



CLASS "A" OFFICE/MEDICAL  
OWNER-USER CONDOMINIUM  
PROJECT FOR SALE



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**Voit**  
REAL ESTATE SERVICES



# San Diego County's *Premier Owner-Occupier Project*

The Collective at Sorrento Mesa, a newly renovated two-building office condominium project in the heart of San Diego's most dynamic business district — ideal for medical, professional, and corporate users seeking high-quality space, long-term stability, and control.

## PREMIER OWNER-USER OPPORTUNITY

One of the only high-image, Class "A" office condominium projects in San Diego County, offering a rare opportunity for owner-occupiers to secure real estate in one of San Diego's most in-demand submarkets.

## PRIME SORRENTO MESA LOCATION

Located at the center of San Diego's innovation economy, surrounded by leading technology, biotech, and defense firms, and strategically positioned between UTC and Carmel Valley, making it one of the region's most sought-after business environments

## CONTEMPORARY RENOVATION

Undergoing a complete modernization, including upgraded interiors, refreshed exteriors, enhanced landscaping, and on-site amenities — delivering a polished Class "A" image and professional environment.

## EXCELLENT REGIONAL ACCESSIBILITY

Immediate access to I-5 and I-805, connecting you quickly to Downtown, North County, San Diego International Airport, and coastal communities.

## VIBRANT SURROUNDING AMENITIES

Walkable to retail, restaurants, fitness centers, and hotels, offering convenience for employees and clients.

## STRONG GROWTH & DEVELOPMENT MOMENTUM

Positioned within a rapidly evolving submarket with ongoing investment in life science, residential, and mixed-use projects — reinforcing long-term value and market stability.

## MOVE-IN READY SPEC SUITES

Thoughtfully designed suites with modern finishes, efficient layouts, and turnkey improvements — enabling immediate occupancy with minimal downtime or capital outlay.

## PROXIMITY TO SKILLED TALENT POOLS

Situated near UC San Diego, San Diego State University, and a network of top regional institutions — including Scripps Research, the Salk Institute, and Sanford Burnham Prebys — offering direct access to one of the most educated and diverse workforces in Southern California.

## INSTITUTIONAL OWNERSHIP DRIVING LONG-TERM VALUE

Leading institutional investors have been instrumental in transforming Sorrento Mesa into one of San Diego's most polished and forward-looking office markets. Continued reinvestment by industry leaders consistently elevates quality standards, reinforcing sustained long-term value for owner-occupiers.

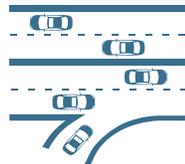
# PROJECT FEATURES



PROFESSIONALLY  
ZONED FOR  
OFFICE AND MEDICAL  
USES



HIGHLY DESIRABLE  
LOCATION IN THE  
HEART OF THE  
SORRENTO MESA  
SUBMARKET



IMMEDIATE ACCESS  
TO THE I-805 & I-5  
FREEWAYS



OUTDOOR LOUNGE  
AND PATIO AREAS



MONUMENT SIGNAGE  
AVAILABLE



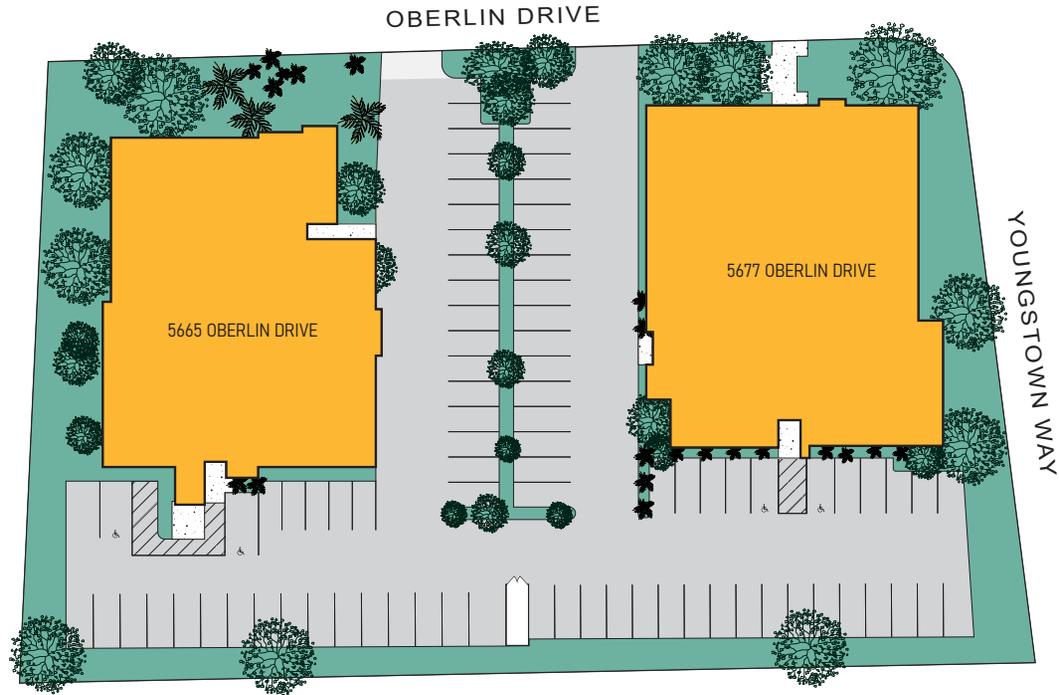
ABUNDANT  
PARKING  
(3.33/1,000 SF)



EXTENSIVE RETAIL  
AMENITIES FOR  
DINING AND  
SHOPPING IN CLOSE  
PROXIMITY

## *The Collective at Sorrento Mesa*

<https://voitco.com/properties/TheCollective/>



PROJECT SPECIFICATIONS	5665 OBERLIN DRIVE	5677 OBERLIN DRIVE
BUILDING SIZE	±15,836 Square Feet	±17,101 Square Feet
LAND ACREAGE	±0.66 Acres	±0.71 Acres
YEAR BUILT/RENOVATED	1983/2025	1982/2025
# OF STORIES	Two (2)	Two (2)
PARKING RATIO	3.33/1,000 SF	3.33/1,000 SF
TENANCY	Multi-Tenant Office	Multi-Tenant Office
ELEVATOR SERVED	One (1)	One (1)
ZONING	IL-2-1	IL-2-1



# Sorrento Mesa: Core of San Diego's Innovation Economy

Sorrento Mesa, strategically located just east of I-805 and centrally positioned within San Diego County, has established itself as a premier hub for the region's technology and life science sectors. Alongside the UC San Diego area, it forms the epicenter of San Diego's innovation ecosystem.

Home to Qualcomm's global headquarters and numerous market-leading biotechnology and life science companies, Sorrento Mesa continues to attract significant institutional investment and sustained development activity.

Over the past several years, few submarkets in San Diego have experienced comparable levels of growth. Major stakeholders such as Alexandria Real Estate Equities, Blackstone, and Qualcomm each control over one million square feet within the submarket. Institutional investors, REITs, and private equity firms collectively hold more than 50% of the market share — among the highest concentrations in the region — underscoring the area's long-term investment appeal.

Approximately 1.2 million square feet of new development is currently under construction, with several key projects scheduled to deliver through 2025-2026, offering a healthy pipeline without saturating the market. With new inventory entering the market, rental rates remain resilient, with year-over-year growth of 3.8%, highlighting the submarket's appeal to tenant who value quality and location — a testament to the submarket's enduring demand and strategic positioning.

With a strong pipeline, a concentration of global innovators, and deep institutional ownership, Sorrento Mesa remains one of San Diego's most dynamic and future-ready business environments — well-positioned for continued long-term growth.

# Technology & Life Science





**RESTAURANTS**



**GROCERY STORES**



**HOTELS**



**HEALTH AND FITNESS CENTERS**



**BANKS**

## DEMOGRAPHIC COUNTS

	1 MILE	3 MILES	5 MILES
2024 Population	657	248,429	387,970
2029 Population Projection	653	247,246	391,538
Annual Growth 2020-2024	-0.1%	0.1%	0.2%
Median Age	34.2	35.5	39.3
2024 Households	235	87,629	144,626
2029 Household Projection	233	87,237	145,950
Annual Growth 2020-2024	-0.2%	0.9%	0.2%
Annual Growth 2024-2029	-0.2%	-0.1%	85,023
Owner Occupied Households	113	43,299	60,926
Avg Household Size	2.7	2.6	2.6
Avg Household Vehicles	2	2	\$5B
Specified Consumer Spending (\$)	\$10.1M	\$3.6B	\$77,092
Median Home Value	\$758,064	\$871,167	\$442,775
Median Year Built	1995	1984	1976

## TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	CARS/DAY
Mira Mesa Boulevard	Scranton Road	43,910
Scranton Road	Morehouse Drive	32,170
Lusk Boulevard	Morehouse Drive	11,145
Carroll Canyon Road	Youngstown Way	9,525
Morehouse Drive	Lusk Boulevard	6,096
Oberlin Drive	Youngstown Way	3,257

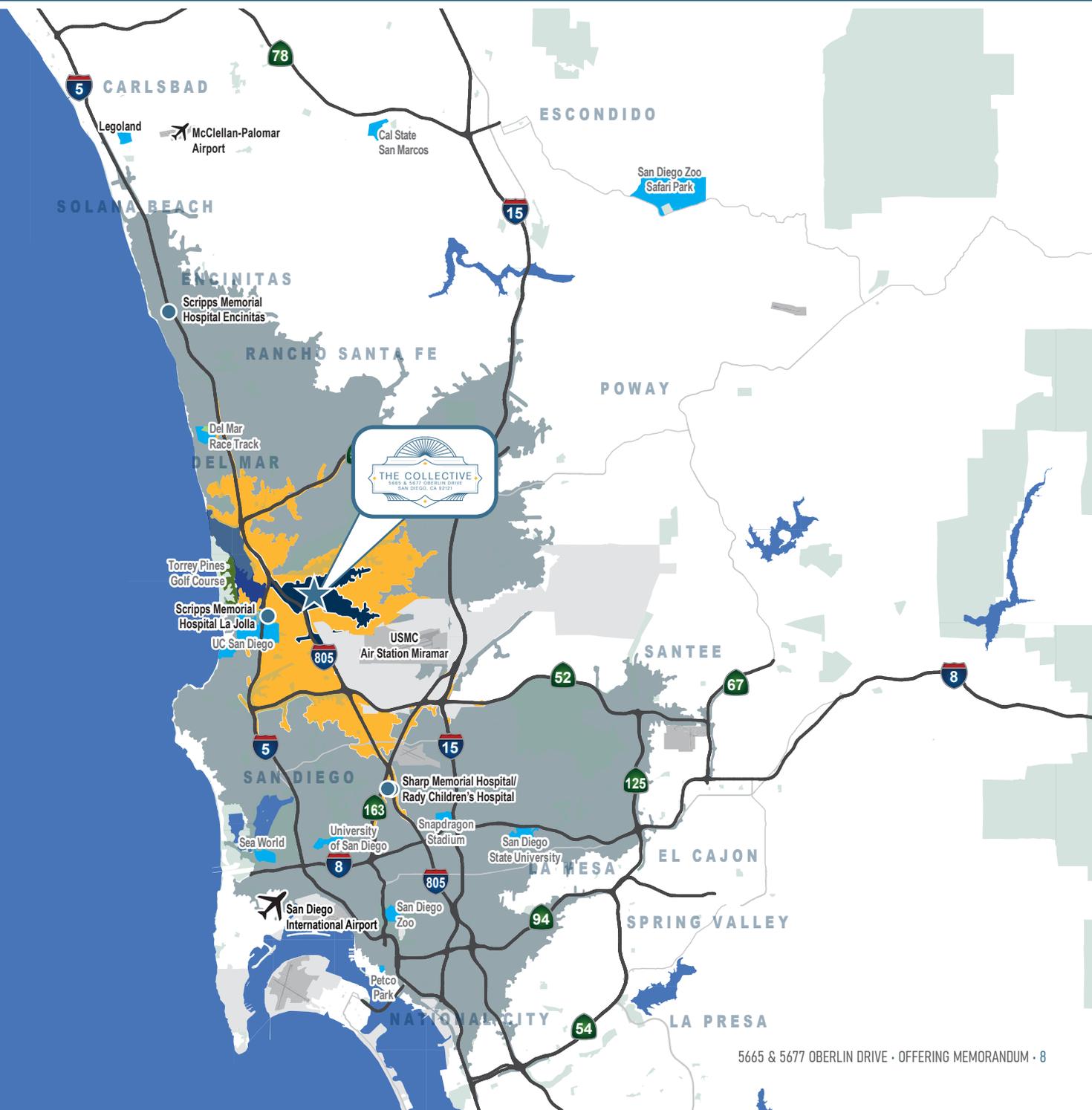
# DRIVE TIME ANALYSIS

Pacific Ocean



**Drive Times**

- 5 Minutes
- 10 Minutes
- 20 Minutes



# DEVELOPMENT PIPELINE



- |  |  |  |  |  |
|--|--|--|--|--|
| 1 Pacific Center<br>800,000 SF Campus<br>Life Science/Tech Redevelopment | 4 Vista Sorrento Labs<br>115,000 SF<br>Biotech Redevelopment   | 7 3 Roots<br>Residential Development<br>1,800 Single Family Homes (40 Acre Site) | 10 Centerpark Labs<br>200,000 SF<br>Life Science Conversion                              | 13 6260-6350 Sequence Drive<br>Future Biotech Redevelopment<br>26 Acre Site                |
| 2 Bioterra<br>300,000 SF<br>Biotech Redevelopment                        | 5 10075 Barnes Canyon<br>Biotech Development<br>250,000 SF     | 8 Weathers & Flanders<br>Residential Development<br>8 Acre Site                  | 11 6060 Cornerstone Court<br>Biotech Conversion<br>68,000 SF                             | 14 Lusk/Barnes Canyon<br>Proposed Biotech Redevelopment<br>20 Acre Site                    |
| 3 Headquarters Point<br>Biotech Development<br>245,000 SF                | 6 9444 Waples<br>Residential Development<br>Proposed 300 Units | 9 Biovista<br>275,000 SF<br>Life Science Conversion                              | 12 Pacific Center & Pacific Mesa Blvds<br>Proposed Biotech Redevelopment<br>10 Acre Site | 15 9800 & 9855 Summers Ridge Road<br>Proposed Office & Lab Development<br>Up to 600,000 SF |

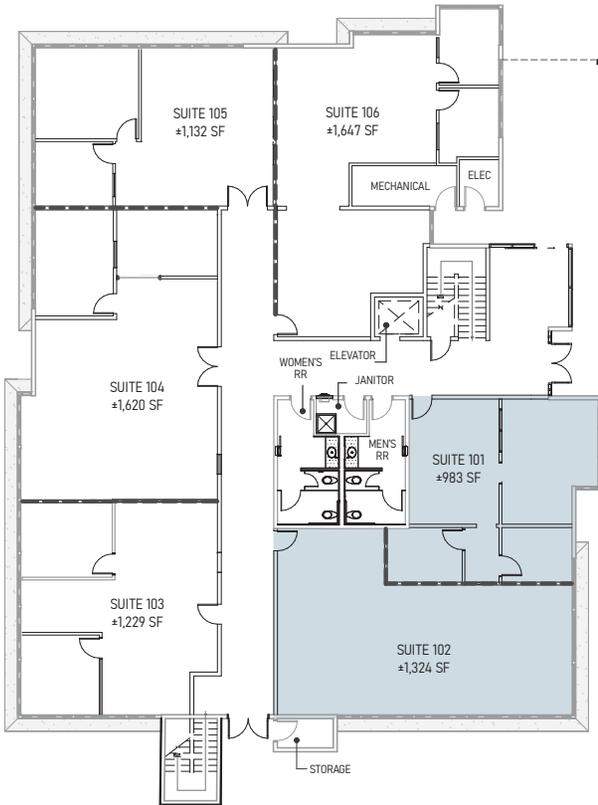
# CORPORATE NEIGHBORS



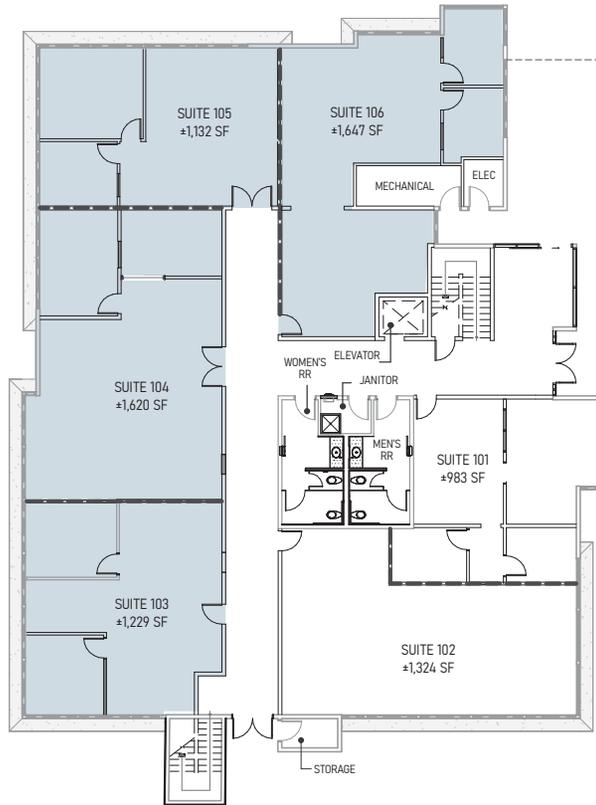
- |                            |                   |                       |                           |                             |                          |
|----------------------------|-------------------|-----------------------|---------------------------|-----------------------------|--------------------------|
| 1 Amazon                   | 6 Dexcom          | 11 Hologic            | 16 Pfizer                 | 21 Scripps                  | 26 Samsung               |
| 2 Apple                    | 7 FBI             | 12 Iron Mountain      | 17 Qualcomm               | 22 Sharp                    | 27 Aya Healthcare        |
| 3 BD                       | 8 General Atomics | 13 Leidos             | 18 Salk Institute         | 23 Sony                     | 28 Element Biosciences   |
| 4 Bristol Meyers           | 9 Globus Medical  | 14 Eli Lilly          | 19 Sanford Consortium     | 24 Thermo Fisher Scientific | 29 Sorrento Therapeutics |
| 5 Crinetics Pharmaceutical | 10 Google         | 15 Pacira Biosciences | 20 San Diego Credit Union | 25 UC San Diego Health      | 30 Plexium               |



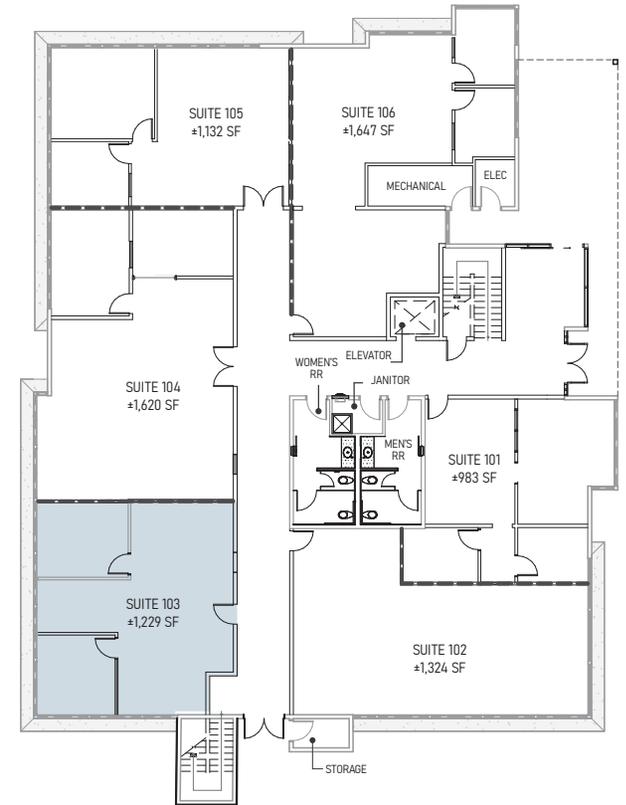
# 5665 OBERLIN DRIVE



**2,307 SF**  
Suites 101 - 102  
First Floor



**5,628 SF**  
Suites 103 - 106  
First Floor



**1,229 SF**  
Suite 103  
First Floor

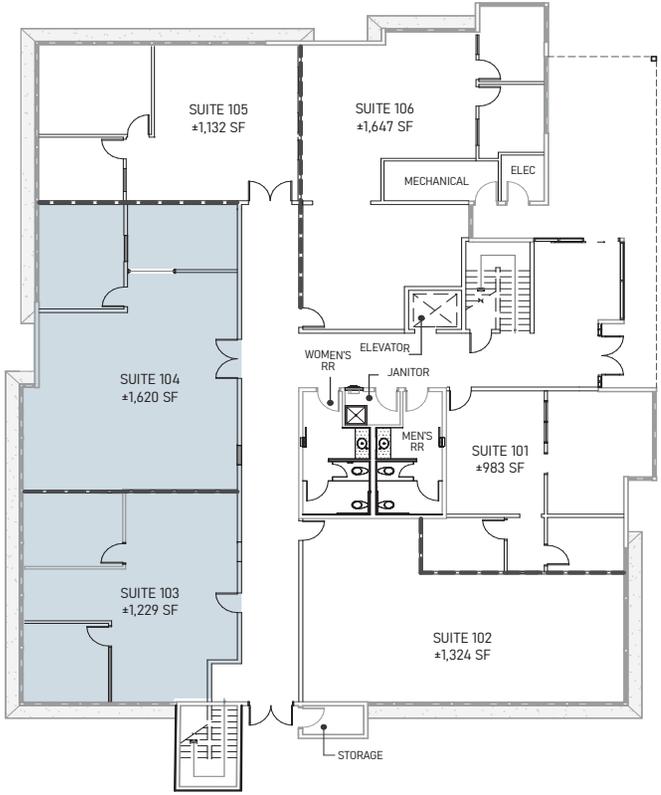
## The Collective at Sorrento Mesa

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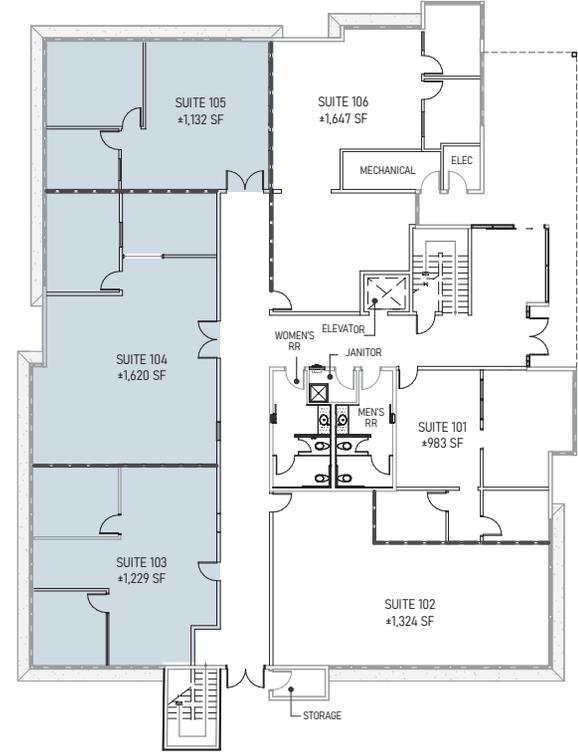
\*Note: Condominium suites are deliverable on an individual basis or with any combination desired. The floor plans displayed are shown as sample layouts for an owner-user.



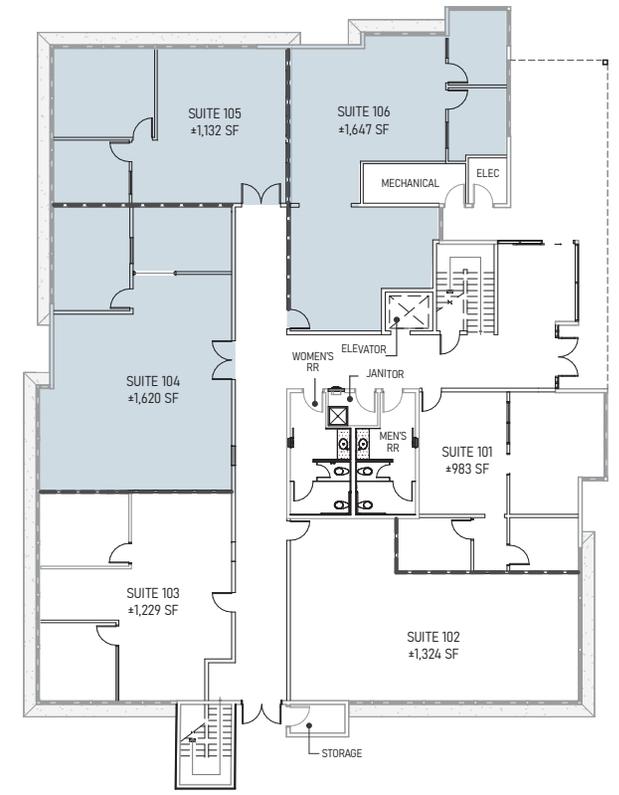
# 5665 OBERLIN DRIVE



**2,849 SF**  
Suites 103 - 104  
First Floor



**3,981 SF**  
Suites 103 - 105  
First Floor

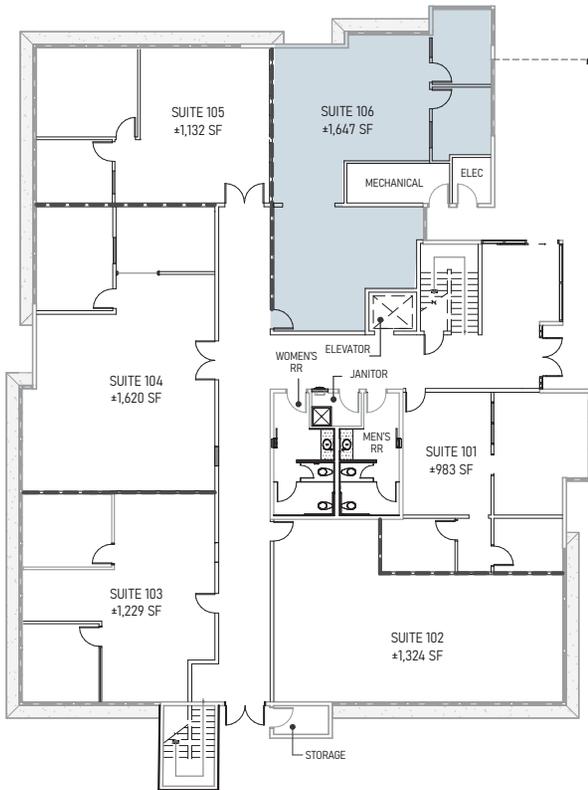


**4,399 SF**  
Suites 104 - 106  
First Floor

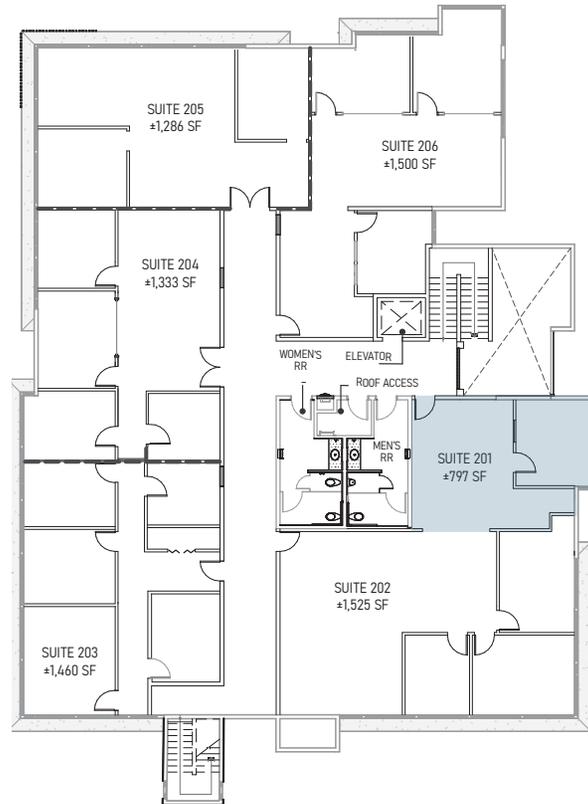
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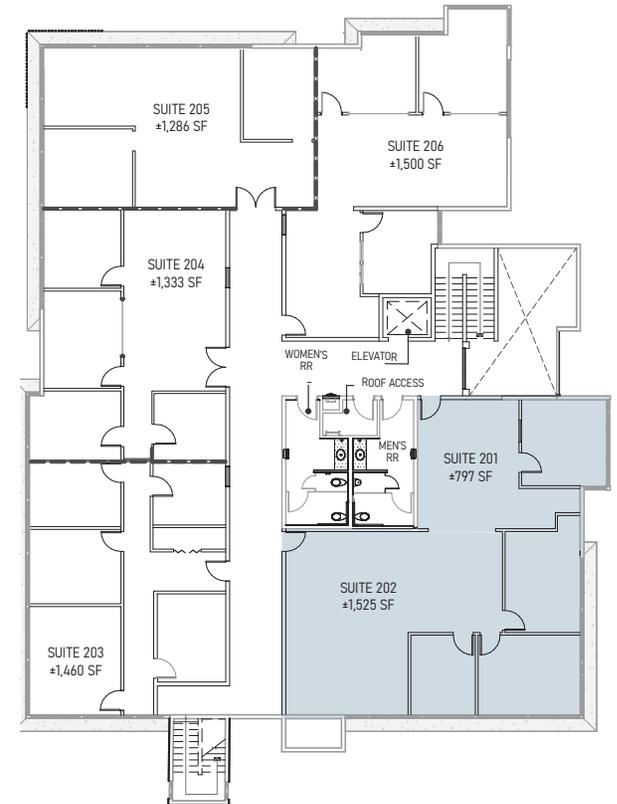
# 5665 OBERLIN DRIVE



**1,647 SF**  
Suite 106  
First Floor



**797 SF**  
Suite 201  
Second Floor

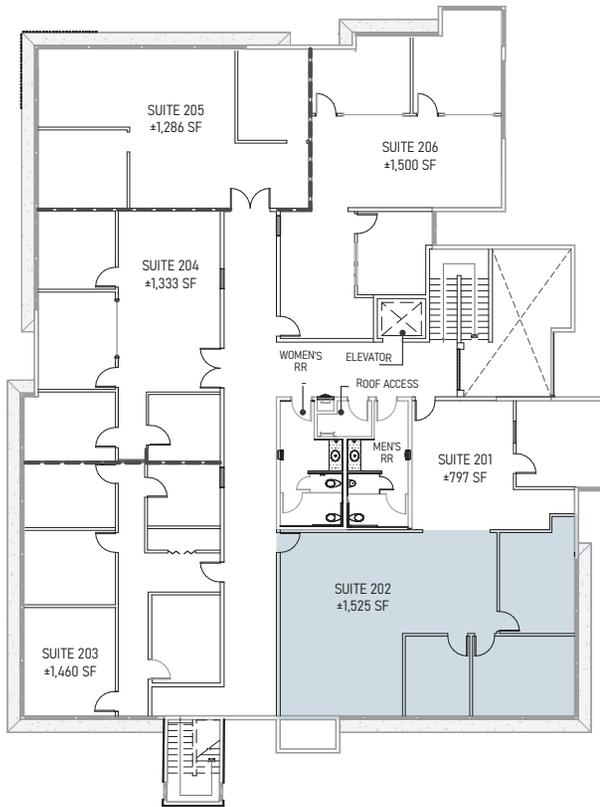


**2,322 SF**  
Suites 201 - 202  
Second Floor

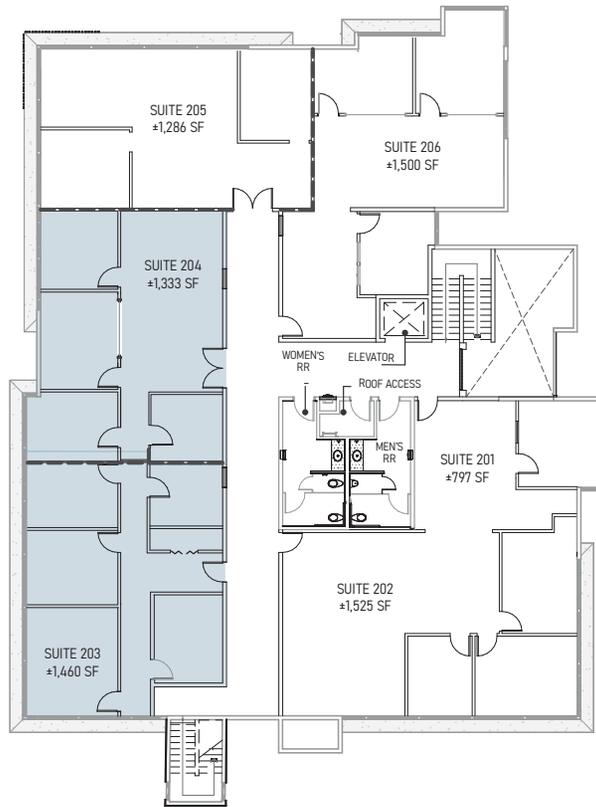
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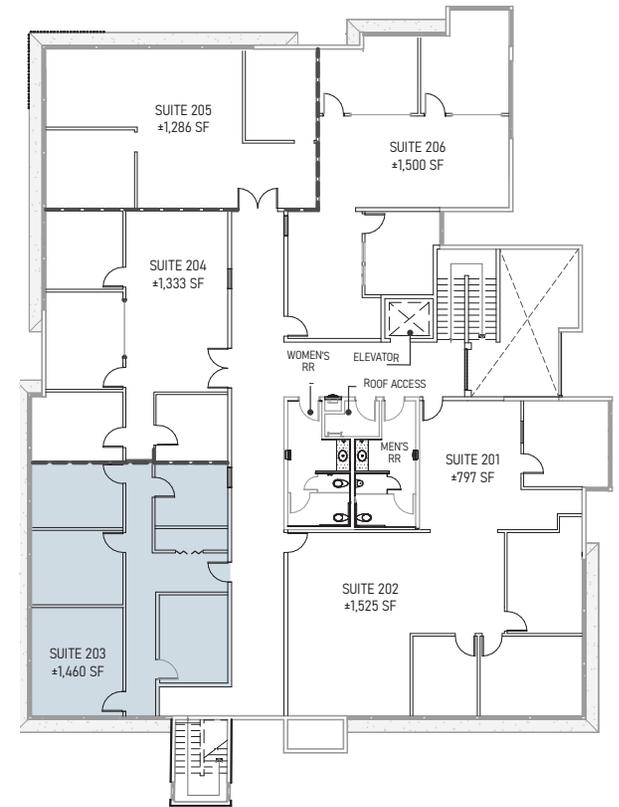
# 5665 OBERLIN DRIVE



**1,525 SF**  
Suite 202  
Second Floor



**2,793 SF**  
Suites 203 - 204  
Second Floor

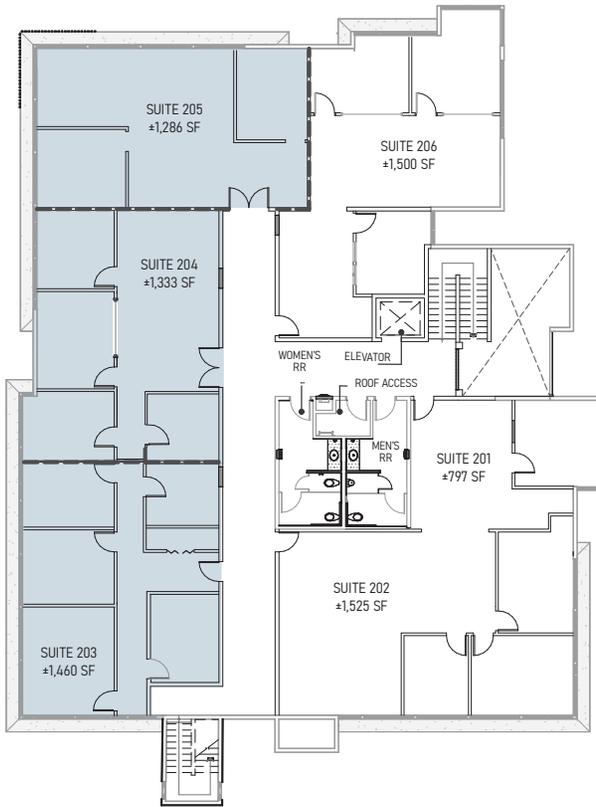


**1,460 SF**  
Suite 203  
Second Floor

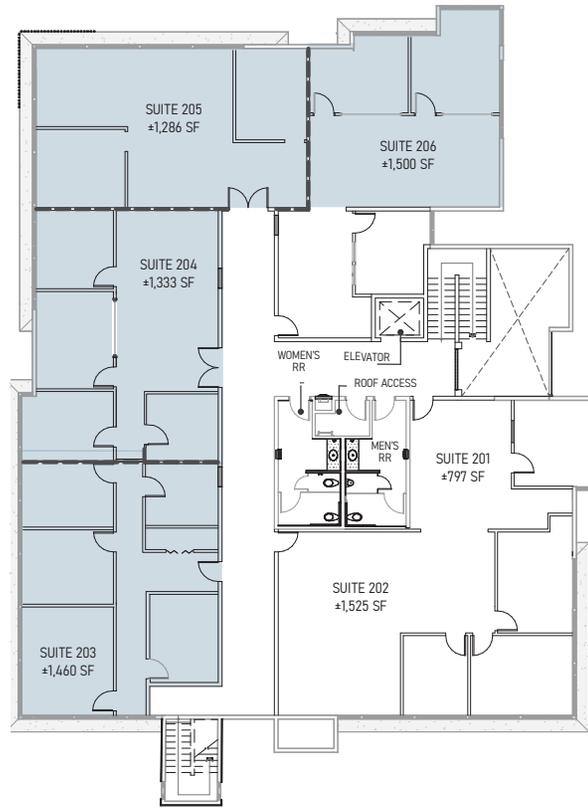
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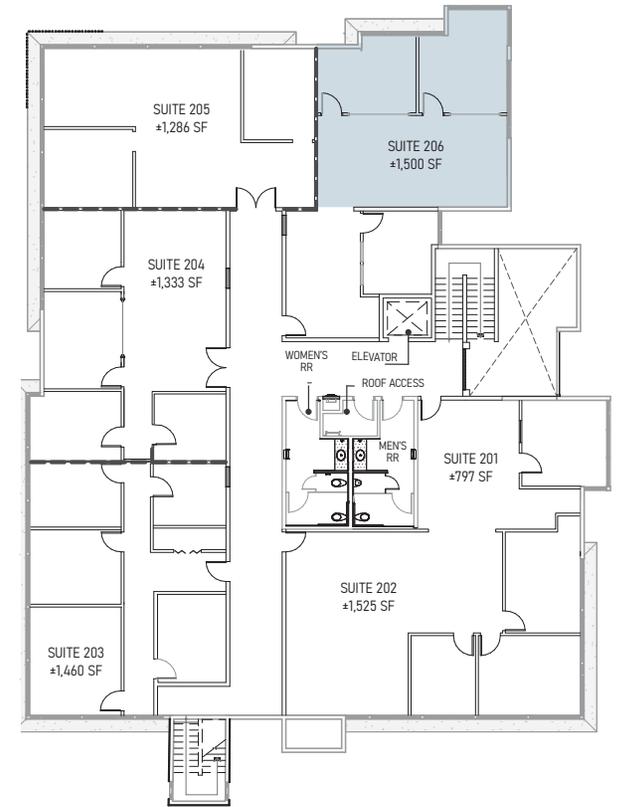
# 5665 OBERLIN DRIVE



**4,079 SF**  
Suites 203 - 205  
Second Floor



**5,579 SF**  
Suites 203 - 206  
Second Floor

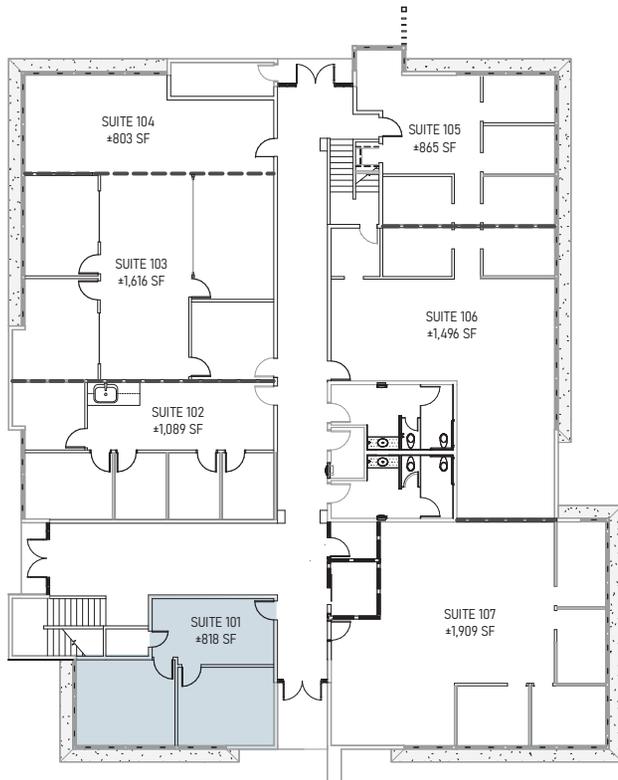


**1,500 SF**  
Suite 206  
Second Floor

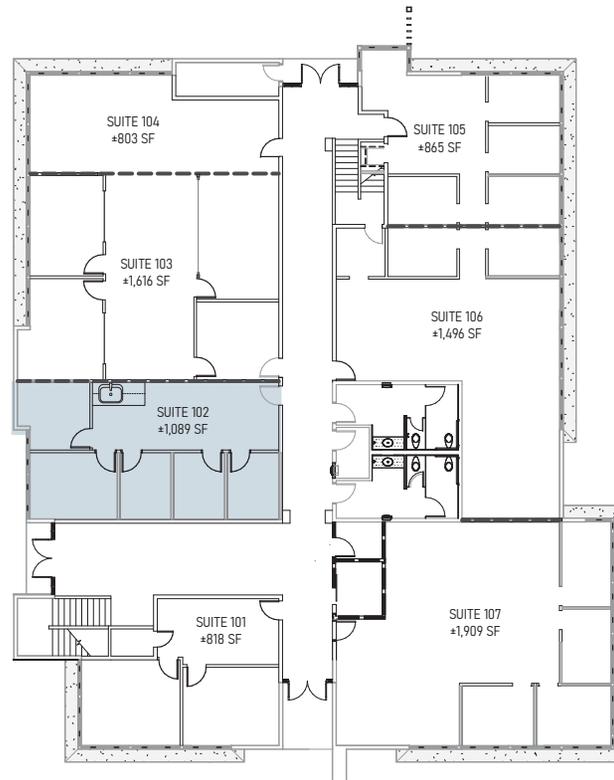
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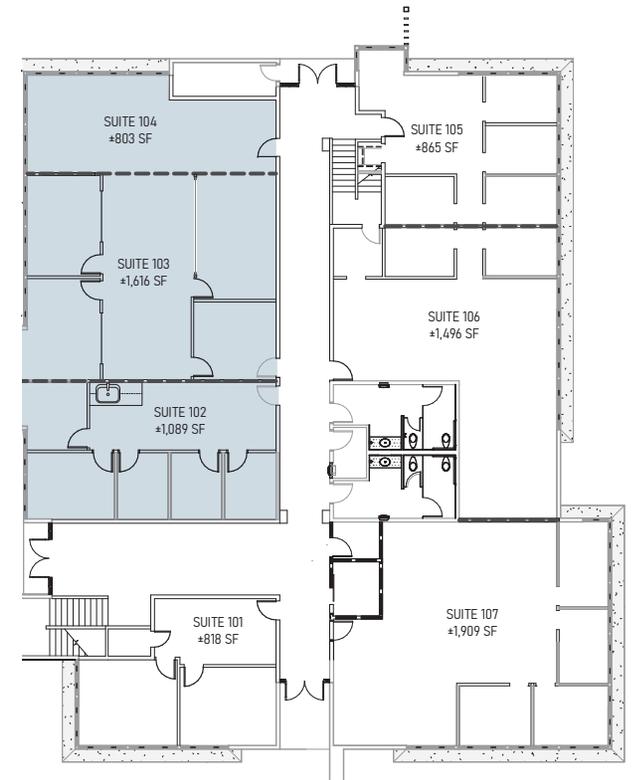
# 5677 OBERLIN DRIVE



**818 SF**  
Suite 101  
First Floor



**1,089 SF**  
Suite 102  
First Floor



**3,508 SF**  
Suites 102 - 104  
First Floor

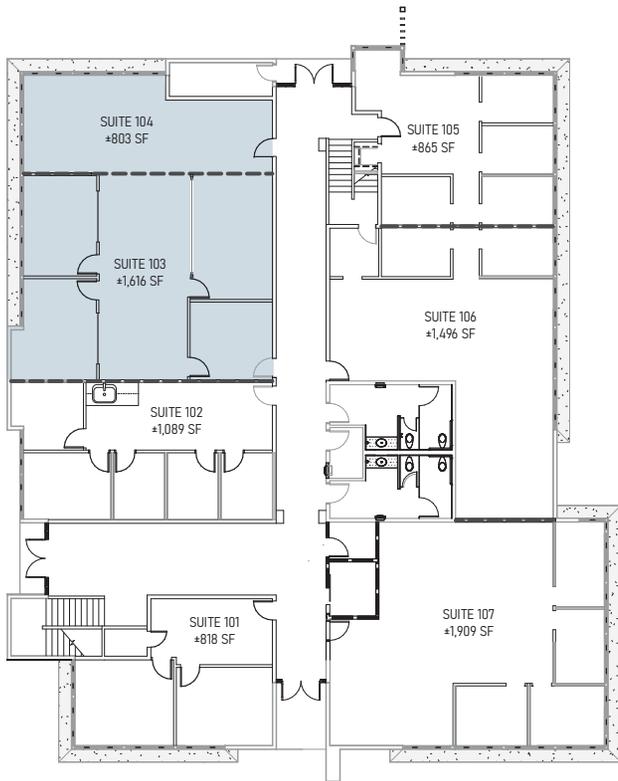
*The Collective at Sorrento Mesa*

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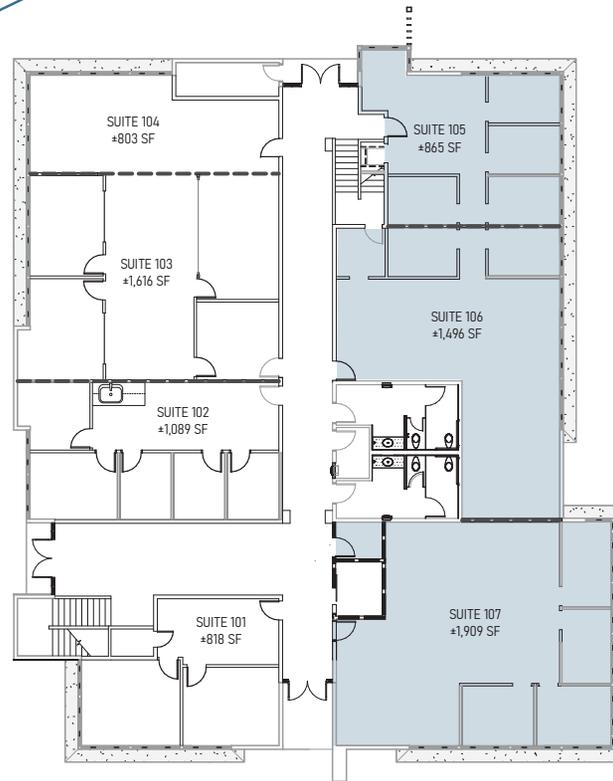
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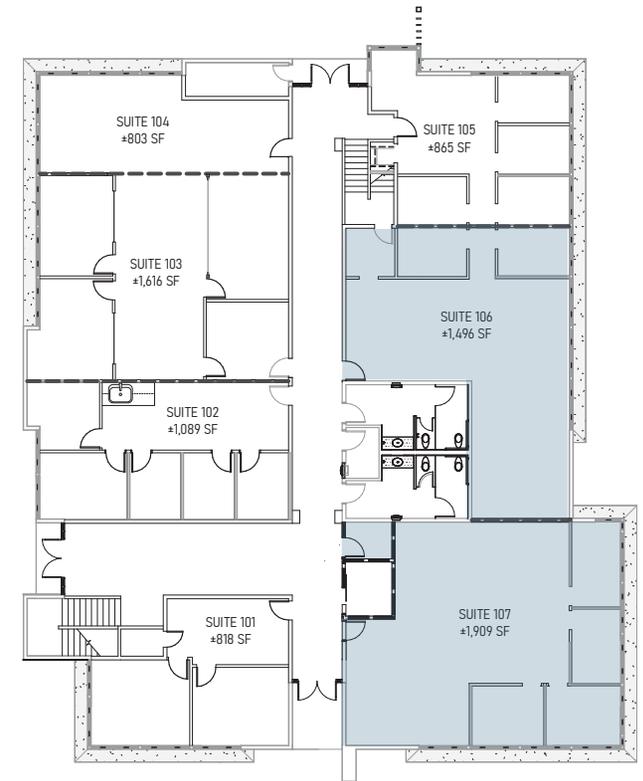
# 5677 OBERLIN DRIVE



**2,419 SF**  
Suites 103 - 104  
First Floor



**4,270 SF**  
Suites 105 - 107  
First Floor

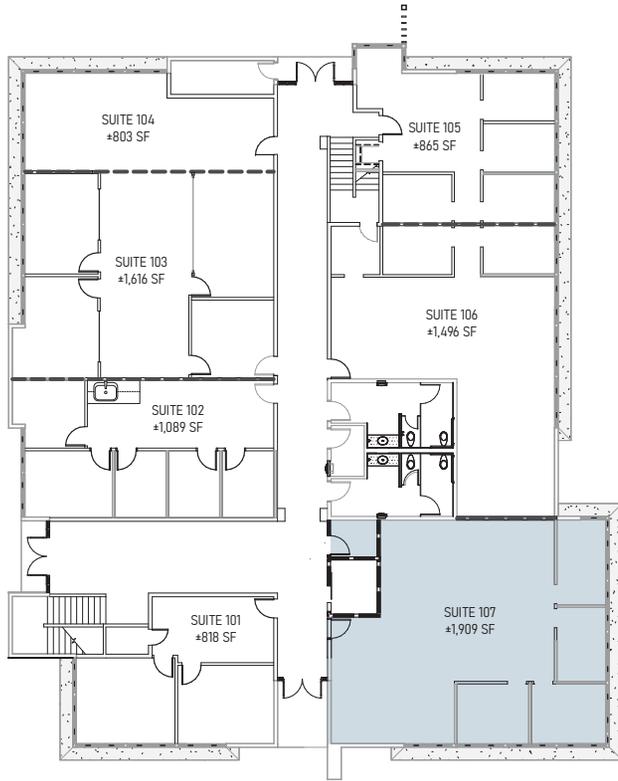


**3,405 SF**  
Suites 106 - 107  
First Floor

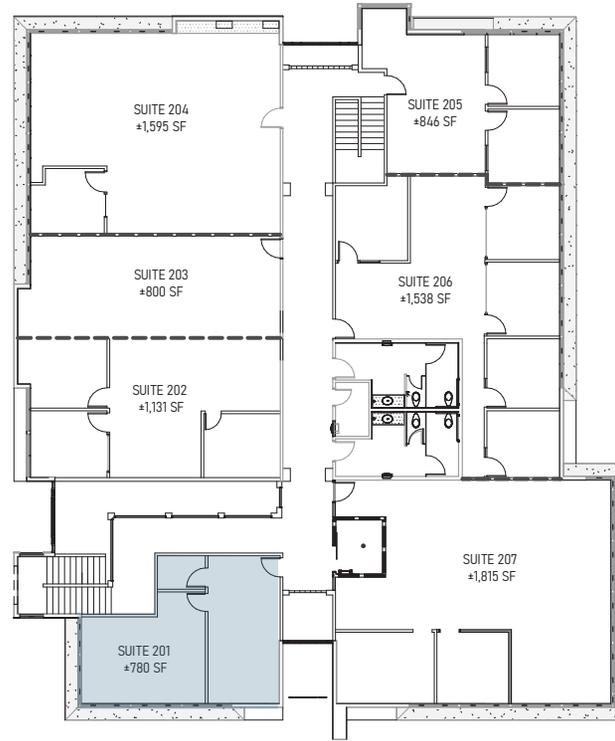
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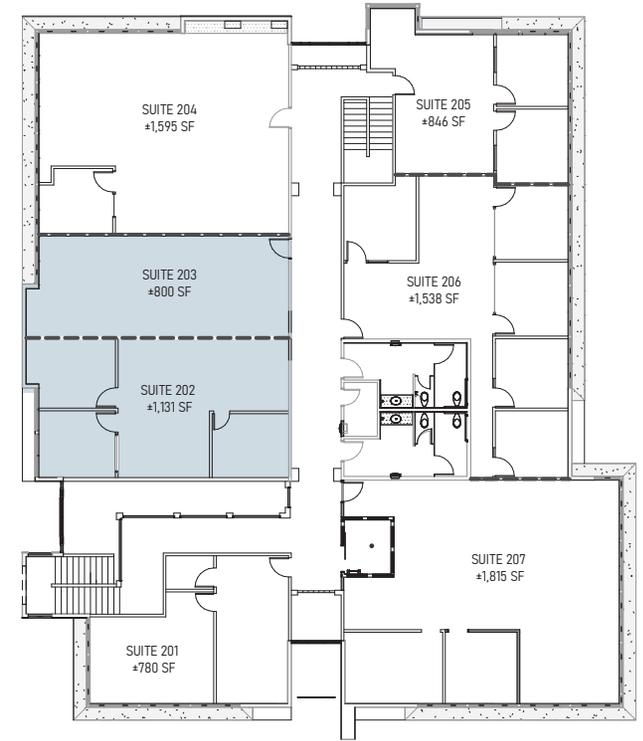
# 5677 OBERLIN DRIVE



**1,909 SF**  
Suite 107  
First Floor



**780 SF**  
Suite 201  
Second Floor

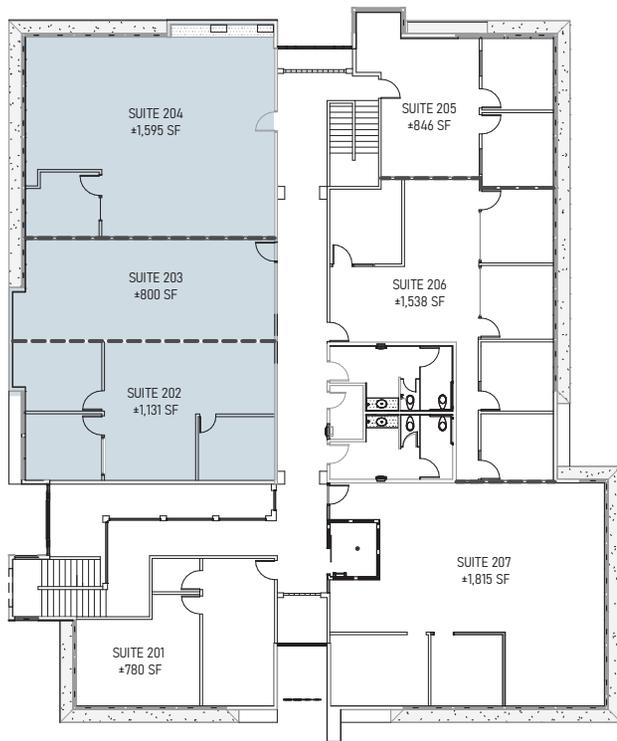


**1,931 SF**  
Suites 202 - 203  
Second Floor

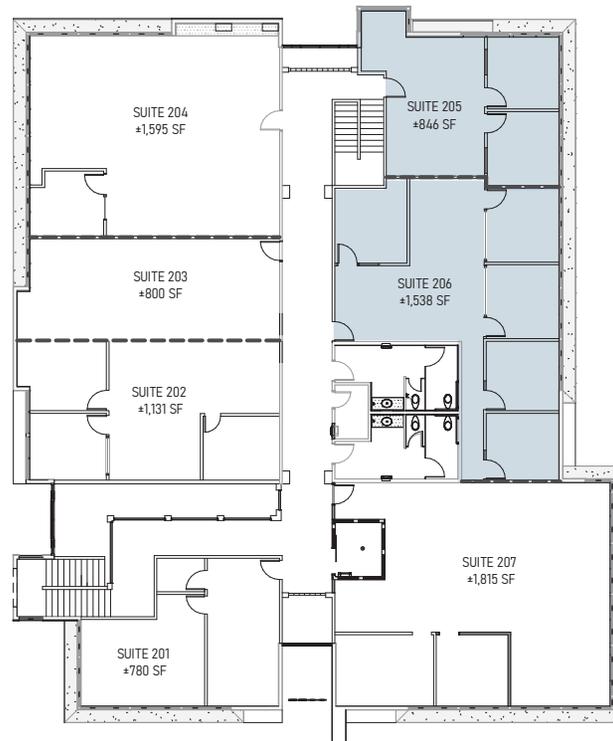
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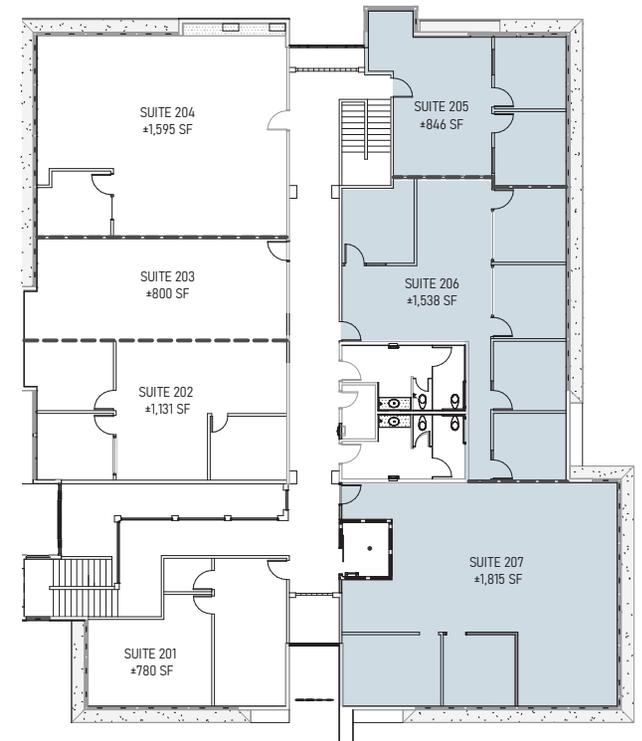
# 5677 OBERLIN DRIVE



**3,526 SF**  
Suites 202 - 204  
Second Floor



**2,384 SF**  
Suites 205 - 206  
Second Floor

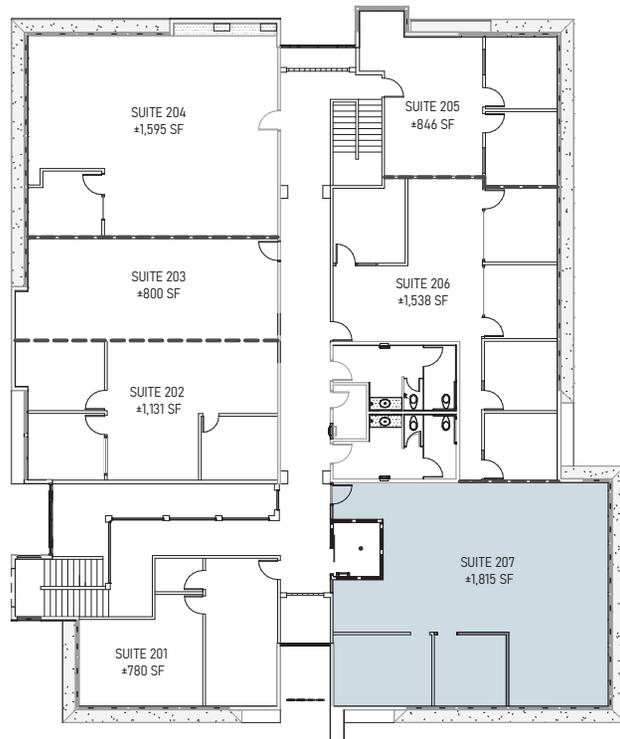


**4,199 SF**  
Suites 205 - 207  
Second Floor

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## 5677 OBERLIN DRIVE



**1,815 SF**  
Suite 207  
Second Floor



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EXCLUSIVELY LISTED BY:

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