

Sorrento Mesa Office Condo

5850 Oberlin Drive, Unit 350
San Diego, CA 92121
www.cbre.com/sandiego

Rare Small Office Purchase Opportunity in Sorrento Mesa | 90% SBA Financing Available



The Offering



Size: 1,868 square feet



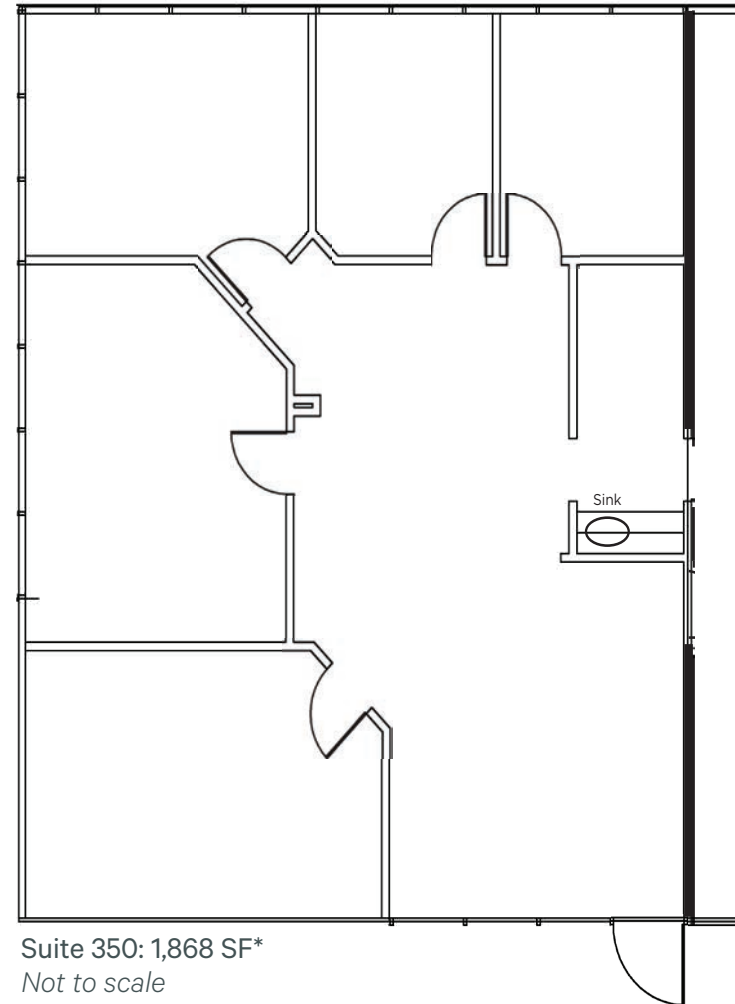
Price: \$1,027,000



Financing: 90% SBA

Property Features

- + Bright & quiet top floor, end unit
- + Large, operable, windows provide plentiful daylight, fresh air, and views
- + Recently renovated with new ceiling tiles and lights doors, frames and hardware, flooring, and paint
- + Plumbed kitchenette
- + Flexible floor plan with mix of private offices, collaboration rooms, and open work-station areas
- + 2 air handlers and heat pumps
- + 6 reserved spaces (2 covered, 4 not covered) plus open, shared parking
- + Building has new roof and re-surfaced and restriped parking lot
- + Strong owners' association with funded reserves
- + APN: 341-322-09-12



Suite 350: 1,868 SF*

Not to scale

*The square feet includes the unit's proportionate share of the common area



Premier Location

The property is located at the apex of San Diego's economic, scientific, transportation, and residential centers:



Tech and Life Science – Sorrento Mesa, Sorrento Valley, & Torrey Pines



Population – 992,257



Employees – 798,615



Financial, Professional, Commercial – UTC



Education – UCSD



Avg. Household Income – \$151,930



Residential – Carmel Valley, Del Mar, La Jolla, & Rancho Santa Fe



Transportation – I-805, I-5, CA-56, CA-52, San Diego Trolley, & AmTrak

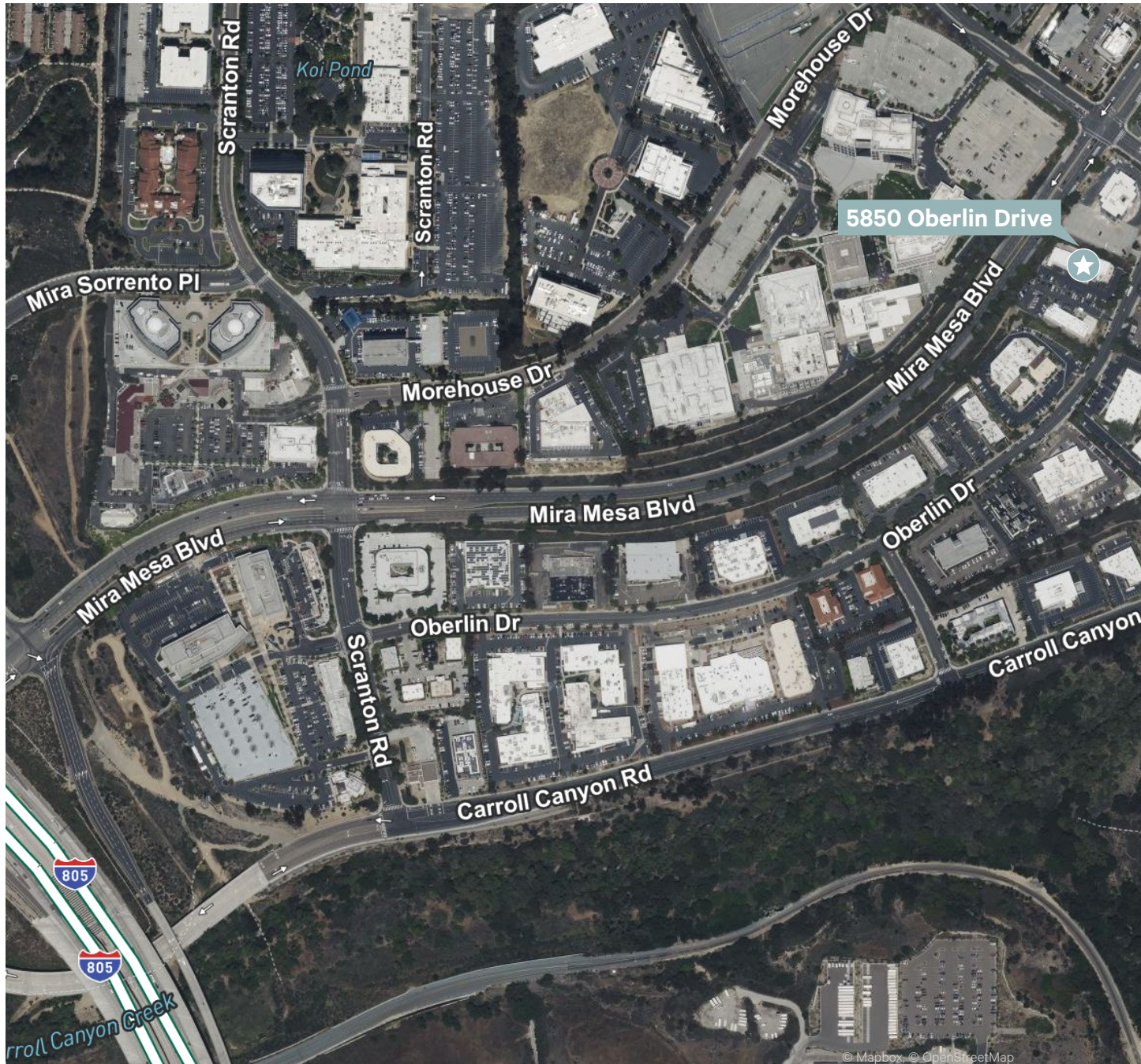


Avg. Home Value – \$1,133,231

**Demographic data is estimated for the calendar year 2024 and the area within a 20 minute drive of the property.*



Premier Location



Multiple Accesses

- + To I-805 North and South via two nearby entrances and exits at Mira Mesa Rd & Carroll Canyon Rd.
- + To Carmel Valley, Del Mar, and I-5 via Lusk Blvd.
- + To Rancho Penasquitos, Scripps Ranch, & I-15 via Mira Mesa Rd.
- + To Miramar Road via Carroll Canyon Rd.

Myriad Services

- + Breakfast, lunch, & full menu restaurants
- + Coffee shops
- + Breweries
- + Fitness centers
- + Hotels
- + Banks

Surrounding Neighbors

- + Qualcomm/World HQ
- + Apple
- + Dexcom
- + Novatel
- + Samsung
- + Verizon
- + BD Biosciences
- + Other Fortune 500 companies



Contact Us

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