Services, inc.	989	Modified Gross	Assumes Tenant Renewals	\$2,402.47	\$28,830
3rd Floor	New Tenant	18,375	Modified Gross		\$0.00	\$0.00
4th Floor (400,425,430,450)	Owner User Buyer	7,612	Modified Gross		\$0.00	\$0.00
Roof	T-Mobile (Roof License)	N/A	License	N/A	\$3,752.96	\$45,036
TOTAL	ALL TENANTS	54,302			\$61,251	\$735,007

OWNER USER CASH FLOW PROFORMA		
GROSS ANNUAL SCHEDULED RENT	\$735,007	
SDG&E Reimbursements (incl. 3rd & 4th Floors)	\$155,430	
Estimated 2027 Base Year Op Ex Charges	\$45,000	
Effective Annual Gross Scheduled Income	\$935,437	
Less Annual Operating Expenses	\$682,487	
Annual Net Operating Income	\$252,950	
Less Annual Loan Payments (80% Owner User Financing @ 5.75%, 25 years)	\$748,900	
3rd & 4th Floor Annual Occupancy Cost	\$495,950	\$159 Per RSF/Month
Less Annual Principal Reduction	\$183,270	\$0.59 Per RSF/Month
Effective Annual 3rd & 4th Floor Occupancy Costs	\$312,680	\$1.00 Per RSF/Month
Market Leasing Cost for Comparable Space	\$764,018	\$2.45 Per RSF/Month
Annual Effective Buyer Rental Savings From Ownership	\$451,338	
Buyers Effective Return on Investment From Rental Savings	18.20%	
(Assumes 20% down payment on \$12.4 million Loan)		

OPERATING EXPENSES

12 MONTH PROJECTED OPERATING EXPENSES*

UTILITIES	
San Diego Gas & Electric	\$202,900
Telephone	\$2,808
Trash Removal	\$23,106
Water	\$11,047
Sewer	\$3,643
TOTAL UTILITIES:	\$243,504
MAINTENANCE & REPAIRS	
Landscaping Service	\$16,700
Landscaping Supplies & Repairs	\$4,987
Alarm Systems	\$8,438
Pest Control	\$1,908
Elevators	\$16,670
HVAC Supplies & Repairs	\$5,704
Plumbing Services	\$11,518
Cleaning Supplies	\$12,916
Janitorial Service	\$76,426
Common Area Maintenance	\$8,213
Miscellaneous R&M	\$10,793
TOTAL R&M EXPENSES:	\$225,583
PROPERTY ADMIN EXPENSES	
Bank Charges, Postage, Licenses, Permits, Office Supplies	\$2,350
Professional Management Fees (5%)	\$75,865
TOTAL PROPERTY ADMIN EXPENSES:	\$78,215
REAL ESTATE TAXES (RE-ASSESSED AT \$12.4 MILLION)	\$148,800
PROPERTY INSURANCE	\$25,500
TOTAL ANNUAL OPERATING EXPENSES:	\$721,602

* **Based on Seller's Actual 2025 Operating Expenses**



MARKET OVERVIEW

SORRENTO VALLEY OVERVIEW &
TOP USERS

SORRENTO VALLEY OVERVIEW

Sorrento Valley is a neighborhood of San Diego, California. It is roughly bounded by Interstate 5 and Interstate 805, Camino Santa Fe to the east, the Los Peñasquitos Canyon Preserve to the north and Miramar Road to the south, as shown on the San Diego Police Department's neighborhood map. It encompasses Sorrento Mesa and is part of San Diego Unified School District.

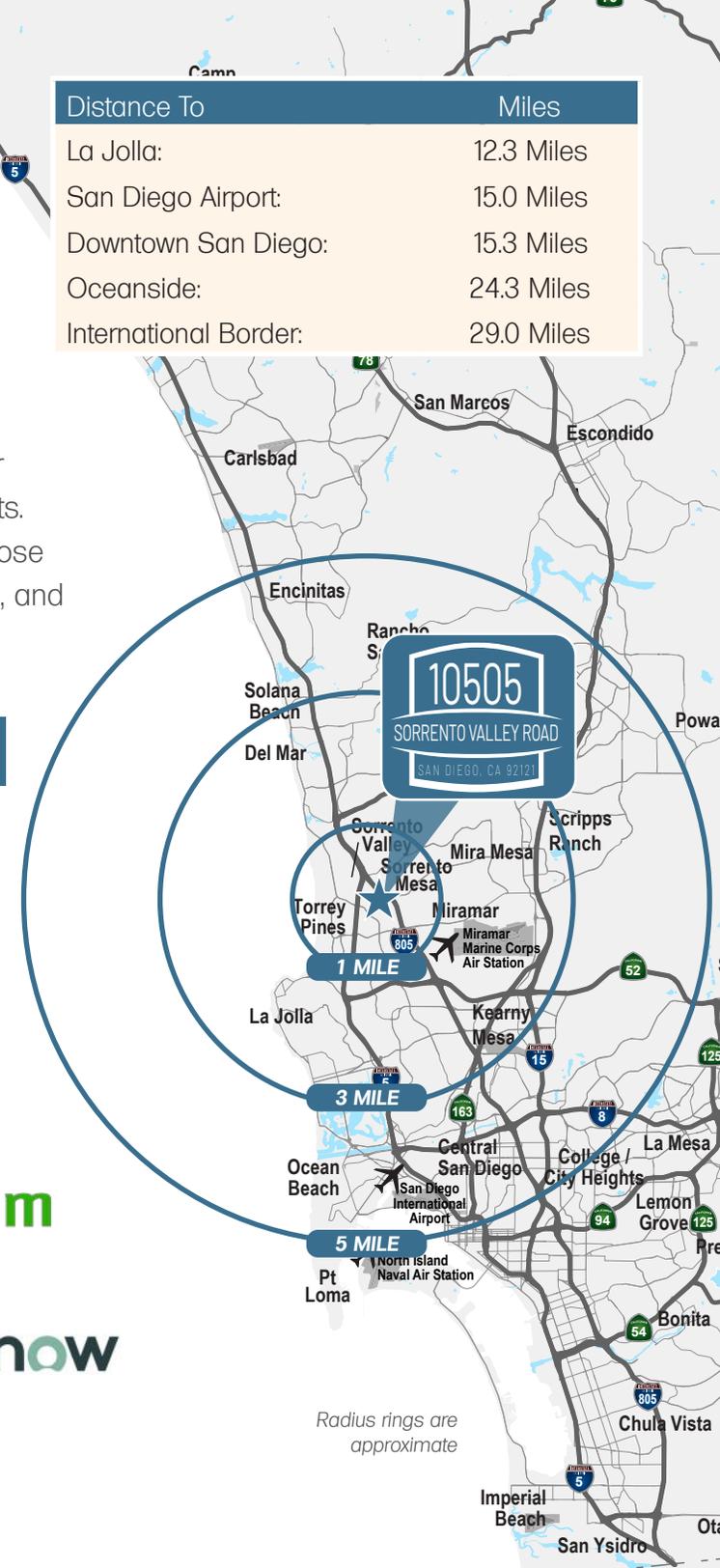
While originally envisioned and zoned for industrial use, Sorrento Valley is now home to over 5,000 residents spread across three major single family home and condominium developments. Sorrento Valley is known as a center for high tech, biotech and scientific research, aided by its close proximity to the University of California, San Diego. It is part of the city's Mira Mesa, Torrey Pines, and University community planning areas.

Distance To	Miles
La Jolla:	12.3 Miles
San Diego Airport:	15.0 Miles
Downtown San Diego:	15.3 Miles
Oceanside:	24.3 Miles
International Border:	29.0 Miles

SORRENTO VALLEY OFFICE: CLASS A & B (2026 YTD)

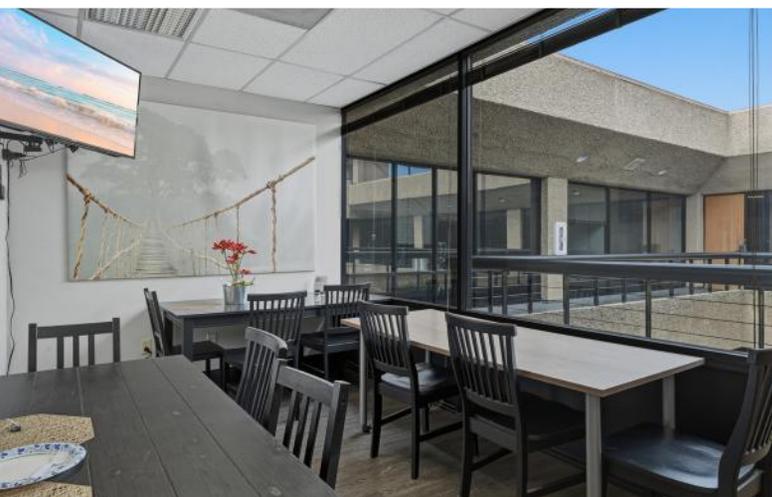
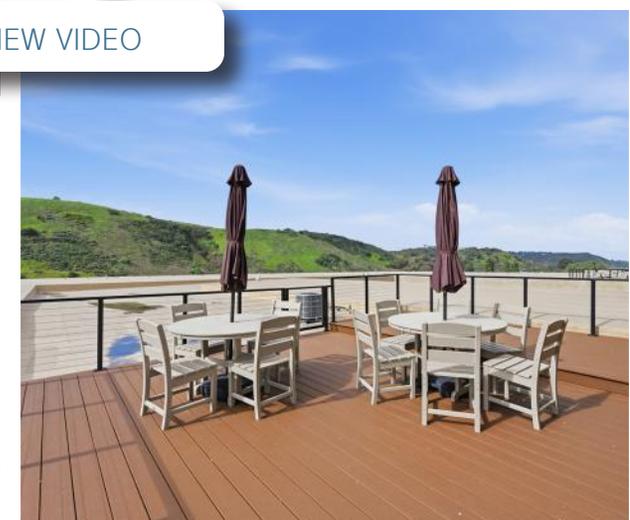
299,364 SF TOTAL INVENTORY	6,776 SF POSITIVE NET ABSORPTION	20.1% DIRECT VACANCY RATE	\$2.75 AVERAGE ASKING RENT
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SORRENTO VALLEY TOP USERS





[VIEW VIDEO](#)







BRANDON T. KEITH

Partner | Senior Vice President
619.888.0036 | bkeith@voitco.com
Lic.#01177792

GLENN ARNOLD

Partner | Senior Vice President
858.342.4468 | garnold@voitco.com
Lic.#00953038

MILES ARNOLD

Senior Associate
858.9974800 | marnold@voitco.com
Lic.#02094013

4180 La Jolla Village Drive, Suite 100, La Jolla, California 92037 · 858.453.0505 · 858.408.3976 Fax · Lic.#01991785 · www.voitco.com

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