

FOR SALE SORRENTO MESA

PROFFESIONAL OFFICE CONDOMINIUM
1, 666 Square Feet | \$595,000

5755

OBERLIN DRIVE
Suites 108
San Diego, CA 92121



90% FINANCING

SBA 504 MAY EFFECTIVE RATE: 2.76%

SBA WILL PAY THE PRINCIPAL, INTEREST,
AND FEES FOR SIX MONTHS ON ITS 504
AND 7(A) PROGRAM LOANS ISSUED BY
SEPT. 26, 2020.

Under the 504 program, SBA provides up to 40%
and banks generally provide 50% of approved costs to
buy and renovate real estate that is at least 51% occupied
by the borrower's business.

Sources: Small Business Finance: www.cdclloans.com,
CBRE Business Lending: jim.hatch@cbre.com



Easily Divisible to 2 Suites



Efficient Floor Plan for
Professional and Tech Uses



Immediate access to I-805
via Carroll Canyon Road



Ground Floor Suite
with Two Entrances



Eligible for up to 90%
Financing and 25
Year Amortization

CBRE



SORRENTO MESA

5755

OBERLIN DRIVE
Suite 108
San Diego, CA 92121

PROPERTY FEATURES

- Divisible two suites with separate entrances, AC units, & electrical systems allowing for a portion of the unit to be leased out until needed for expansion.
- 4.0 parking spaces/1000 sq. ft.
- Quiet, ground floor, corner unit
- New 10' ceilings with new lights
- High quality security system in unit
- Double door entrance
- Extensive glass line
- Association costs for professional management, insurance, water, building maintenance & repairs, trash removal, cleaning common area rest rooms, and common area landscaping, lighting and water, etc., and contributions to capital reserves are only \$471.81/month.





FINANCING

Financing is readily available for up to 90% of the value of the property, including improvements made by the buyer, at interest rates that are still historically low.

For current financing rates and terms that are available for this property from SBA and conventional lenders, contact:

JIM HATCH

CBRE Business Lending

+1 949 809 3755

jim.hatch@cbre.com

VALUE

- The demand for office condominiums is far outpacing the supply which is severely constrained by the high cost of development.
- The average sale price of office condominiums in San Diego County increased by 48% from 2012 through 2019.
- Its location at the center of San Diego's technological, scientific, financial, professional, medical, and educational industries and institutions, as well as the residential communities in the highest demand, strongly supports the ongoing value of real estate in Sorrento Mesa.

SALES COMPARABLES

ADDRESS	SALE DATE	PRICE/SQ. FT
5755 OBERLIN DR, SUITE 200	SEPT 30, 2019	\$408
5755 OBERLIN DR, SUITE 300	JULY 3, 2018	\$349

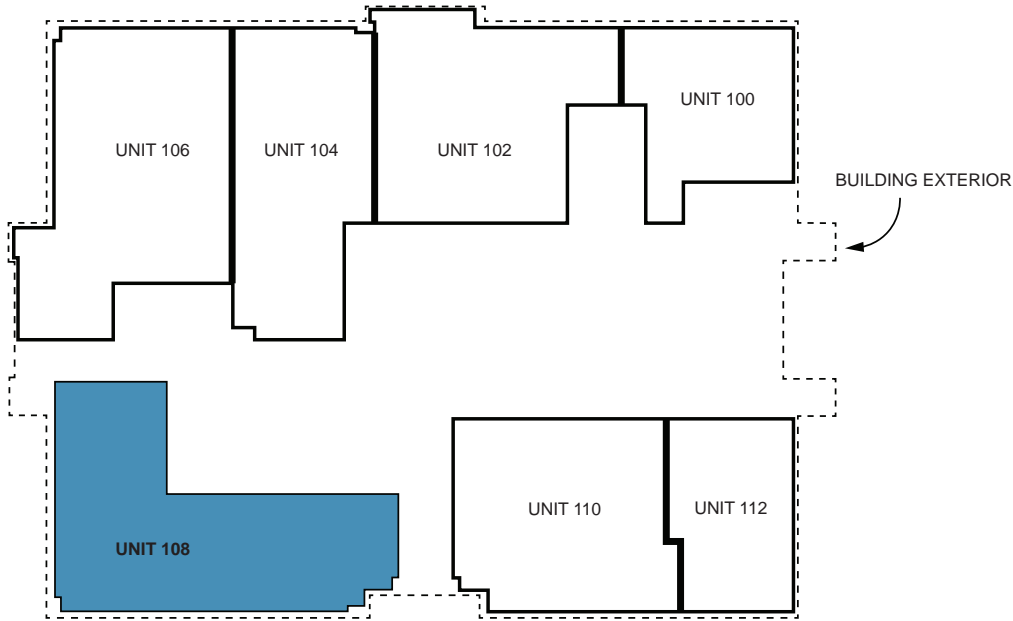


PRIME LOCATION

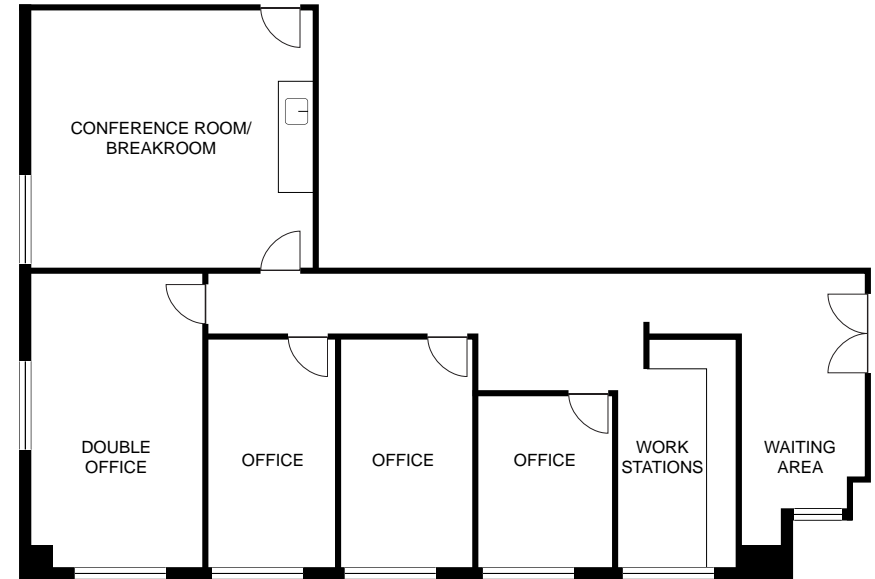
- Three-minute drive from the I-805 exit at Carroll Canyon Road
- Closest area to UCSD, Del Mar Heights, Torrey Pines, Sorrento Mesa, and UTC with small offices for sale
- Estimated population of more than 748,000 within a 10-mile radius in the surrounding communities including Carmel Valley, Del Mar, Solana Beach, University City, and Mira Mesa
- Surrounding amenities include food courts, restaurants, hotels, and a golf driving range



CONDOMINIUM PLAN



UNIT 108 FLOOR PLAN



For additional information on this property or to arrange to see it, please contact:

PHILLIP LINTON

+1 858 546 4627

phillip.linton@cbre.com

Lic. 01242776

CBRE

CBRE, INC
Broker Lic. 00409987

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.