

# 9565 Waples Street

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FOR SALE  
OR LEASE



**Sorrento Mesa**  
Office/Medical/Life-Science

**UPG** URBAN  
PROPERTY  
GROUP EST. 1989

## The Offering.

Urban Property Group is pleased to present a rare opportunity to purchase or lease a premier office, medical, or life science building at **9565 Waples Street** in Sorrento Mesa—San Diego’s fastest-growing tech hub. **Formerly operated as a physical therapy office**, the property is well-suited for continued medical use or adaptive reuse. Ideally located with convenient access to Interstates 5, 805, 15, and 52, the property offers proximity to exceptional amenities and housing options. 9565 Waples Street presents an ideal opportunity for an owner-user or tenant to capitalize on the strong demand within Sorrento Mesa, a thriving sub-market that continues to attract top talent in the tech, life science, and biotech industries. Perfectly situated in central San Diego, this property provides the chance to be part of the region’s ongoing commitment to innovation, growth, and progress.

Office/Medical/Life Science

Property Type

±13,454 SF

Building Size

±32,670 SF

Parcel Size

341-361-33

APN

IL-2-1 (Industrial)

Zoning

1991

Year Built

On-Site

Parking

## Property & Location Highlights.

### The Opportunity

Rare owner-user or investment opportunity — a free-standing building in Sorrento Mesa offering the flexibility to occupy all or a portion of the building

### Parking

Abundance of on-site parking and adjacent street parking

### Signage & Visibility

Exceptional visibility and signage, expansive window line, and elevator-served

### Flexible Zoning

Zoning allows for a mix of uses

### Convenient Connectivity

Ease of commute with central location, short distance to freeway, and nearby transit options

### Synergy

Synergy with adjacent tenants - situated in San Diego’s technology, life science and pharmaceutical hub

**\$6,150,000**

*Sale Price*

**\$457 PSF**

*Sale Price PSF*

**\$2.55 PSF, FSG**

*Lease Rate (Office)  
\*TI Dollars Available*

**\$3.25 PSF, NNN**

*Lease Rate (Medical)  
\*TI Dollars Available*



## The Plans.

### First Floor

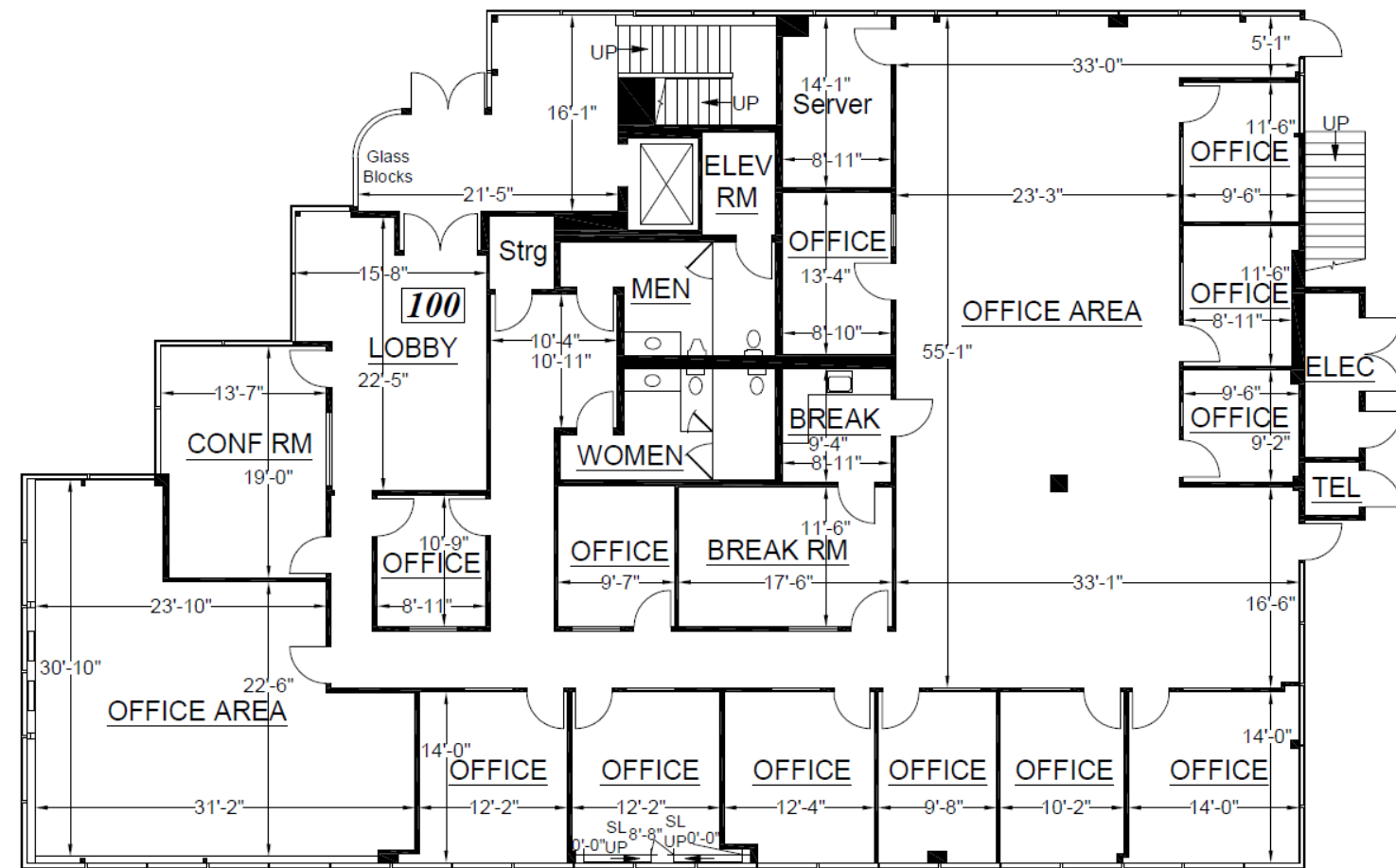
Available 05/01/2026

±6,548 RSF

\$2.55 PSF, FSG (Office)

\$3.25 PSF, NNN (Medical)

*\*TI Dollars Available*



### Second Floor

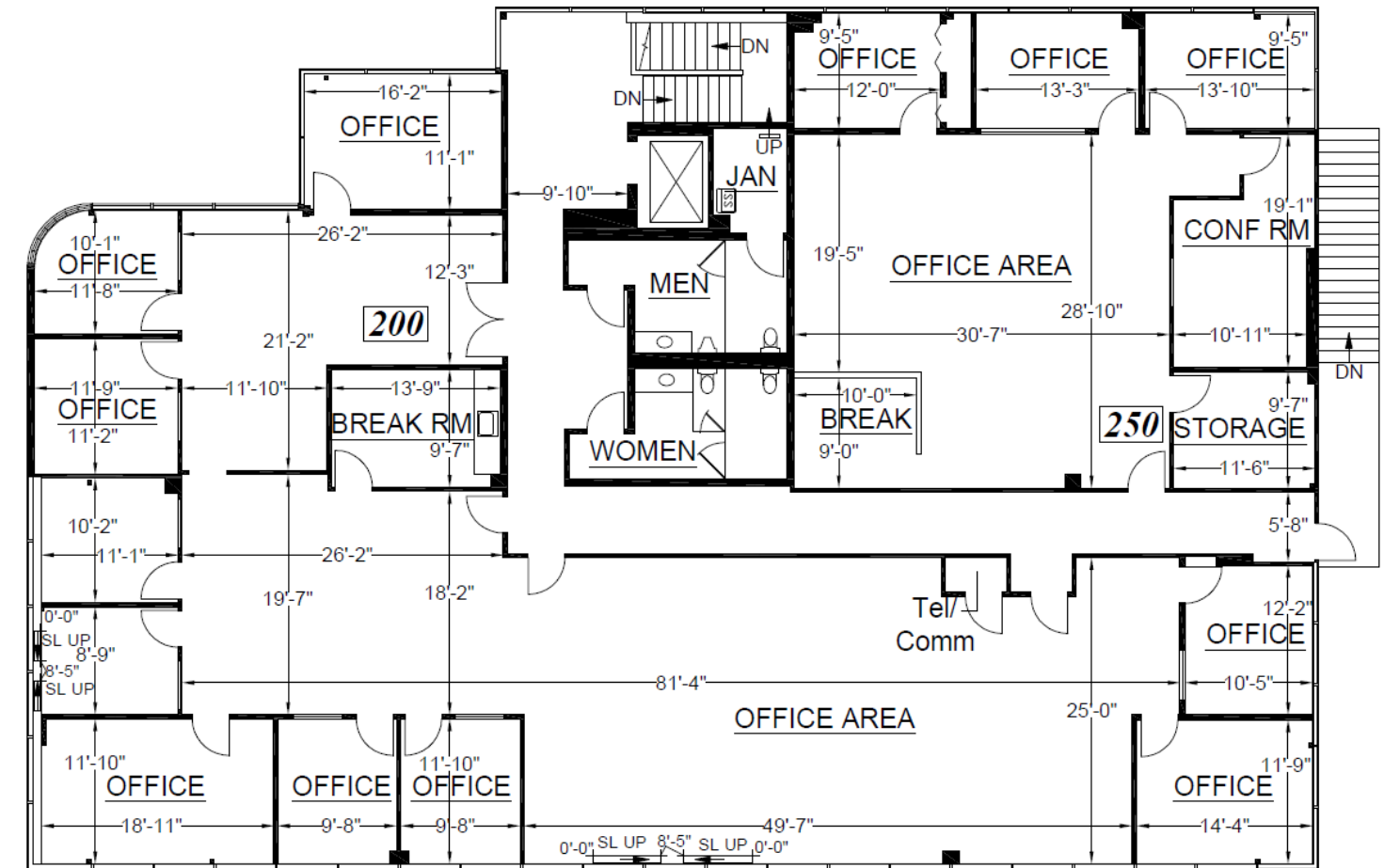
Available 05/01/2026

±6,716 RSF

\$2.55 PSF, FSG (Office)

\$3.25 PSF, NNN (Medical)

*\*TI Dollars Available*



## The Location and Demographics.

Sorrento Mesa is San Diego's thriving hub for technology, life science, and innovation

Many prominent and internationally recognized companies have been attracted to this part of San Diego, creating a dynamic business, technological and research environment. At its center is the San Diego Tech Center.

Population	Daytime Employees	Consumer Spending	Avg. HH Income
			
<b>1 Mile :</b> 4,197 <b>2 Miles :</b> 21,202 <b>3 Miles :</b> 77,993	<b>1 Mile :</b> 21,531 <b>2 Miles :</b> 51,496 <b>3 Miles :</b> 117,451	<b>1 Mile :</b> \$66M <b>2 Miles :</b> \$327.6M <b>3 Miles :</b> \$1.2B	<b>1 Mile :</b> \$153,281 <b>2 Miles :</b> \$157,509 <b>3 Miles :</b> \$150,535

## Top Employment Sectors

Sorrento Mesa is one of the most sought after employment sectors in San Diego!

Fueled by a highly educated and innovative workforce, Sorrento Mesa has evolved into a leading center for research, engineering, life sciences, and advanced manufacturing. Its strong base of professional, scientific, and technical industries fosters collaboration between companies and institutions, creating a dynamic environment that continues to drive San Diego's growth in technology, science, and business innovation.

**48** % Professional, Scientific, and Technical Services

**14** % Manufacturing Services

**07** % Management of Companies and Enterprises

*\*Demographics and market information produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty.*



## Sorrento Mesa.

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Sorrento Mesa has become San Diego's technology, life science and pharmaceutical hub, thanks to its close proximity to UCSD and Scripps institute and the presence of Qualcomm

Development in Sorrento Mesa began in the 1980s with the introduction of modern industrial parks, paving the way for a thriving business community centered around telecommunications, wireless technology, and biotechnology research. Today, the area is home to an impressive roster of companies including Qualcomm, General Atomics, Illumina, NuVasive, Pfizer, Gen-Probe, and the Salk Institute for Biological Studies, among others.

San Diego has grown into the nation's third-largest biotechnology hub, and Sorrento Mesa plays a key role in that success. Its proximity to UC San Diego and other leading research institutions has fueled collaboration and innovation, creating thousands of local jobs and solidifying its reputation as one of Southern California's most dynamic and forward-thinking business communities.

## Major Employers and Industry Leaders.

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Qualcomm

AnaptysBio

TriLink  
BIOTECHNOLOGIES

SHARP

Dexcom

Element  
Biosciences

Google

maravai  
LifeSciences

mesabiotech





PINNACLE LEGAL PC

9565

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