



RI



9240-60 SCRANTON RD, SAN DIEGO, CALIFORNIA

Mercato at Sorrento

9420-9460 Scranton Rd, San Diego, CA
 GLA: ±59,257 Square Feet

Heart of Major Employment

Sorrento Valley, one of Southern California's most sought-after corporate hub, is home to Qualcomm, Google, Pfizer Pharmaceuticals, Optimer Pharmaceuticals, Active Network, Websense, Einstein Medical, Scripps Clinic, and many others. Qualcomm leases 42 building totaling 4.8 million square feet, and Google signed a lease for 60,000 square feet for its very first San Diego office.

Strong Daytime population of ±138,300 within 3 miles.

Sorrento Court is ideally situated off Interstate 805 at Mira Mesa Blvd at the heart of Sorrento Office area.

The property is in the same complex as Sorrento Towers North, Class A Office Building (±139,821 SF), providing a convenient dining and shopping spot for the employees.

Surrounding Communities

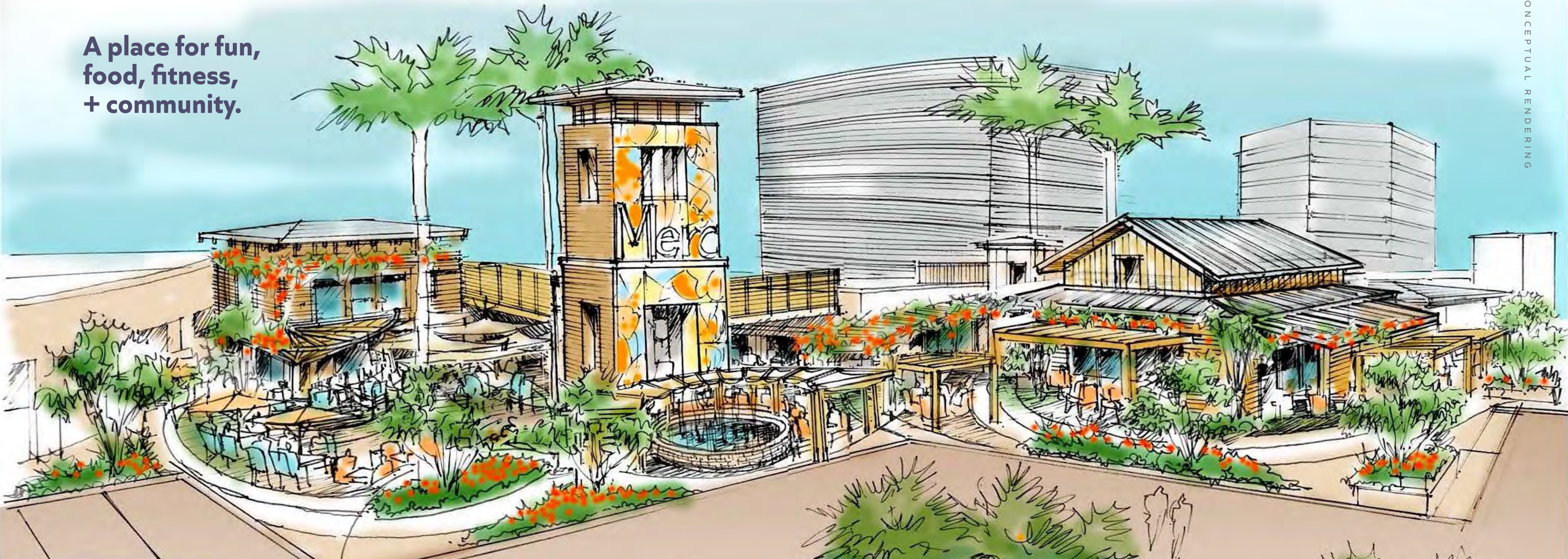
Sorrento Valley is surrounded by affluent communities-UTC/La Jolla to the west, Del Mar, Carmel Valley and Pacific Highlands Ranch to the North.

Average Income of these communities exceed \$185,300

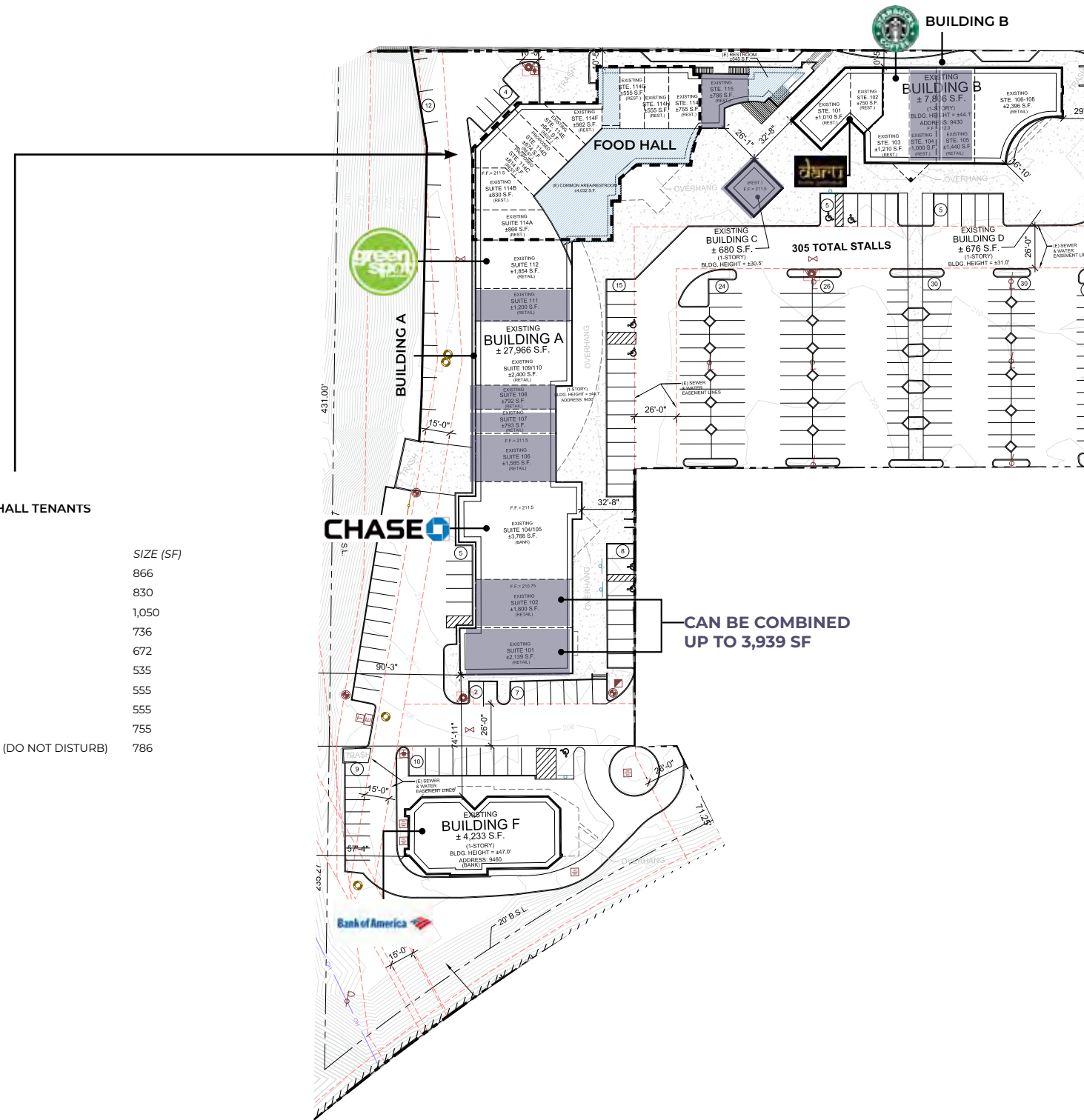
Direct access off I-805 allows customers from these surrounding communities to make Sorrento Court one of their dining and shopping destinations.



**A place for fun,
food, fitness,
+ community.**

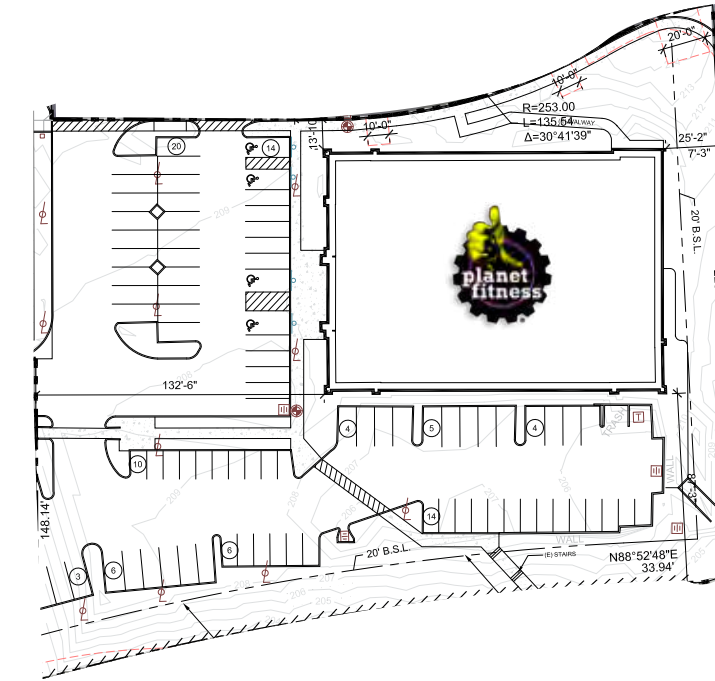


Site Plan.



FOOD HALL TENANTS

BLDG/SUITE	TENANT	SIZE (SF)
Bldg A 114A	Available	866
Bldg A 114B	Available	830
Bldg A 114C	Available	1,050
Bldg A 114D	Available	736
Bldg A 114E	Available	672
Bldg A 114F	Available	535
Bldg A 114G	Available	555
Bldg A 114H	Available	555
Bldg A 114I	Available	755
Bldg A 115	Available (DO NOT DISTURB)	786



BLDG/SUITE	TENANT	SIZE (SF)
Bldg E	Planet Fitness	17,000
Bldg F	Bank of America	4,233
Bldg A - 101	Available - Vacant (Retail)	2,139
Bldg A 102	Available - Vacant (Retail)	1,800
Bldg A 104/105	Chase Bank	3,788
Bldg A 106	Available - Vacant (Retail)	1,585
Bldg A 107	Available - Vacant (Retail)	793
Bldg A 108	Available - Vacant (Retail)	792
Bldg A 109/110	Dentist	2,400
Bldg A 111	Available	1,200
Bldg A 112	Greenspot Salad Company	1,854
Bldg C 116	Available - (DO NOT DISTURB)	680
Bldg B 101	Daru (Gastropub)	1,010
Bldg B 102	Daru (Gastropub)	750
Bldg B 103	Starbucks Corporation	1,210
Bldg B 104	Available - (DO NOT DISTURB)	1,000
Bldg B 105	Available - Vacant (Hair Salon)	1,440
Bldg B 106	Available - (DO NOT DISTURB)	2,396

Mercato at Sorrento.

A community that is rapidly developing new creative offices, including Google

Centrally located meeting spot

Complete renovation by renowned team of Festival Companies & Rebel Design

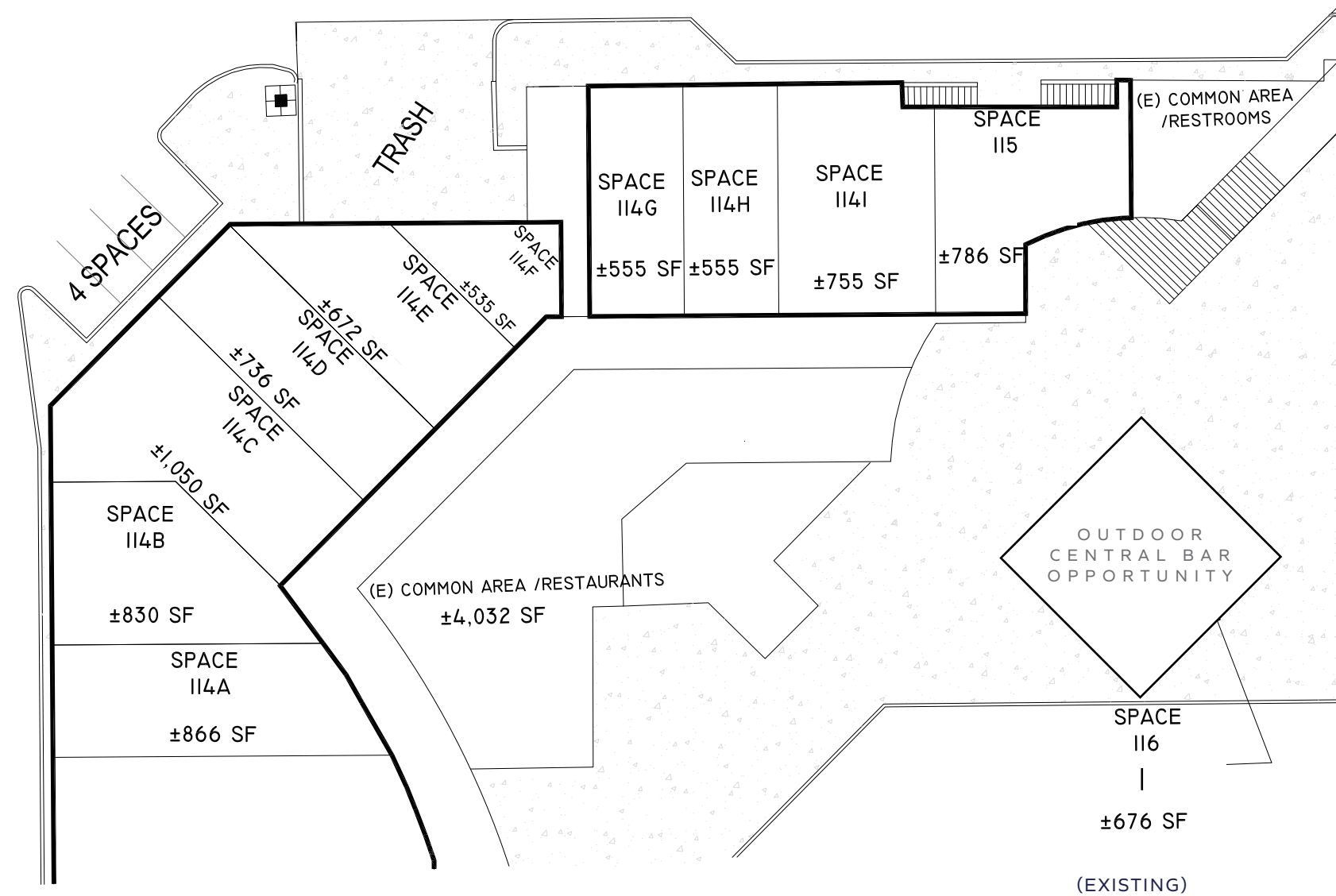


Proposed Food Hall Rendering



*PROPOSED INERIOR FOOD HALL RENDERING

This rendering is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



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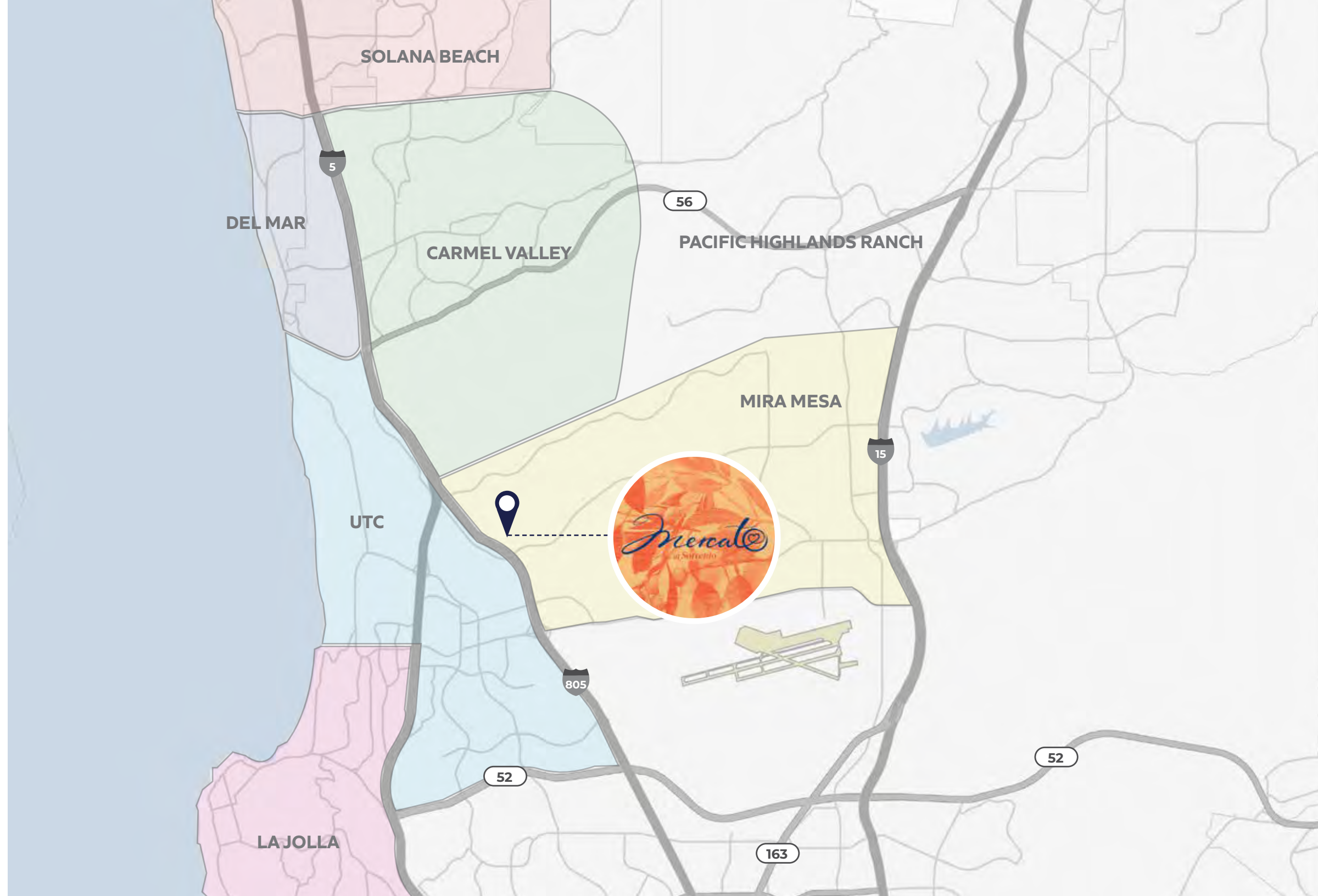
Conceptual Rendering.



Conceptual Renderings.

Mercato at Sorrento

is ideally situated between the affluent communities of Del Mar, Carmel Valley, UTC, and La Jolla.



SOLANA BEACH DEMOGRAPHICS	
POPULATION:	15,758
AVERAGE HOUSEHOLD INCOME:	\$185,525
TOTAL NUMBER OF EMPLOYEES:	10,493
DRIVETIME:	15 min

DEL MAR DEMOGRAPHICS	
POPULATION:	11,344
AVERAGE HOUSEHOLD INCOME:	\$236,091
TOTAL NUMBER OF EMPLOYEES:	5,979
DRIVETIME:	12 min

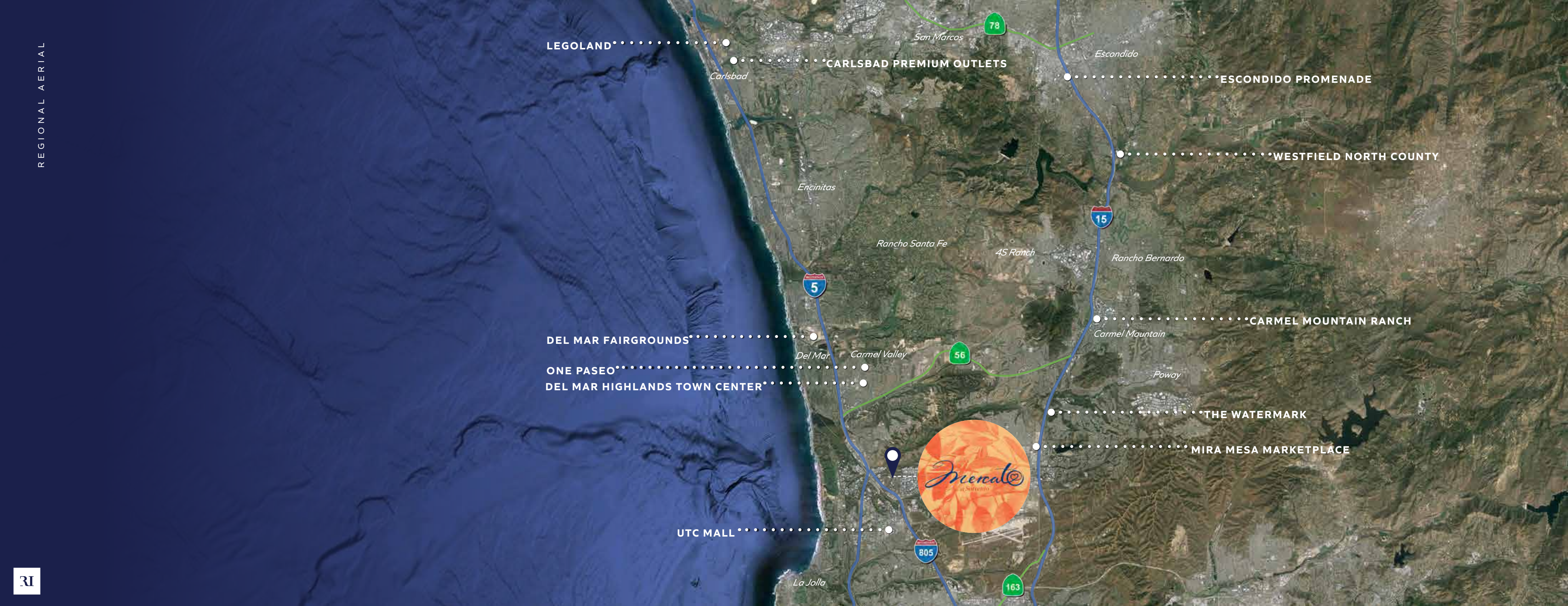
CARMEL VALLEY DEMOGRAPHICS	
POPULATION:	49,221
AVERAGE HOUSEHOLD INCOME:	\$199,322
TOTAL NUMBER OF EMPLOYEES:	20,457
DRIVETIME:	10 min

MIRA MESA DEMOGRAPHICS	
POPULATION:	72,441
AVERAGE HOUSEHOLD INCOME:	\$107,431
TOTAL NUMBER OF EMPLOYEES:	67,310
DRIVETIME:	9 min

UTC DEMOGRAPHICS	
POPULATION:	59,580
AVERAGE HOUSEHOLD INCOME:	\$109,852
TOTAL NUMBER OF EMPLOYEES:	56,664
DRIVETIME:	7 min

LA JOLLA DEMOGRAPHICS	
POPULATION:	40,232
AVERAGE HOUSEHOLD INCOME:	\$186,434
TOTAL NUMBER OF EMPLOYEES:	20,296
DRIVETIME:	17 min

All information herein is provided without representation or warranty.



LEGOLAND

Carlsbad

CARLSBAD PREMIUM OUTLETS

San Marcos

78

Escondido

ESCONDIDO PROMENADE

WESTFIELD NORTH COUNTY

Encinitas

Rancho Santa Fe

45 Ranch

Rancho Bernardo

5

15

DEL MAR FAIRGROUNDS

Del Mar

Carmel Valley

56

CARMEL MOUNTAIN RANCH

Carmel Mountain

ONE PASEO

DEL MAR HIGHLANDS TOWN CENTER

Poway

THE WATERMARK

MIRA MESA MARKETPLACE



UTC MALL

805

163

La Jolla



Mercato

at Sorrento

Don Moser

Lic 00821359
858.523.2087
dmoser@retailinsite.net

Matt Moser

Lic 01772051
858.523.2096
mmoser@retailinsite.net

Connor Stevens

Lic 02016996
858.369.6458
cstevens@retailinsite.net

RI



120 S SIERRA AVE, STE 110, SOLANA BEACH, CA 92075 | LIC # 01206760 | T: 858 523 2090 | RETAILINSITE.NET

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