

# POINTE CAMINO CENTER

6335 Ferris Square, Suite B | San Diego, CA

FOR LEASE

SUBLEASE!



# THE SPACE

Location	6335 Ferris Square, Suite B San Diego, CA 92121
Square Feet	6,248
Rent Per SF (Monthly)	\$1.79
Lease Type	NNN
Floor	1st & 2nd

**Notes** Flex space with climate control & 2nd floor office. NNN's approximately \$.55/sf

# HIGHLIGHTS

- Under market lease rate!
- Sublease term through March 2032!
- Flex space!
- 100% Climate controlled office, production & warehouse!
- Warehouse with roll-up door!
- Prior lab improvements!
- Ample Parking!
- Good power!
- \$1.79/sf, NNN (\$.55/sf)



## POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	43	86,269	254,329

## AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$168,199	\$160,595	\$175,639

## NUMBER OF HOUSEHOLDS

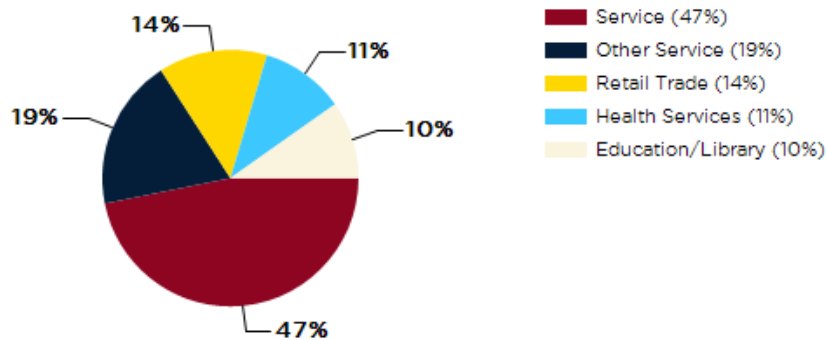
	1.00 MILE	3.00 MILE	5.00 MILE
	8	30,813	92,134



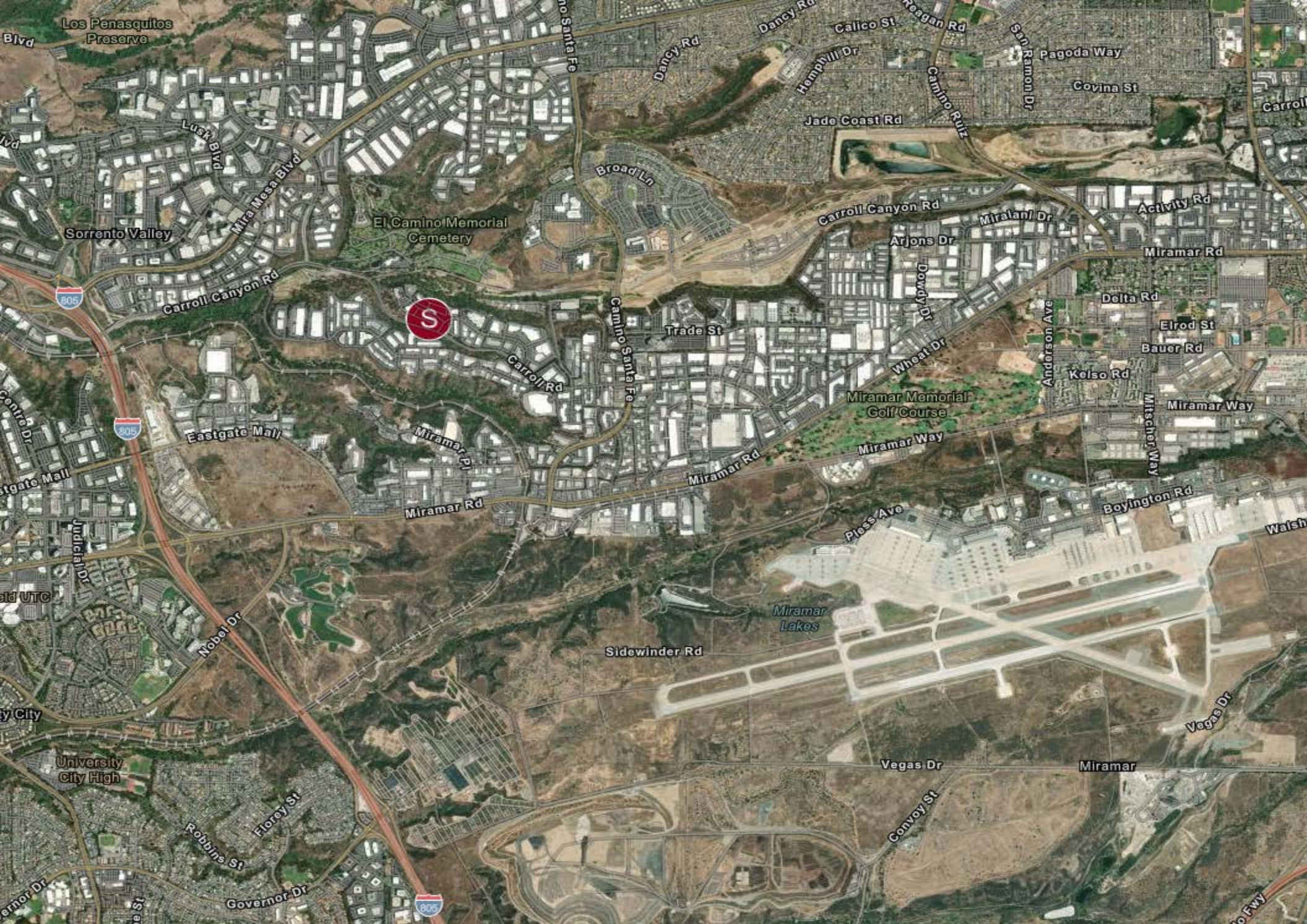
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- The property is located in the Sorrento Mesa area of San Diego, known for its concentration of high-tech and biotech companies.
- Nearby companies include Qualcomm, Pfizer, and Takeda Pharmaceuticals, making it a hub for innovation and research.
- Sorrento Valley is a sought-after commercial area due to its proximity to major freeways, such as Interstate 5 and Highway 805, facilitating easy access for employees and clients.
- The neighborhood offers various amenities, including restaurants like Rock Bottom Brewery and shopping centers like The Plaza at Del Mar Heights.
- Additionally, Sorrento Mesa is situated near residential communities like La Jolla and Torrey Pines, providing a potential customer base for businesses operating in the area.

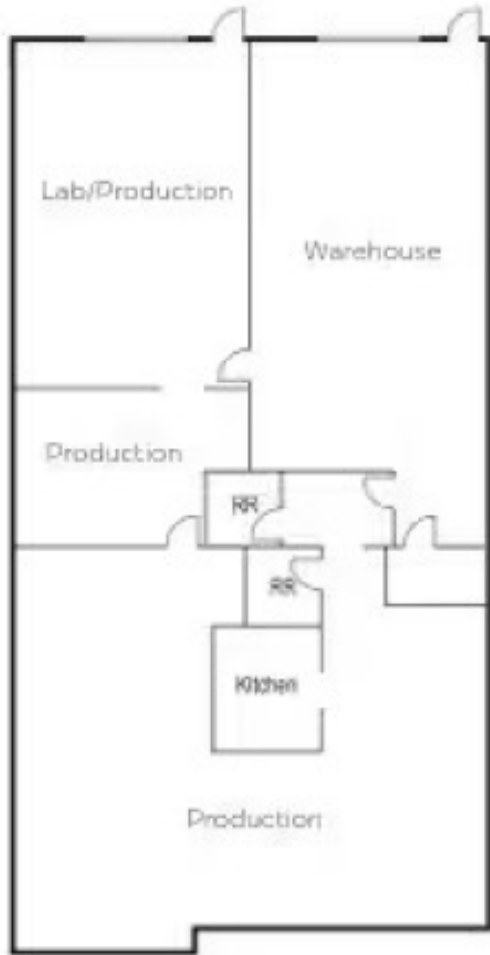
### Major Industries by Employee Count



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**First Floor**



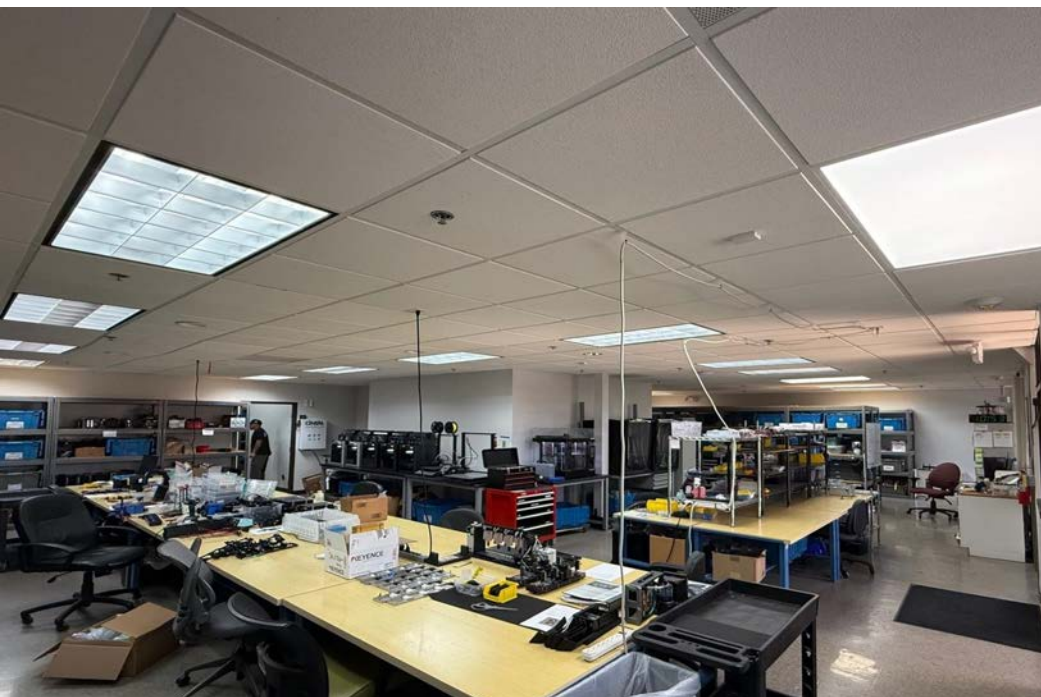
**Second Floor**



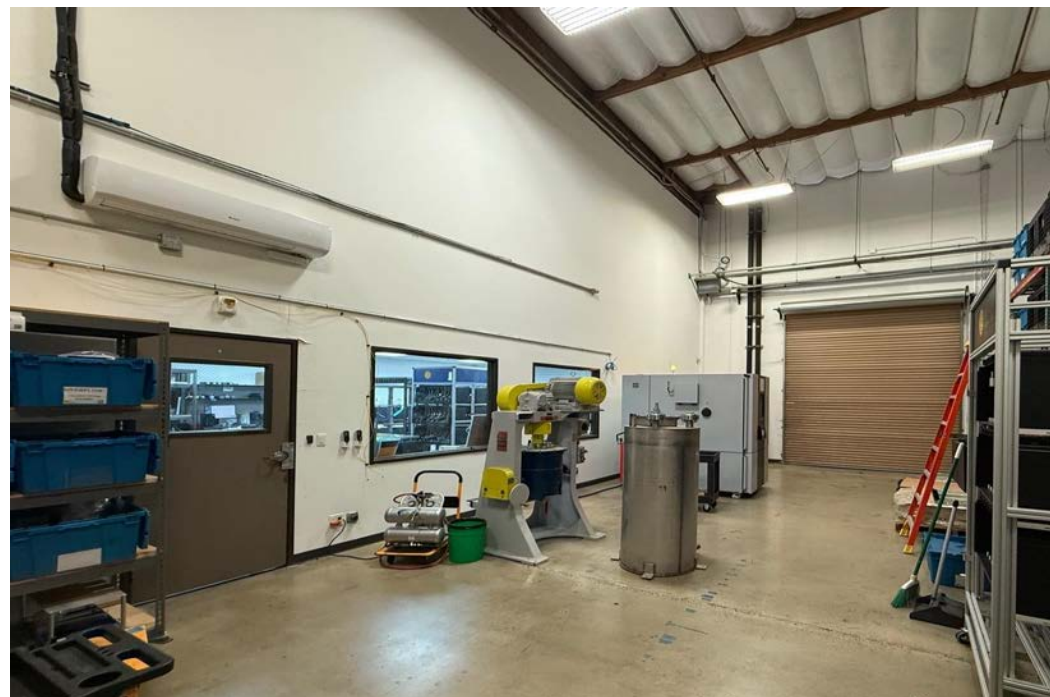
Conference room



2nd floor office



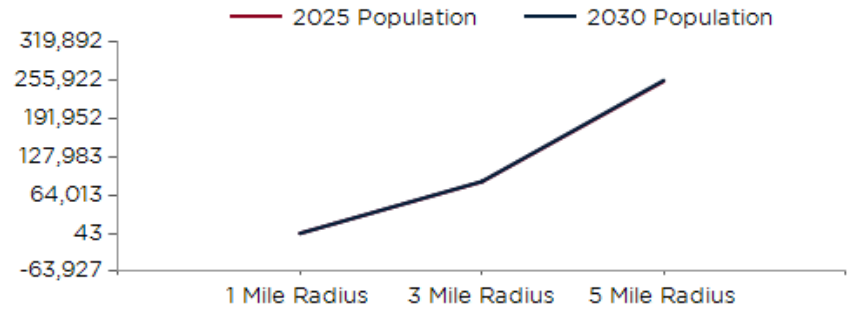
Production area



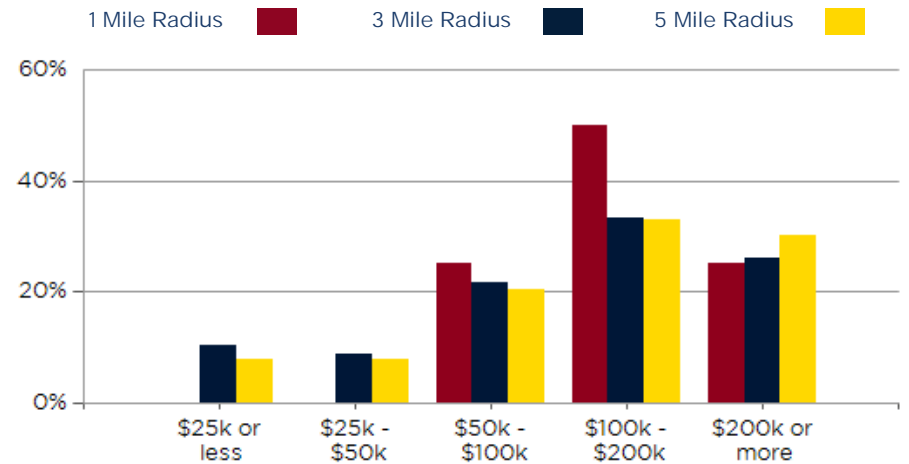
Warehouse

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	66	64,956	202,320
2010 Population	68	77,233	230,518
2025 Population	43	86,269	254,329
2030 Population	51	86,828	255,922
2025 African American	1	2,573	7,035
2025 American Indian	0	411	1,216
2025 Asian	21	35,697	89,731
2025 Hispanic	5	12,435	39,778
2025 Other Race	2	4,150	14,761
2025 White	13	34,126	110,811
2025 Multiracial	5	8,980	29,943
2025-2030: Population: Growth Rate	17.35%	0.65%	0.60%

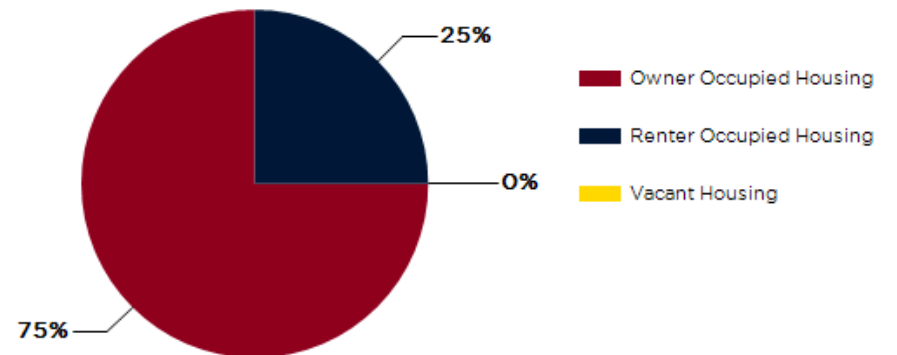
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	0	2,522	5,297
\$15,000-\$24,999	0	659	2,122
\$25,000-\$34,999	0	918	2,650
\$35,000-\$49,999	0	1,819	4,782
\$50,000-\$74,999	1	3,350	9,133
\$75,000-\$99,999	1	3,332	9,780
\$100,000-\$149,999	2	5,761	16,431
\$150,000-\$199,999	2	4,452	14,078
\$200,000 or greater	2	7,991	27,853
Median HH Income	\$136,039	\$119,393	\$133,960
Average HH Income	\$168,199	\$160,595	\$175,639



### 2025 Household Income



### 2025 Own vs. Rent - 1 Mile Radius



Source: esri

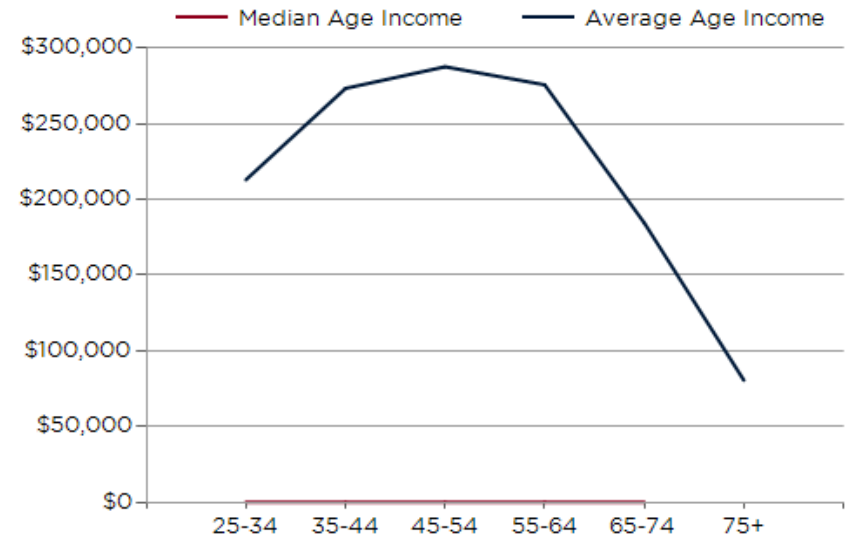
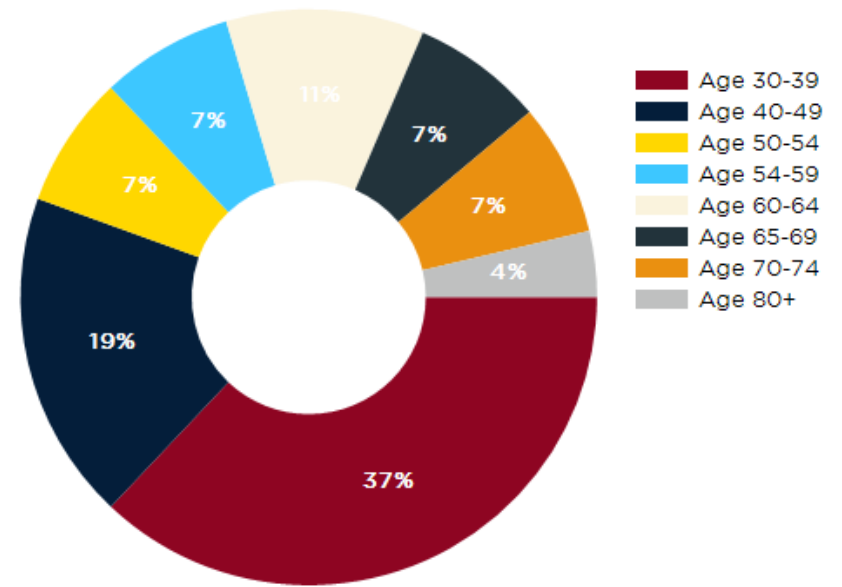


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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	6	7,960	20,881
2025 Population Age 35-39	4	6,366	18,103
2025 Population Age 40-44	3	5,212	16,531
2025 Population Age 45-49	2	4,038	14,188
2025 Population Age 50-54	2	4,073	14,340
2025 Population Age 55-59	2	3,755	13,537
2025 Population Age 60-64	3	3,665	13,056
2025 Population Age 65-69	2	3,250	11,423
2025 Population Age 70-74	2	2,823	9,735
2025 Population Age 75-79	1	2,310	7,552
2025 Population Age 80-84	1	1,547	4,799
2025 Population Age 85+	1	1,610	4,493
2025 Population Age 18+	35	73,633	211,928
2025 Median Age	36	32	35
2030 Median Age	39	34	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$0	\$111,912	\$116,922
Average Household Income 25-34	\$212,978	\$145,159	\$152,185
Median Household Income 35-44	\$0	\$152,580	\$160,482
Average Household Income 35-44	\$273,380	\$191,013	\$197,555
Median Household Income 45-54	\$0	\$174,320	\$184,776
Average Household Income 45-54	\$287,695	\$218,488	\$228,912
Median Household Income 55-64	\$0	\$161,143	\$174,024
Average Household Income 55-64	\$275,786	\$201,681	\$217,136
Median Household Income 65-74	\$0	\$108,203	\$113,182
Average Household Income 65-74	\$184,482	\$150,434	\$159,888
Average Household Income 75+	\$80,525	\$104,747	\$107,950

Population By Age



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# Pointe Camino Center

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