



MAJOR REDEVELOPMENT

SORRENTO COURT

I-805 & MIRA MESA BLVD

SAN DIEGO, CALIFORNIA



LOCATED IN THE HEART OF

NORTH COUNTY

CREATIVE OFFICE + TECHNOLOGY HUB



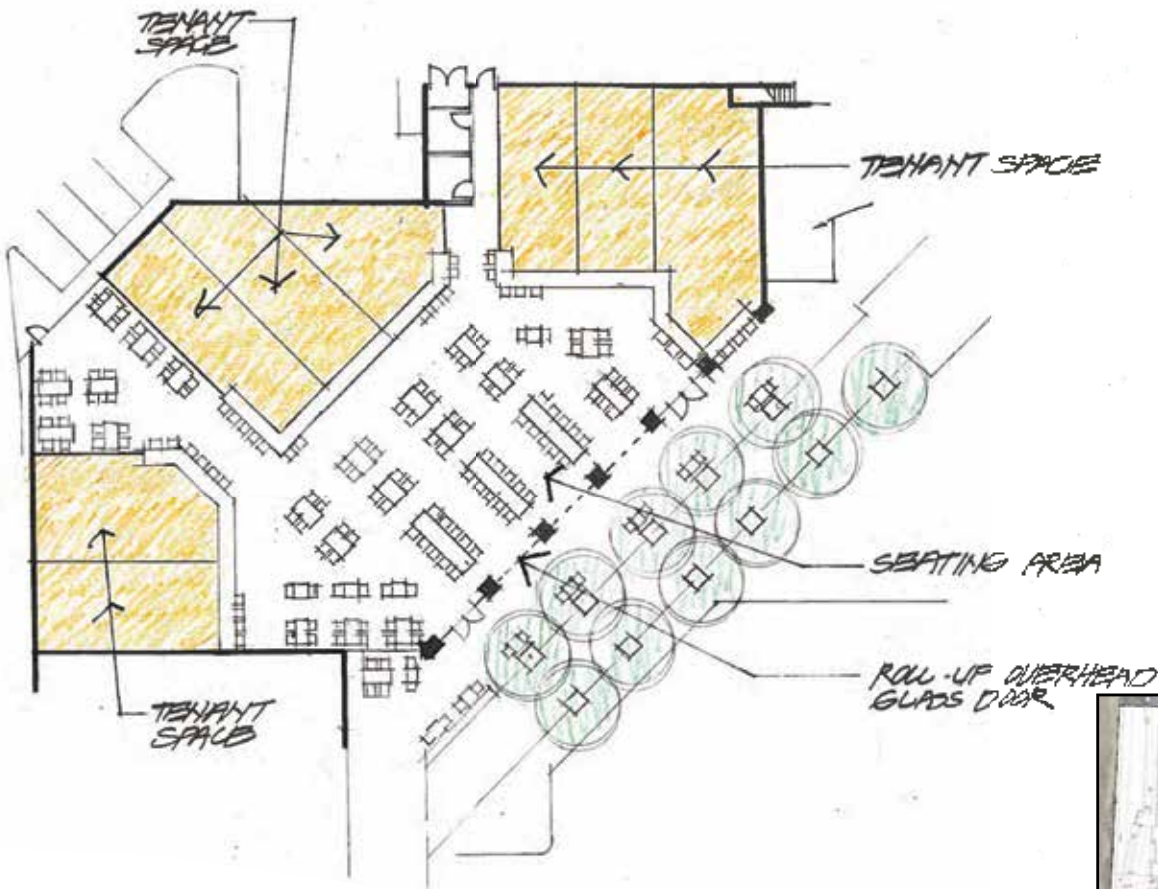
MAJOR REDEVELOPMENT

SORRENTO COURT



SC

FOOD HALL PLAN



SITE PLAN



PROPERTY OVERVIEW

SORRENTO COURT

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

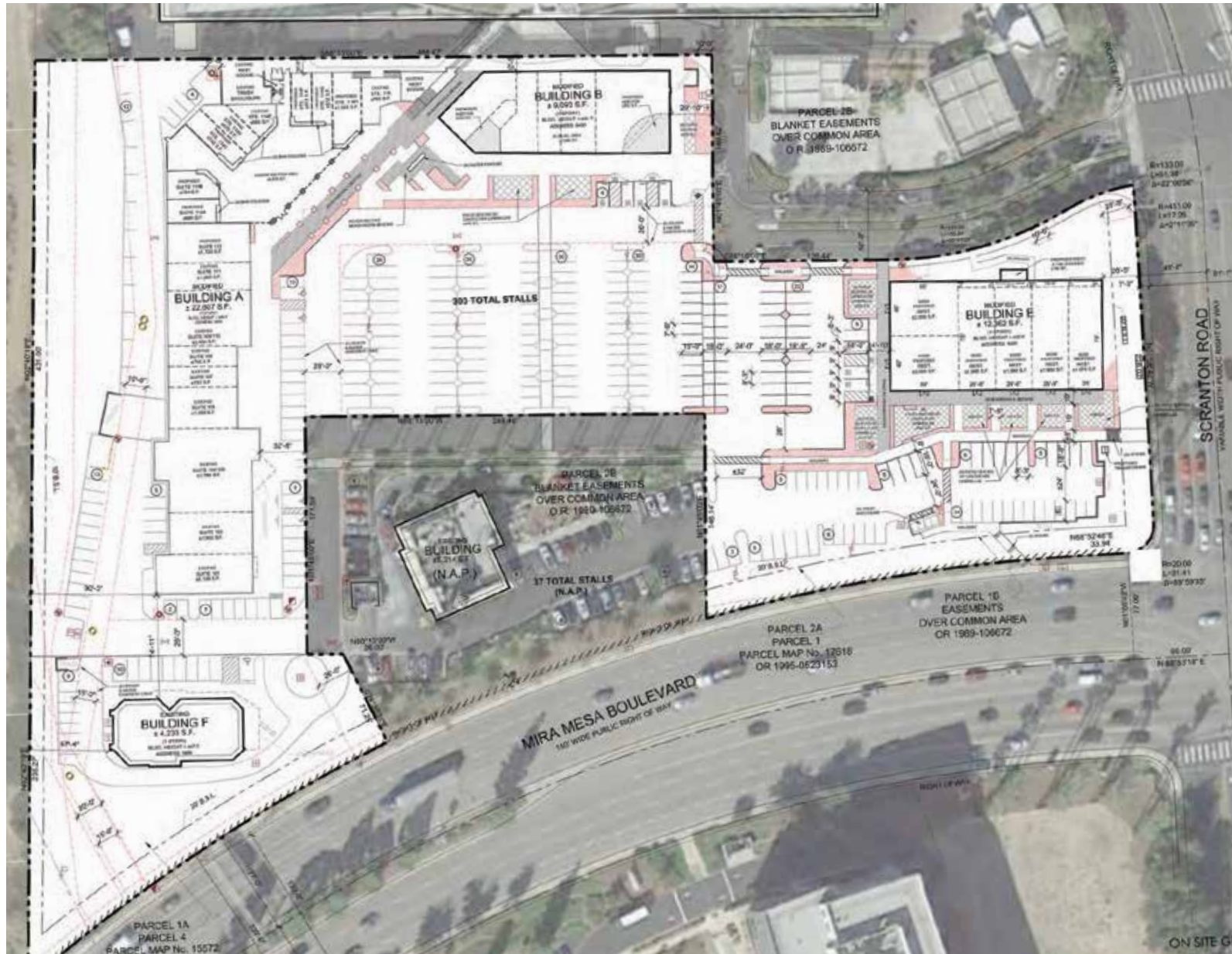
Direct access off I-805 allows customers from these surrounding communities to make Sorrento Court one of their dining and shopping destinations.



TRADE AREA MAP



SITE PLAN



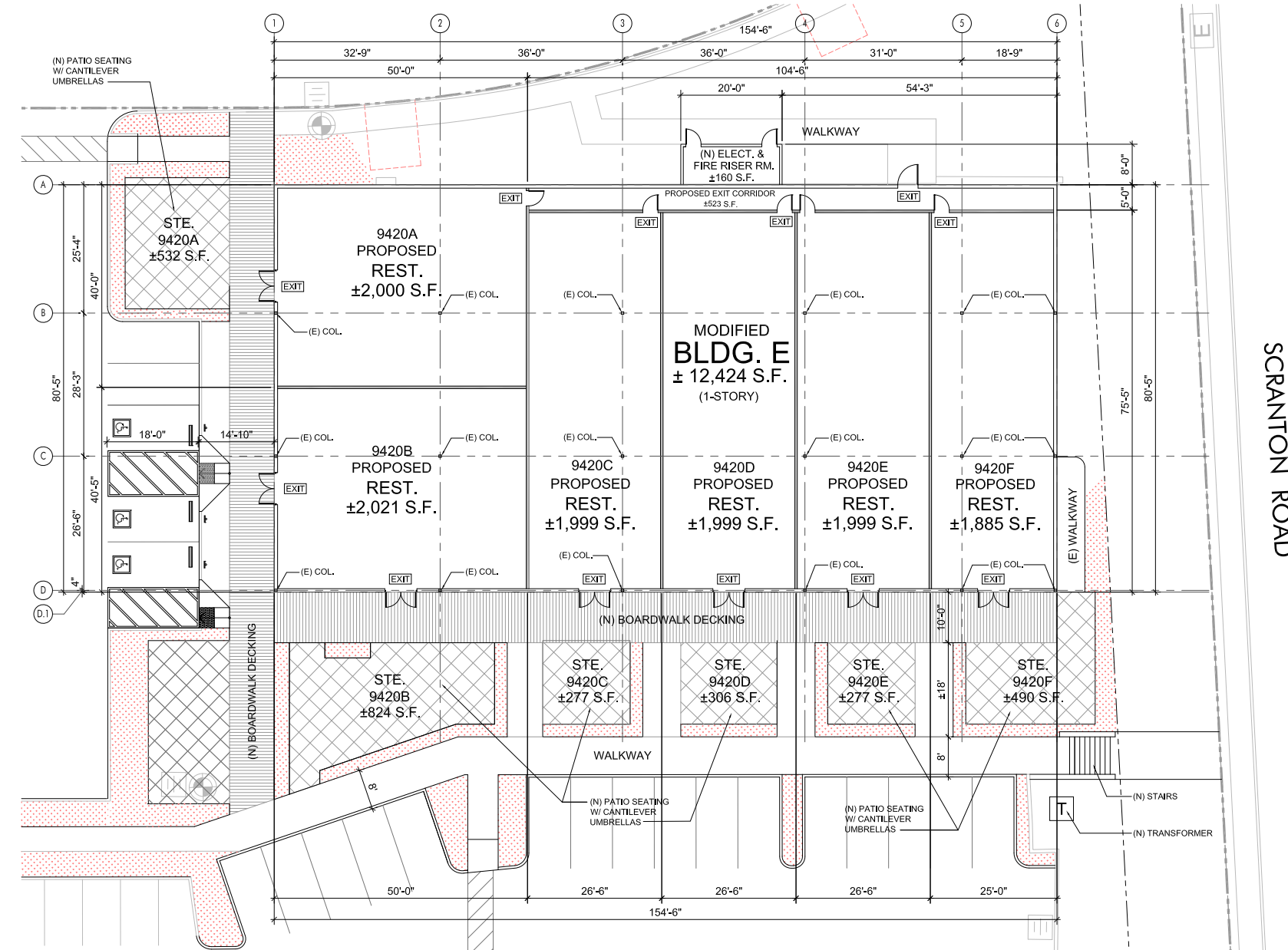
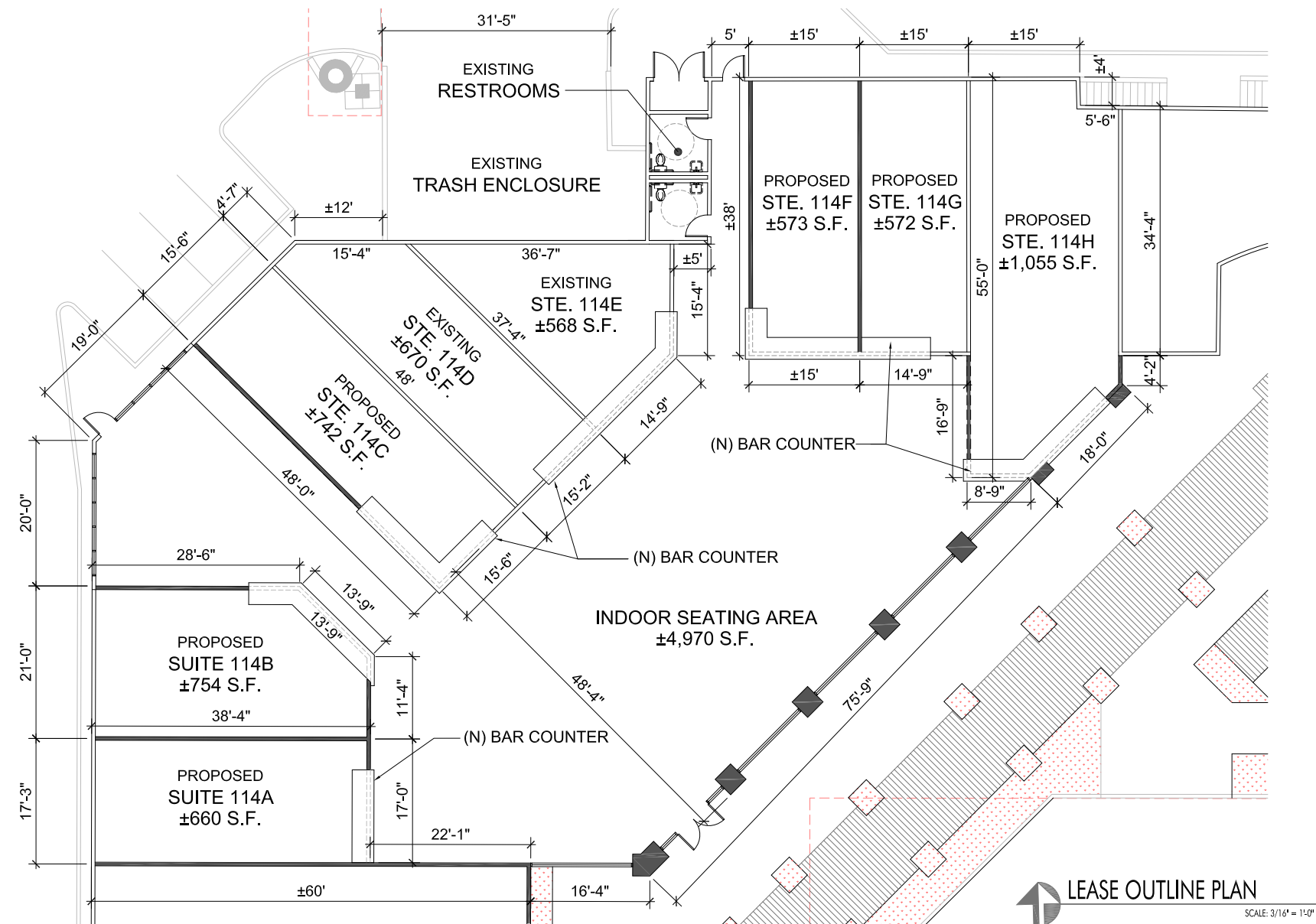
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SORRENTO COURT

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

Centrally located meeting spot

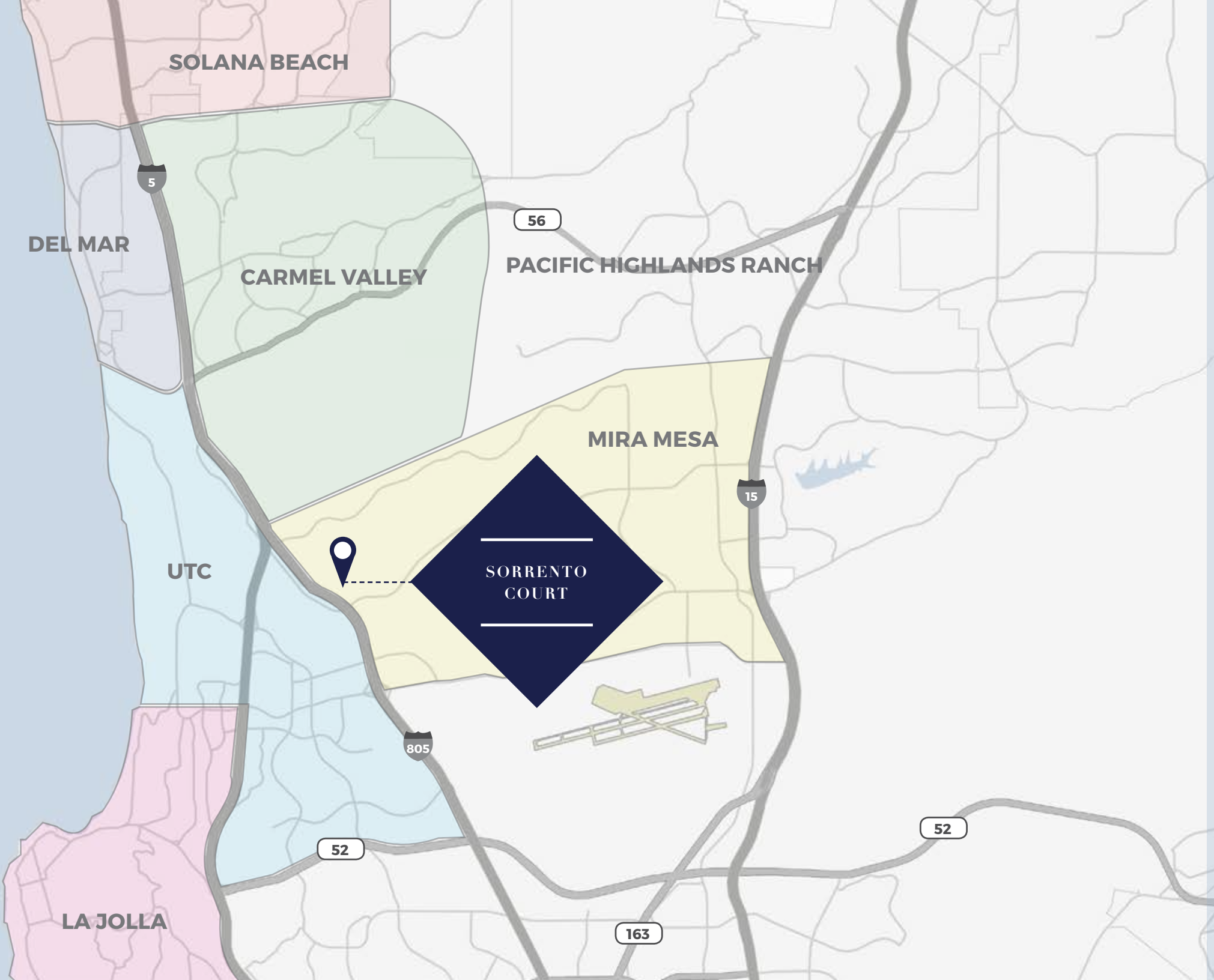
Complete renovation by renowned
team of Festival & Burton Studios



DEMOGRAPHICS

SORRENTO COURT

IS IDEALLY SITUATED BY AFFLUENT
COMMUNITIES SUCH AS 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

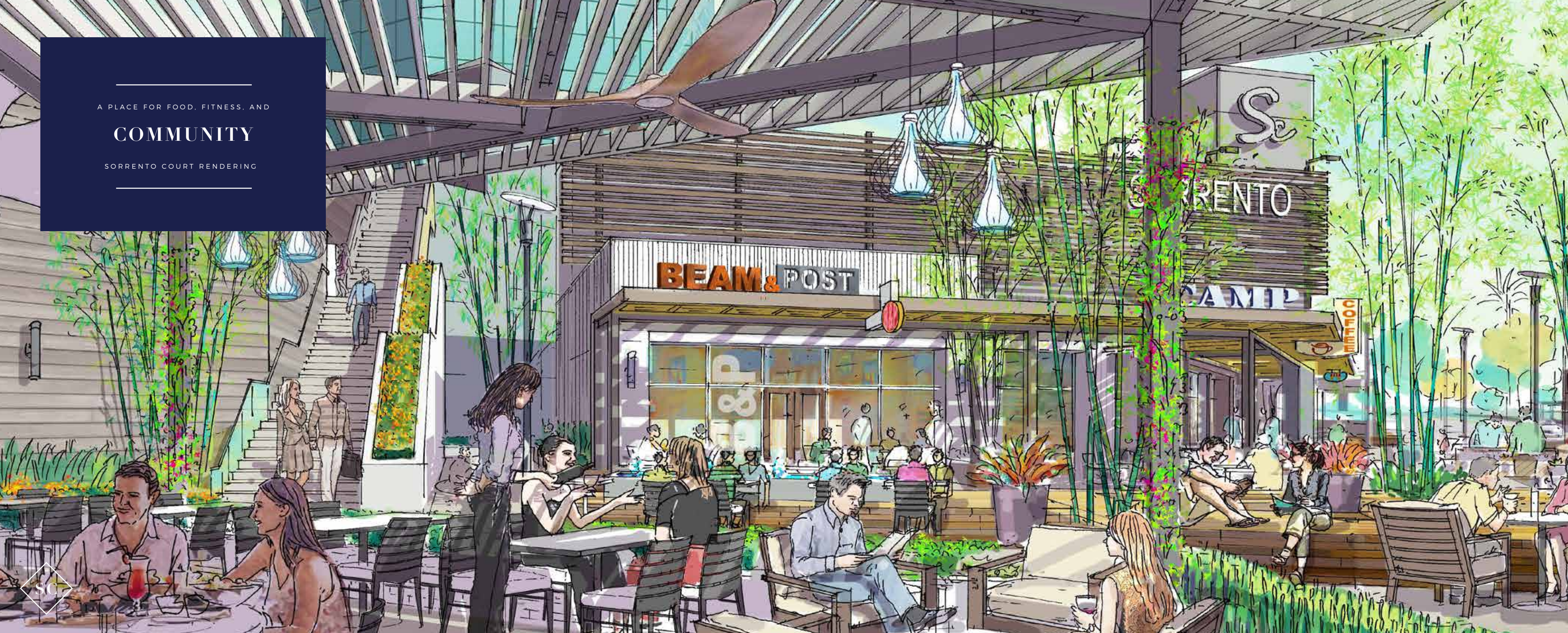
UTC Demographics	
Population:	59,580
Average Household Income:	\$109,852
Total Number of Employees:	56,664
Drivetime:	7 min

La Jolla Demographics	
Population:	40,232
Average Household Income:	\$186,434
Total Number of Employees:	20,296
Drivetime:	17 min

A PLACE FOR FOOD, FITNESS, AND

COMMUNITY

SORRENTO COURT RENDERING



REGIONAL AERIAL



LEGOLAND

Carlsbad

San Marcos

78

Escondido

ESCONDIDO PROMENADE

WESTFIELD NORTH COUNTY

Encinitas

Rancho Santa Fe

4S Ranch

Rancho Bernardo

5

DEL MAR FAIRGROUNDS

Del Mar

Carmel Valley

56

CARMEL MOUNTAIN RANCH

Carmel Mountain

Poway

THE WATERMARK

SORRENTO COURT

UTC MALL

805

La Jolla

163





Headquartered in Los Angeles, California, The Festival Companies is a full service real estate advisory firm and leading innovator in the development and redevelopment of retail and mixed-use properties in major metropolitan markets throughout the U.S.



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