

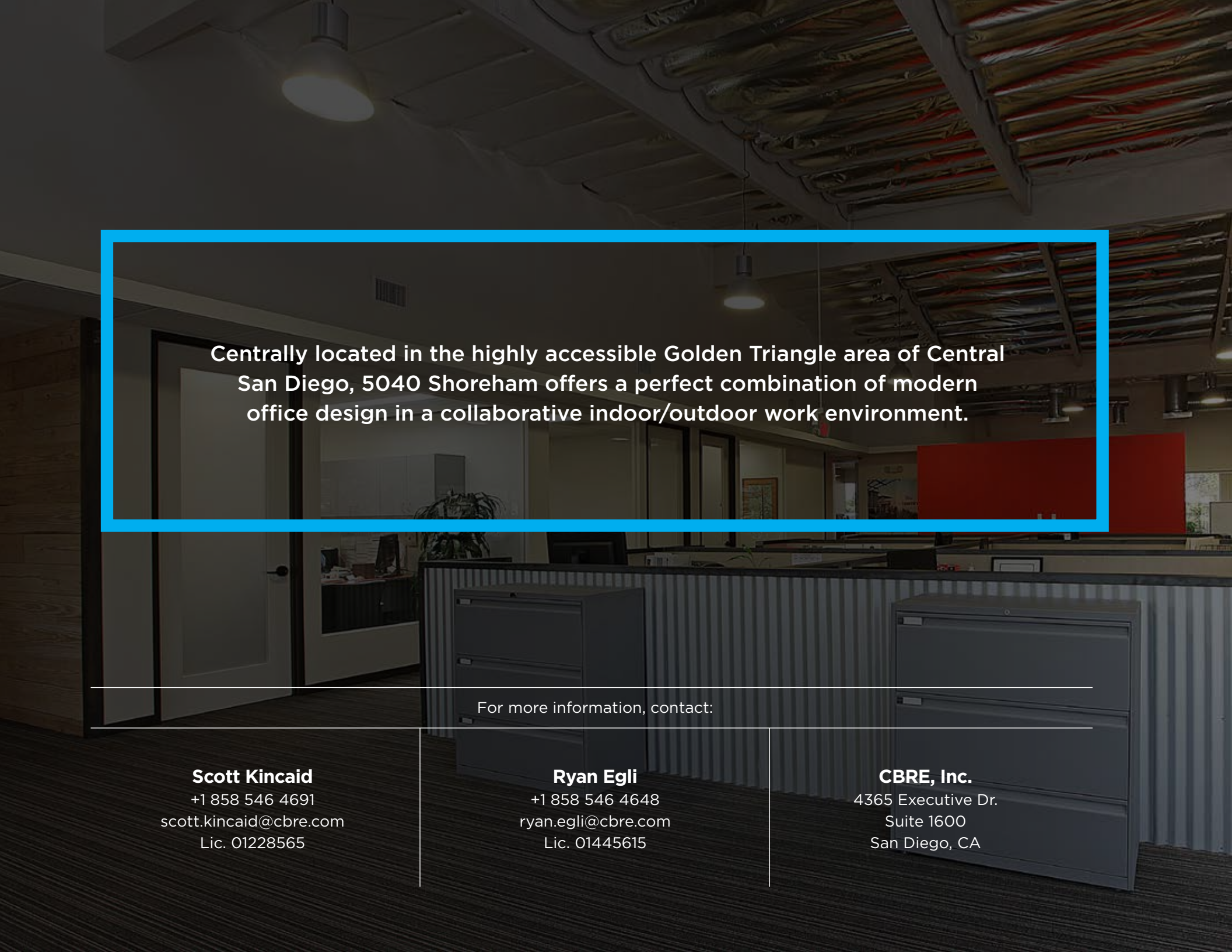
AVAILABLE FOR LEASE OR SALE Governor Park | Golden Triangle

50  
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# SHOREHAM PLACE

SAN DIEGO, CALIFORNIA





Centrally located in the highly accessible Golden Triangle area of Central San Diego, 5040 Shoreham offers a perfect combination of modern office design in a collaborative indoor/outdoor work environment.

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# FEATURES + AMENITIES

## 24,475 SF

Corporate Headquarters  
Facility Available for Lease or Sale

Divisible to  
**10,000 SF**



Tranquil, private setting



Ample 4/1,000 SF  
parking ratio



14-16 foot  
clear height



Exterior building &  
monument signage



New outdoor seating  
+ amenity area

**ASKING LEASE RATE:**  
\$2.35/SF NNN



Genesee Avenue

La Jolla Village Drive

Nobel Drive



South offramp

North onramp

Governor Drive

South onramp

North offramp

50  
40

Shoreham Place

Greenwich Drive





50  
40

## SHOREHAM PLACE

The Property is located in Governor Park, San Diego's most central location. A 19-building master planned office/tech business park located in the Golden Triangle. Governor Park is bordered by UTC to the northwest, I-805 to the east and State 52 to the south, providing access within minutes to all major areas of San Diego.

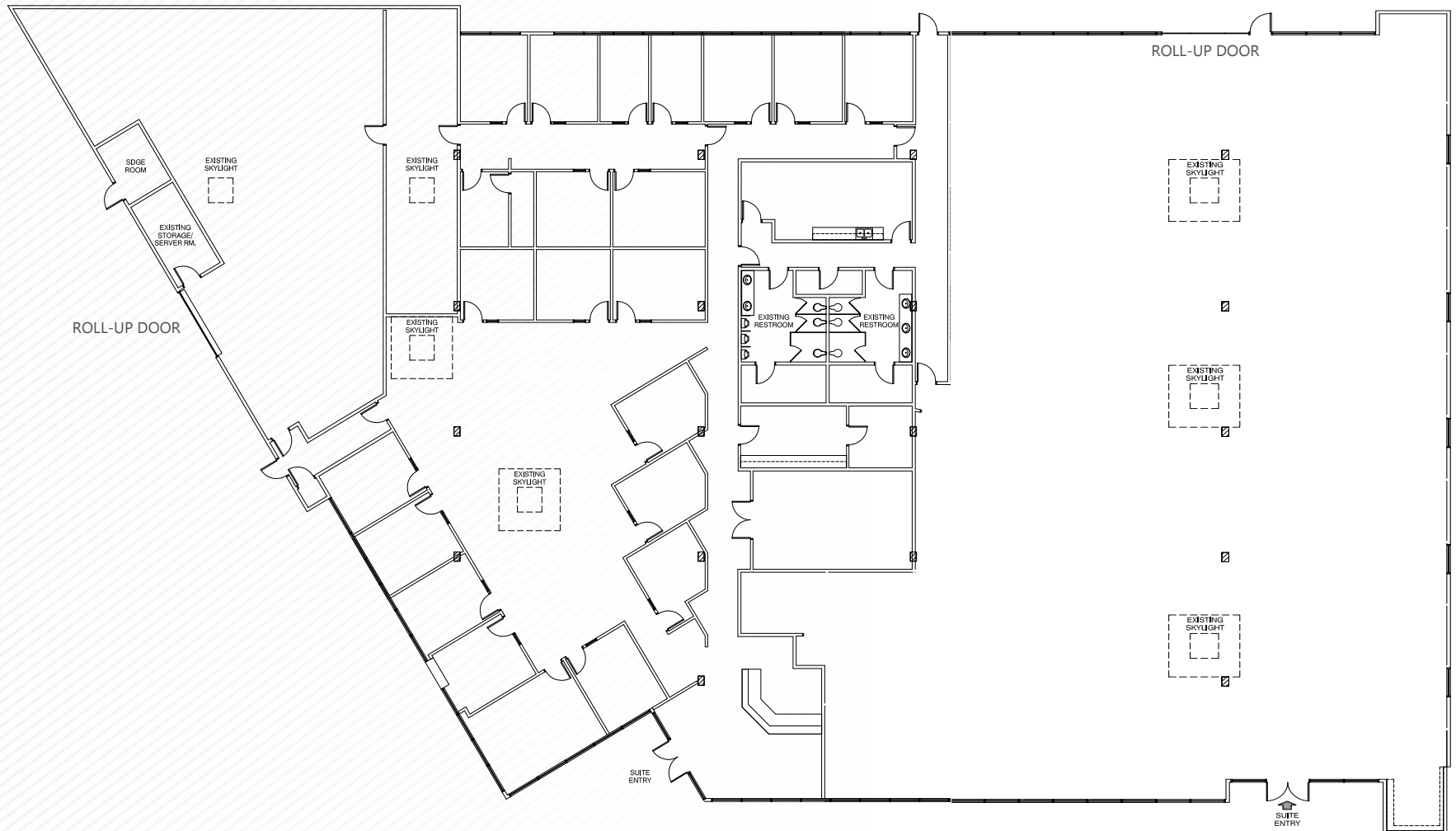


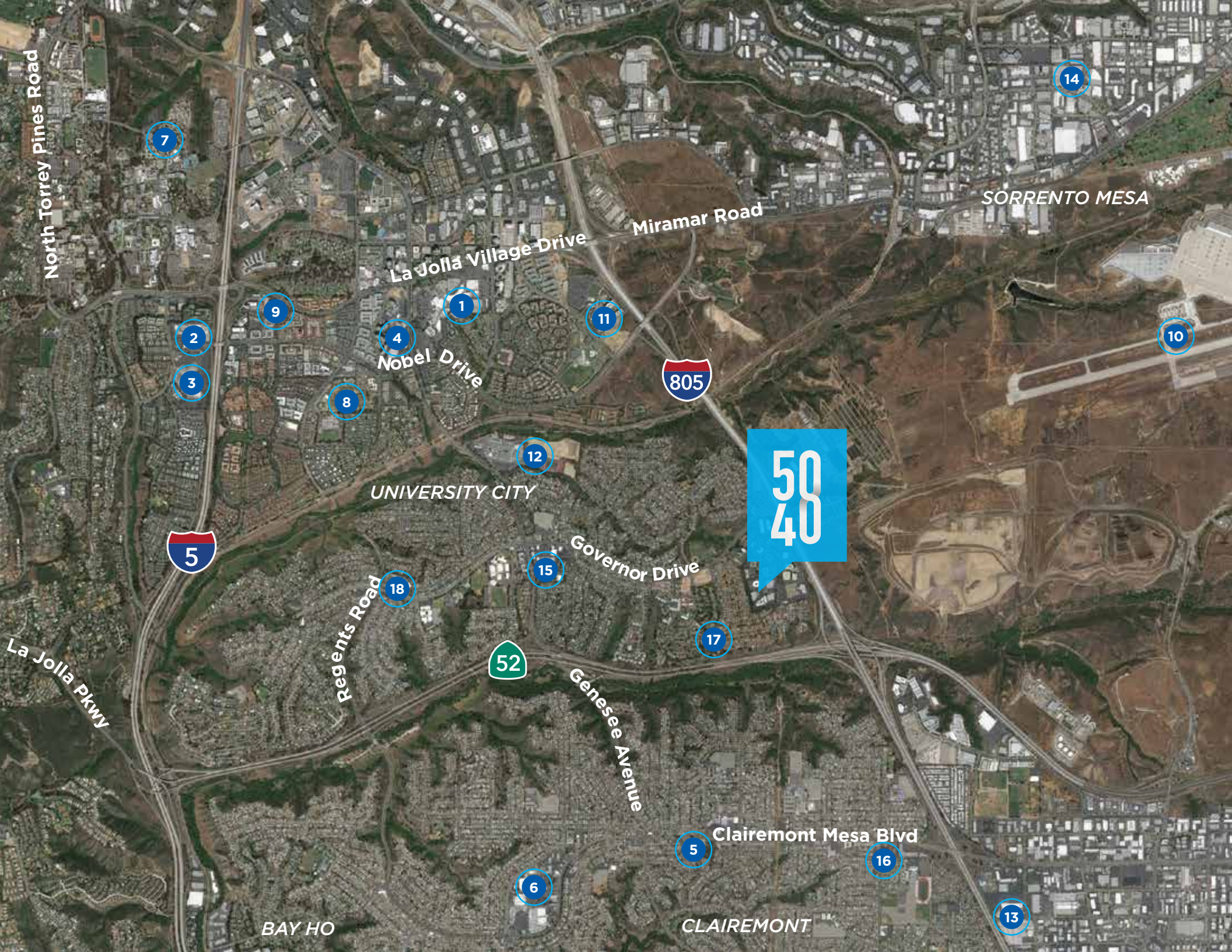
# FLOOR PLAN

## SUITE 100

24,475 SF  
(DIVISIBLE TO 10,000 SF)

## OUTDOOR PATIO AREA





North Torrey Pines Road

7

2

3

9

4

1

11

8

La Jolla Village Drive

Miramar Road

SORRENTO MESA

14

10

805

Nobel Drive

12

UNIVERSITY CITY

50  
40

5

Governor Drive

15

Regents Road

18

17

52

Genese Avenue

La Jolla Pkwy

Clairemont Mesa Blvd

5

16

BAY HO

CLAIREMONT

6

13

# LOCAL AMENITIES & NEIGHBORS

Only minutes away from Central San Diego's best retail amenities

- 1 Westfield UTC Mall**  
 Crate & Barrel  
 24 Hour Fitness  
 Nordstrom  
 Sears  
 Macy's  
 Williams Sonoma  
 Gap  
 Anthropology  
 Zara  
 Sports Chalet  
 Tender Greens  
 Arclight Cinemas  
 Apple Store

Bonobos  
 Carlton Hair  
 Corner Bakery Cafe  
 Seasons 52  
 Craft Pizza  
 Eureka!  
 Lemonade  
 Pottery Barn  
 Restoration Hardware  
 Rubio's  
 Starbucks  
 Wells Fargo
- 2 The Shops At La Jolla Village**  
 Whole Foods Market  
 CVS Pharmacy  
 Peet's Coffee & Tea  
 Sprinkles Cupcakes  
 Bank of America

Citibank  
 Chase Bank  
 Rubio's  
 Paper Source
- 3 La Jolla Village Square**  
 AMC Theatres  
 Trader Joe's  
 ULTA  
 Best Buy  
 Ralph's  
 Islands  
 California Pizza Kitchen  
 Chipotle Mexican Grill  
 Cost Plus World Market  
 Daphne's California Greek  
 DSW Shoe Warehouse

Ginza Sushi  
 Jamba Juice  
 Marshall's  
 PetSmart  
 Pier 1 Imports  
 Ross  
 Sol Yoga  
 Union Bank  
 Urban Plates  
 Zpizza
- 4 Costa Verde Center**  
 Bristol Farms  
 Yogurtland  
 Subway  
 Starbucks  
 Sammy's Woodfired Pizza  
 Roy's La Jolla  
 Robeks Juice  
 McDonald's  
 KI Sushi & Sake Bar  
 Five Guys Burger & Fries

Draft Republic  
 Coco's Bakery  
 Chipotle  
 Baskin Robbins  
 Apolloni Greek Bistro  
 US Post Office  
 Massage Envy  
 Wells Fargo  
 U.S. Postal Service  
 Costa Verde Car Wash
- 5 24 Hour Fitness**

- 6 Clairemont Town Square**  
 Reading Cinemas  
 Burlington Coat Factory  
 Bath and Body Works  
 Michaels Arts & Crafts  
 Navy Federal Credit Union  
 Outback Steakhouse

Being-Fit Fitness Center  
 AT&T  
 Jamba Juice  
 Chili's Bar & Grill  
 Cold Stone Creamery
- 7 University of California San Diego**
- 8 Doyle Community Park**
- 9 Hyatt Regency La Jolla at Aventine**
- 10 MCAS Miramar**
- 11 Nobel Research Park - Illumina**
- 12 University City High School**
- 13 Independence Square Shopping Center**  
 Boomers!  
 Walmart  
 Starbucks  
 LA Fitness  
 Chipotle Mexican Grill

Gentle Touch Car Wash  
 Food 4 Less  
 McDonald's  
 Lolita's Taco Shop  
 Bank of America
- 14 Ballast Point Brewing and Spirits**
- 15 University Square**  
 Vons  
 Rite Aid  
 Chase Bank  
 Ahi Sushi & Grill  
 Lorna's Italian Kitchen  
 GNC

Forbidden Yogurt  
 Carl's Junior  
 Dolce Donuts  
 Western Union University Square  
 Barber Shop  
 The Coffee Bean & Tea Leaf
- 16 Madison Square**  
 Mr. Bons  
 Beauty Supply  
 Thai Restaurant  
 Cheezy Pizza

Fusion Cafe  
 Gourmet City  
 Sijpz Vegetarian Restaurant  
 Weight Watchers
- 17 Town Park Villas Golf Course**
- 18 The Market Place in University City**  
 Sprouts Farmers Market  
 Post Office  
 Starbucks  
 Round Table

Great Clips  
 Bite of Boston  
 Matsugawa Sushi  
 Eurobar Espresso Services





5040

# SHOREHAM PLACE

SAN DIEGO, CALIFORNIA



## FEATURED FOOD TRUCKS IN GOVERNOR PARK

5040 Shoreham Place is within walking distance of San Diego's top gourmet food trucks.



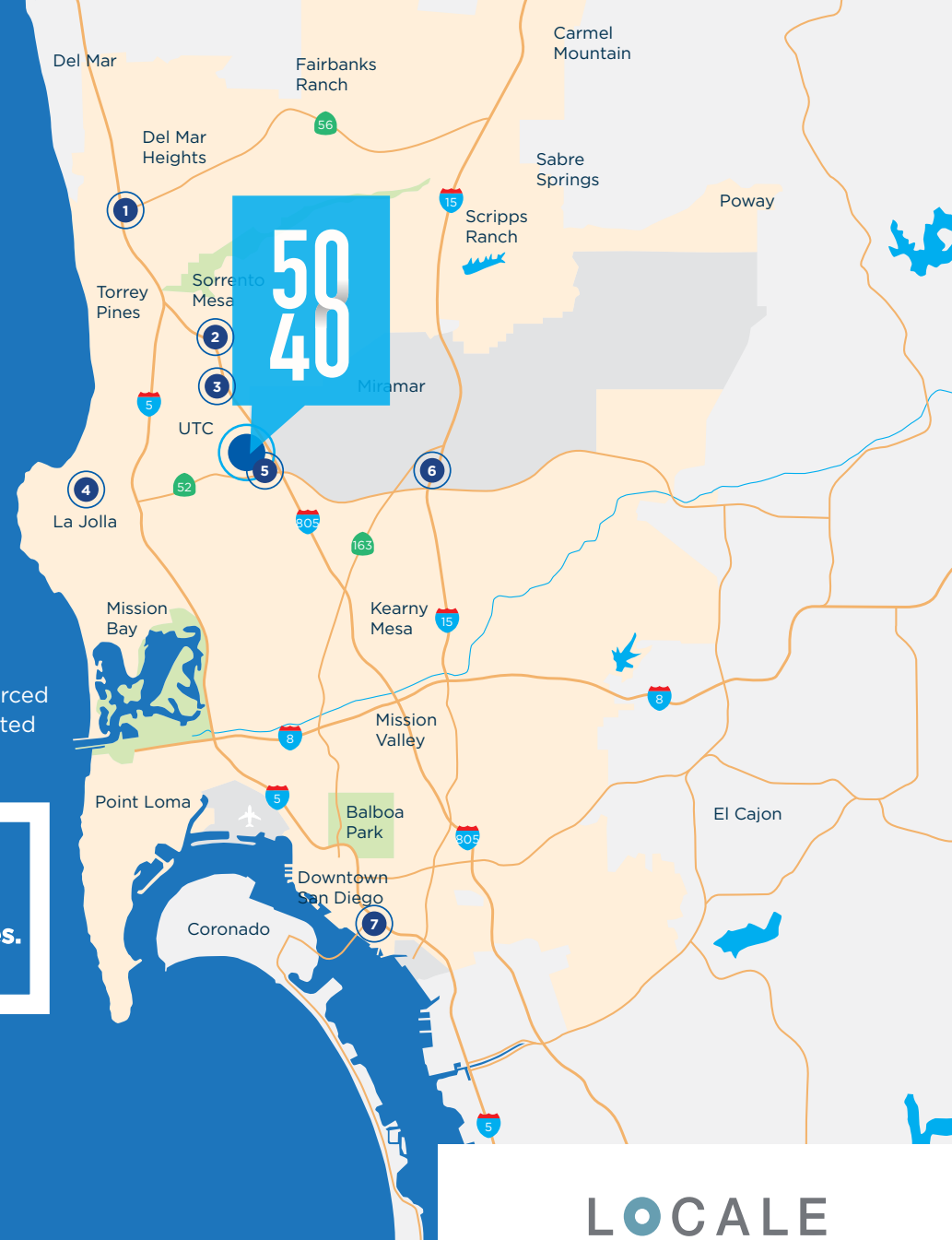
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## DRIVE TIMES

- ① **SR-56 Entrance**  
7.2 Miles  
11 Minutes
- ② **Mira Mesa Blvd.**  
3.5 Miles  
6 Minutes
- ③ **La Jolla Village Drive**  
2.3 Miles  
4 Minutes
- ④ **La Jolla**  
6 Miles  
9 Minutes
- ⑤ **SR-52 Entrance**  
1.5 Miles  
3 Minutes
- ⑥ **I-15 Corridor**  
5 Miles  
13 Minutes
- ⑦ **Downtown San Diego**  
11.6 Miles  
28 Minutes

\*Average drive times/mileages sourced from Waze Traffic App and calculated during peak traffic times.

**5040 Shoreham is within 10 minutes of every major San Diego freeway, providing your employees with improved freeway accessibility and shorter commute times.**



**CBRE, Inc.**  
Broker Lic. 00409987

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**LOCALE**  
ADVISORS

**CBRE**

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