

SORRENTO COURT

±1,912-4,233 SF FREE STANDING, DRIVE-THRU OPPORTUNITY (DEMISABLE)

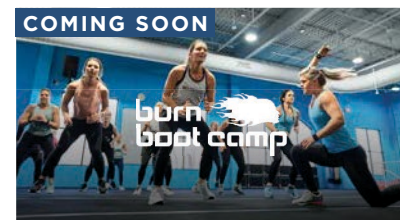
Exceptional Visibility to the I-805 Highway and Mira Mesa Blvd.



9430-60 SCRANTON ROAD SAN DIEGO CA, 92121 - SORRENTO VALLEY, CA

NOW OPEN

Join These Tenants - Partial List



UPG URBAN PROPERTY GROUP est. 1989

Sorrento Court

THE FESTIVAL COMPANIES

Developer

IT'S ALL HERE. BLOCKS OF EVERYTHING YOU NEED.

In the heart of Sorrento Valley, San Diego's Tech Hub, Sorrento Court creates a busy retail district minutes away from entertainment, dining, office and specialty shopping, and beaches.

PROPERTY LOCATION 9430-9450 Scranton Road San Diego CA, 92121
SORRENTO VALLEY, CA

For more information:

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UPG URBAN PROPERTY GROUP
EST. 1989

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858 874 1989

LA JOLLA

TORREY PINES

UTC

UCSD



±1,912-4,233 SF FREE STANDING,
DRIVE-THRU OPPORTUNITY
(DEMISABLE)

Sorrento Court

54,158
Total GLA

321
Parking Provided

8,023
Total Businesses

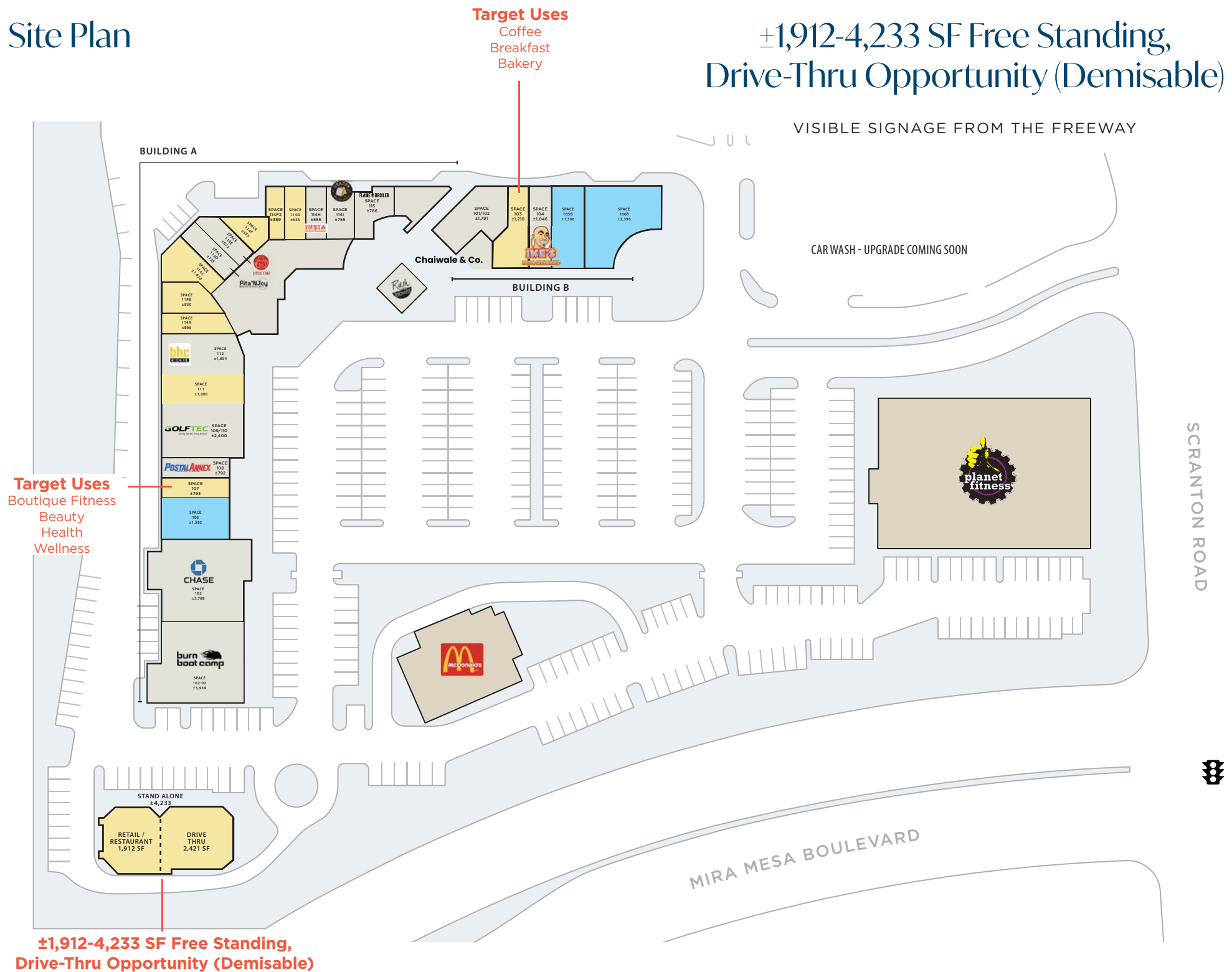
113,044
Total Employees

129,975
Daytime Population
(within 3 miles)

20M
Square Feet of
Office / Industrial

1,019
Hotel Rooms

Site Plan



±1,912-4,233 SF Free Standing, Drive-Thru Opportunity (Demisable)

VISIBLE SIGNAGE FROM THE FREEWAY

CAR WASH - UPGRADE COMING SOON

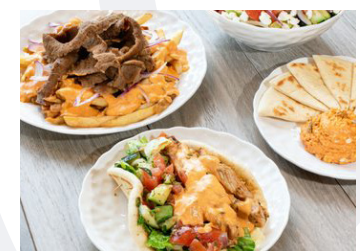
SCRANTON ROAD

MIRA MESA BOULEVARD

Legend
■ Occupied ■ Available ■ In Lease

Unit	Tenant	SF
Building A		
A 101-02	Burn Boot Camp	3,939
A 105	Chase Bank	3,788
A 106	In Lease	1,585
A 107	Available	793
A 108	Postal Annex	792
A 109/110	GolfTec	2,400
A 111	Available	1,200
A 112	BHC Chicken	1,854
A 114A	Available	866
A 114B	Available	830
A 114C	Available	1,050
A 114D	Pita'N Joy	736
A 114E	Little Chef	672
A 114F	Available	535
A 114F2	Available	389
A 114G	Available	555
A 114H	Fiesta Grill	555
A 114I	Grater Grilled Cheese	755
A 115	Flame Broiler	786
Building B		
B 101/102	Chaiwale & Co	1,791
B 103	Available	1,210
B 104	Ike's Love & Sandwiches	1,046
B 105	In Lease	1,506
B 106	In Lease	2,396
Stand Alone	Rush Bowls	676
Stand Alone	Planet Fitness	17,000
Stand Alone	Available	4,233

Plaza Tenants (partial list)



Pita'N Joy
Fast Casual



Planet Fitness
Gym



Rush Bowls
Fast Casual



Grater Grilled Cheese
Fast Casual



Burn Boot Camp
Fitness



GolfTec
Retail



Flame Broiler
Fast Casual

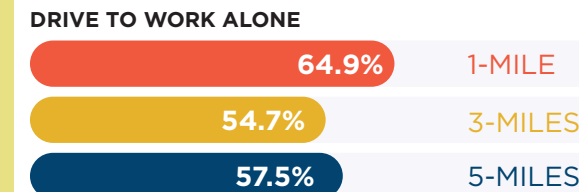


BHC Chicken
Fast Casual



Chaiwale & Co.
Fast Casual

Driving Stats

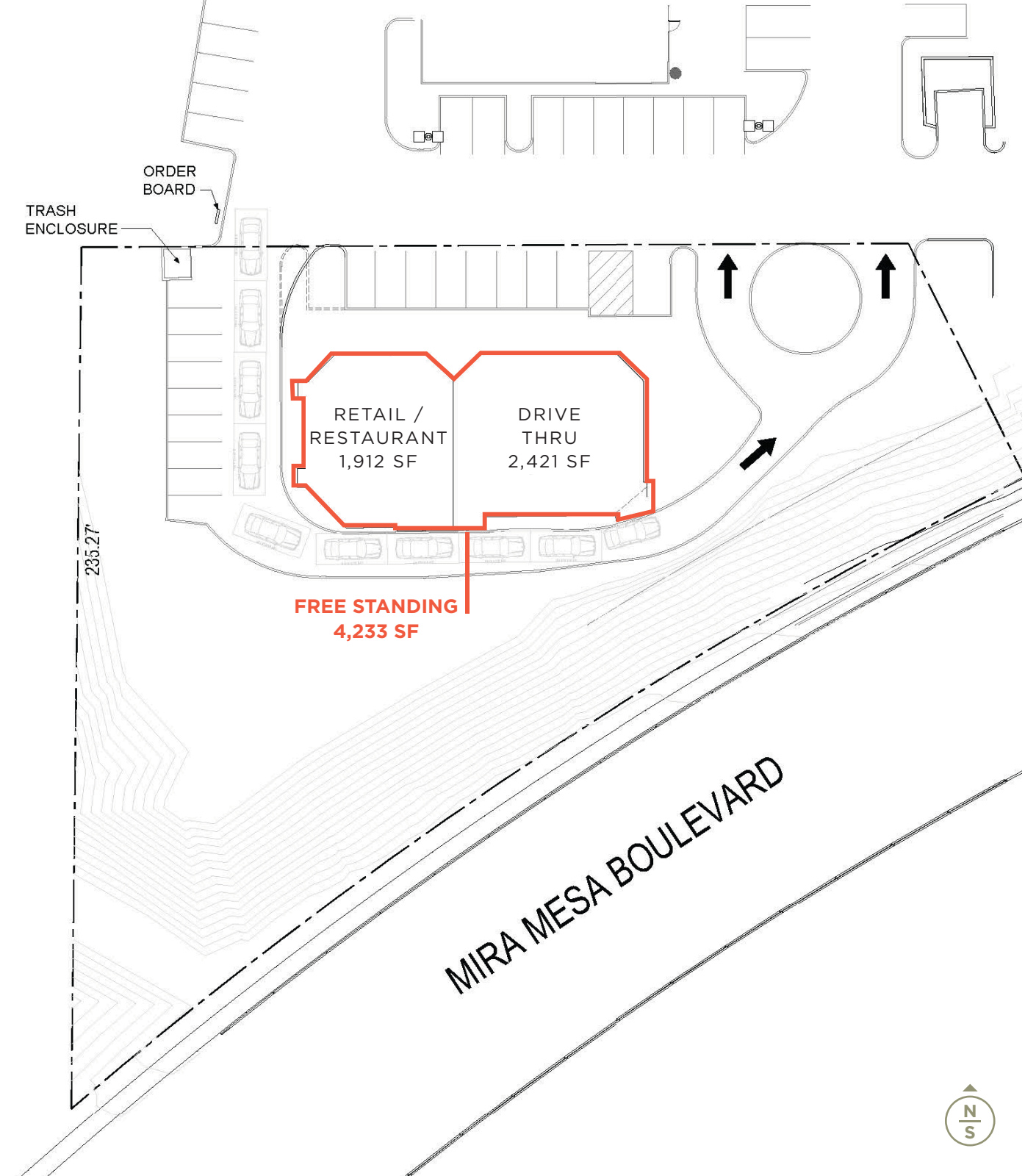


Space Details

- FREE STANDING: 4,233**
- RETAIL/RESTAURANT: 1,912**
- DRIVE THROUGH: 2,421**
- AVAILABLE NOW**

±1,912-4,233 SF
Free Standing, Drive-Thru Opportunity (Demisable)

VISIBLE SIGNAGE FROM THE FREEWAY



Food Hall Site Plan



Unit	Tenant	SF
Building A		
A 114A	Available	866
A 114B	Available	830
A 114C	Available	1,050
A 114D	Rush Bowls	736
A 114E	Little Chef	672
A 114F	Available	535
A 114F2	Available	389
A 114G	Available	555
A 114H	Fiesta Grill	555
A 114I	Grater Grilled Cheese	755
A 115	Flame Broiler	786
Building B		
B 101/102	Chaiwale & Co	1,791 + 456 Patio
B 103	Available	1,210
B 104	Ike's Love & Sandwiches	1,046
B 105	In Lease	1,506
B 106	In Lease	2,396
Stand Alone Rush Bowls		676

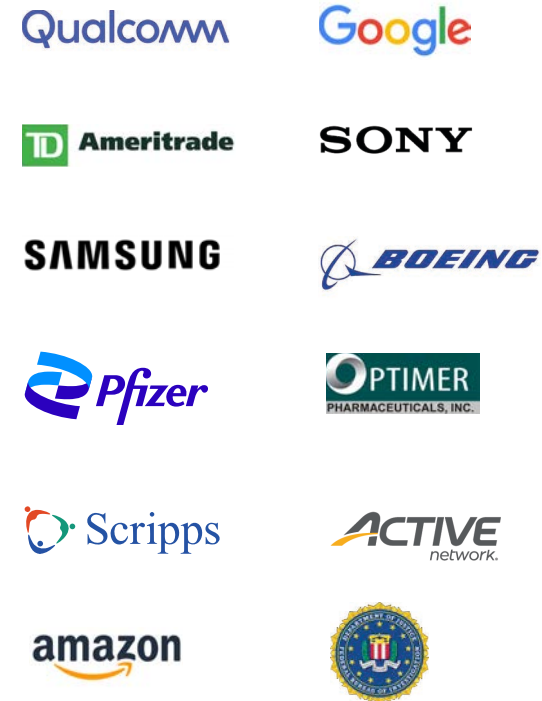
Corporate Users

Festival at Sorrento Valley is found in a highly accessible area, just off the Interstate 805 and Mira Mesa Blvd.

This is one of the most convenient locations to access in Sorrento and is a high traffic area of the surrounding Sorrento offices near by.

Sorrento Valley, is one of Southern California's most sought-after corporate hubs.

Nearby Corporate users in Sorrento:



TORREY PINES STATE RESERVE

DEL MAR HEIGHTS

PACIFIC HIGHLANDS

I-5 VEHICLES PER DAY
169,000

I-805 VEHICLES PER DAY
165,220

±1,912-4,233 SF FREE STANDING,
DRIVE-THRU OPPORTUNITY
(DEMISABLE)

MIRA MESA BLVD
VEHICLES PER DAY
56,377

SCRANTON RD
VEHICLES PER DAY
17,969

Sorrento Court

- 1 Biovista Life Science Campus
- 2 Qualcomm
- 3 NPD Group
- 4 Dexcom
- 5 Sorrento Therapeutics Inc
- 6 Courtyard by Marriott
- 7 Tealium
- 8 Sony Interactive Entertainment America
- 9 Spakinect Asthetic Telehealth
- 10 Law Offices

Property Highlights

Sorrento Court

9430-9450 Scranton Road
San Diego CA, 92121

- Prominent Retail Center
- Exceptional Visibility to the I-805 Highway
- Highly Visible Tenant Signage

Surrounded by some of Southern California's most affluent communities and just minutes away from beaches and shopping, Sorrento Court offers easy freeway access, at the heart of of Sorrento office area, making this a highly desirable location.

Festival is ideally situated between the affluent communities:

- UTC/La Jolla
- Del Mar
- Rancho Santa Fe
- Scripps Ranch
- Pacific Highlands

From fitness, food, office, beaches and beyond — Sorrento Court has something around every corner.



Just off HWY 805 & Mira Mesa Blvd. A high-HHI resident base meets high traffic from around the city.

Cars Per Day	Mira Mesa Blvd 58,648	805 N 165,220	805 S 189,849	Scranton Rd 17,969
Daytime Businesses	1 Mile 1,446	3 Miles 9,262	5 Miles 17,264	10 Miles 49,531
Daytime Employees	1 Mile 24,464	3 Miles 127,247	5 Miles 193,090	10 Miles 494,269
Average HHI	1 Mile \$171,349	3 Miles \$149,772	5 Miles \$174,609	10 Miles \$174,944
Population	1 Mile 719	3 Miles 92,216	5 Miles 245,466	10 Miles 723,930



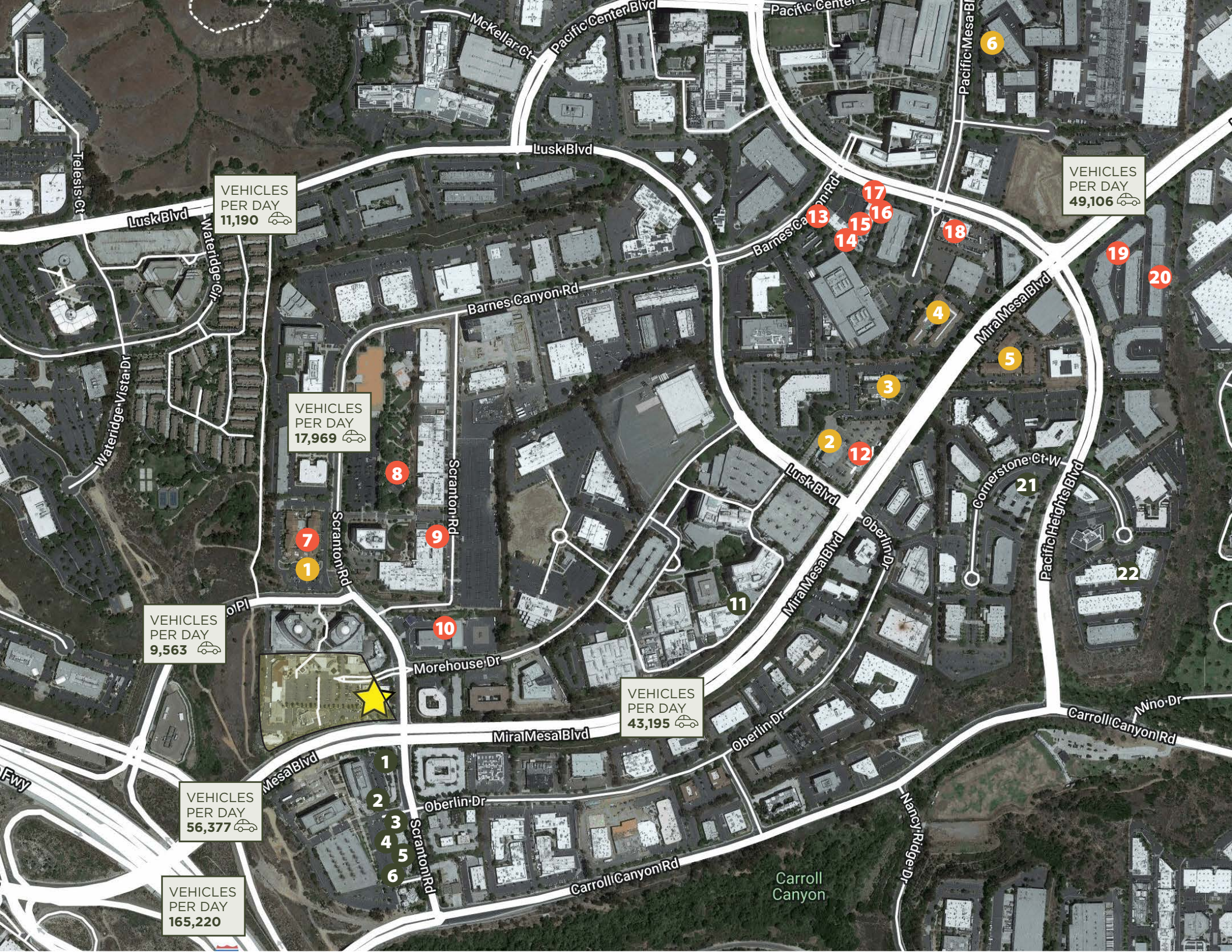
Eat

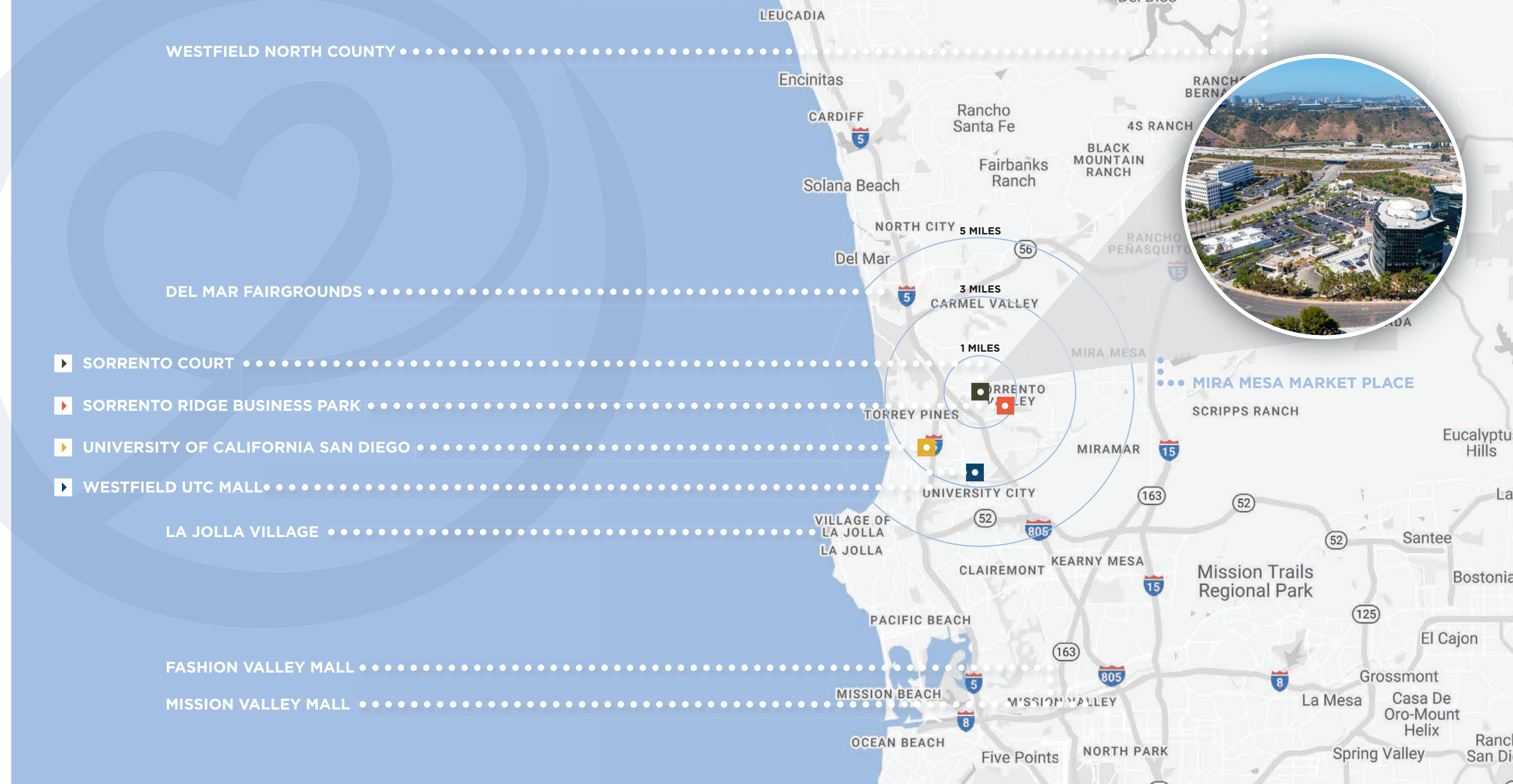
1. Chick-fil-A
2. California English
3. Moment Sushi
4. Croutons
5. Rubio's
6. bb.q Chicken
7. The Bistro
8. Karl Strauss
9. Park Comons
10. Punjabi Tandoor
11. The Spot Restaurant
12. Jersey Mike's
13. The Grill and Deli
14. Hanaya Sushi
15. Naseem's Bakery & Kabob
16. Madras Cafe
17. Mr. Holy Gao
18. Gravity Heights
19. Tadian Cafe
20. Kula Ice Cream
21. Cornerstone Cafe
22. Cargo Cafe

Stay

1. Courtyard by Marriott
2. Holiday Inn Express
3. Country Inn & Suites
4. Hyatt House San Diego
5. Extended Stay America
6. Residence Inn by Marriott

Near By Tenants





SORRENTO COURT



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