



10220 & 10260 Sorrento Valley Road, San Diego, CA





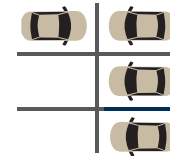
- Building top freeway visible signage
- Two single story buildings - 10220 Sorrento Valley Road consisting of 20,533 SF and 10260 Sorrento Valley Road consisting 37,466 SF
- NNN's are approximately \$0.53
- Available now
- Close proximity to retail
- Large floor plates
- Mixture of roll up doors

**Lease Rate: Negotiable**

**Features**



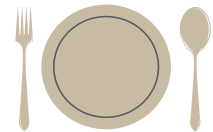
Building Top Signage



4/1,000  
Parking Ratio



Freeway  
Visability



Close Proximity  
to Retail

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Private Patios

Upgraded Entrance

Outdoor Meeting Areas

Roll Up Doors

Signage Available

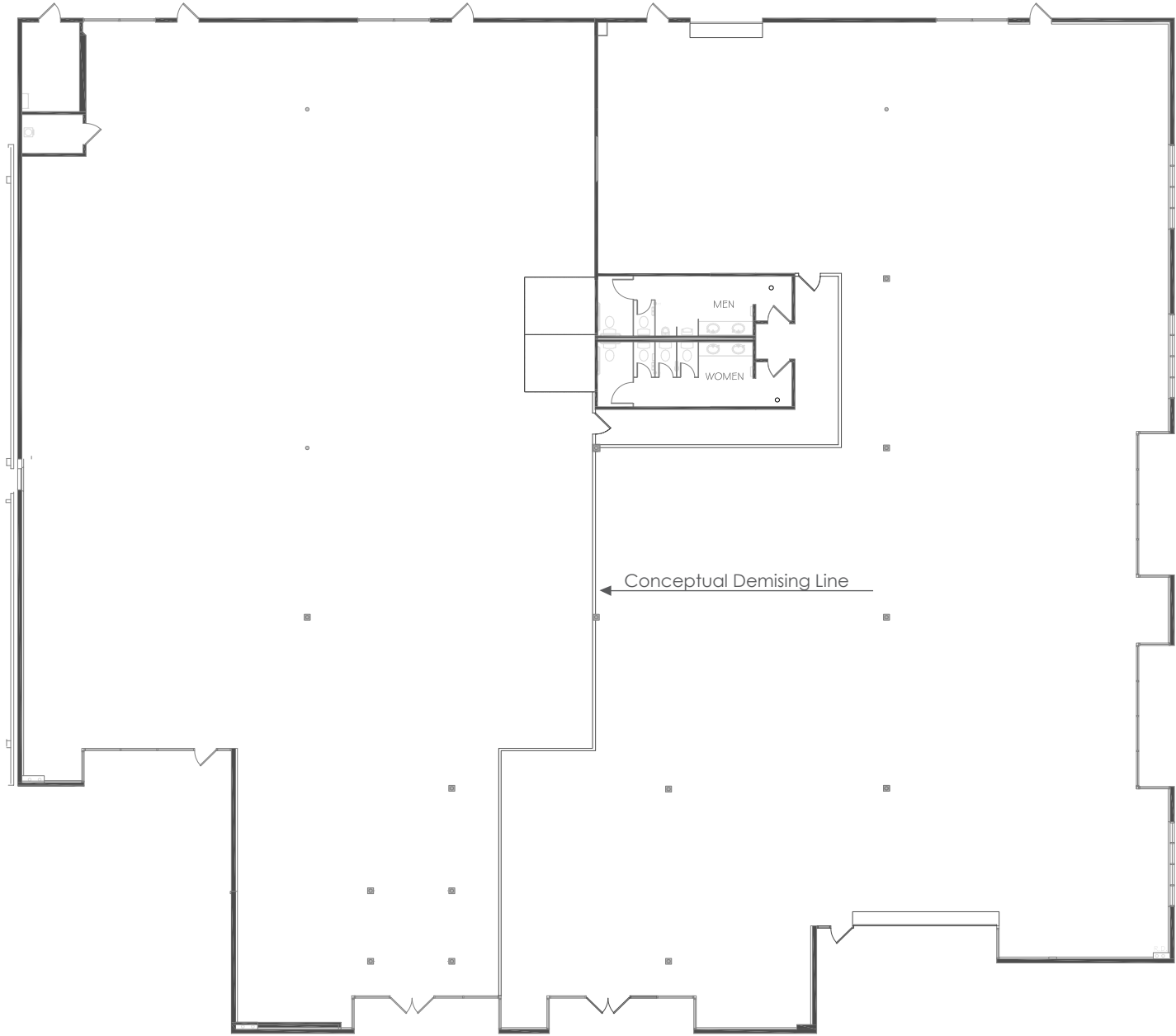
Outdoor BBQ





10220 Sorrento Valley Road | Building Floor Plan | 20,533 SF

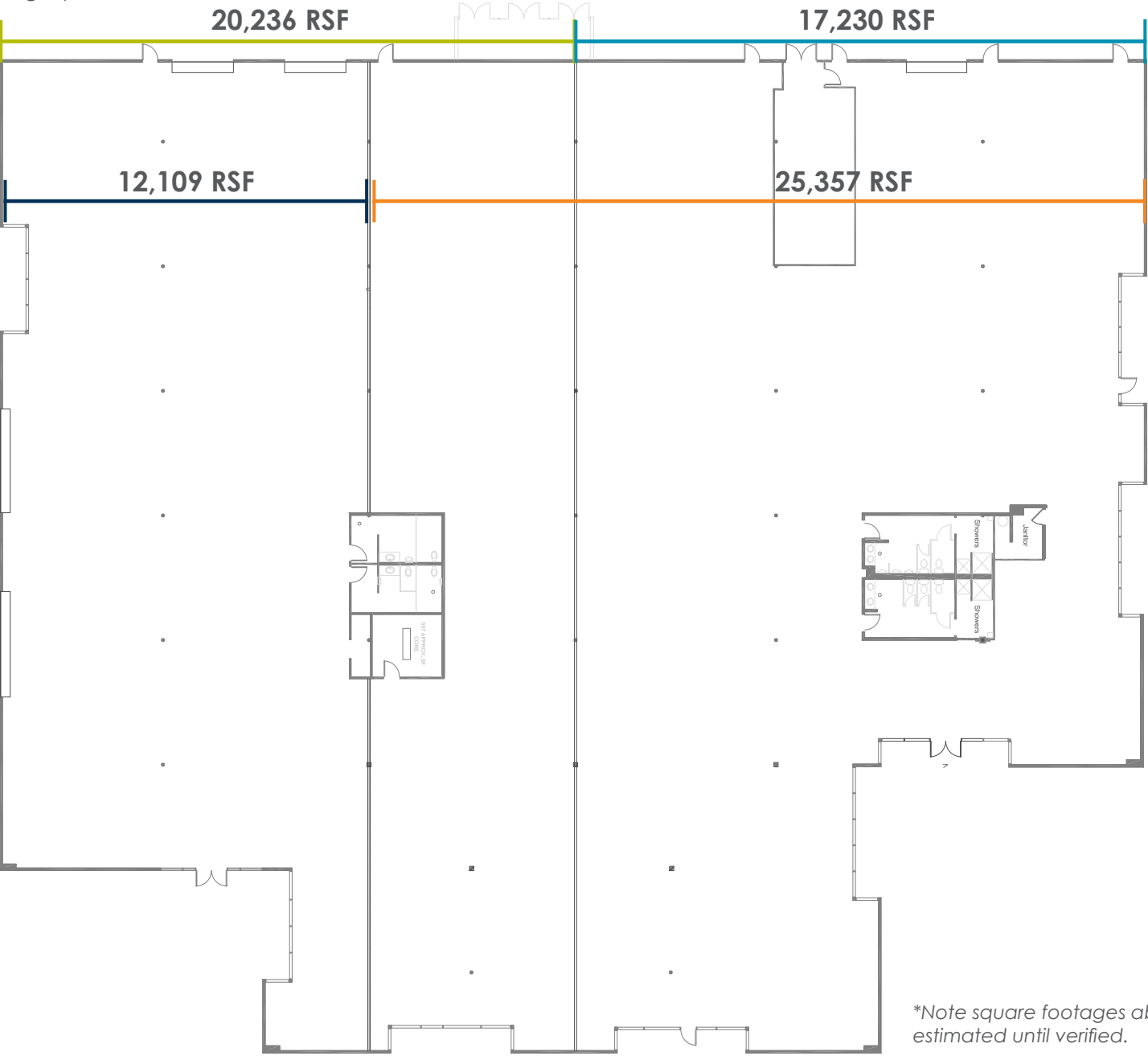
Can be demised to 9,876 RSF and 10,657 RSF





10260 Sorrento Valley Road | Building Floor Plan | 37,466 SF

Demising Options Below



\*Note square footages above are estimated until verified.







#### RESTAURANTS

- 1 **PUNJABI TANDOOR**  
5424 Morehouse Drive
- 2 **OPERA CAFE & PATISSERIE**  
9254 Scranton Road
- 3 **SHALLOT ASIAN CUISINE**  
9254 Scranton Road, Suite 106
- 4 **CROUTONS RESTAURANT**  
9255 Scranton Road, Suite 102
- 5 **SHER E PUNJAB**  
9256 Scranton Road, Suite 103
- 6 **CAFÉ JAY**  
9450 Scranton Road, Suite 114-D
- 7 **KARL STRAUSS BREWERY GARDENS**  
9675 Scranton Road
- 8 **TIMES SQUARE PIZZA & BAGELS**  
9450 Scranton Road, Suite 114
- 9 **THE GREENSPOT SALAD COMPANY**  
9450 Scranton Road, Suite 112
- 10 **STARBUCKS**  
9276 Scranton Road
- 11 **THE GREEK CAFÉ**  
9450 Scranton Road
- 12 **RUBIO'S FRESH MEXICAN GRILL**  
9254 Scranton Road
- 13 **THE FLAME BROILER**  
9450 Scranton Road, Suite 115
- 14 **WHICH WICH**  
9430 Scranton Road, Suite 104

#### BANKS

- 15 **WELLS FARGO BANK**  
9276 Scranton Road, Suite 150
- 16 **CHASE BANK**  
9450 Scranton Road, Suite 105
- 17 **BANK OF AMERICA**  
9460 Scranton Road
- 18 **MISSION FEDERAL CREDIT UNION**  
5785 Oberlin Drive

#### OTHER

- 19 **SAN DIEGO TECH CENTER FITNESS CENTER**  
9605 Scranton Road
- 20 **FITNESS AND MOTION**  
5945 Pacific Center Boulevard, Suite 501
- 21 **CROSSFIT DEL MAR**  
10447 Roselle Street, Suite 1
- 22 **STAPLES**  
9420 Scranton Road
- 23 **AMERICANA CAR WASH**  
9510 Scranton Road
- 24 **COURTYARD SAN DIEGO SORRENTO MESA**  
9650 Scranton Road



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