

10110 SORRENTO VALLEY RD

SAN DIEGO, CA 92121

±101,000 SF OF COMBINED LAND AREA

FOR LEASE



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SAN DIEGO, CA 92121

LEASING BROCHURE

EXCLUSIVE LEASING AGENTS

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An aerial photograph of a campus or industrial site. In the foreground, there are several large parking lots with scattered cars. A multi-lane highway with a median runs along the left side of the image. The campus consists of several large, modern buildings with flat roofs and large windows. There are trees and landscaped areas between the buildings. In the background, there are hills with sparse vegetation and a clear sky.

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PROPERTY SUMMARY



10110 SORRENTO VALLEY RD

PROPOSED SPECS

± 15,500 SF

\$0.50 PSF GROSS
ASKING RATE

±49,000 SF
DIVISIBLE TO ±7,000 SF

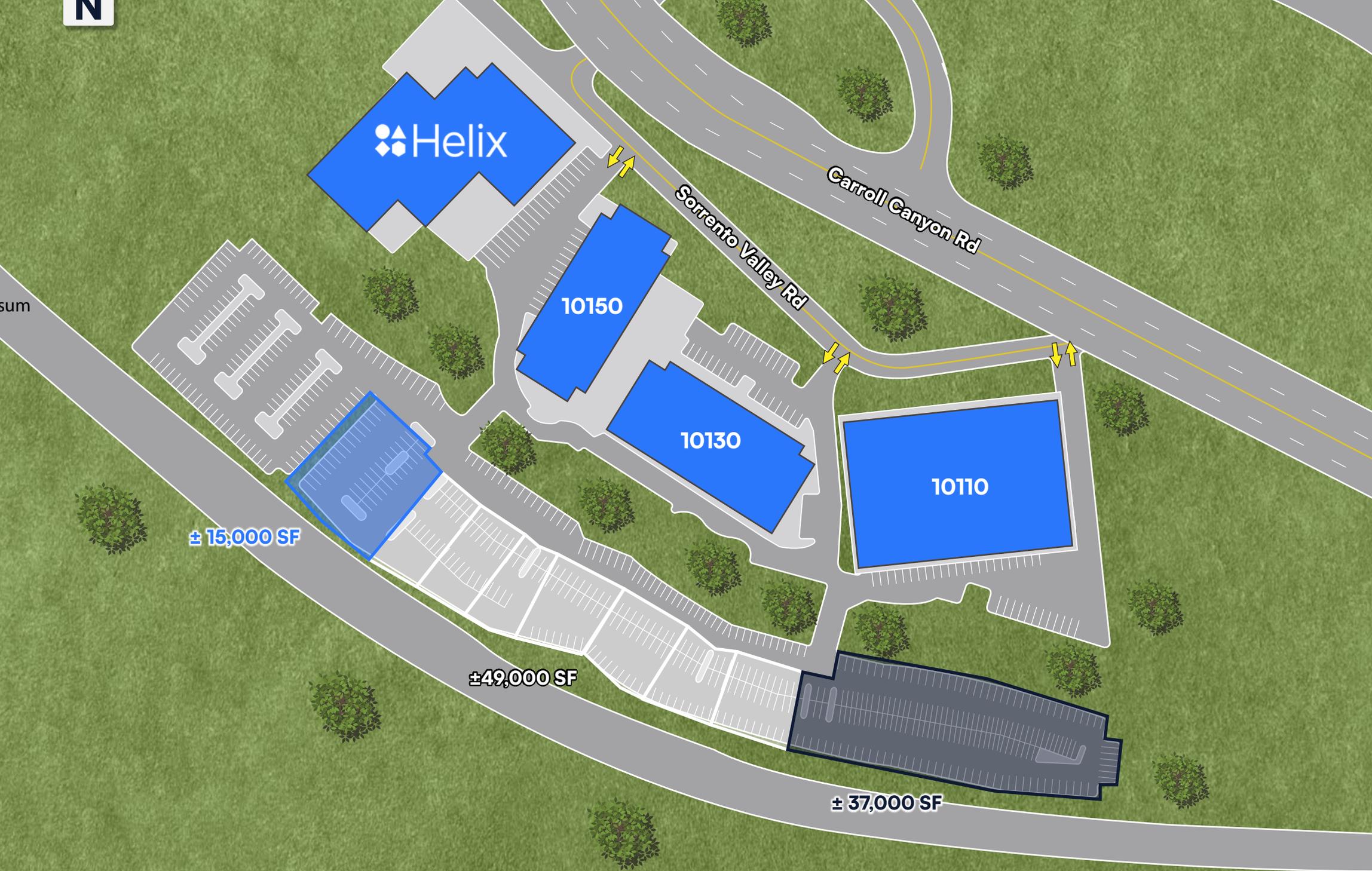
\$0.60 PSF GROSS
ASKING RATE

±37,000 SF

\$0.40 PSF GROSS
ASKING RATE

SITE PLAN

N



LAND PHOTOS





AREA MAP

TORREY PINES GOLF COURSE

ALEXANDRIA TECH CENTER

Scripps

SUBJECT PROPERTY

UC San Diego

NORDSTROM
rack
CVS
pharmacy
WHOLE FOODS
MARKET

Ralphs **BEST BUY** **Bassett**
TRADER JOE'S **ROSS** HOME FURNISHINGS
DRESS FOR LESS DESIGNER SHOE WAREHOUSE®
DSW
PET SMART **Marshalls**

WESTFIELD SHOPPING MALL
★ **macy's** **Walgreens**
VANS **NORDSTROM**
"OFF THE WALL" **BARNES & NOBLE**
GNC **SEPHORA**
LIVE WELL **SKECHERS** **H&M** **GAP** **Jersey Mike's**
SUBS

COURTYARD
BY MARRIOTT
CHASE
WELLS FARGO
BANK OF AMERICA

CENTERPARK PLAZA
BUSINESS CENTER

QuidelOrtho
HEADQUARTERS



dexcom

Do it Best



INDUSTRIAL SECTOR

FedEx

Public Storage

illumina

Valvoline **Jack** **Starbucks** **Chevron**
in the box
DISCOUNT TIRE **SUBWAY**
Office DEPOT **OfficeMax** **SHERWIN WILLIAMS**
BEST BUY **CALIBER COLLISION**



±211,000 VPD

±169,000 VPD

±200,000 VPD

MARKET OVERVIEW

MIRAMAR, SAN DIEGO, CALIFORNIA

OVERVIEW

Miramar, located in the northern part of San Diego, is a well-established commercial and industrial submarket characterized by its strategic location, diverse tenant base, and convenient access to major transportation corridors. Bounded by I-15 to the east and I-805 to the west, the area offers exceptional regional connectivity, facilitating efficient movement of goods and personnel throughout San Diego County and beyond.

The Miramar submarket is particularly attractive to businesses seeking office/flex and light industrial space due to its mix of functional building inventory, competitive rental rates, and proximity to both workforce housing and executive neighborhoods. It supports a broad range of industries, including

technology, defense, logistics, construction, and professional services. The presence of Marine Corps Air Station Miramar adds an element of long-term economic stability and enhances demand from defense contractors and government-adjacent businesses.

Recent developments and capital improvements in surrounding properties continue to improve the area's appeal, while nearby amenities such as restaurants, breweries, and service retailers support daily business operations. With continued interest from small to mid-size tenants seeking versatile space in a central San Diego location, Miramar remains a reliable and in-demand market for office/flex industrial users.

35

Median Age Within
a Three Mile Radius of
the Subject Property

\$105,482

Average Household Income
Within a Three Mile Radius
of the Subject Property

35,221

Total Households Within a Three
Mile Radius of the Subject Property



SAN DIEGO INDUSTRY



2.17M SF

NEW INDUSTRIAL CONSTRUCTION
IN Q1 2025



2.3M SF

Q1 LEASING ACTIVITY



220,000 JOBS

TRANSPORTATION AND WAREHOUSING
JOBS AS OF AUG. 2025

FUELING INNOVATION AND RESEARCH

STRENGTHENING SAN DIEGO'S ECONOMY

San Diego County, the hub for innovation, hosting a dynamic mix of companies and research institutions that drive advancements in technology, healthcare, and environmental sciences. Notably, the area is home to renowned biotech firms like Illumina, which leads in genomics, as well as Scripps Research and the Sanford Burnham Prebys Medical Discovery Institute, both of which are global leaders in medical research. UC San Diego anchors much of this innovation, fostering research partnerships and producing skilled graduates who fuel local industries.

San Diego County hosts a vibrant ecosystem of innovative companies and research institutions. ***In 2022, these organizations collectively received \$1.2 billion in awards from the National Institutes of Health (NIH), contributing to nearly \$50 billion in economic impact from San Diego's life sciences sector.*** Recognized for his dedication to advancing scientific research, Rep. Peters received the 'Champion of Science' Award from the University of California, San Diego and The Science Coalition. His advocacy includes efforts to increase federal funding for fundamental research, expand tax credits for R&D, and support ocean research. His contributions to strengthen San Diego's innovation economy have included:



Leading an initiative to increase NIH funding from nearly \$30 billion in 2013 to almost \$50 billion in 2023. Research indicates that every \$1 invested by NIH in biomedical research generates approximately \$2.64 in broader economic impact.



Supporting the passage of the CHIPS and Science Act, which has bolstered the domestic manufacturing sector, strengthened American supply chains, and enhanced the nation's competitive edge with China in the global economy.



Introducing the Igniting American Research Act to make the Research and Development Tax Credit permanent, which became law with President Obama's signing of the PATH Act in 2015. This has fostered San Diego's thriving ecosystem of small biotechnology innovators, empowering them to continue discovering new treatments and cures.

SAN DIEGO COUNTY PRINCIPAL EMPLOYERS

Employer	Employees
U.C. San Diego	35,802
Sharp Healthcare	19,468
County of San Diego	17,954
City of San Diego	11,820
General Atomics (and affiliated companies)	6,745
San Diego State University	6,454
Rady Children's Hospital-San Diego	5,711
San Diego Community College District	5,400
Sempra Energy	5,063
YMCA of San Diego County	5,057

BOOSTING ECONOMIC GROWTH BY PROMOTING TOURISM

Nearly 30 million visitors come to the district annually to experience its ideal weather, natural beauty, and diverse attractions. Recognizing the economic importance of tourism, San Diego County has consistently championed policies that support this thriving industry, which ***provides nearly 214,000 jobs in San Diego.***

- Secured funding to complete Phase III of the San Ysidro Land Port of Entry project, enhancing efficiency and security at the nation's busiest border crossing. This investment has decreased wait times, created jobs, and stimulated economic activity locally and throughout California.
- Supported a proposal to maintain public-private partnerships aimed at fostering tourism and job creation in the U.S., which successfully passed the House of Representatives.
- Backed legislation to streamline the visa interview process, encouraging more international tourists to visit the United States, including San Diego.

MANUFACTURING IN SAN DIEGO: MORE ESSENTIAL THAN YOU REALIZE

San Diego is renowned for its sunny coastlines, vibrant tourism, and booming biotech industry, but its manufacturing sector is just as diverse and dynamic. From advanced technology to traditional craftsmanship, the region's manufacturing landscape showcases its adaptability and innovation, contributing to a robust and varied economic ecosystem with opportunities spanning multiple industries. Although often overlooked, manufacturing plays a vital role in San Diego's economy, generating over \$47 billion annually when considering its direct, indirect, and induced economic effects. This sector serves as a cornerstone of the region's economic vitality, driving growth and supporting a wide range of industries.



142K

Average Tech Salary



2.5X

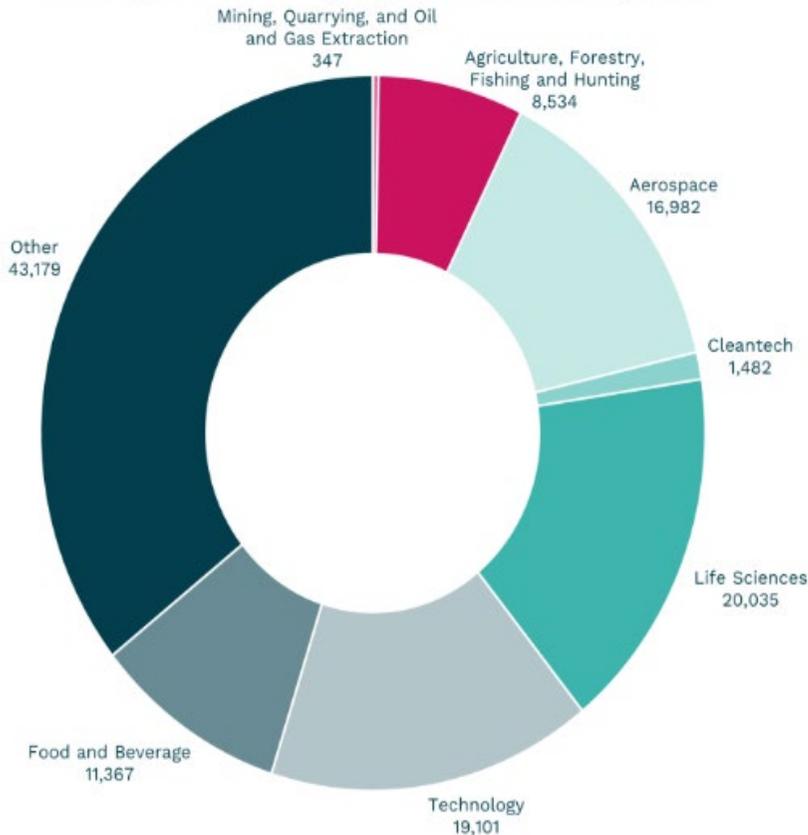
Aerospace Job Concentration



15%

Life Sciences Job Growth

San Diego Manufacturing employment breakdown, 2023



MANUFACTURING HUB: 3 FACTORS THAT SET SAN DIEGO APART

STAYING CLOSE TO ITS KEY CUSTOMER BASE

Stone Brewing highlights the diversity of San Diego's manufacturing sector. Founded in 1996, the brewery helped establish the region as a craft beer hub, benefiting from its proximity to customers, suppliers, and a thriving brewing community. Now California's largest craft brewery and ninth-largest in the U.S., Stone expanded further after its 2022 acquisition by Sapporo, investing \$20 million to increase production at its Escondido facility. Producing both Stone and Sapporo beers, the brewery doubles output while leveraging San Diego's collaborative culture and loyal customer base to drive growth.

A HUB FOR CUTTING-EDGE IDEAS

San Diego, a top U.S. hub for Life Sciences, is renowned for its research and development, particularly in genomics, yet its manufacturing strength often goes unnoticed. Element Biosciences, founded in 2017 by former Illumina leaders, exemplifies this synergy by developing genetic analysis tools while maintaining key manufacturing operations locally. Proximity to R&D, access to top talent, and partnerships with universities and industry giants have fueled Element's rapid growth, highlighting San Diego's unique ability to foster innovation and precision manufacturing in the Life Sciences sector.

DRIVING SAN DIEGO'S NEXT INNOVATION CLUSTER

San Diego's manufacturing strength lies in smaller-scale operations that emphasize quality and precision, exemplified by Aptera, a solar electric vehicle company founded in 2019. Leveraging a micro-factory model, Aptera aligns its operations with California's environmental goals while benefiting from San Diego's innovation ecosystem, access to top-tier talent, and strategic supply chain proximity to Los Angeles and Tijuana. This approach reflects the region's unique position as a hub for Cleantech and advanced manufacturing.

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