

10110 SORRENTO VALLEY RD

SAN DIEGO, CA 92121

OFFICE/INDUSTRIAL USES

FOR LEASE



LEASING BROCHURE

10110 SORRENTO VALLEY RD

SAN DIEGO, CA 92121

LEASING BROCHURE

EXCLUSIVE LEASING AGENTS

SAM SUKUT

First Vice President & Director

DIR +1 (858) 964-3791

MOB +1 (949) 939-1219

sam.sukut@matthews.com

License No. 02030355 (CA)

CHRIS NELSON

First Vice President & Senior Director

DIR +1 (858) 257-4562

MOB +1 (949) 280-6217

chris.nelson@matthews.com

License No. 02055962 (CA)

CADE REMY

Associate

DIR +1 (858) 337-0599

cade.remy@matthews.com

License No. 02209620 (CA)

DAVID HARRINGTON

Broker of Record

License No. 02168060 (CA)



An aerial photograph of a large, single-story industrial building with a flat, light-colored roof. The roof is covered with various HVAC units, pipes, and other mechanical equipment. The building has a dark-colored facade with several large windows and doors. In front of the building is a paved parking lot with several cars parked. To the left of the building, there is a landscaped area with trees and a small pond. In the background, a multi-lane highway with traffic is visible. The entire image is overlaid with a dark blue gradient, and the text 'TABLE OF CONTENTS' is written in large, white, bold letters at the top right.

TABLE OF CONTENTS

04 |

07 |

10 |

PROPERTY SUMMARY



10110 SORRENTO VALLEY RD PROPOSED SPECS

 **\$1.85/SF NNN**
LEASING RATE



Space Currently In Shell Condition



±18,552 SF



±12.02 AC Lot



Dock High Access



Three (3) Potential Roll Up Doors



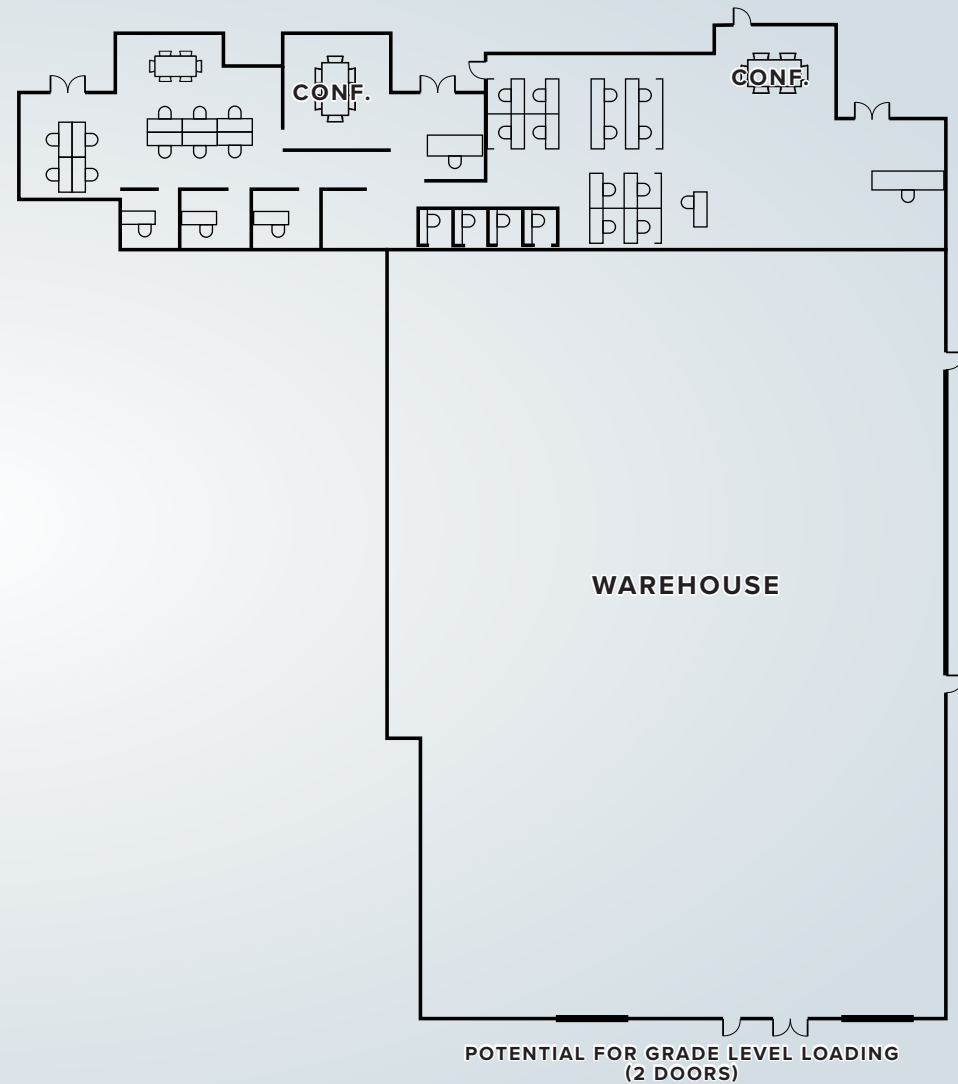
Power: Power: 1,600 - 2,800a/277 - 480v Heavy

TI packages willing to be offered as free rent.

FLOOR PLANS

SHELL SPACE

CURRENT FLOOR PLAN



POTENTIAL FLOOR PLAN

SUITE A/B

±18,552 SF

SITE PLAN



Helix

10150

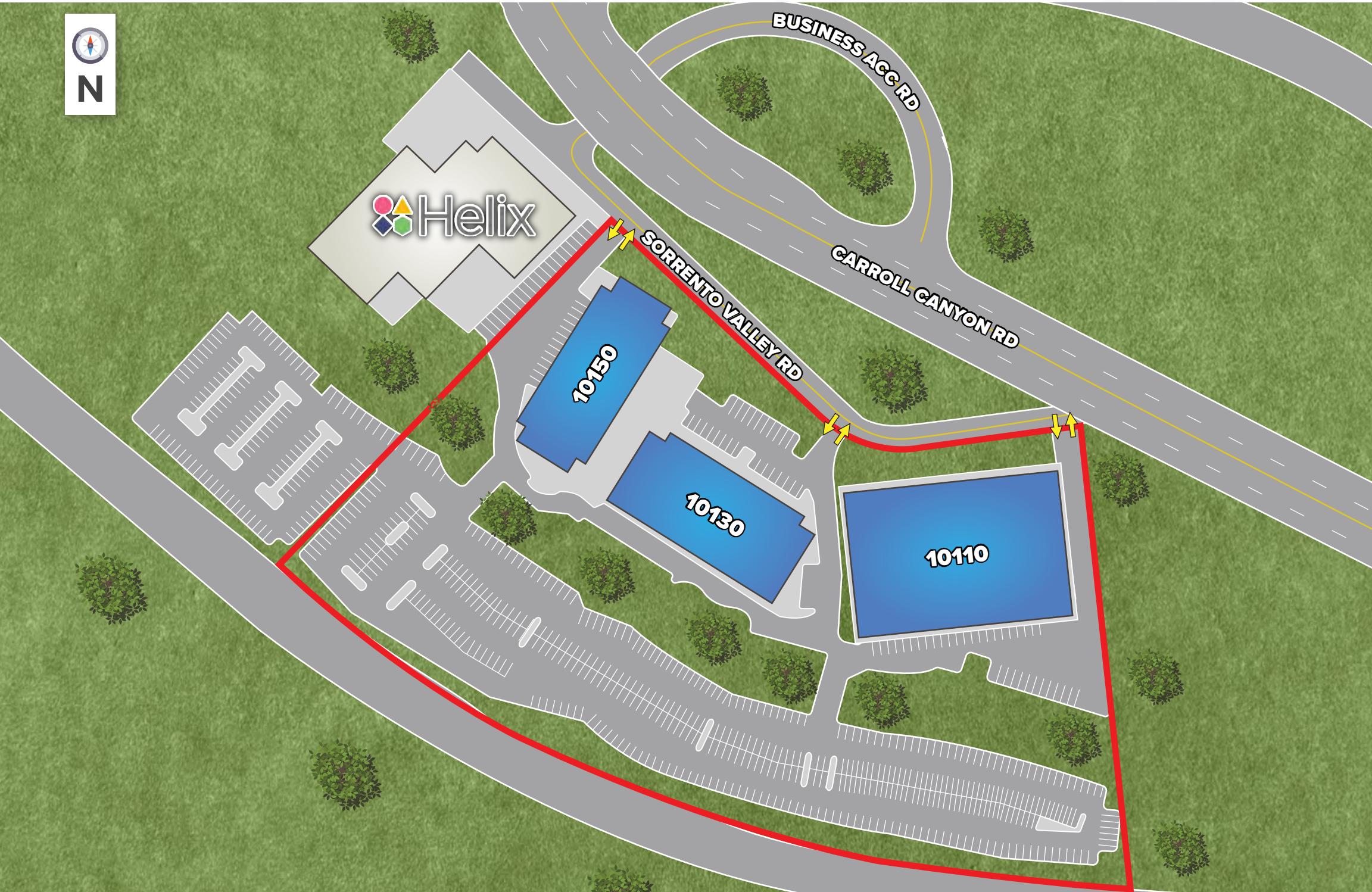
10130

10110

BUSINESS ACC RD

CARROLL CANYON RD

SORRENTO VALLEY RD





AREA MAP

 **TORREY PINES GOLF COURSE**

ALEXANDRIA TECH CENTER

 **Scripps**

COURTYARD
BY MARRIOTT
CHASE

BANK OF AMERICA

WELLS FARGO

CENTERPARK PLAZA
BUSINESS CENTER

 **QuidelOrtho**
HEADQUARTERS



dexcom

Do it Best



SUBJECT PROPERTY

INDUSTRIAL SECTOR

UC San Diego

FedEx

Public Storage

illumina

NORDSTROM
rack
CVS
pharmacy

WHOLE FOODS MARKET

WESTFIELD SHOPPING MALL

 **macy's**  **Walgreens**
 **VANS** **NORDSTROM**
"OFF THE WALL"  **SEPHORA**  **BARNES & NOBLE**
 **GNC**  **H&M**  **GAP**
 **SKECHERS**  **Jersey Mike's**

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

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

BUILDING PHOTOS



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.

Median Age Within a Three Mile Radius of the Subject Property

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

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

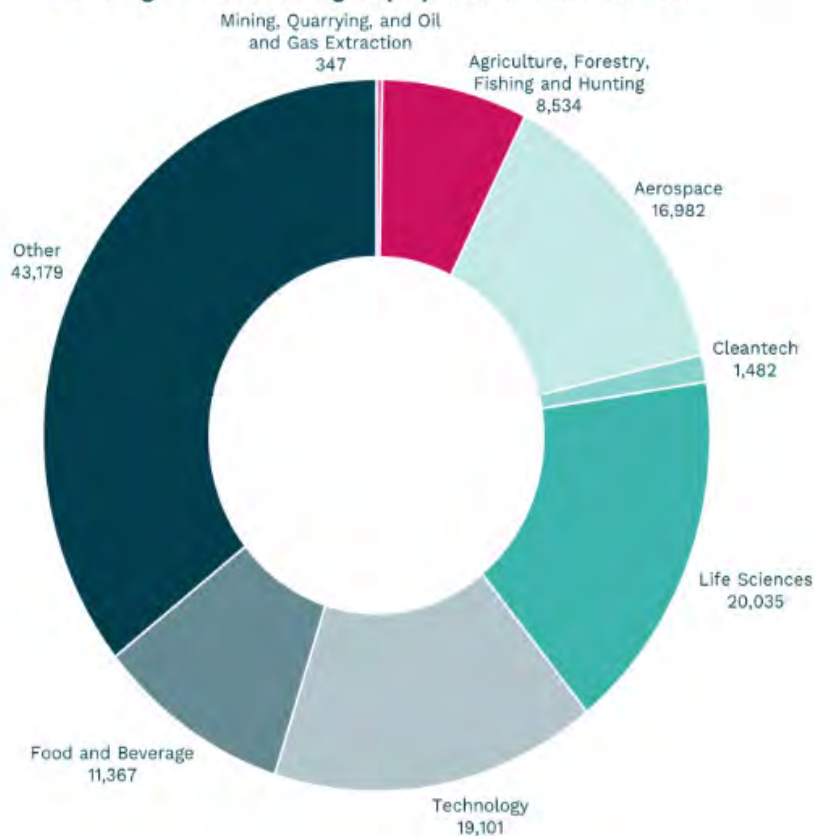


2.5X
Aerospace Job Concentration



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.

10110 SORRENTO VALLEY RD

SAN DIEGO, CA 92121

OFFICE/INDUSTRIAL USES

EXCLUSIVE LEASING AGENTS

SAM SUKUT

First Vice President & Director

DIR +1 (858) 964-3791
MOB +1 (949) 939-1219
sam.sukut@matthews.com
License No. 02030355 (CA)

CHRIS NELSON

First Vice President & Senior Director

DIR +1 (858) 257-4562
MOB +1 (949) 280-6217
chris.nelson@matthews.com
License No. 02055962 (CA)

CADE REMY

Associate

DIR +1 (858) 337-0599
cade.remy@matthews.com
License No. 02209620 (CA)

DAVID HARRINGTON

Broker of Record

License No. 02168060 (CA)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **10110 Sorrento Valley Rd** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.