

# FOR LEASE IN SORRENTO MESA



## 9670 WAPLES STREET

San Diego, CA 92121

± 16,500 SF Industrial/Flex Building

### PROPERTY FEATURES:

- ± 16,500 SF Flex Space Available
- Mix of Office, Production and Warehouse Space
- Two (2) Grade-Level Loading Doors
- 5.7/1,000 SF Parking Ratio
- 22' Clear Height in Warehouse
- Prominent Corner Location
- Building Signage

**LEASE RATE:** \$1.55/SF NNN

### PLEASE CONTACT:

**BRENT BOHLKEN**  
Senior Managing Director  
CA RE License #01022607  
858.875.3616  
bbohlken@ngkf.com

**PAUL BRITVAR**  
Director  
CA RE License #01949354  
858.875.3609  
pbritvar@ngkf.com

**JUSTIN MAIOLO**  
Associate  
CA RE License #01910958  
858.875.3615  
justin.maiolo@ngkf.com





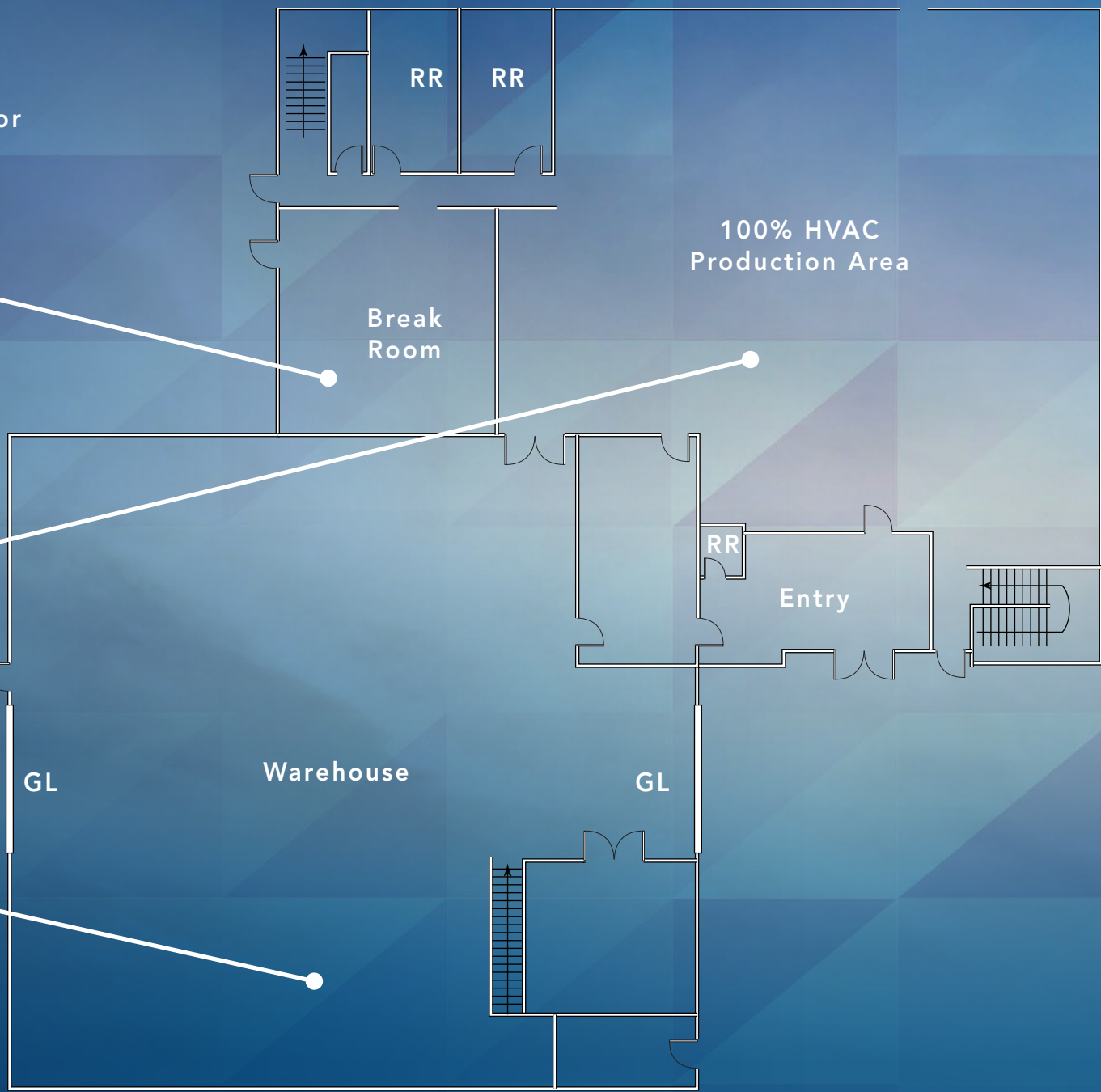
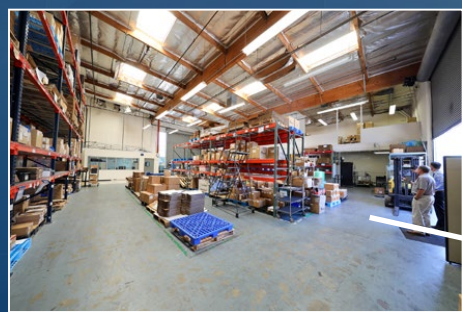
# FOR LEASE IN SORRENTO MESA

## 9670 WAPLES STREET

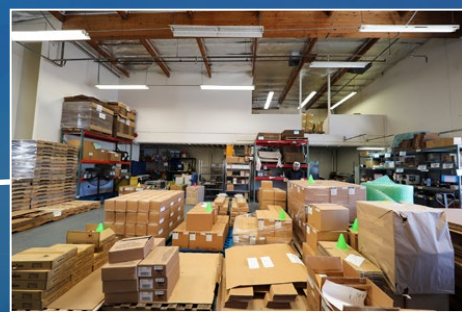
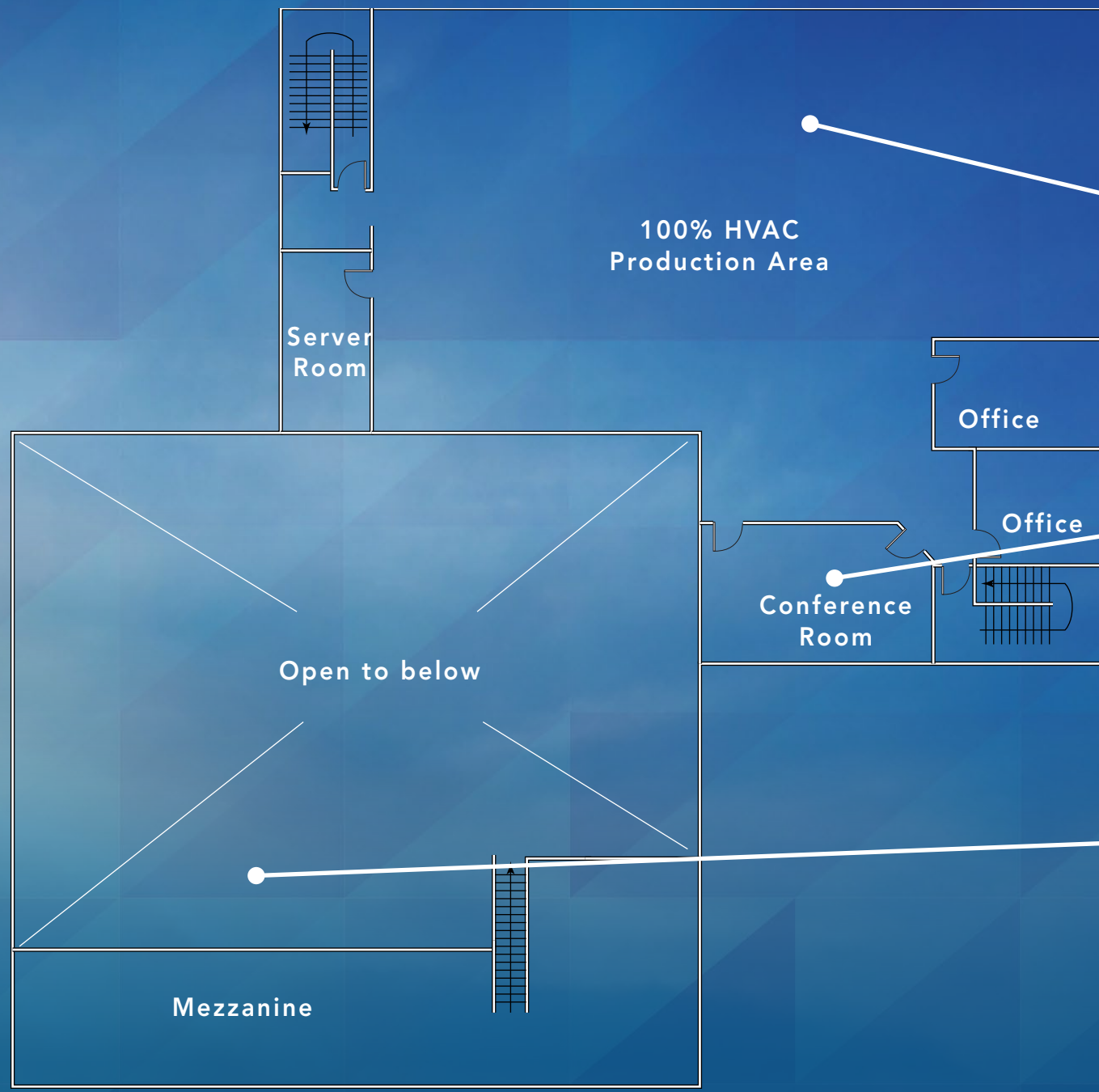
San Diego, CA 92121



1st Floor



2nd Floor





# FOR LEASE IN SORRENTO MESA

## 9670 WAPLES STREET

San Diego, CA 92121

± 16,500 SF Industrial/Flex Building

### SORRENTO MESA

Sorrento Mesa is conveniently located just west of Mira Mesa, north of La Jolla, and sits east of Sorrento Valley. The area is dominated by telecommunications, wireless and biotechnology research industry leaders, offering vast employment opportunities.

Just minutes off of Interstate 805 (I-805)—which connects to Interstate 5 (I-5) northbound and runs south to the United States-Mexico border—the site is centrally located within proximity to all of San Diego’s famed cultural and lifestyle attractions.



### SORRENTO MESA SUBMARKET

Sorrento Mesa is one of the most mature, resilient and dynamic office markets in San Diego. The market is North County’s largest and most diverse submarket and home to numerous Fortune 500 tech firms and blue chip credit healthcare companies. It is home to both iconic tech companies such as Qualcomm and Sony as well as high growth life science and healthcare tenants that include BP Biofuels, Hologic, Sharp and Carefusion.



# FOR LEASE IN SORRENTO MESA

## 9670 WAPLES STREET

San Diego, CA 92121

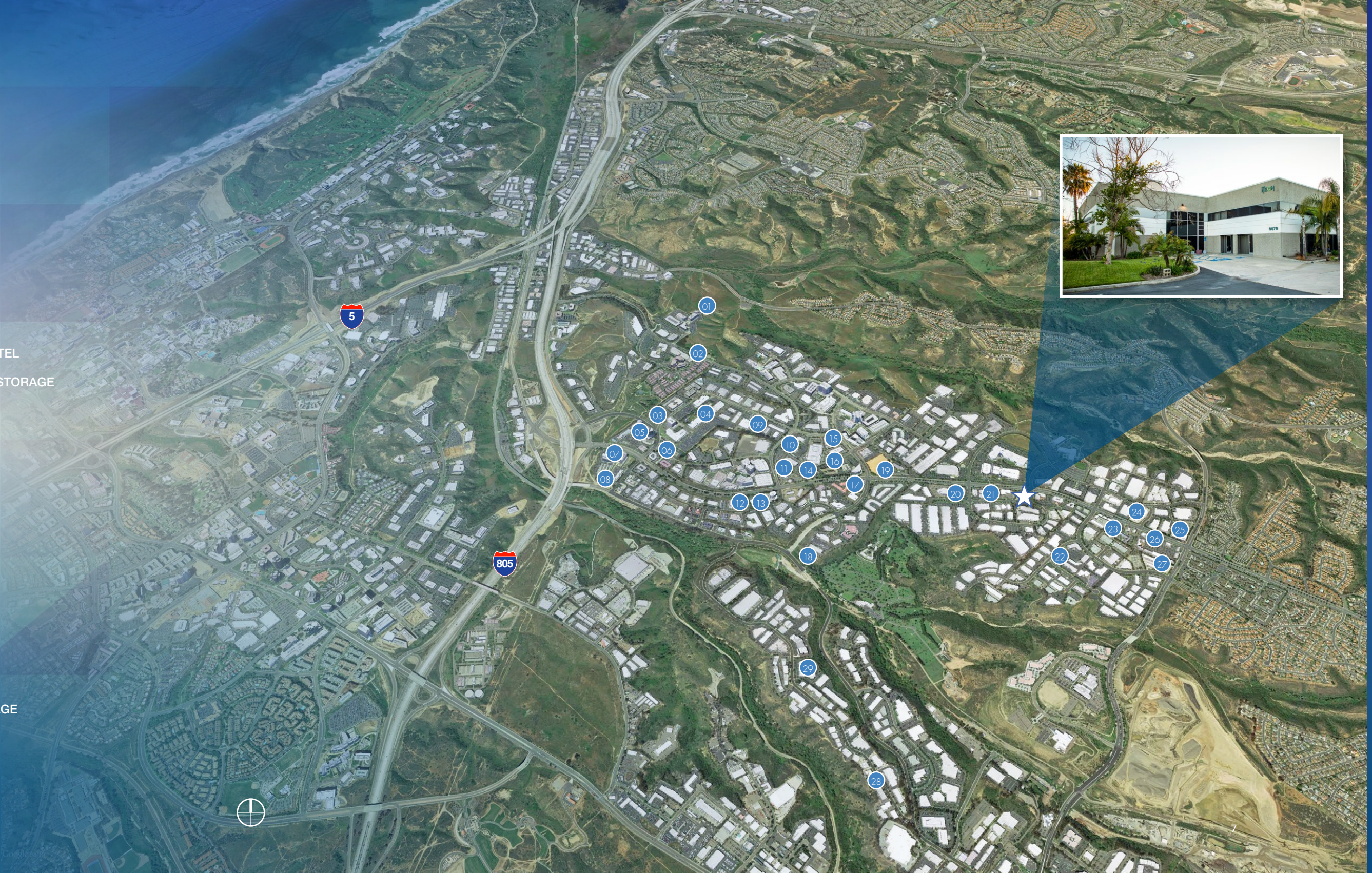
± 16,500 SF Industrial/Flex Building

### LOCAL AMENITIES

- 01 COME ON IN CAFE
- 02 ORGANIC TO GO
- 03 COURTYARD MARRIOTT
- 04 KARL STRAUSS BREWERY
- 05 SORRENTO COURT
  - Food Court
  - Staples
  - Bank of America
  - McDonald's
  - Car Wash
  - Starbucks
  - Jamba Juice
  - Bank of America
- 06 SUSHI TOWN
- 07 STARBUCKS WELLS FARGO
- 08 SORRENTO SOUTH RETAIL
  - Subway
  - Croutons
  - Rubio's
  - Wells Fargo
  - Skewers
- 09 SUBMARINA
- 10 SAN DIEGO COUNTY CREDIT UNION

- 11 CHILI'S
- 12 SANDWICH HOUSE
- 13 MISSION FEDERAL CREDIT UNION
- 14 WOODFIN SUITES HOTEL OASIS CAFE
- 15 SORRENTO CROSSROADS
  - Sunrise Cafe
  - Kinds Garden
  - Submarina
  - The Grill Deli
  - Sorrento Cleaners
- 16 WYNDAM GARDEN HOTEL
- 17 PS SELF STORAGE
- 18 SORRENTO CANYON DRIVING RANGE
- 19 MARRIOTT RESIDENCE INN
- 20 DOMINICS DELI
- 21 WINESELLER & BRASSERIE
- 22 CENTER PARK CAFE

- 23 STAYBRIDGE SUITES HOTEL
- 24 SORRENTO MESA SELF STORAGE
- 25 LA FITNESS
- 26 PLAZA SORRENTO
  - Burger King
  - KFC
  - Marketplace Grill
  - Subway
  - Savory-Q
  - Silk Road
  - Greek Bliss
  - Donut Touch
  - Amarin Thai
  - Indian Tandoor
  - Yoshi Sushi
  - Pho
  - European Bakery
  - Knockout
  - Premier Salon and Nails
  - El Cotixan Mexican
  - UPS Store
  - Mira Mesa Eye Care
  - Verizon Wireless
- 27 MIRA MESA SELF STORAGE
- 28 CREATIVE DELI
- 29 UPTOWN DELIGHT DELI





# FOR LEASE IN SORRENTO MESA

## 9670 WAPLES STREET

San Diego, CA 92121

± 16,500 SF Industrial/Flex Building

### CORPORATE NEIGHBORS

COMPANIES IN SORRENTO VALLEY

- 01 ACTIVE NETWORKS
- 02 L3 COMMUNICATIONS
- 03 TD AMERITRADE
- 04 SAMSUNG ELECTRONICS
- 05 BP BIOFUELS
- 06 TEXAS INSTRUMENTS
- 07 CHICKEN OF THE SEA
- 08 SONY
- 09 ECO ATM
- 10 CARDINAL HEALTHCARE
- 11 QUALCOMM
- 12 QUALCOMM
- 13 MISSION FEDERAL CREDIT UNION
- 14 TIME WARNER CABLE
- 15 EMD MILLIPORE CHEMICALS
- 16 QUANTUM DESIGN
- 17 ACCRIVA DIAGNOSTICS
- 18 ARRIS
- 19 DEXCOM
- 20 THERMO FISHER SCIENTIFIC
- 21 TRITECH SOFTWARE
- 22 CAL COMP USA
- 23 GEN PROBE INC.
- 24 SAN DIEGO COUNTY CREDIT UNION
- 25 AMEDITECH
- 26 BIOTIX
- 27 QUALITY SYSTEMS
- 28 COBHAM COMPOSITE PRODUCTS
- 29 TECHNOLOGY INTEGRATION GROUP
- 30 BOEING
- 31 GENERAL ATOMICS
- 32 ALERE
- 33 AMETEK PROGRAMMABLE POWER
- 34 NESTLE
- 35 ILLUMIA
- 36 TELEDYNE TECHNOLOGIES



CORPORATE COMPANIES  
HEADQUARTERED IN  
SORRENTO VALLEY



SORRENTO MESA IS HOME TO APPROXIMATELY  
**4,000 FIRMS AND 100,000 EMPLOYEES.**



# FOR LEASE IN SORRENTO MESA



## 9670 WAPLES STREET

San Diego, CA 92121

Waples Street

Mira Mesa Blvd.

Steadman Street

### PLEASE CONTACT:

**BRENT BOHLKEN**  
Senior Managing Director  
CA RE License #01022607  
858.875.3616  
bbohlken@ngkf.com

**PAUL BRITVAR**  
Director  
CA RE License #01949354  
858.875.3609  
pbritvar@ngkf.com

**JUSTIN MAIOLO**  
Associate  
CA RE License #01910958  
858.875.3615  
justin.maiolo@ngkf.com

4655 Executive Drive, Suite 800, San Diego, CA 92121 T. 858.875.3600 Corporate CA RE License # 01355491

The broker for a purchaser of the property shall be entitled to receive a real estate commission only in the event that broker and the property's owner execute a written commission agreement, containing the manner of calculation of that commission and all conditions to its payment, and the satisfaction of those conditions. Absent a written agreement to the contrary between that broker and NGKF, that broker shall not look to NGKF for payment of such a commission or any other compensation. Although all information furnished regarding property for sale, lease, or financing has been obtained from sources deemed to be reliable, that information has not been verified by NGKF and no express representation is made nor is any to be implied as to the accuracy thereof. That information is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by NGKF's client.