

TECHCENTER @THERIDGE

SORRENTO MESA

LEASING PROMO:

First 9 Months - \$0.99/SF NNN

**Predicated on a 3+ year term signed by 10/1/2026*



FOR LEASE

±4,995 SF Industrial Suite

Colliers

SITE PLAN

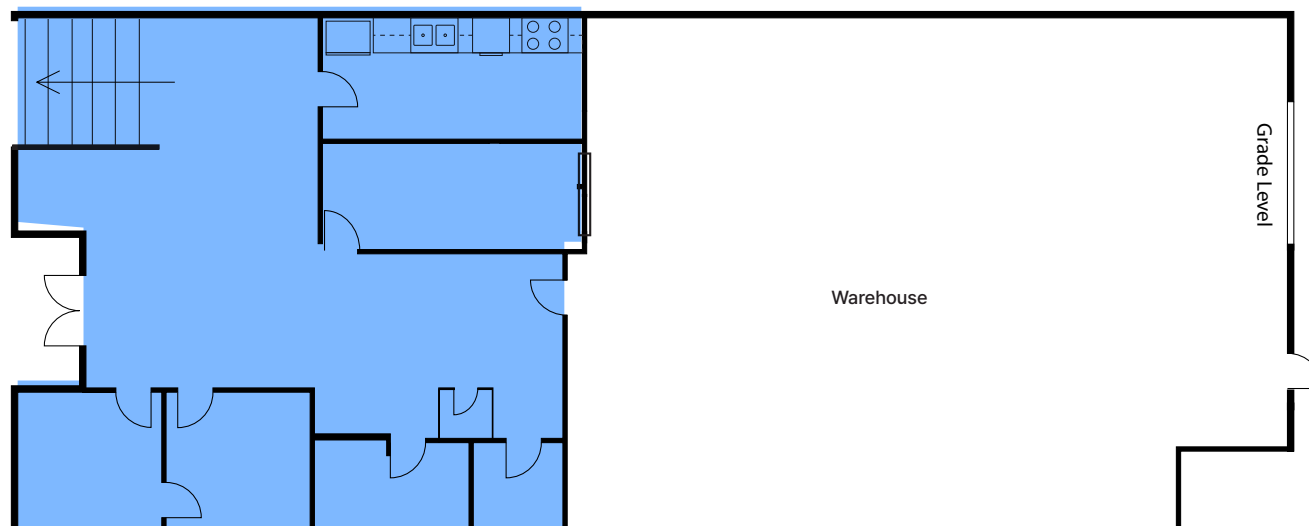


AVAILABLE

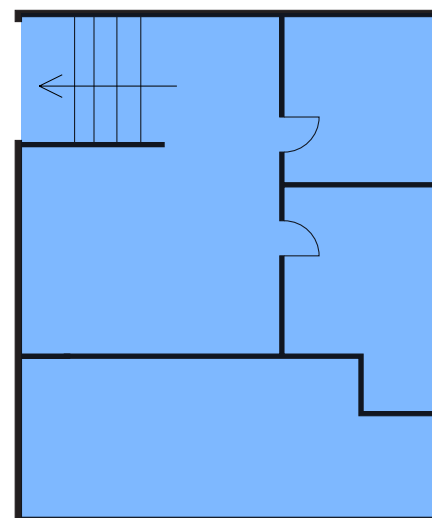
6370 NANCY RIDGE DRIVE | SUITE 104

- 4,995 SF
- 50% Office, 50% Warehouse
- +/- 22' Clear Height
- Upgraded Offices with Windowlined Views
- Can be converted to Lab
- Available Now

FIRST FLOOR



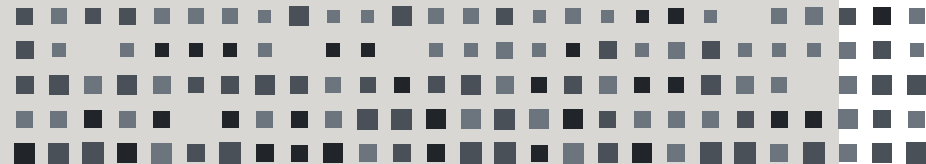
SECOND FLOOR



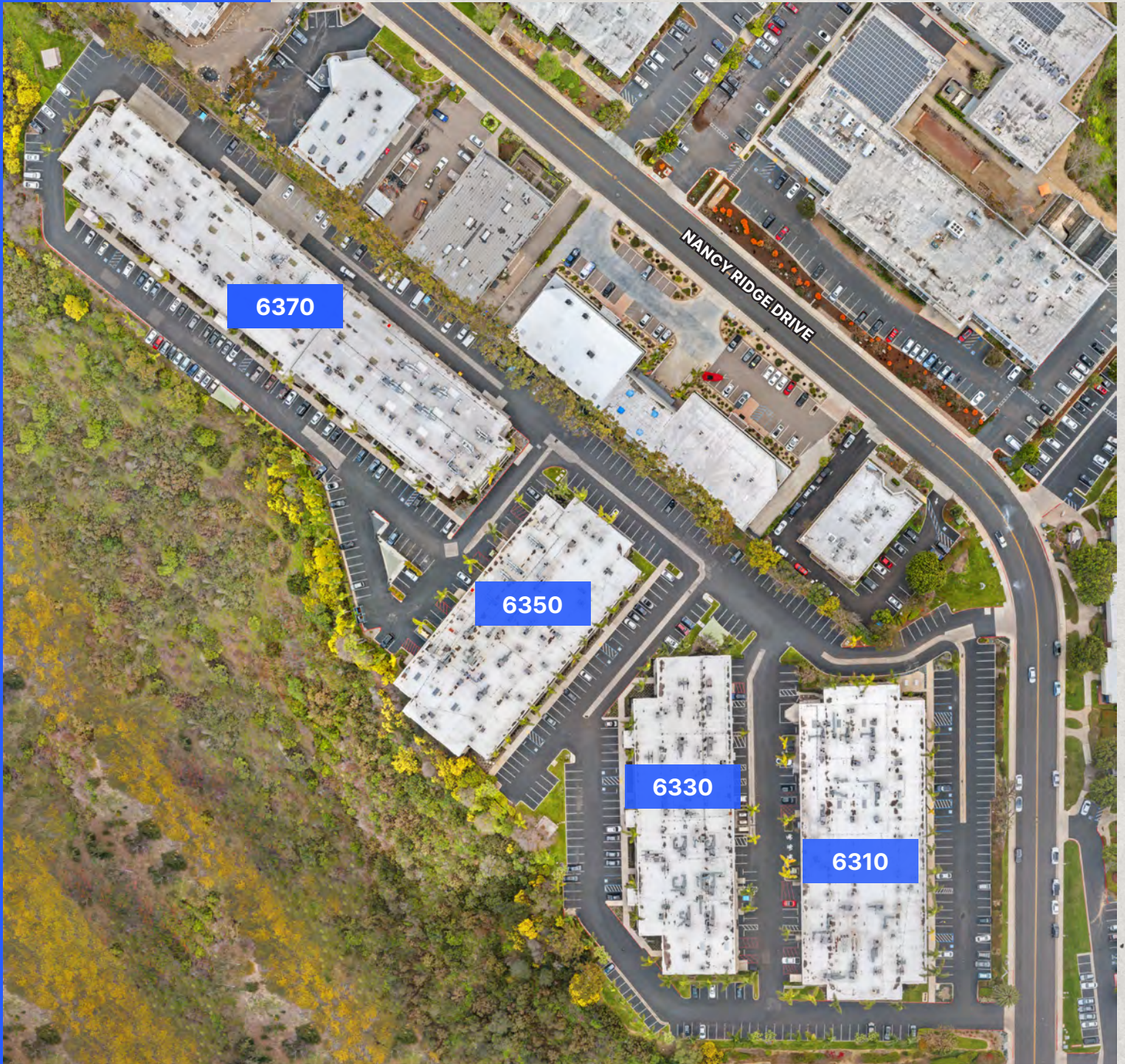
Office Space 



SITE PLAN



AERIAL OVERVIEW





UC San Diego

Westfield
UTC

UTC

illumina



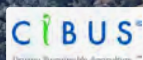
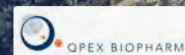
Lilly

SORRENTO COURT

Planet Fitness
McDonald's
Fiesta Mexican Grille
Bank of America
Grater Grilled Cheese
Postal Annex
Chase Bank

SORRENTO PLAZA

Chick-fil-A
Croutons
California English
BBQ Chicken
Mirch Masala
Moment Sushi



NANCY RIDGE DR



TECHCENTER
@THERIDGE



NORTH

SORRENTO MESA: YOUR GATEWAY TO CONVENIENCE

Just minutes from major freeways and transit routes as well as abundant amenities, TechCenter@TheRidge's central location provides the essential infrastructure to support a growing company.

1.6

Miles west
to I-805

4.2

Miles west
to I-5

4.3

Miles east
to I-15

4.7

Miles west
to CA-52

1 SCRANTON ROAD AND MIRA MESA BOULEVARD

Additional Amenities Near Sorrento Plaza & Sorrento Court (Shown on Map)

Ike's Love & Sandwiches
Park Commons
Flame Broiler
Mariscos La Reyna

BHC Chicken
Mercato Food Hall
McDonald's
Punjabi Tandoor

Sorrento Canyon Golf Center
Gravity Heights
Americana Car Wash & Gas
Karl Strauss Brewery

2 CAMINO SANTA FE AND MIRAMAR ROAD

1.7 Miles South - Not Shown on Map

ARCO
Tenkatori Miramar
Denny's
Abbey's Real Texas BBQ

Better Buzz Coffee
Starbucks
Natsumi Sushi
Chevron

The UPS Store
Carl's Jr.
Jersey Mike's
Pauly's Pizza Joint

3 PLAZA SORRENTO SHOPPING CENTER

2.7 Miles North & East - Not Shown on Map

ALDI
Habaneros Mexican
KFC
Sue's Korean Kitchen

LA Fitness
Pho Kitchen
Donut Touch
SDCCU

Urbane Cafe
WaBa Grill
Charminar Indian
Burger King

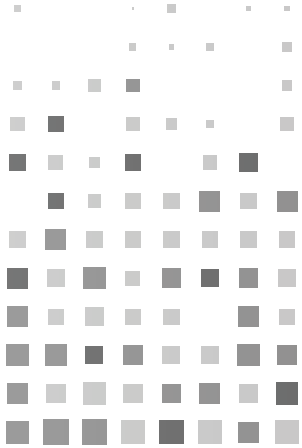
4 CAMINO RUIZ AND MIRA MESA BOULEVARD

4.1 Miles North & East - Not Shown on Map

Target
Chipotle
Broken Yolk Cafe
Sprouts
Red Lobster

Starbucks
Yogurtland
Panda Express
IHOP
Hobby Lobby

Vons
Manna BBQ
Raising Cane's
Walgreens
Mira Mesa Lanes



FOR LEASE

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S O R R E N T O M E S A

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