

3911 & 3931

SORRENTO VALLEY BOULEVARD

SAN DIEGO, CALIFORNIA 92121

COASTAL LIFESTYLE SPACE
AVAILABLE FOR LEASE



cruzan

CBRE



CAMPUS FEATURES

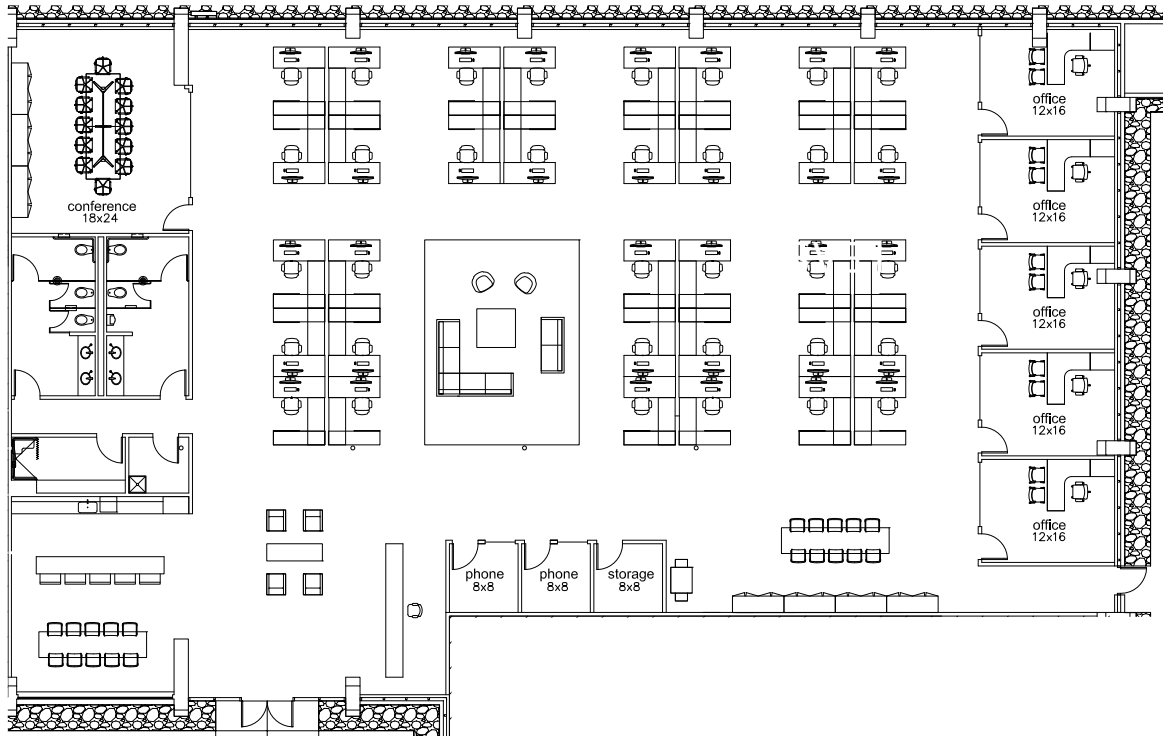
- » Two building purposefully-designed campus environment totaling 53,168 SF (divisible)
- » Retrofit/major renovation now completed
 - » Project: New exterior glazing system, roofs with skylights, mechanical systems, entryways, indoor/outdoor patios with roll-up doors and complete landscape redesign.
- » Prominent freeway facing signage with exposure to over 160,000 cars per day
- » Strategic, corner location with direct access to I-805, I-5 and SR 56
- » Walking distance to Coaster Station
- » Ample surface parking
- » Asking Rate: \$2.35/SF NNN, estimated NNNs are \$0.33/SF





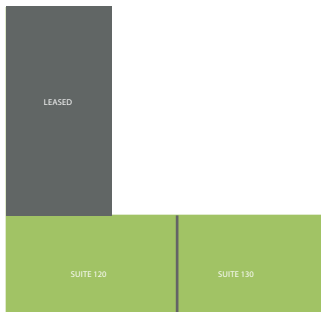


3911 SVB +/- 9,600 SF AVAILABLE



SUITE 120: +/- 9,600 RSF
HYPOTHETICAL PLAN

3911 SVB KEY PLAN



AREA AMENITIES

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SORRENTO VALLEY BOULEVARD

PERSONAL SERVICES/ SHOPPING

- 1 Plaza Sorrento
- 2 Premier Athletic & Squash Club
- 3 Sorrento Canyon Golf Center
- 4 Sorrento Court
- 5 Sorrento Mesa Crossroads
- 6 Crossfit Invictus
- 7 Bally Total Fitness
- 8 L.A. Fitness

BUSINESS SERVICES

- 1 Staples
- 2 Federal Express
- 3 International Office Supply
- 4 Logos

- 5 Mail Boxes Etc.
- 6 Micro City
- 7 Minuteman Press
- 8 Pacbell Purchase Store
- 9 Self Storage
- 10 Self Storage

HOTEL / TRAVEL

- 1 Courtyard By Marriott
- 2 Homestead Village
- 3 Residence Inn By Marriott
- 4 Hyatt Summerfield Suites
- 5 Wyndham Garden Hotel
- 6 Holiday Inn Express - Sorrento Valley
- 7 Staybridge Suite/Holiday Inn

- 8 Hilton Garden Inn
- 9 Coaster, Park & Ride

BANKS

- 1 Bank Of America
- 2 Mission Federal Credit Union
- 3 San Diego County Credit Union

RESTAURANTS

- 1 Eddy M's Deli
- 2 Centerpark Cafe
- 3 Chili's
- 4 Grandma's Kitchen
- 5 Dominec's Deli
- 6 Karl Strauss
- 7 Oberlin Deli

- 8 Plaza Sorrento Food Court (16 Restaurants)
- 9 Sandwich House
- 10 Sorrento Court (14 Restaurants)
- 11 Sorrento Mesa Crossroads & Restaurants
- 12 Come On In Cafe
- 13 Wineseller And Brasserie
- 14 Sorrento Plaza (8 Restaurants)
- 15 The Grill
- 16 AJ Sub
- 17 Ali Baba's Cave

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TO HWY-56

I-5 NORTH
1 Exit
1 Entrance
I-5 SOUTH
1 Exit
1 Entrance

I-5 NORTH
1 Exit
I-5 SOUTH
1 Entrance

I-805 NORTH
2 Exits
2 Entrance
I-805 SOUTH
2 Exit
2 Entrance

→ TO I-15





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FOR MORE
INFORMATION,
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