

# 5330

CARROLL CANYON ROAD  
Suites 100 | 110 | 120  
San Diego, CA 92121

## FOR SALE

PROFESSIONAL OFFICE / CONDOMINIUM  
SORRENTO MESA  
±3,469 Square Feet



For more information please contact:

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## PROFESSIONAL OFFICE CONDOMINIUM

- > Three separate A/C units, electricity meters, and entry doors support "24/7" use, energy efficiency, and ability to re-sell or lease part of the suite
- > Plumbing in place for ease of adding fixtures throughout the suite
- > Extensive window lines

## PROPERTY FEATURES



±**3,469 SF** Available



Parking Ratio  
**3.85/1,000 per SF**



Divisible down to **2 or 3 Suites**



**Excellent freeway access:** Immediate on/off access to I-805 HOV lanes via Carroll Canyon



**Eligible for up to 90% Financing and 25 Year Amortization**

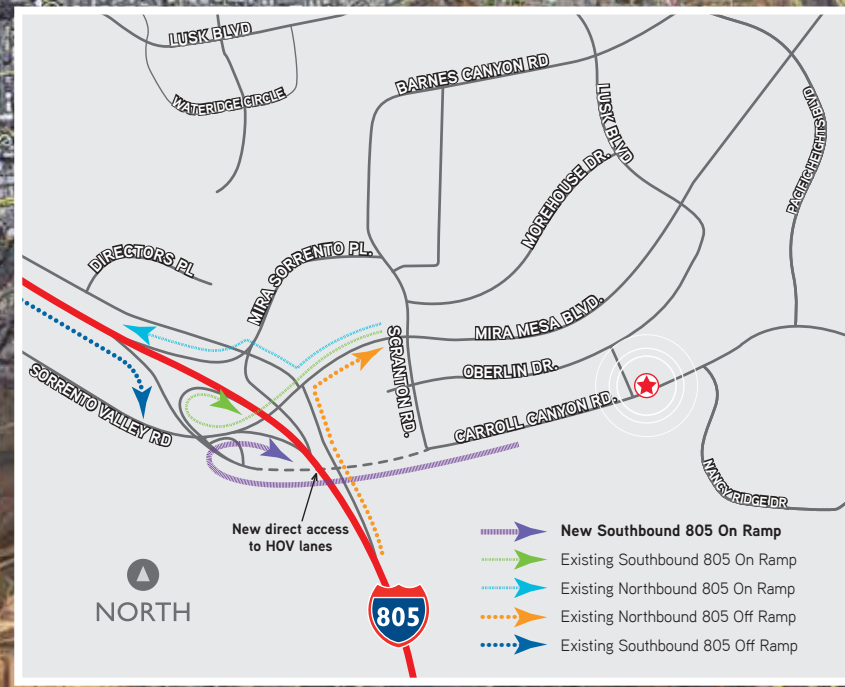
**SALE PRICE: \$1,500,000**



# CONVENIENT LOCATION

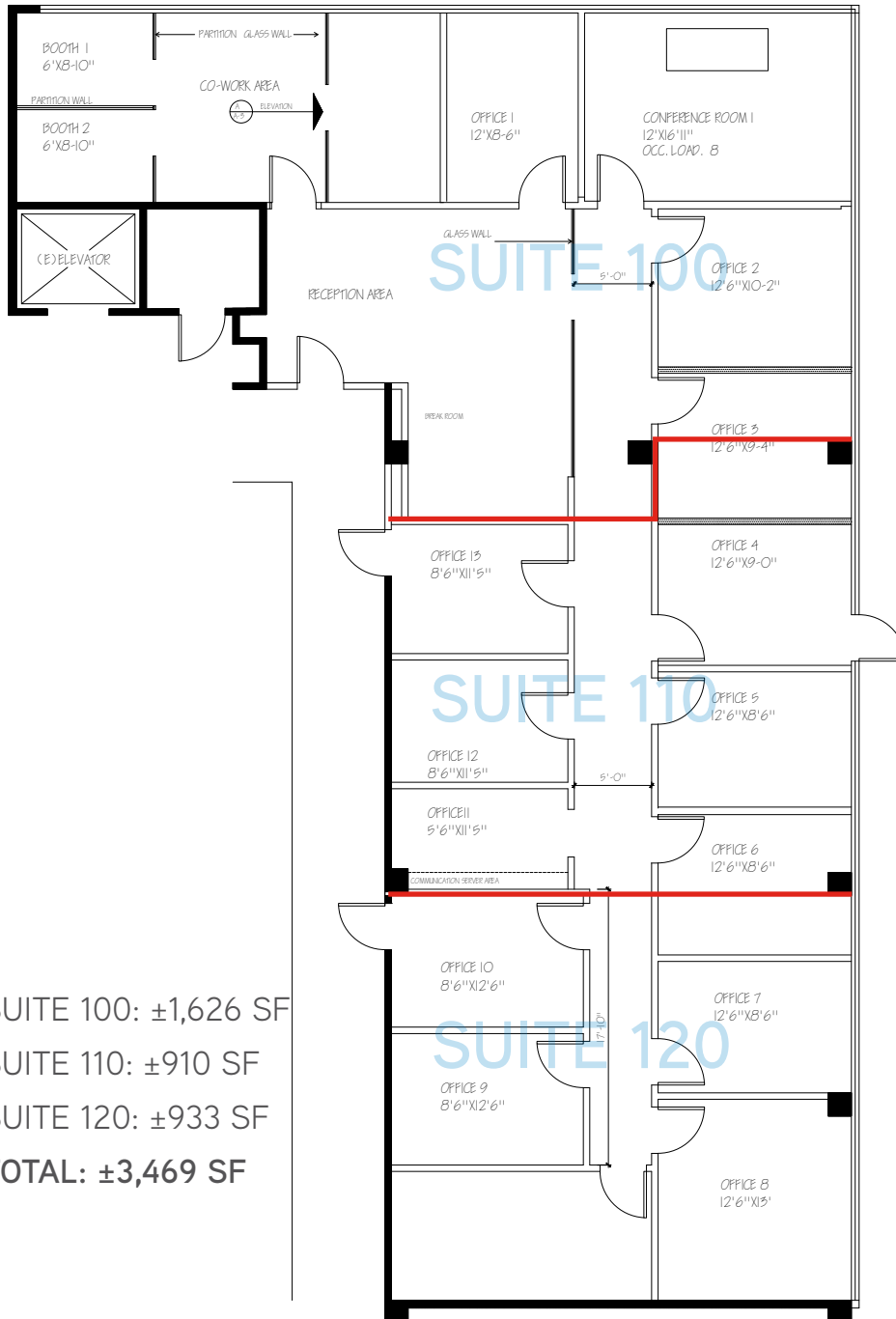
FOR SALE

- 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



# FLOOR PLAN

FOR SALE



- > SUITE 100: ±1,626 SF
- > SUITE 110: ±910 SF
- > SUITE 120: ±933 SF
- > TOTAL: ±3,469 SF





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