

9420 SCRANTON ROAD SAN DIEGO CA, 92121  
SORRENTO VALLEY, CA



# Sorrento Court

Featuring  
the new  
 *Mercato*   
Food Hall

Prominent Retail Center

Exceptional Visibility to the  
I-805 Highway and Mira Mesa Blvd.

 **THE FESTIVAL COMPANIES**  
Developer

 **URBAN STRATEGIES GROUP**  
FLOCKE & AVOYER COMMERCIAL REAL ESTATE  
Exclusive Leasing Agent



Sorrento Court

# It's all here. Blocks of everything you need.

In the heart of Sorrento Valley, San Diego's Tech Hub, Sorrento Court creates a busy retail district minutes away from entertainment, dining, office and specialty shopping, and beaches.

**PROPERTY LOCATION** 9420 Scranton Road San Diego CA, 92121  
**SORRENTO VALLEY, CA**

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\*Disclaimers



**54,158**  
Total GLA

**321**  
Parking Provided

**8,023**  
Total Businesses

**113,044**  
Total Employees

**129,975**  
Daytime Population  
(within 3 miles)

**20M**  
Square Feet of  
Office / Industrial

**1,019**  
Hotel Rooms



## Corporate Users

Festival at Sorrento Valley is found in a highly accessible area, just off the Interstate 805 and Mira Mesa Blvd.

This is one of the most convenient locations to access in Sorrento and is a high traffic area of the surrounding Sorrento offices near by.

Sorrento Valley, is one of Southern California's most sought-after corporate hubs.

Nearby Corporate users in Sorrento:



- 1 Biovista Life Science Campus
- 2 Qualcomm
- 3 NPD Group
- 4 Dexcom
- 5 Sorrento Therapeutics Inc
- 6 Courtyard by Marriott
- 7 Tealium
- 8 Sony Interactive Entertainment America
- 9 Spakinect Asthetic Telehealth
- 10 Law Offices



## Property Highlights

### Sorrento Court

9420 Scranton Rd, San Diego, CA 92121

- Prominent Retail Center
- Exceptional Visibility to the I-805 Highway
- Highly Visible Tenant Signage

Surrounded by some of Southern California's most affluent communities and just minutes away from beaches and shopping, Sorrento Court offers easy freeway access, at the heart of of Sorrento office area, making this a highly desirable location.

### Festival is ideally situated between the affluent communities:

- UTC/La Jolla
- Del Mar
- Rancho Santa Fe
- Scripps Ranch
- Pacific Highlands

From fitness, food, office, beaches and beyond — Sorrento Court has something around every corner.

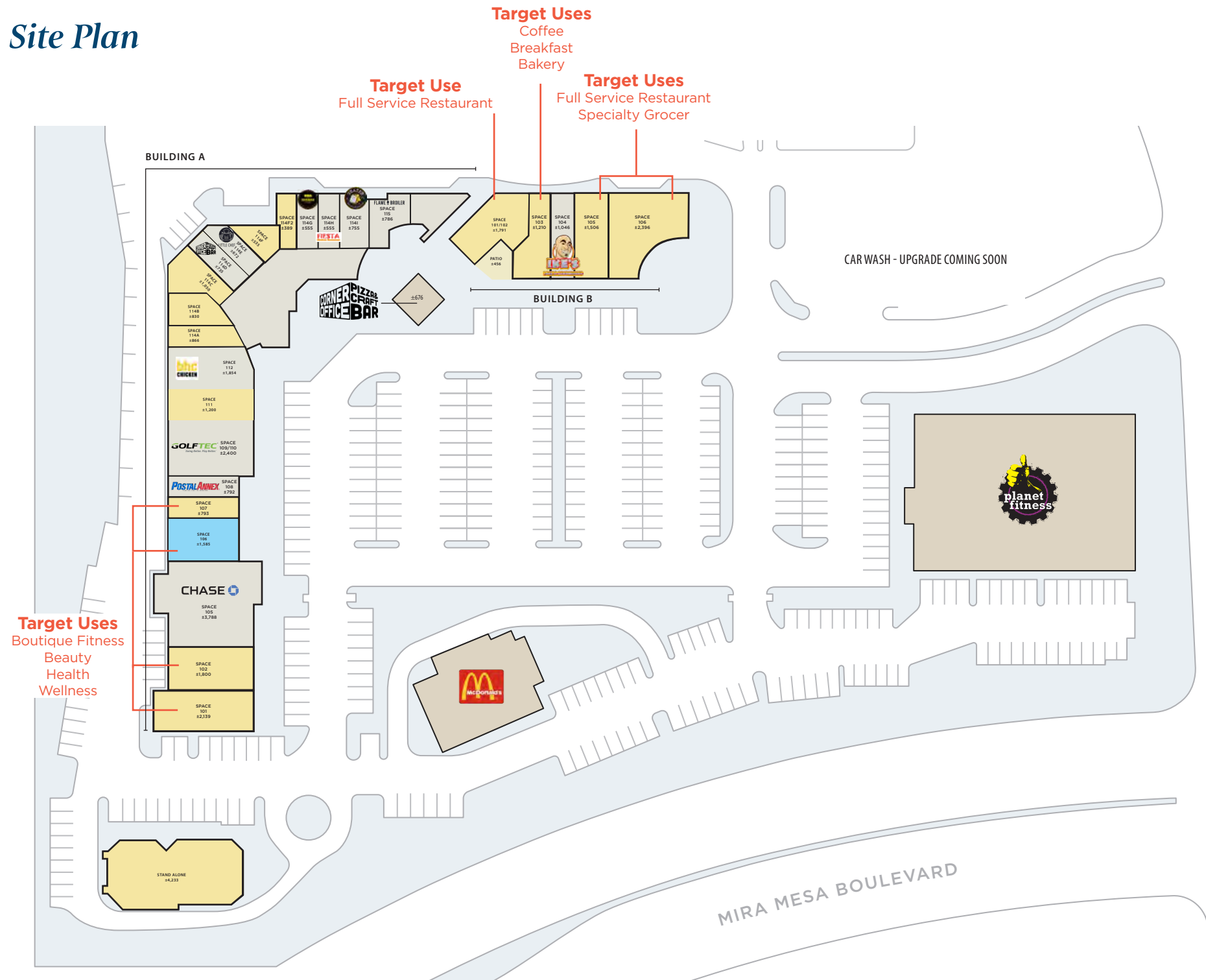


Just off HWY 805 & Mira Mesa Blvd. A high-HHI resident base meets high traffic from around the city.

Cars Per Day	Mira Mesa Blvd <b>58,648</b>	805 N <b>165,220</b>	805 S <b>189,849</b>	Scranton Rd <b>17,969</b>
Daytime Businesses	1 Mile <b>1,446</b>	3 Miles <b>9,262</b>	5 Miles <b>17,264</b>	10 Miles <b>49,531</b>
Daytime Employees	1 Mile <b>24,464</b>	3 Miles <b>127,247</b>	5 Miles <b>193,090</b>	10 Miles <b>494,269</b>
Average HHI	1 Mile <b>\$171,349</b>	3 Miles <b>\$149,772</b>	5 Miles <b>\$174,609</b>	10 Miles <b>\$174,944</b>
Population	1 Mile <b>719</b>	3 Miles <b>92,216</b>	5 Miles <b>245,466</b>	10 Miles <b>723,930</b>

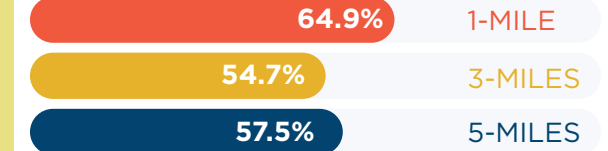


# Site Plan



## Driving Stats

DRIVE TO WORK ALONE



## Plaza Tenants (partial list)



**Planet Fitness**  
Gym



**Fiesta Meican Grill**  
Fast Casual



**Grater Grilled Cheese**  
Fast Casual



**Chase Bank**  
Bank



**GolfTec**  
Retail



**Flame Broiler**  
Fast Casual



**BHC Chicken**  
Fast Casual



**Mc Donald's**  
Fast Casual

**Legend**  
■ Occupied ■ Available ■ Pending

**Unit** **Tenant** **SF**

### Building A

Unit	Tenant	SF
A 101	Available	2,139
A 102	Available	1,800
A 105	JP Morgan Chase Bank	3,788
A 106	Pending	2,369
A 107	Available	793
A 108	Postal Annex	792
A 109/110	GolfTec	2,400
A 111	Available	1,200
A 112	BHC Chicken	1,854
A 114A	Available	866
A 114B	Available	830
A 114C	Available	1,050
A 114D	Corner Office Pizza & Craft Bar	736
A 114E	Little Chef	672
A 114F	Available	535
A 114F2	Available	389
A 114G	Coxinha Store	555
A 114H	Fiesta Grill	555
A 114I	Grater Grilled Cheese	755
A 115	Flame Broiler	786

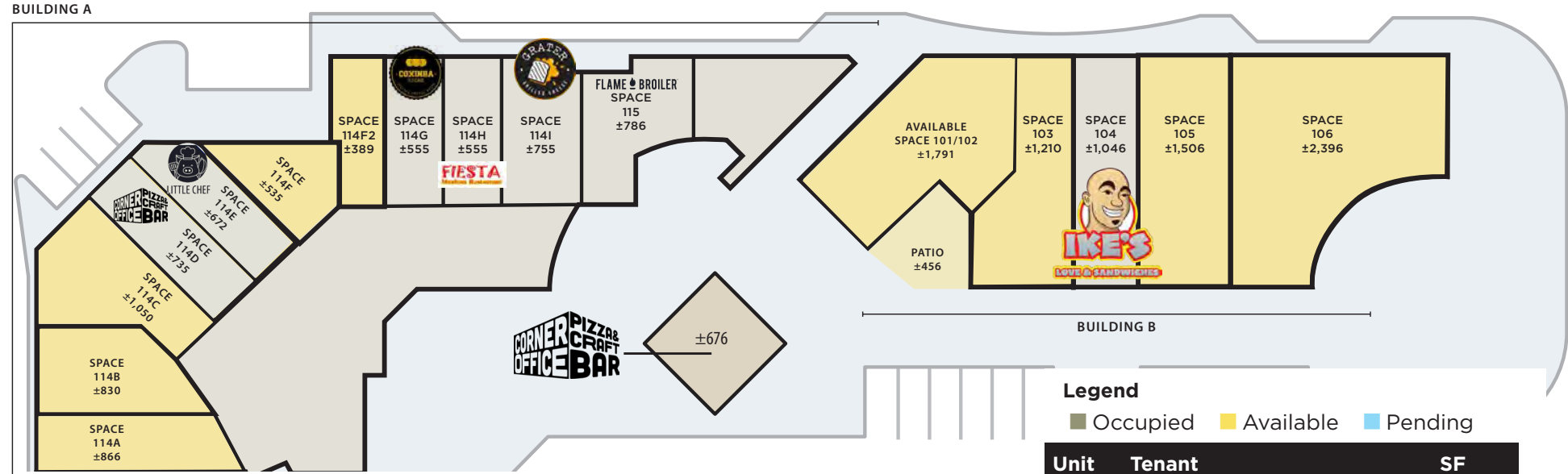
### Building B

B 101/102	Available	1,791
B 103	Available	1,210
B 104	Ike's Love & Sandwiches	1,046
B 105	Available	1,506
B 106	Available	2,396

Stand Alone	Corner Office Pizza & Craft Bar	676
Stand Alone	Planet Fitness	17,000
Stand Alone	Available	4,233



# Food Hall Site Plan



Unit	Tenant	SF
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**Building A**

A 114A	Available	866
A 114B	Available	830
A 114C	Available	1,050
A 114E	Corner Office Pizza & Craft Bar	736
A 114F	Little Chef	672
A 114F2	Available	389
A 114G	Coxinha Store	555
A 114H	Fiesta Grill	555
A 114I	Grater Grilled Cheese	755
A 115	Flame Broiler	786

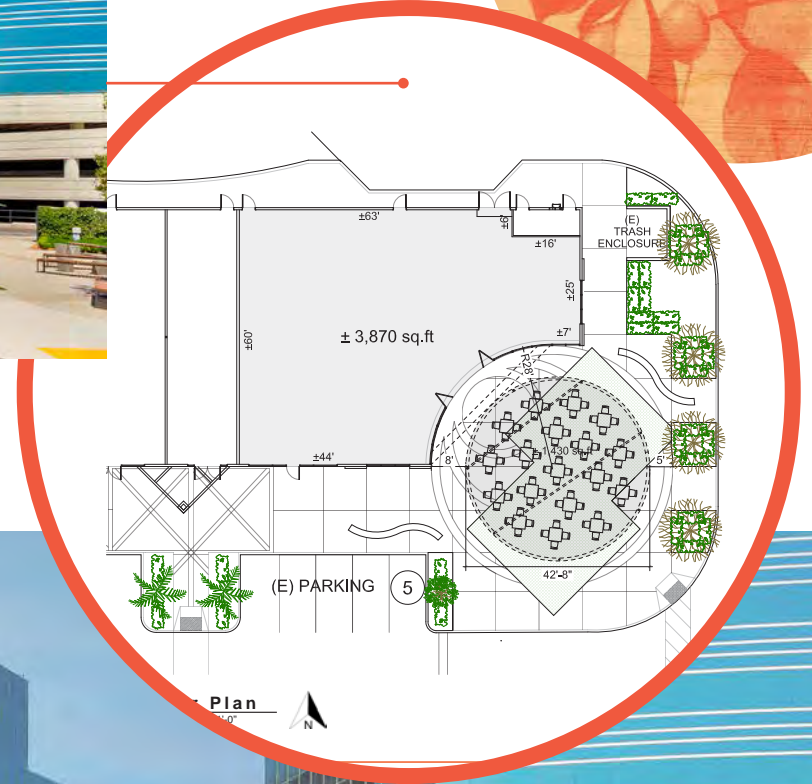
**Building B**

B 101/102	Available	1,791 + 456 Patio
B 103	Available	1,210
B 104	Ike's Love & Sandwiches	1,046
B 105	Available	1,506
B 106	Available	2,396

Stand Alone Corner Office Pizza & Craft Bar	676
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Current



Proposed



**New to Mercato**  
**Corner Office**  
**Pizza & Craft Bar**





**Eat**

1. Chick-fil-A
2. California English
3. Moment Sushi
4. Croutons
5. Rubio's
6. bb.q Chicken
7. The Bistro
8. Karl Strauss
9. Park Comons
10. Punjabi Tandoor
11. The Spot Restaurant
12. Jersey Mike's
13. The Grill and Deli
14. Hanaya Sushi
15. Naseem's Bakery & Kabob
16. Madras Cafe
17. Mr. Holy Gao
18. Gravity Heights
19. Tadian Cafe
20. Kula Ice Cream
21. Cornerstone Cafe
22. Cargo Cafe

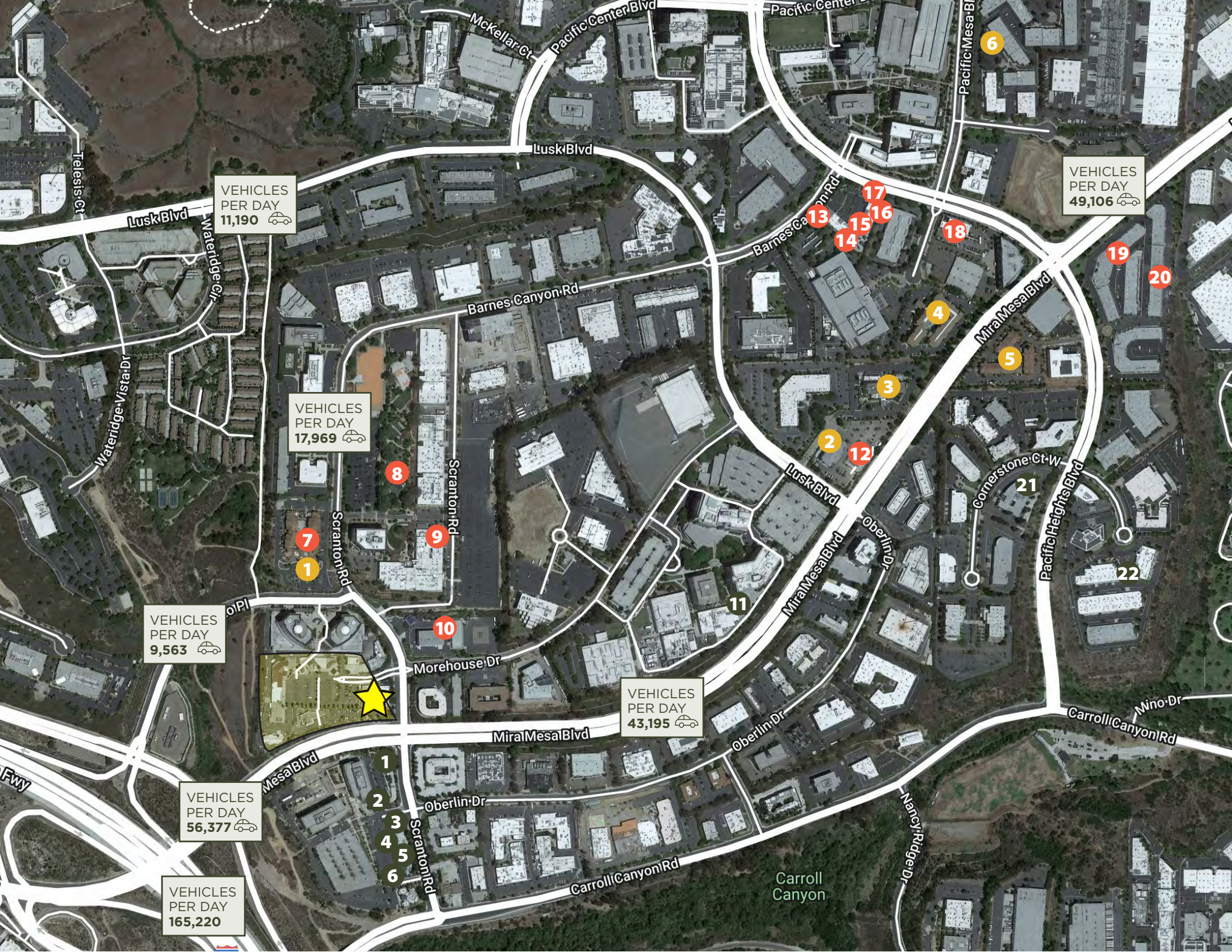
**Stay**

1. Courtyard by Marriott
2. Holiday Inn Express
3. Country Inn & Suites
4. Hyatt House San Diego
5. Extended Stay America
6. Residence Inn by Marriott

**Near By Tenants**

1. Chick-fil-A
2. California English
3. Moment Sushi
4. Croutons
5. Rubio's
6. bb.q Chicken
7. The Bistro
8. Karl Strauss
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WESTFIELD NORTH COUNTY

DEL MAR FAIRGROUNDS

▶ SORRENTO COURT

▶ SORRENTO RIDGE BUSINESS PARK

▶ UNIVERSITY OF CALIFORNIA SAN DIEGO

▶ WESTFIELD UTC MALL

LA JOLLA VILLAGE

FASHION VALLEY MALL

MISSION VALLEY MALL

LEUCADIA

Encinitas

CARDIFF

Solana Beach

NORTH CITY 5 MILES

Del Mar

Rancho Santa Fe

Fairbanks Ranch

3 MILES CARMEL VALLEY

1 MILES

SORRENTO VALLEY

TORREY PINES

UNIVERSITY CITY

VILLAGE OF LA JOLLA LA JOLLA

PACIFIC BEACH

MISSION BEACH

OCEAN BEACH

CLAIREMONT

KEARNY MESA

MISSION VALLEY

Five Points

NORTH PARK



MIRA MESA MARKET PLACE

SCRIPPS RANCH

Mission Trails Regional Park

La Mesa

Casa De Oro-Mount Helix

Spring Valley







# Sorrento Court

Featuring  
the new

## Market

Food Hall

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