

SORRENTO MESA, CA



# 6790 TOP GUN STREET

**FOR LEASE** | LIGHT INDUSTRIAL / FLEX SPACE





## PROPERTY HIGHLIGHTS



**SUITE 12**  
±3,010 SF available with 90-day notice



**EXPANSION CAPABILITIES**  
Expandable up to ±5,053 SF



**CEILING HEIGHT**  
16', setting this property apart



**AVAILABLE RACKING SYSTEMS**  
If desired



**ELECTRIC DISTRIBUTION**  
Through warehouse



**INSULATED**  
Warehouse ceiling



**2/1,000**  
Parking (expandable)



**IDEAL FLEX OFFICE**  
Warehouse ratio



**NEARBY AMENITIES**  
Food, housing, commercial services



**POWER**  
200A

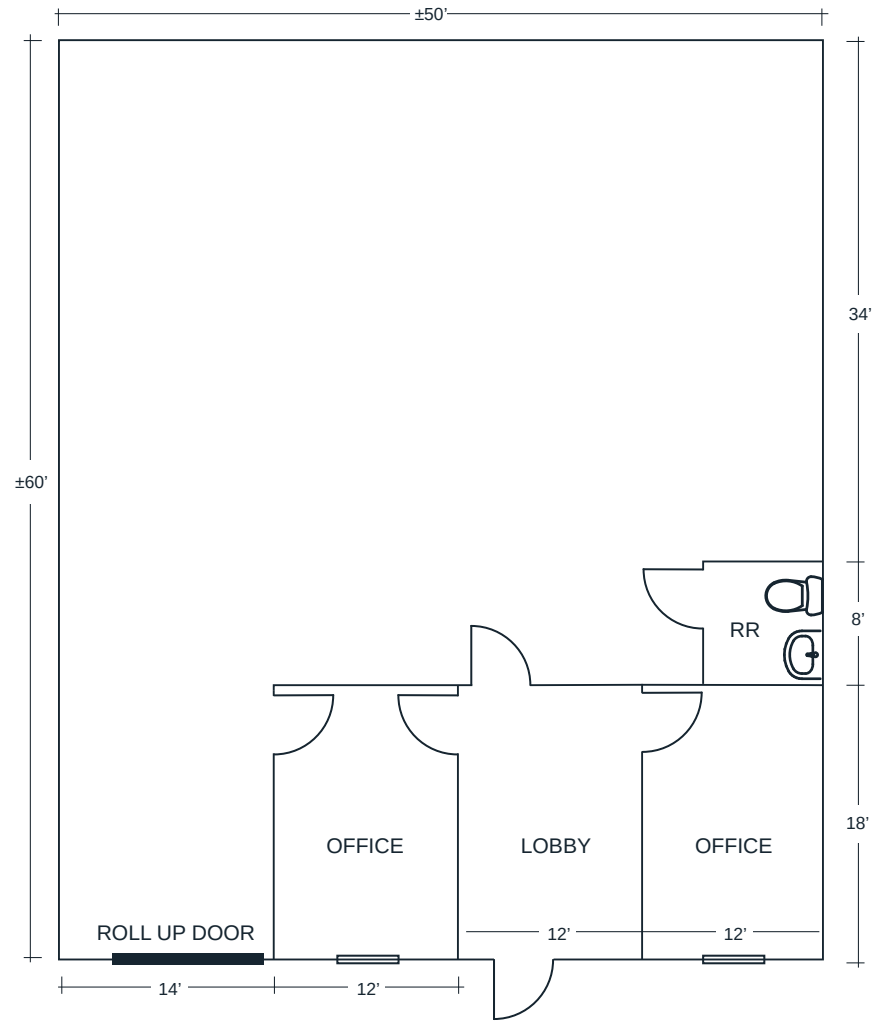
# 6790 TOP GUN STREET

## SUITE #12

**LEASE RATE: \$2.25 SF GROSS + ELECTRIC**

**\*AVAILABLE WITHIN 90 DAYS NOTICE**

**±3,010 SF LIGHT INDUSTRIAL / FLEX**



Floor plans not to scale, for reference only.

**SORRENTO MESA  
BUSINESS LANDSCAPE**

- 1 Trapp
- 2 Genesis Therapeutics
- 3 Kura Oncology
- 4 Sapient
- 5 Eton Bioscience
- 6 Veracyte
- 7 KQ
- 8 TriLink Biotechnologies
- 9 Brain Corp Tioga Research
- 10 Verizon
- 11 Qualcomm
- 12 Element
- 13 Vividion Therapeutics
- 14 United Therapeutics
- 15 Invivoscribe
- 16 Qualcomm
- 17 ecoATM
- 18 Tandem Diabetes
- 19 L3 Technologies
- 20 Invivoscribe
- 21 Qualcomm
- 22 Qualcomm
- 23 Charter Communications
- 24 Qualcomm
- 25 Dexcom
- 26 Werfen
- 27 Hologic
- 28 Google
- 29 Google
- 30 Kontron
- 31 Dexcom
- 32 Sekisui
- 33 Ajinomota
- 34 Thermo Fisher
- 35 Adarx Pharmaceuticals
- 36 BD
- 37 Crinetics Pharmaceuticals
- 38 Qualcomm
- 39 Qualcomm
- 40 RayzeBio
- 41 mkor Technology
- 42 Western Digital
- 43 Sony
- 44 Meta
- 45 Dexcom
- 46 Plexium
- 47 biolabs
- 48 Accumen
- 49 eurofins
- 50 IDT
- 51 Iambic

LIFE SCIENCES

TECH



A preferred submarket for Fortune 500 and high-growth technology companies, Sorrento Mesa remains one of San Diego's most in-demand business destinations.

## SORRENTO MESA OVERVIEW

Located in the heart of San Diego's innovation corridor, Sorrento Mesa is a key hub for technology, research, and life sciences. The submarket is home to a strong base of Fortune 500 companies and continues to attract growth from the region's expanding tech and biotech sectors.

Supported by UC San Diego and other leading research institutions, the area draws from a highly educated workforce in engineering, biology, and data science. Ongoing updates to the Mira Mesa Community Plan aim to encourage mixed-use development and long-term sustainability for both businesses and residents.

San Diego continues to post impressive research and investment figures, with recent venture-capital funding surpassing \$5 billion and NIH awards exceeding historical averages. Major institutions like UCSD, Scripps Research, and the Salk Institute remain central to this growth, securing the majority of national research funding and reinforcing the city's role as a national life sciences leader.



**2.5 Mi**

DISTANCE TO  
UTC

**3.5 Mi**

DISTANCE TO  
UCSD

**15 Mi**

DISTANCE TO SAN  
DIEGO INTL AIRPORT

# 6790 TOP GUN STREET

SORRENTO MESA, CA

LIGHT INDUSTRIAL / FLEX SPACE



For more information or tours,  
please contact:

**PAUL BRITVAR**  
Vice President

**t 858.230.1166**  
pbritvar@lee-associates.com  
CA RE Lic. #01949354



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to error, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.