

10835 SORRENTO VALLEY RD

San Diego, CA 92121

Industrial Opportunity
For Lease

Rare Low Coverage Freestanding Industrial Facility | Secured Yard | I-805 Frontage



INTERSTATE
805

±163,000 VPD

Sorrento Valley Rd ±31,407 VPD

MATTHEWS™

10835 SORRENTO VALLEY RD

San Diego, CA 92121

Exclusively Leased By



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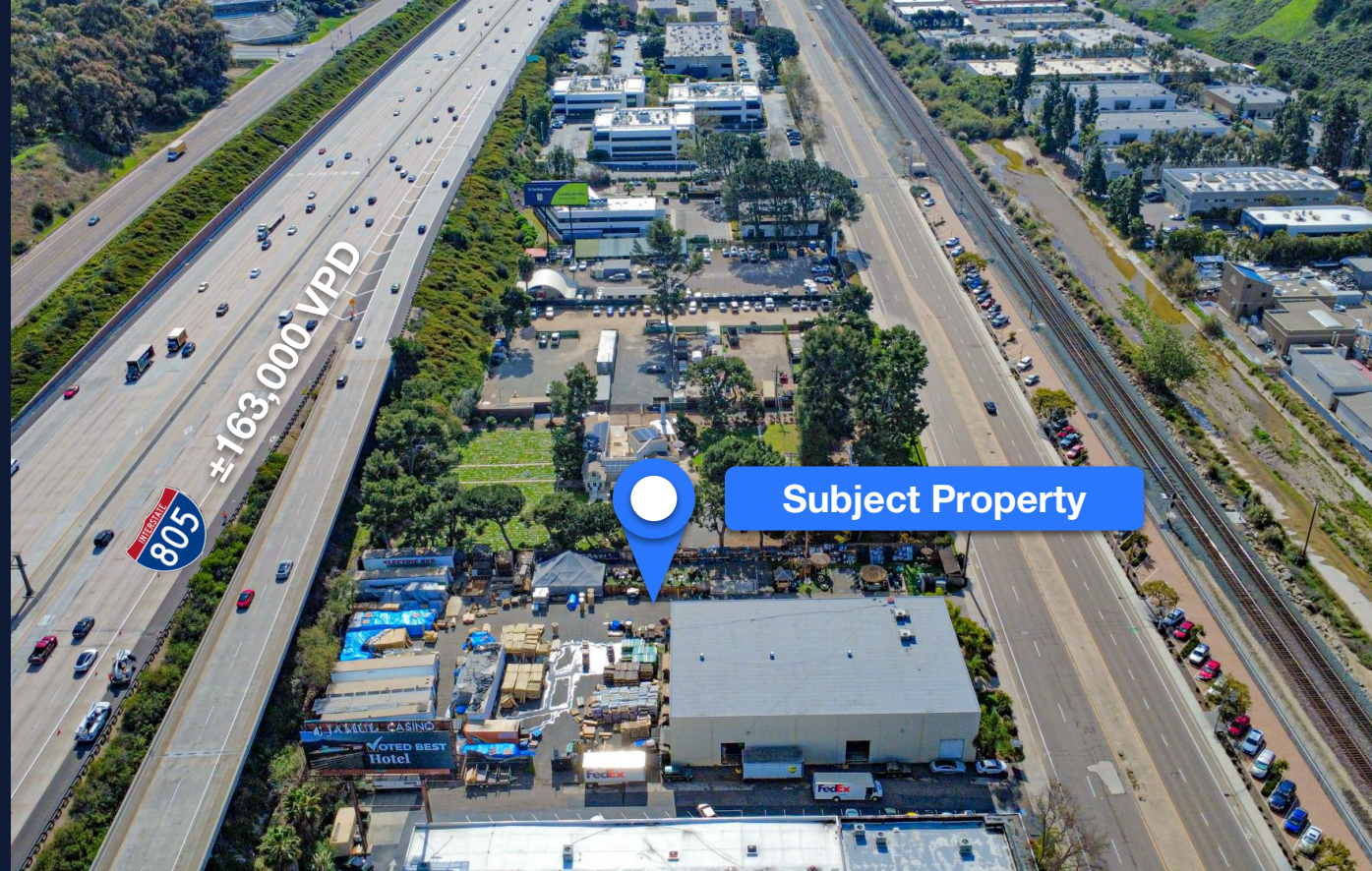
David Harrington

Broker of Record

Broker License No. 01320460 (CA)

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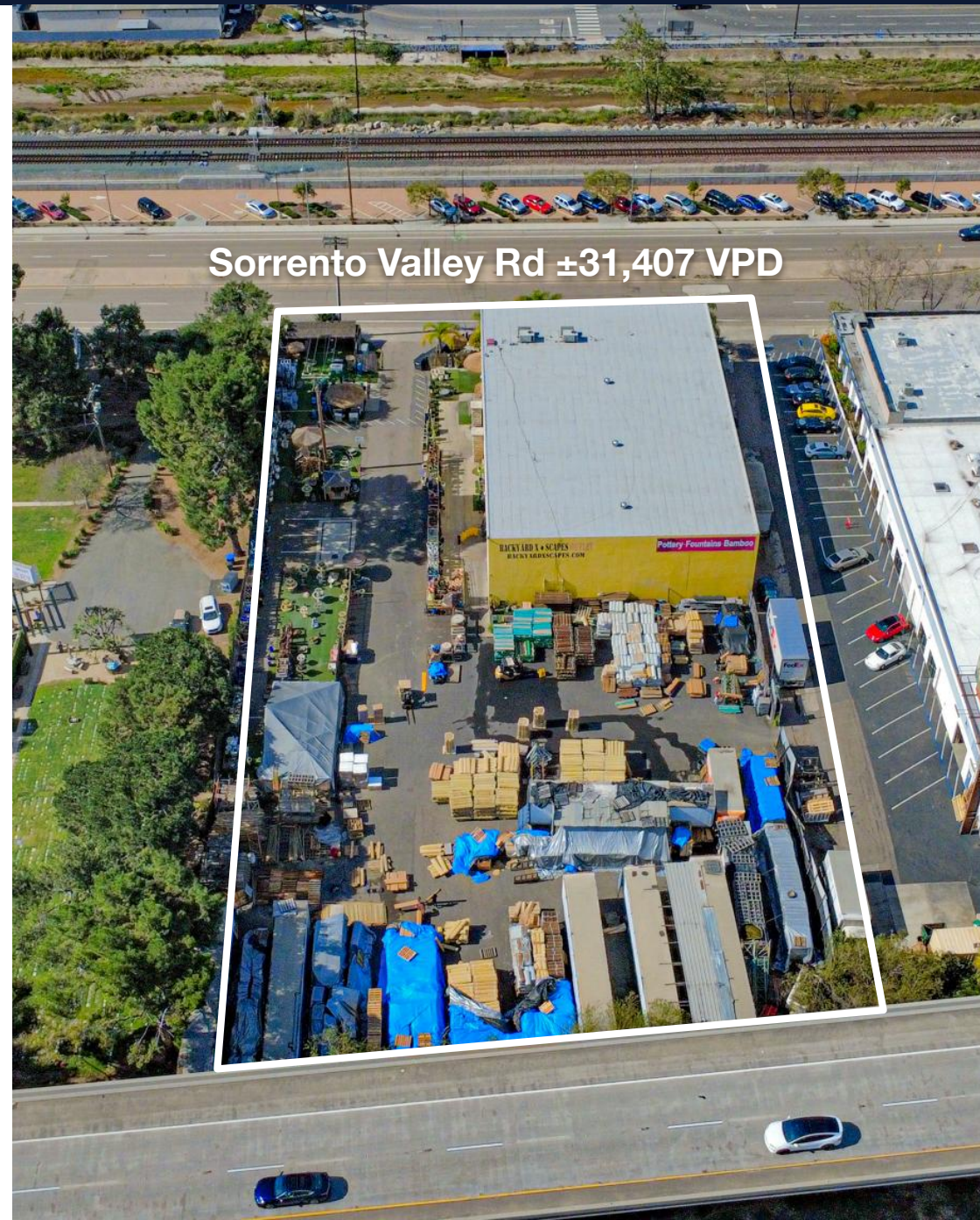
PROPERTY OVERVIEW

10835 Sorrento Valley Rd
San Diego, CA 92121



PROPERTY HIGHLIGHTS

- **10835 Sorrento Valley Road is one of the most strategically significant industrial assets in central San Diego's industrial market.** This is a rare chance to occupy a standalone facility in a submarket where single-tenant buildings with significant acreage are virtually non-existent.
- **A Location Without Equal:** In Sorrento Valley, location is the primary driver of value. This property sits at the epicenter of the nation's premier Life Science and Tech cluster, offering dominant freeway visibility to over 200,000+ daily commuters.
- **Exceptional Freeway Access and Connectivity:** The property offers immediate, multi-point access to San Diego's critical transit arteries. Located less than one minute from the I-805 on-ramps and minutes from the I-5 and Highway 56 interchange, this site provides a seamless "hub-and-spoke" connection to North County, Downtown, and the Otay Mesa border.
- **Scarcity in Central San Diego:** As land in Central San Diego continues to be converted to high-density residential and life science labs, traditional industrial sites with functional yard space have reached an all-time scarcity peak. 10835 Sorrento Valley Rd represents a diminishing opportunity to secure a low-coverage, freestanding site in the region's most supply-constrained industrial corridor.



KEY HIGHLIGHTS

- **Low Coverage:** Boasting an **elite 23% site coverage ratio**, this property provides a massive, secured yard area; a critical and disappearing asset in the 92121 zip code. Ideal for fleet parking, secure outdoor storage, equipment sales/rentals.
- **Warehouse-Centric Build-Out:** Featuring minimal 1st and 2nd-floor office space, the facility is designed to maximize usable "high-bay" floor area.
- **Multi-Point Operational Flow:** Five (5) distinct loading points: 2 Grade-Level Doors and 3 Van-Height Docks - provide a seamless specialized production workflow, allowing for simultaneous **multi-fleet staging and separated intake/outtake streams**.
- **Transit-Oriented Branding:** **Sorrento Valley Coaster Station** is within walking distance, offering a major recruiting advantage for top-tier talent from across San Diego County who prefer a rail commute over the freeway.
- **Premier Corporate Environment:** Situated among global industry leaders like **Qualcomm, Dexcom, and Illumina**, the property benefits from the area's high-standard infrastructure, heavy power capabilities, and proximity to the region's most affluent residential communities.



LEASING SPECIFICATIONS

\$2.25/SF NNN

Lease Rate - Building

±14,167 SF

Building Size (Freestanding)

±11,359 SF

Excess Land

±1.19 AC | ±51,836 SF

Lot Size

5 Total Points (2 Grade / 3 Dock)

Loading

IL-3-1*

Zoning

24-26'

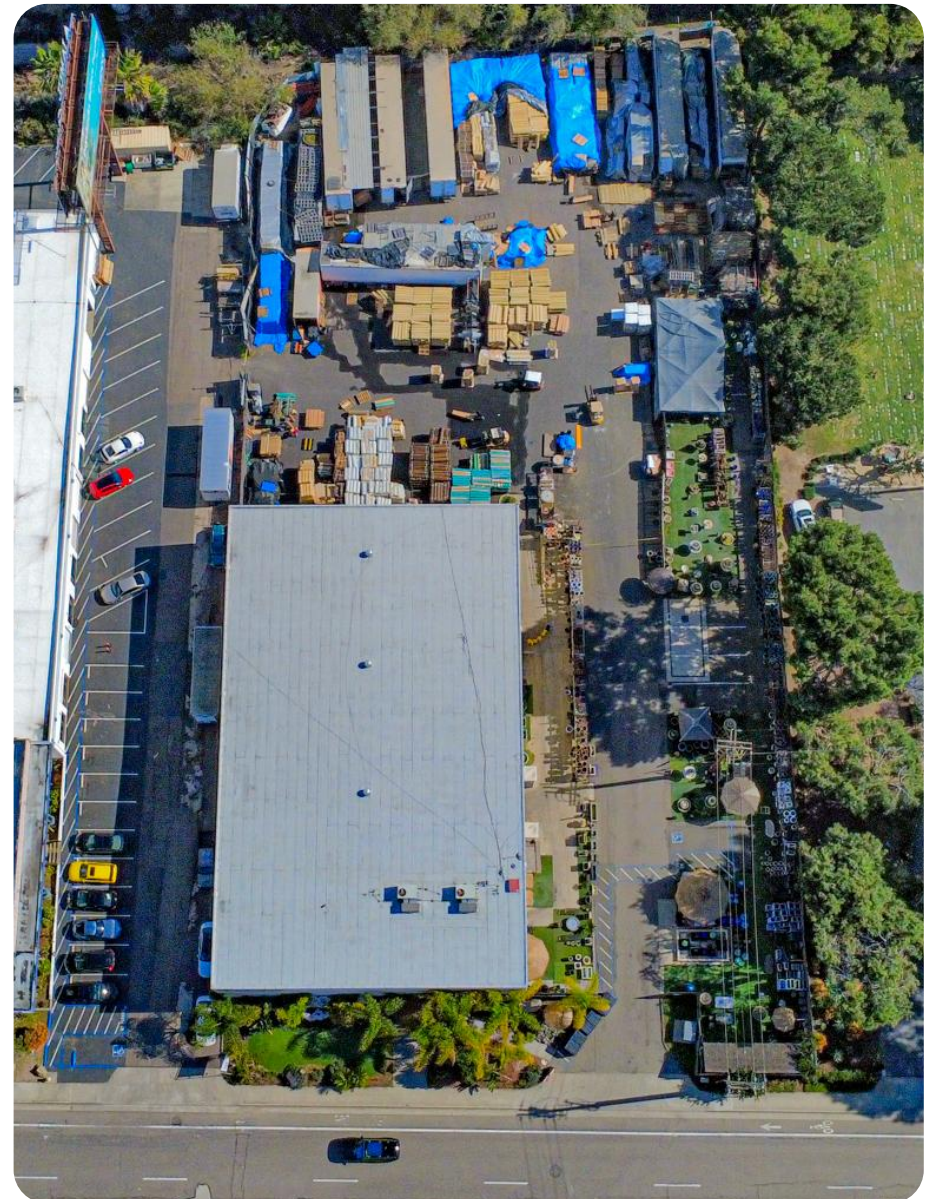
Clear Height

Oct. 2026 (Potentially Sooner)

Available

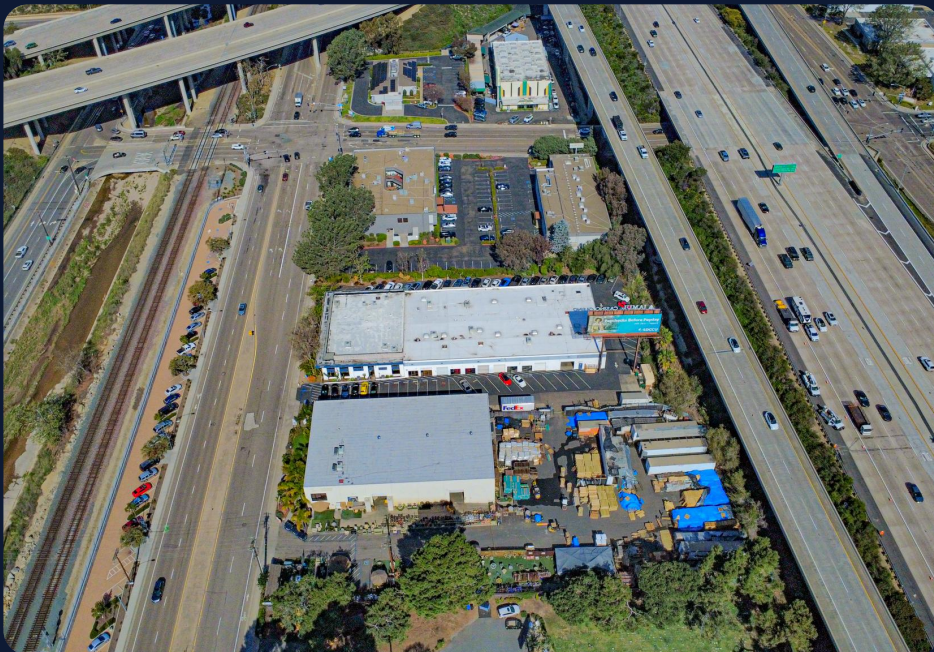
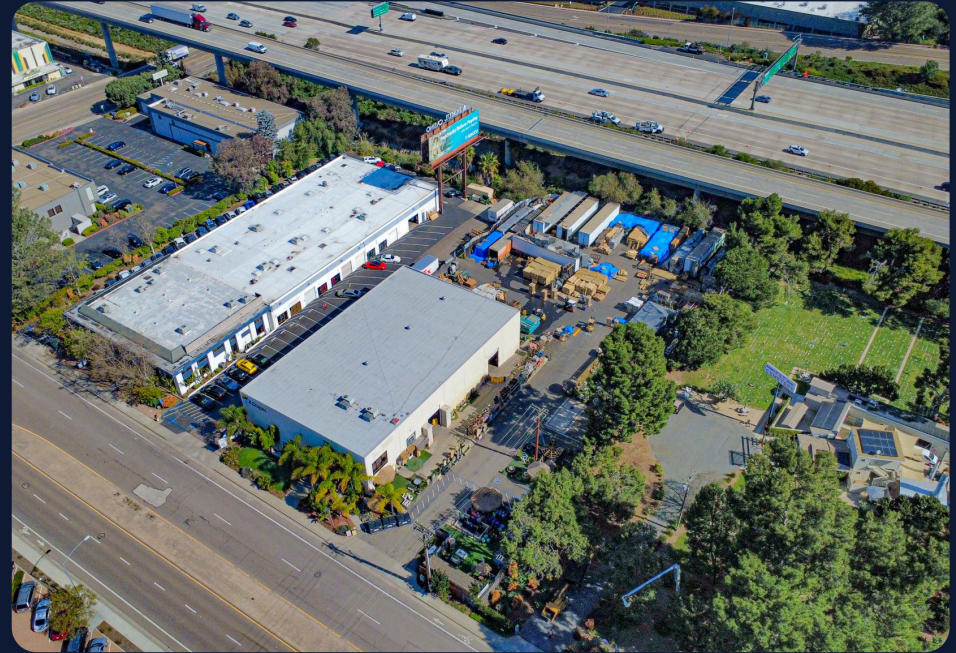
\$0.72/SF NNN

Lease Rate - Excess Land



**The zoning permits a wide range of industrial uses, including highly desirable by-right outdoor storage.*

PROPERTY PHOTOS

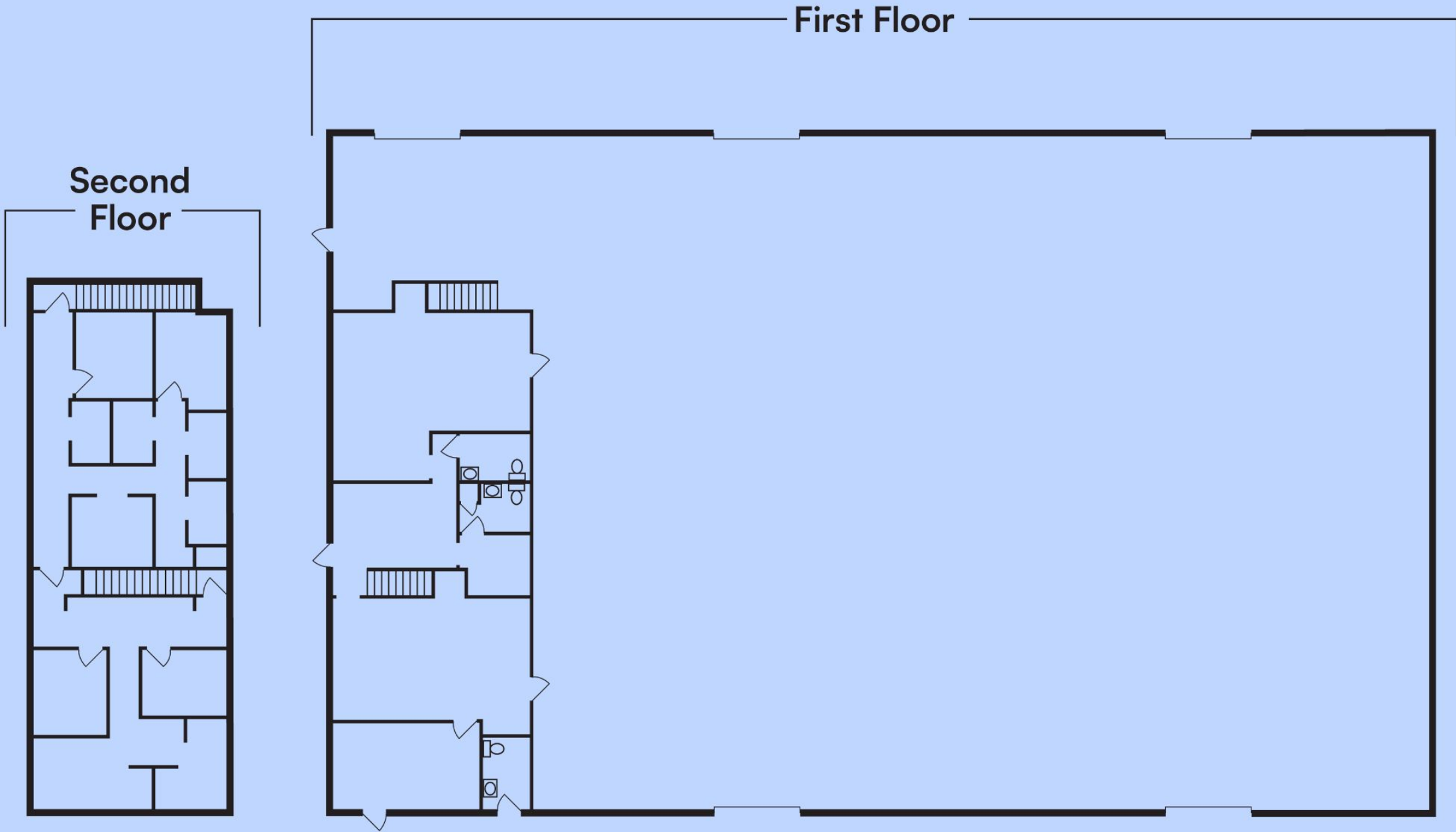


CONCEPTUAL RENDERINGS



PROPOSED RENDERINGS WITH AI

FLOOR PLANS



SITE PLAN



sorrento
THERAPEUTICS

lpi BioScience Property Investments

Q
Qualcomm

Google
Corporate Offices



Subject Property

inno
VIVE

PROLOGIS
Ahead of what's next

Sorrento Valley

dexcom

RXO

amazon

FedEx
Ground

Marine Corps Air Station Miramar

Pfizer

Levena
Biopharma

SHORELINE
biosciences

R+L CARRIERS

NORTHROP GRUMMAN

servicenow

illumina

CHROMALLOY

17 Miles
San Diego International Airport

16 Miles
Downtown San Diego

± 162,000 VPD

± 200,000 VPD

± 89,000 VPD

Google Earth



MARKET OVERVIEW

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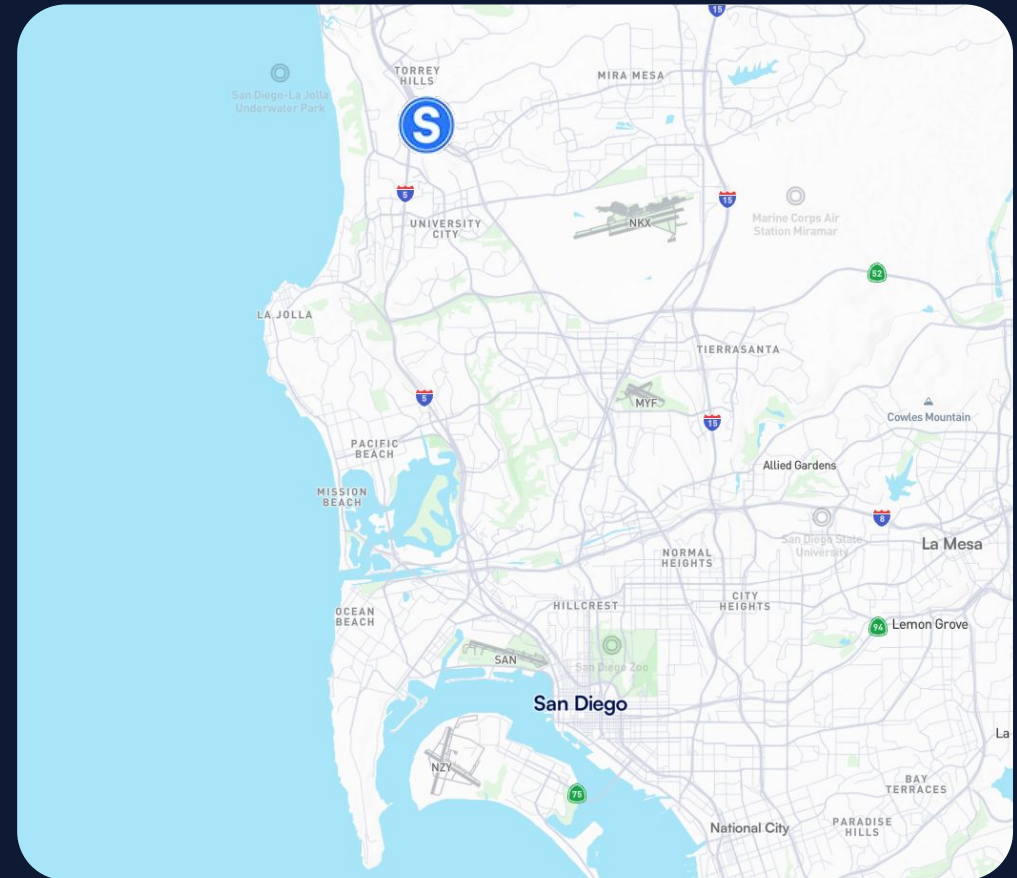
SAN DIEGO, CA

Rare Opportunity in a Highly Desired San Diego Area

Local Market Overview

Positioned within San Diego’s highly desirable Sorrento Valley innovation corridor, the area surrounding Sorrento Valley Road represents one of the region’s most strategic and tightly held commercial locations. Situated just minutes from Interstate 5 and Interstate 805 and immediately adjacent to premier employment hubs including Sorrento Mesa, Torrey Pines, and UTC, the location provides exceptional regional connectivity to downtown San Diego, La Jolla, and North County. This corridor is widely recognized as the epicenter of San Diego’s life science, technology, and advanced research industries, home to a dense concentration of globally recognized companies, research institutions, and innovation campuses.

Opportunities to secure real estate within this submarket are exceptionally rare due to the limited land supply, strong tenant demand, and long-term ownership patterns that characterize the area. The surrounding ecosystem of high-growth industries—including biotechnology, defense, telecommunications, and advanced manufacturing—continues to drive sustained demand for strategically located corporate, R&D, and headquarters facilities. For a national or corporate headquarters user, the location offers an unparalleled combination of prestige, accessibility, and proximity to one of the most highly educated workforces in the United States. With immediate access to major freeways, nearby executive housing communities, and world-class research institutions such as UC San Diego, properties in this corridor represent a uniquely scarce opportunity to establish a flagship presence in one of Southern California’s most sought-after innovation districts.



Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	1,155	76,545	200,313
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	458	28,308	74,832
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$222,199	\$176,261	\$208,157

SAN DIEGO, CA

San Diego is a dynamic metropolitan area and one of California's most desirable destinations, offering a unique blend of coastal lifestyle, innovation, and economic strength. As a hub for defense, biotech, higher education, and cross-border trade with Mexico, it benefits from an extraordinary combination of research institutions, entrepreneurial activity, and international connectivity. The region's mild climate, vibrant cultural scene, and high quality of life create compelling conditions for both retail and investment opportunities.

San Diego's industrial market is fueled by sustained tenant demand, geographic constraints, and strategic access to the U.S.-Mexico border. Submarkets such as Otay Mesa, Kearny Mesa, and Miramar are characterized by low vacancy rates, rising rents, and a diverse tenant mix spanning logistics, defense, and life sciences. Limited land availability and strict development regulations have created a supply-constrained environment, enhancing long-term asset value. As cross-border trade and e-commerce continue to expand, San Diego remains a high-performing industrial hub attracting institutional investment.

Total Population
3.3 Million

Annual Visitors
32 Million

Tourism Economic Impact
\$22 Billion

GDP
\$295.6 Billion



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Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **10835 Sorrento Valley Rd, San Diego, CA 92121** (“Property”). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto.

Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.