

Sorrento Mesa Office Condo

5850 Oberlin Drive, Unit 350
San Diego, CA 92121
www.cbre.com/sandiego

Rare Professional Office Purchase Opportunity in Sorrento Mesa



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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



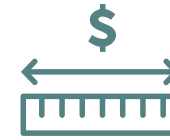
The Offering



Size: 1,868 square feet



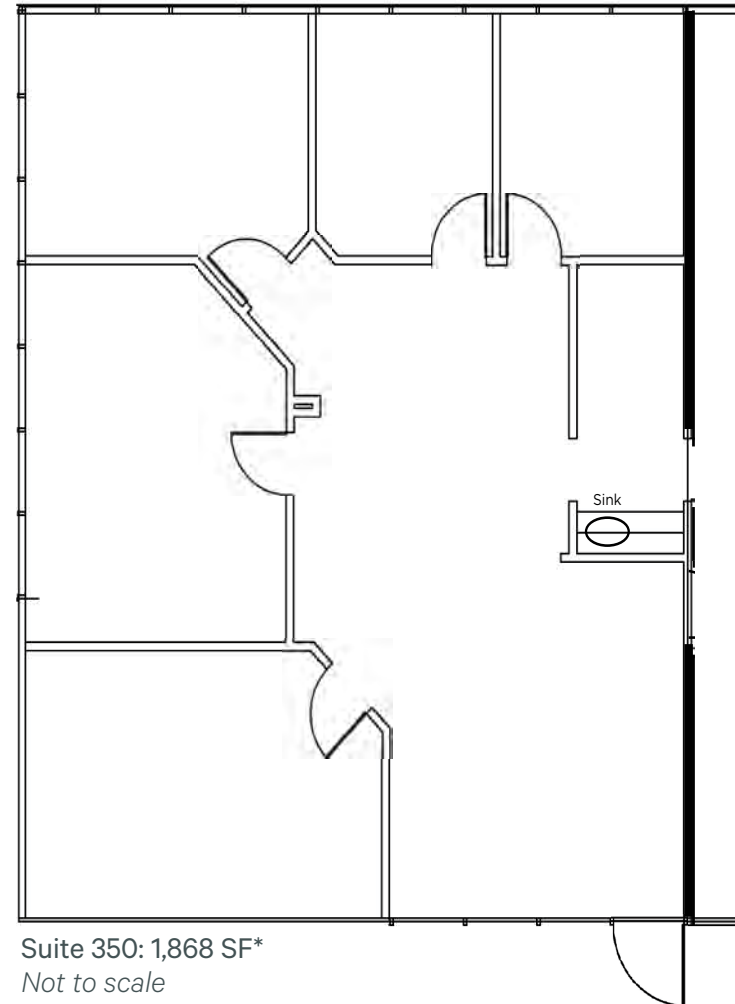
Price: ~~\$1,156,000~~
Reduced Price: \$1,065,000



Financing: 90% SBA

Property Description

- + Bright & quiet top floor, end unit
- + Large, operable, windows provide plentiful daylight, fresh air, and views
- + Recently renovated with new ceiling tiles and lights doors, frames and hardware, flooring, and paint
- + Plumbed kitchenette
- + Flexible floor plan with mix of private offices, collaboration rooms, and open work-station areas
- + 2 air handlers and heat pumps
- + 6 reserved spaces (2 covered, 4 not covered) plus open, shared parking
- + Building has new roof and re-surfaced and restriped parking lot
- + Strong owners' association with funded reserves
- + APN: 341-322-09-12



*The square feet includes the unit's proportionate share of the common area



Premier Location

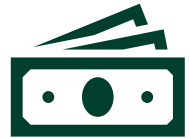
The property is located at the apex of San Diego's economic, scientific, transportation, and residential centers:



Tech and Life Science – Sorrento Mesa, Sorrento Valley, & Torrey Pines



2023 Population – 865,000



Financial, Professional, Commercial – UTC



Avg. Home Value – \$1,069,802



Education – UCSD



Avg. Household Income – \$154,453



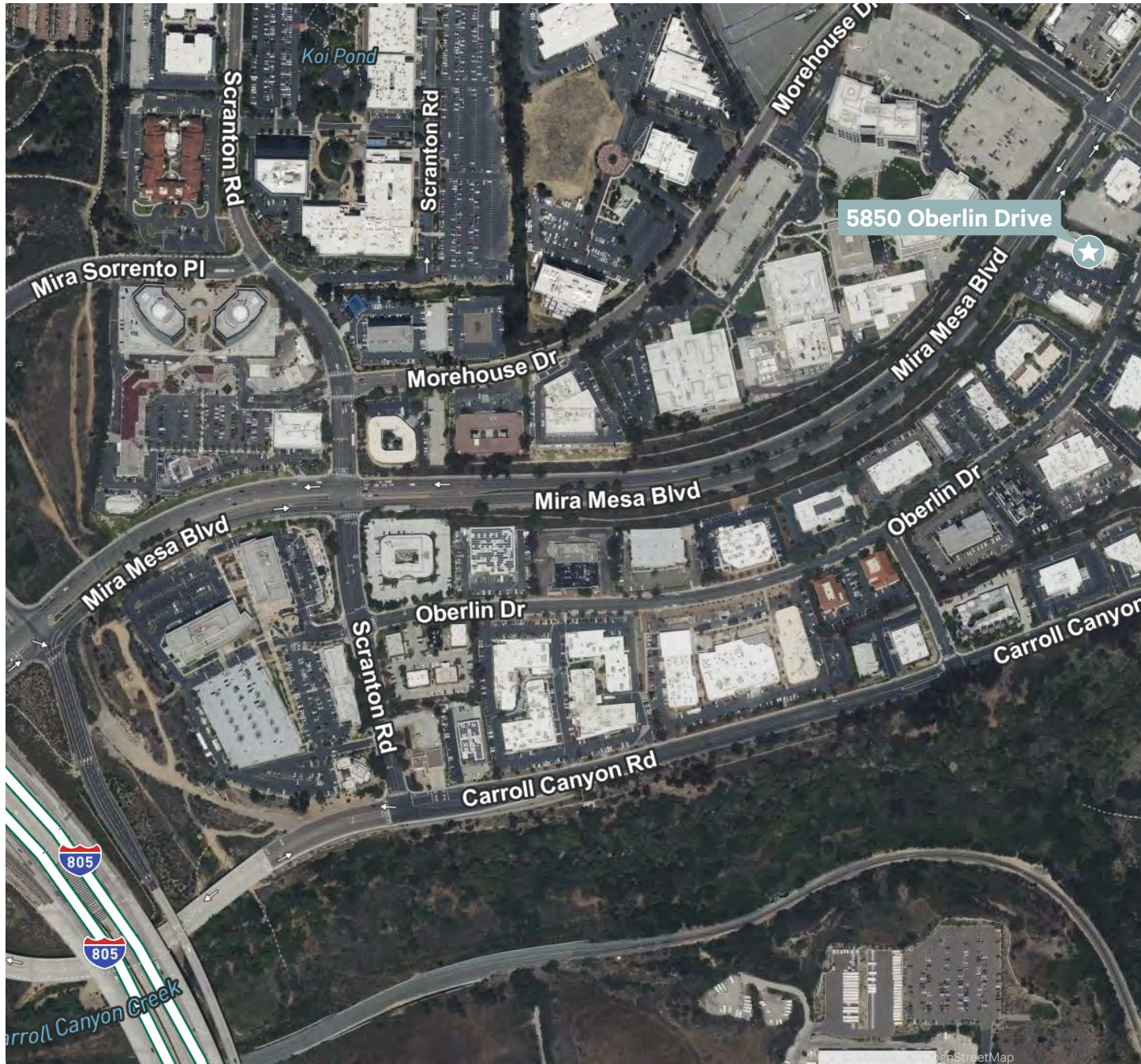
Residential – Carmel Valley, Del Mar, La Jolla, & Rancho Santa Fe



Transportation – I-805, I-5, CA-56, CA-52, San Diego Trolley, & AmTrak



Premier Location



Multiple Accesses

- + To I-805 North and South via two nearby entrances and exits at Mira Mesa Rd & Carroll Canyon Rd.
- + To Carmel Valley, Del Mar, and I-5 via Lusk Blvd.
- + To Rancho Penasquitos, Scripps Ranch, & I-15 via Mira Mesa Rd.
- + To Miramar Road via Carroll Canyon Rd.

Myriad Services

- + Breakfast, lunch, & full menu restaurants
- + Coffee shops
- + Breweries
- + Fitness centers
- + Hotels
- + Banks

Surrounding Neighbors

- + Qualcomm World HQ
- + Apple
- + Google
- + Sony
- + Samsung
- + Verizon
- + BD Biosciences
- + Other Fortune 500 companies



Contact Us

Phillip Linton

First Vice President

+1 858 546 4627

phillip.linton@cbre.com

Lic. 01242776

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