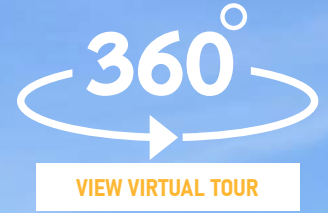




CLASS "A" OFFICE/MEDICAL
OWNER-USER CONDOMINIUM
PROJECT FOR SALE



GARRETT FENA, SIOR

SENIOR VICE PRESIDENT/PARTNER | LIC #01909122 | 858.458.3318 | GFENA@VOITCO.COM



Voit
REAL ESTATE SERVICES



San Diego County's *Premier Owner-Occupier Project*

The Collective at Sorrento Mesa, a newly renovated two-building office condominium project in the heart of San Diego's most dynamic business district — ideal for medical, professional, and corporate users seeking high-quality space, long-term stability, and control.

PREMIER OWNER-USER OPPORTUNITY

One of the only high-image, Class "A" office condominium projects in San Diego County, offering a rare opportunity for owner-occupiers to secure real estate in one of San Diego's most in-demand submarkets.

PRIME SORRENTO MESA LOCATION

Located at the center of San Diego's innovation economy, surrounded by leading technology, biotech, and defense firms, and strategically positioned between UTC and Carmel Valley, making it one of the region's most sought-after business environments

CONTEMPORARY RENOVATION

Undergoing a complete modernization, including upgraded interiors, refreshed exteriors, enhanced landscaping, and on-site amenities — delivering a polished Class "A" image and professional environment.

EXCELLENT REGIONAL ACCESSIBILITY

Immediate access to I-5 and I-805, connecting you quickly to Downtown, North County, San Diego International Airport, and coastal communities.

VIBRANT SURROUNDING AMENITIES

Walkable to retail, restaurants, fitness centers, and hotels, offering convenience for employees and clients.

STRONG GROWTH & DEVELOPMENT MOMENTUM

Positioned within a rapidly evolving submarket with ongoing investment in life science, residential, and mixed-use projects — reinforcing long-term value and market stability.

MOVE-IN READY SPEC SUITES

Thoughtfully designed suites with modern finishes, efficient layouts, and turnkey improvements — enabling immediate occupancy with minimal downtime or capital outlay.

PROXIMITY TO SKILLED TALENT POOLS

Situated near UC San Diego, San Diego State University, and a network of top regional institutions — including Scripps Research, the Salk Institute, and Sanford Burnham Prebys — offering direct access to one of the most educated and diverse workforces in Southern California.

INSTITUTIONAL OWNERSHIP DRIVING LONG-TERM VALUE

Leading institutional investors have been instrumental in transforming Sorrento Mesa into one of San Diego's most polished and forward-looking office markets. Continued reinvestment by industry leaders consistently elevates quality standards, reinforcing sustained long-term value for owner-occupiers.

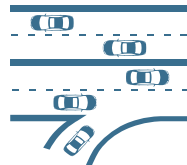
PROJECT FEATURES



PROFESSIONALLY
ZONED FOR
OFFICE AND MEDICAL
USES



HIGHLY DESIRABLE
LOCATION IN THE
HEART OF THE
SORRENTO MESA
SUBMARKET



IMMEDIATE ACCESS
TO THE I-805 & I-5
FREEWAYS



OUTDOOR LOUNGE
AND PATIO AREAS



MONUMENT SIGNAGE
AVAILABLE



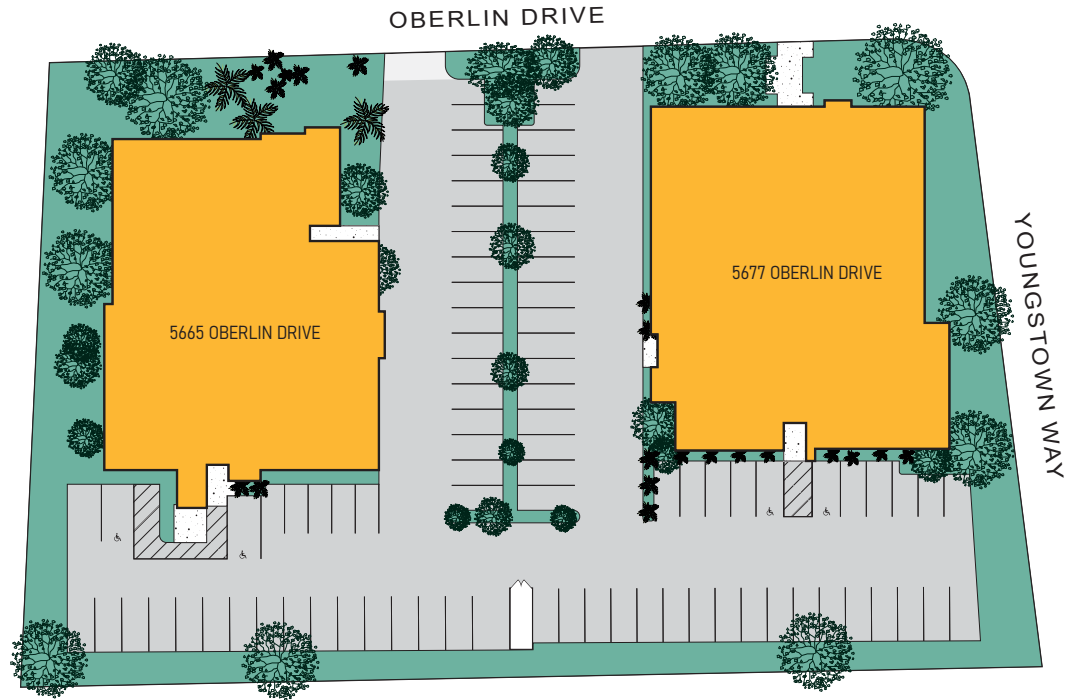
ABUNDANT
PARKING
(3.33/1,000 SF)



EXTENSIVE RETAIL
AMENITIES FOR
DINING AND
SHOPPING IN CLOSE
PROXIMITY

[The Collective at Sorrento Mesa](https://voitco.com/properties/TheCollectiveAtSorrentoMesa/)

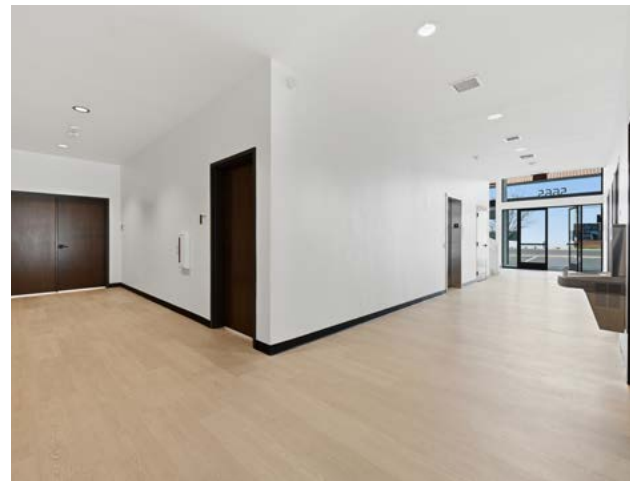
<https://voitco.com/properties/TheCollectiveAtSorrentoMesa/>



PROJECT SPECIFICATIONS	5665 OBERLIN DRIVE	5677 OBERLIN DRIVE
BUILDING SIZE	±15,836 Square Feet	±17,101 Square Feet
LAND ACREAGE	±0.66 Acres	±0.71 Acres
YEAR BUILT/RENOVATED	1983/2025	1982/2025
# OF STORIES	Two (2)	Two (2)
PARKING RATIO	3.33/1,000 SF	3.33/1,000 SF
TENANCY	Multi-Tenant Office	Multi-Tenant Office
ELEVATOR SERVED	One (1)	One (1)
ZONING	IL-2-1	IL-2-1







Sorrento Mesa: Core of San Diego's Innovation Economy

Sorrento Mesa, strategically located just east of I-805 and centrally positioned within San Diego County, has established itself as a premier hub for the region's technology and life science sectors. Alongside the UC San Diego area, it forms the epicenter of San Diego's innovation ecosystem.

Home to Qualcomm's global headquarters and numerous market-leading biotechnology and life science companies, Sorrento Mesa continues to attract significant institutional investment and sustained development activity.

Over the past several years, few submarkets in San Diego have experienced comparable levels of growth. Major stakeholders such as Alexandria Real Estate Equities, Blackstone, and Qualcomm each control over one million square feet within the submarket. Institutional investors, REITs, and private equity firms collectively hold more than 50% of the market share — among the highest concentrations in the region — underscoring the area's long-term investment appeal.

Approximately 1.2 million square feet of new development is currently under construction, with several key projects scheduled to deliver through 2025-2026, offering a healthy pipeline without saturating the market. With new inventory entering the market, rental rates remain resilient, with year-over-year growth of 3.8%, highlighting the submarket's appeal to tenant who value quality and location — a testament to the submarket's enduring demand and strategic positioning.

With a strong pipeline, a concentration of global innovators, and deep institutional ownership, Sorrento Mesa remains one of San Diego's most dynamic and future-ready business environments — well-positioned for continued long-term growth.

Technology & Life Science





RESTAURANTS



GROCERY STORES



HOTELS



HEALTH AND FITNESS CENTERS



BANKS

DEMOGRAPHIC COUNTS

	1 MILE	3 MILES	5 MILES
2024 Population	657	248,429	387,970
2029 Population Projection	653	247,246	391,538
Annual Growth 2020-2024	-0.1%	0.1%	0.2%
Median Age	34.2	35.5	39.3
2024 Households	235	87,629	144,626
2029 Household Projection	233	87,237	145,950
Annual Growth 2020-2024	-0.2%	0.9%	0.2%
Annual Growth 2024-2029	-0.2%	-0.1%	85,023
Owner Occupied Households	113	43,299	60,926
Avg Household Size	2.7	2.6	2.6
Avg Household Vehicles	2	2	\$5B
Specified Consumer Spending (\$)	\$10.1M	\$3.6B	\$77,092
Median Home Value	\$758,064	\$871,167	\$442,775
Median Year Built	1995	1984	1976

TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	CARS/DAY
Mira Mesa Boulevard	Scranton Road	43,910
Scranton Road	Morehouse Drive	32,170
Lusk Boulevard	Morehouse Drive	11,145
Carroll Canyon Road	Youngstown Way	9,525
Morehouse Drive	Lusk Boulevard	6,096
Oberlin Drive	Youngstown Way	3,257

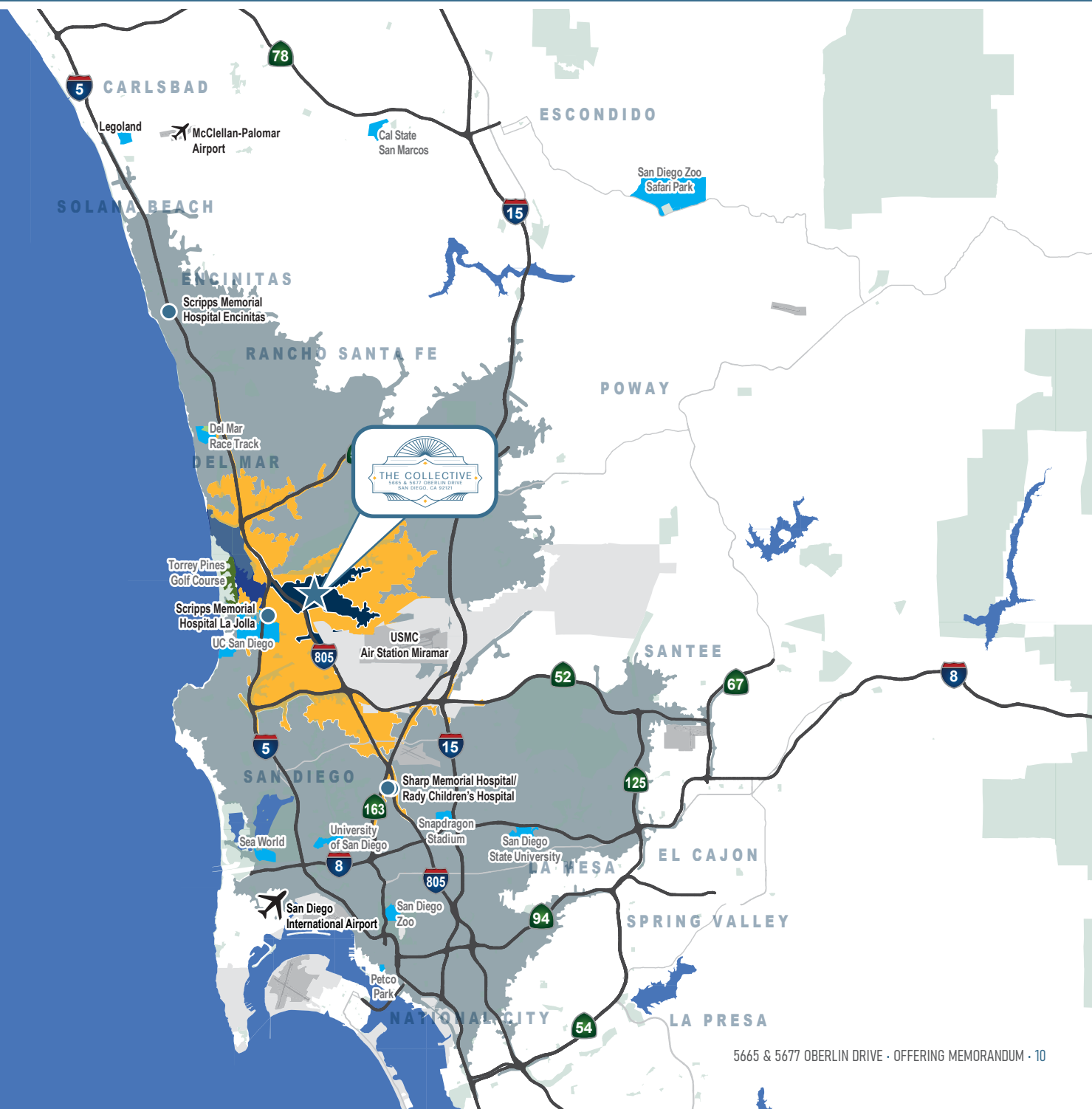
DRIVE TIME ANALYSIS

Pacific Ocean



Drive Times

- 5 Minutes
- 10 Minutes
- 20 Minutes



DEVELOPMENT PIPELINE



- | | | | | |
|--|--|--|--|--|
| 1 Pacific Center
800,000 SF Campus
Life Science/Tech Redevelopment | 4 Vista Sorrento Labs
115,000 SF
Biotech Redevelopment | 7 3 Roots
Residential Development
1,800 Single Family Homes (40 Acre Site) | 10 Centerpark Labs
200,000 SF
Life Science Conversion | 13 6260-6350 Sequence Drive
Future Biotech Redevelopment
26 Acre Site |
| 2 Bioterra
300,000 SF
Biotech Redevelopment | 5 10075 Barnes Canyon
Biotech Development
250,000 SF | 8 Weathers & Flanders
Residential Development
8 Acre Site | 11 6060 Cornerstone Court
Biotech Conversion
68,000 SF | 14 Lusk/Barnes Canyon
Proposed Biotech Redevelopment
20 Acre Site |
| 3 Headquarters Point
Biotech Development
245,000 SF | 6 9444 Waples
Residential Development
Proposed 300 Units | 9 Biovista
275,000 SF
Life Science Conversion | 12 Pacific Center & Pacific Mesa Blvds
Proposed Biotech Redevelopment
10 Acre Site | 15 9800 & 9855 Summers Ridge Road
Proposed Office & Lab Development
Up to 600,000 SF |

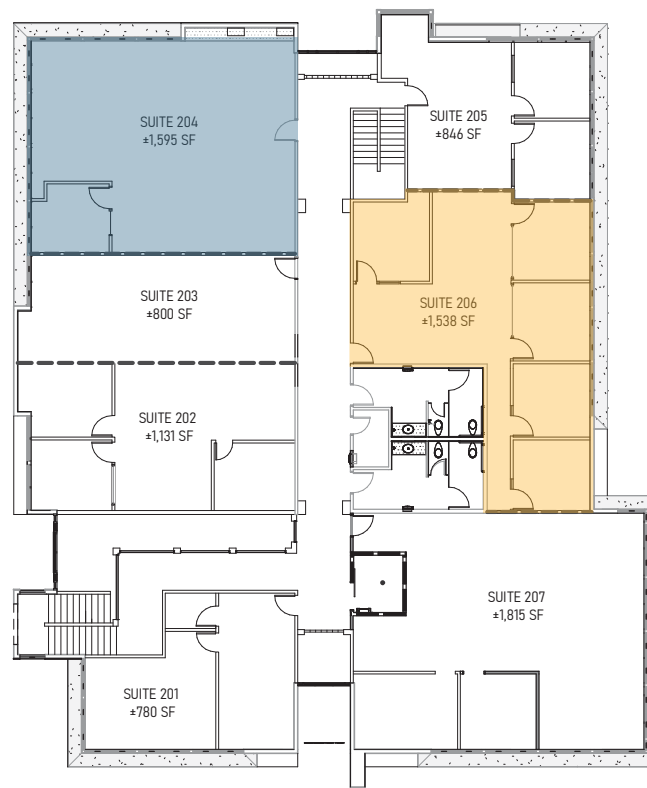
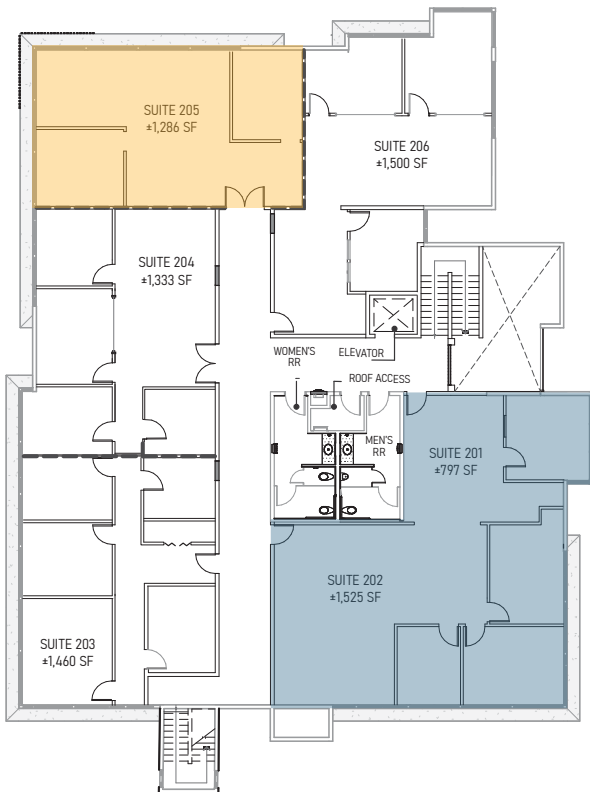
CORPORATE NEIGHBORS



- | | | | | | |
|----------------------------|-------------------|-----------------------|---------------------------|-----------------------------|--------------------------|
| 1 Amazon | 6 Dexcom | 11 Hologic | 16 Pfizer | 21 Scripps | 26 Samsung |
| 2 Apple | 7 FBI | 12 Iron Mountain | 17 Qualcomm | 22 Sharp | 27 Aya Healthcare |
| 3 BD | 8 General Atomics | 13 Leidos | 18 Salk Institute | 23 Sony | 28 Element Biosciences |
| 4 Bristol Meyers | 9 Globus Medical | 14 Eli Lilly | 19 Sanford Consortium | 24 Thermo Fisher Scientific | 29 Sorrento Therapeutics |
| 5 Crinetics Pharmaceutical | 10 Google | 15 Pacira Biosciences | 20 San Diego Credit Union | 25 UC San Diego Health | 30 Plexium |



5665 & 5677 OBERLIN DRIVE VIRTUAL TOURS



5665 Oberlin Drive

■ 2,322 SF
Suites 201-202
Second Floor



■ 1,286 SF
Suites 205
Second Floor



5677 Oberlin Drive

■ 1,595 SF
Suites 204
Second Floor



■ 1,538 SF
Suites 206
Second Floor



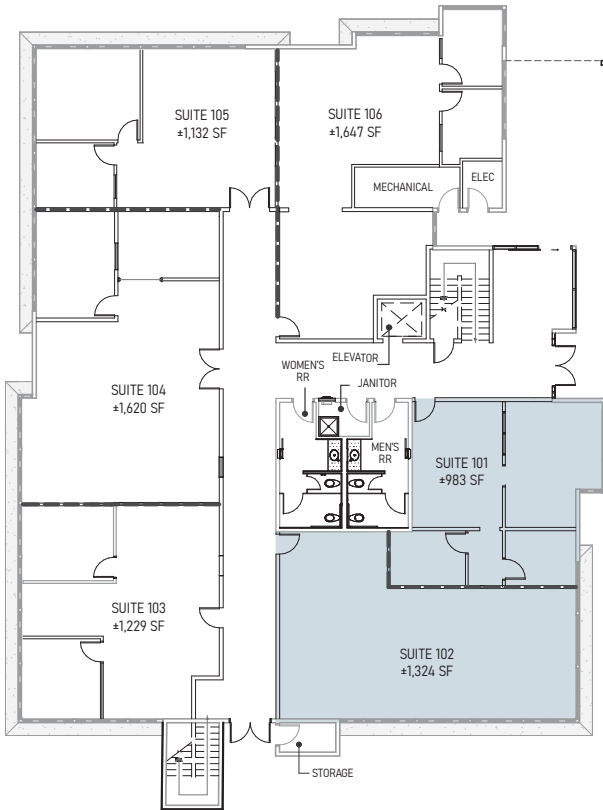
*Note: Condominium suites are deliverable on an individual basis or with any combination desired. The floor plans displayed are shown as sample layouts for an owner-user.

The Collective at Sorrento Mesa

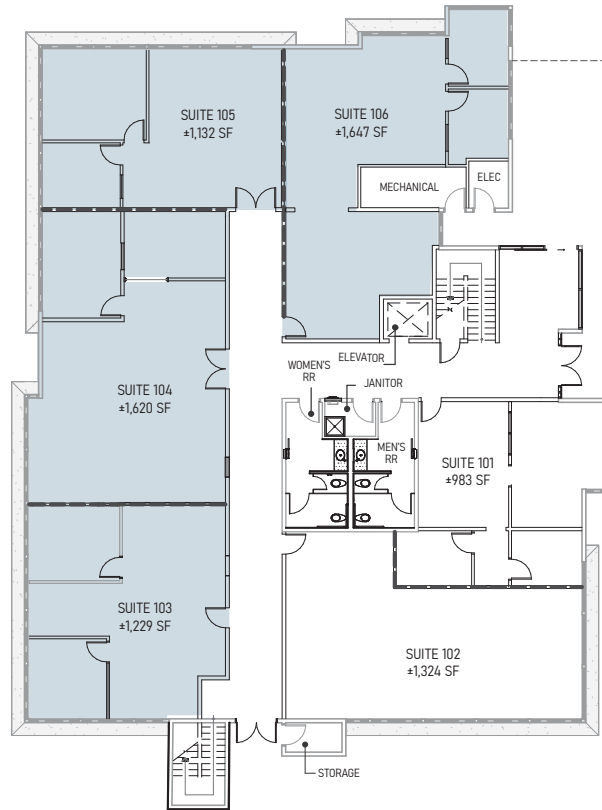
<https://voltco.com/properties/TheCollectiveAtSorrentoMesa/>



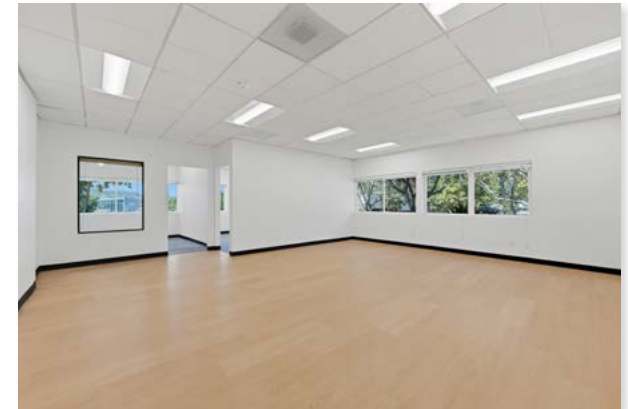
5665 OBERLIN DRIVE



2,307 SF
Suites 101 - 102
First Floor



5,628 SF
Suites 103 - 106
First Floor



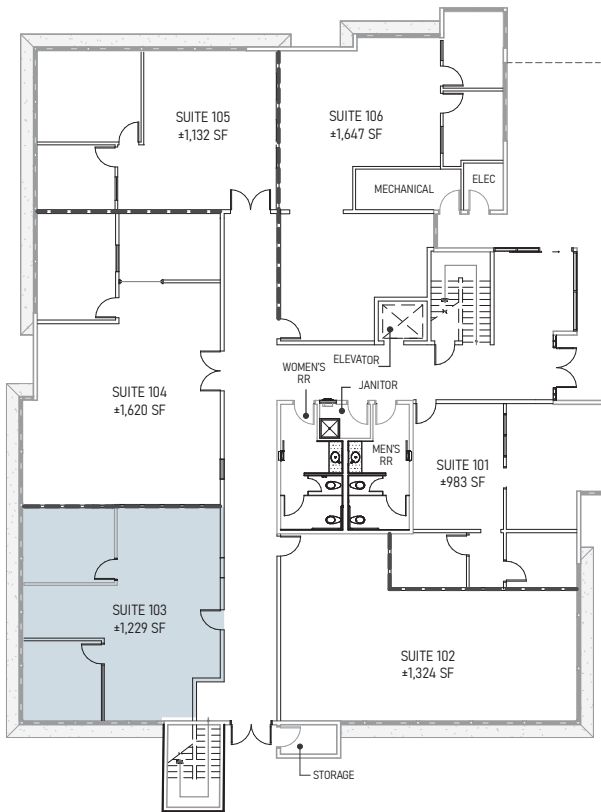
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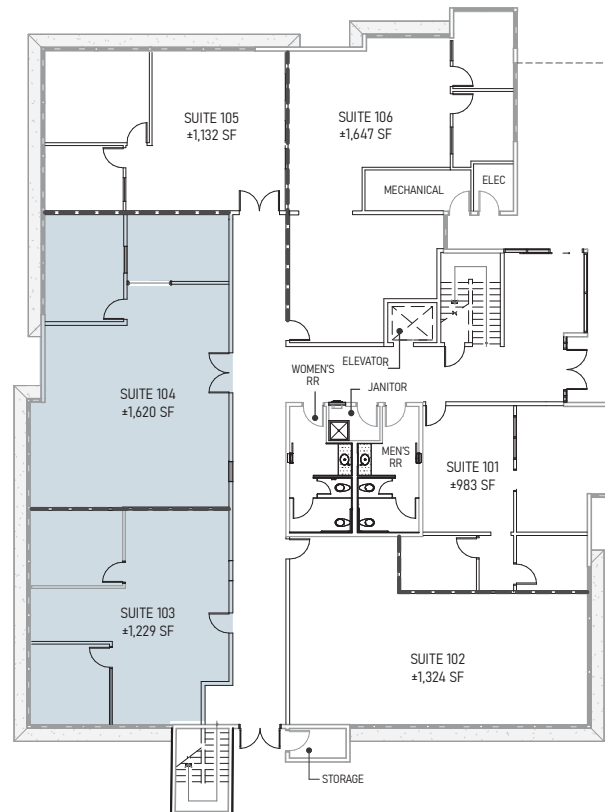
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5665 OBERLIN DRIVE



1,229 SF
Suite 103
First Floor



2,849 SF
Suites 103 - 104
First Floor



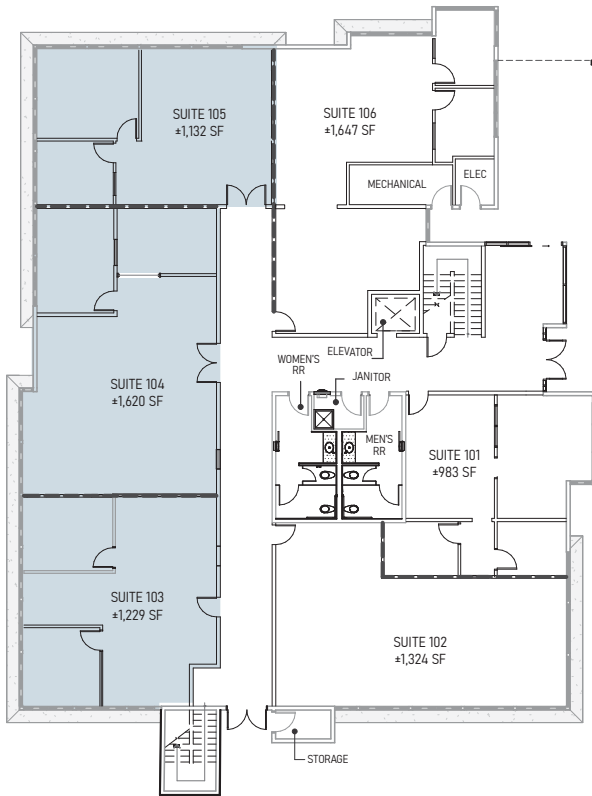
The Collective at Sorrento Mesa

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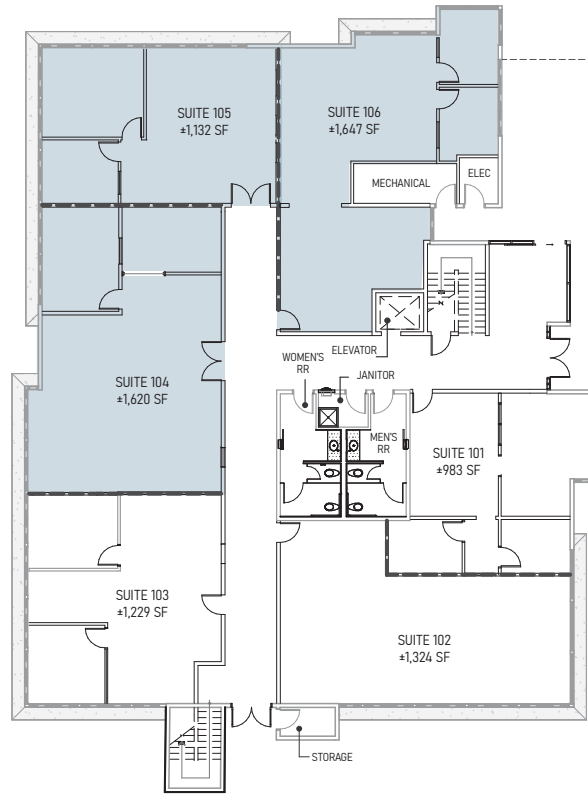
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5665 OBERLIN DRIVE



3,981 SF
Suites 103 - 105
First Floor



4,399 SF
Suites 104 - 106
First Floor



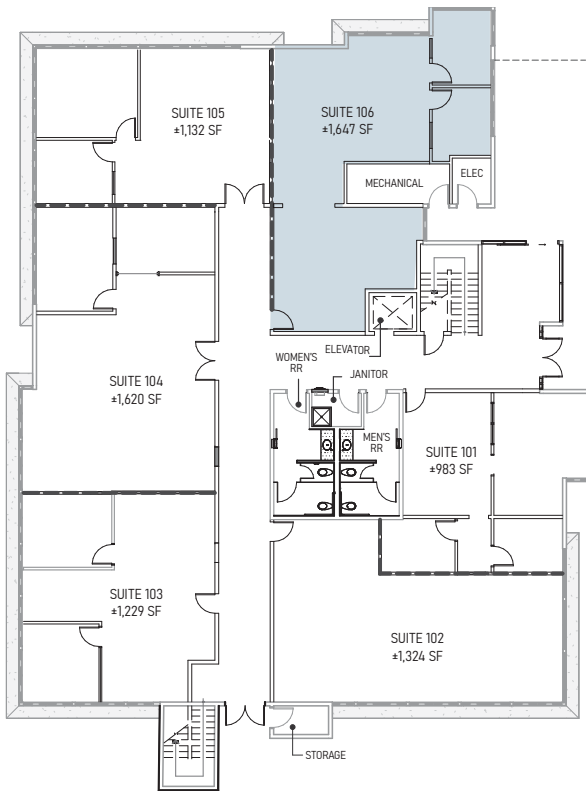
The Collective at Sorrento Mesa

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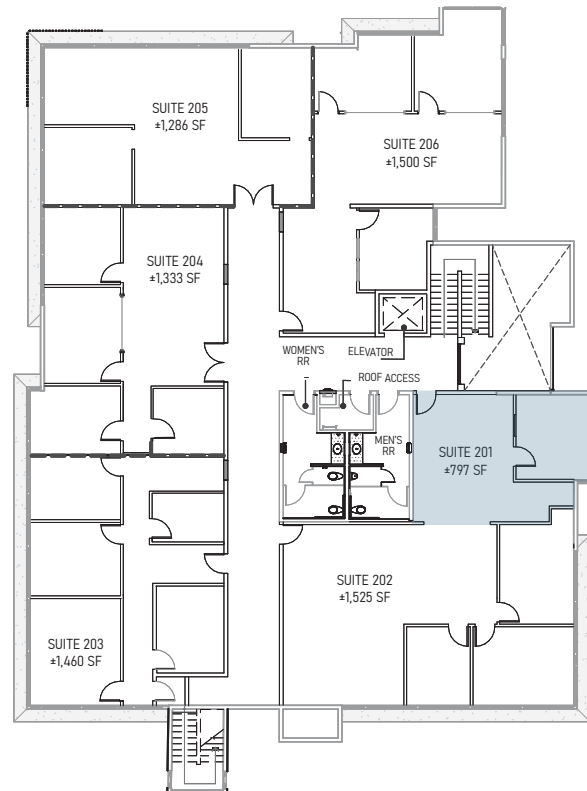
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5665 OBERLIN DRIVE



1,647 SF
Suite 106
First Floor



797 SF
Suite 201
Second Floor



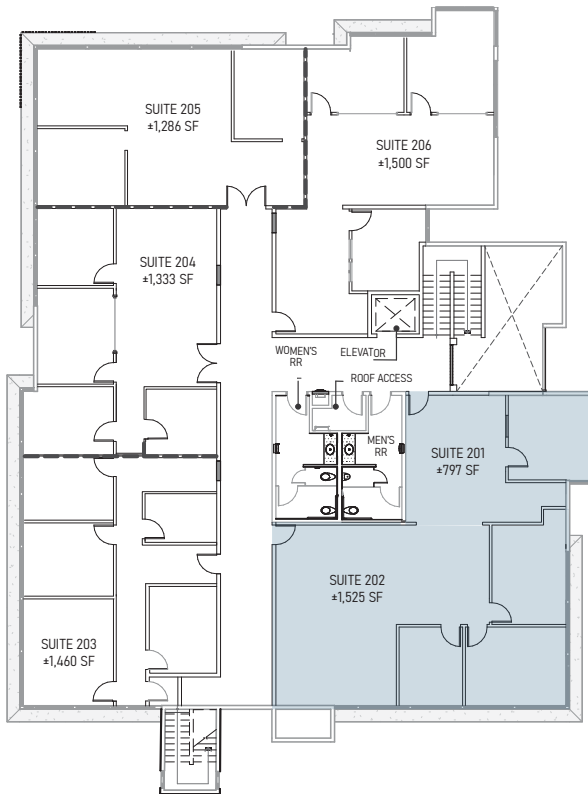
The Collective at Sorrento Mesa

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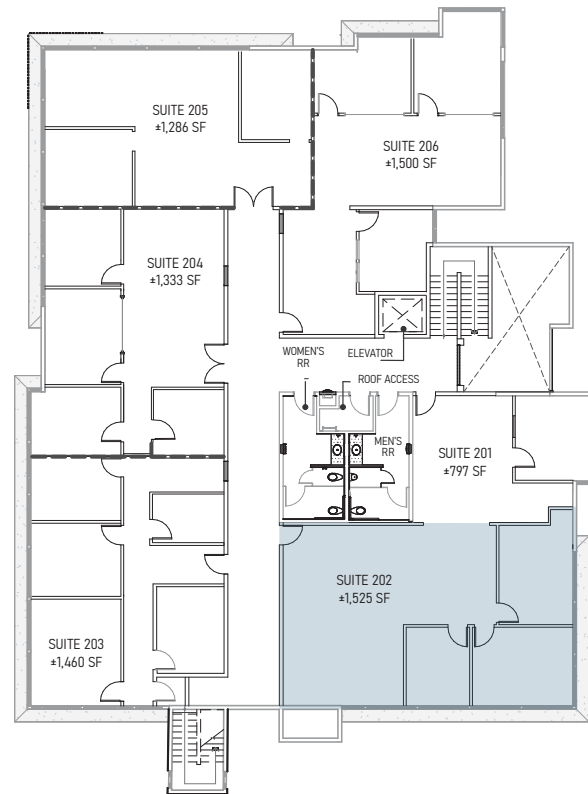
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5665 OBERLIN DRIVE



2,322 SF
Suites 201-202
Second Floor



1,525 SF
Suite 202
Second Floor



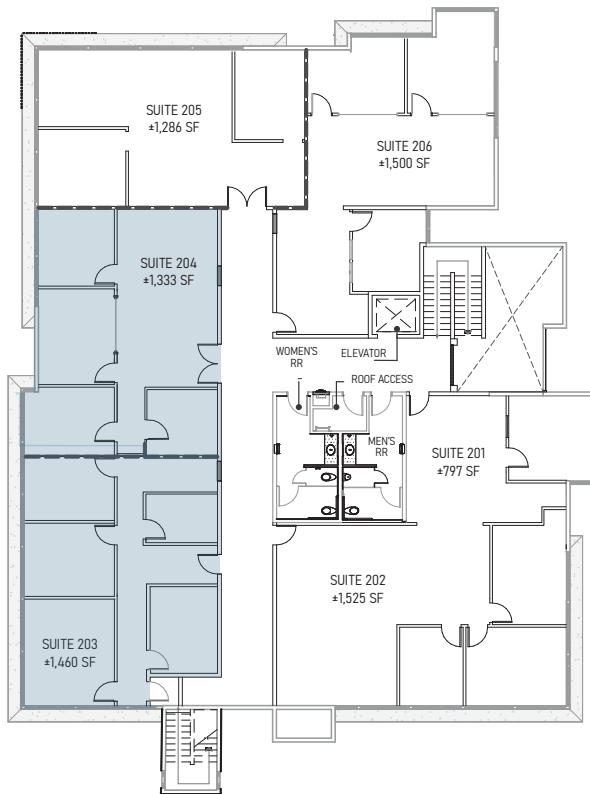
The Collective at Sorrento Mesa

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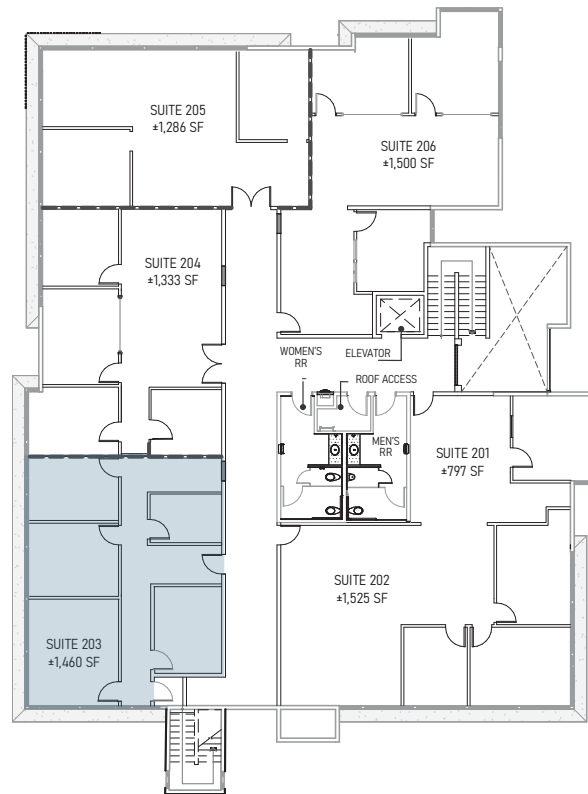
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5665 OBERLIN DRIVE



2,793 SF
Suites 203 - 204
Second Floor



1,460 SF
Suite 203
Second Floor



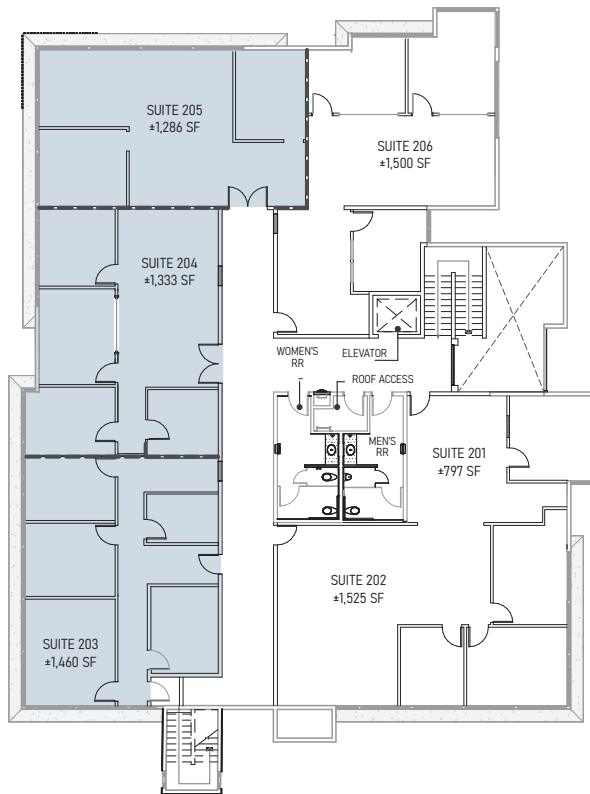
The Collective at Sorrento Mesa

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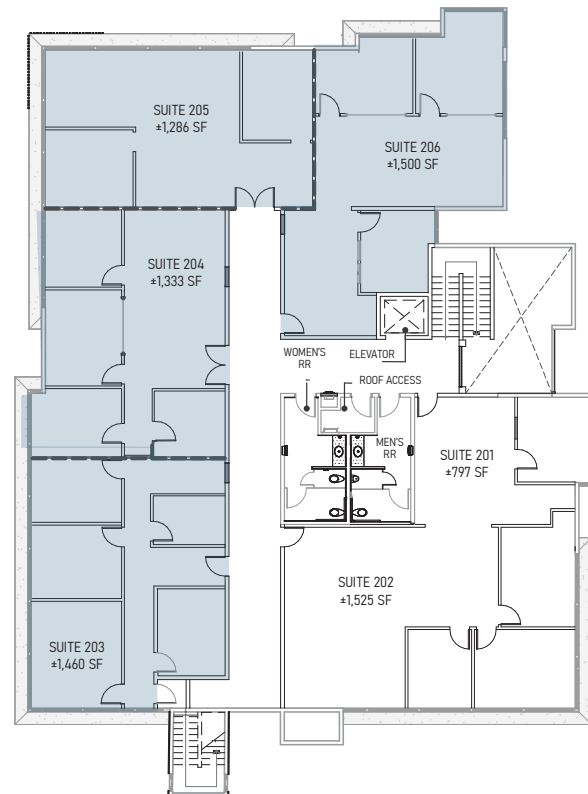
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5665 OBERLIN DRIVE



4,079 SF
Suites 203 - 205
Second Floor



5,579 SF
Suite 203 - 206
Second Floor



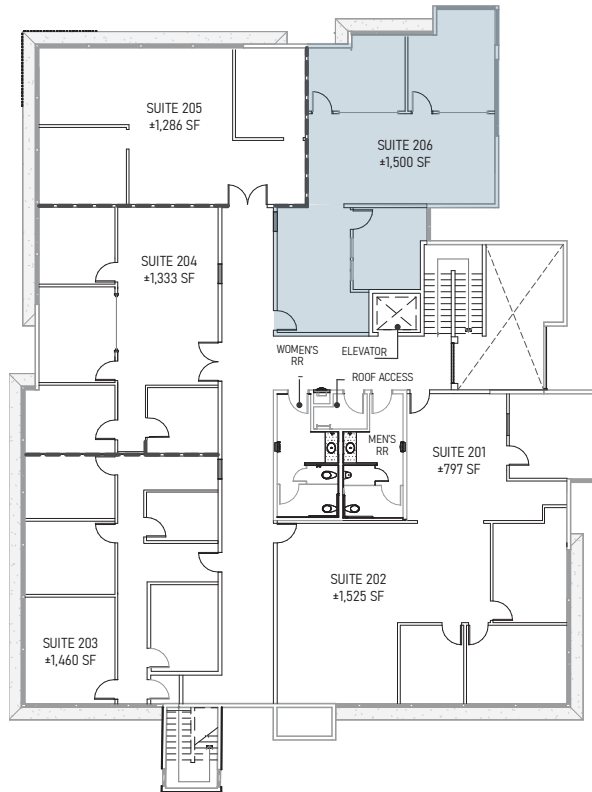
The Collective at Sorrento Mesa

<https://voitco.com/properties/TheCollectiveAtSorrentoMesa/>

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5665 OBERLIN DRIVE



1,500 SF
Suite 206
Second Floor



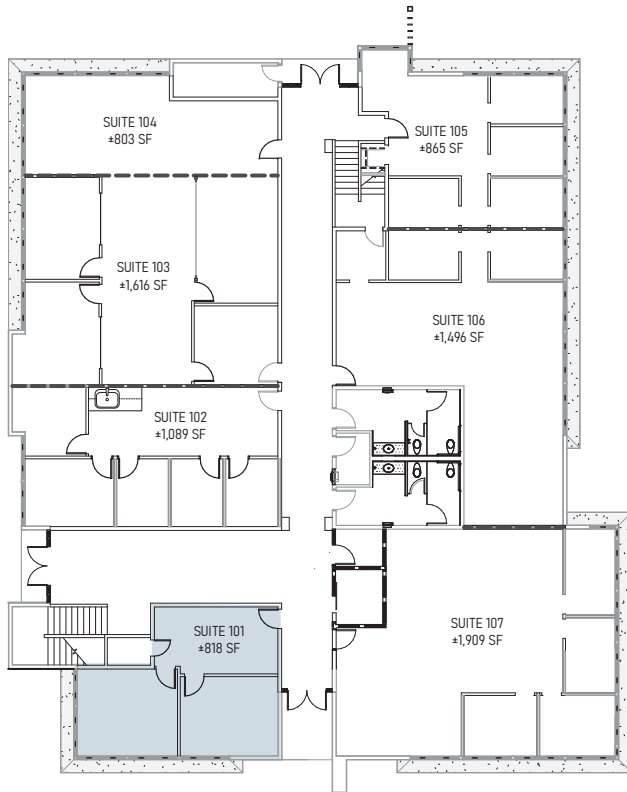
The Collective at Sorrento Mesa

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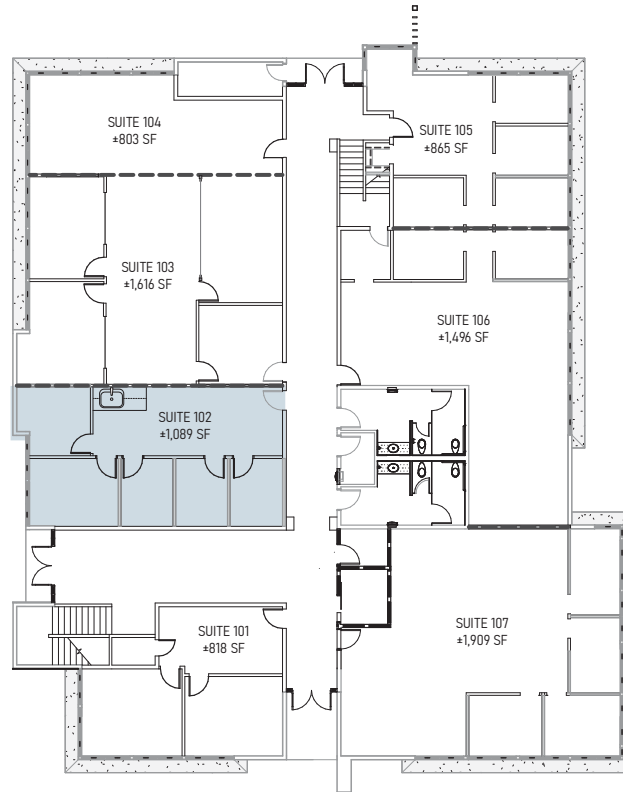
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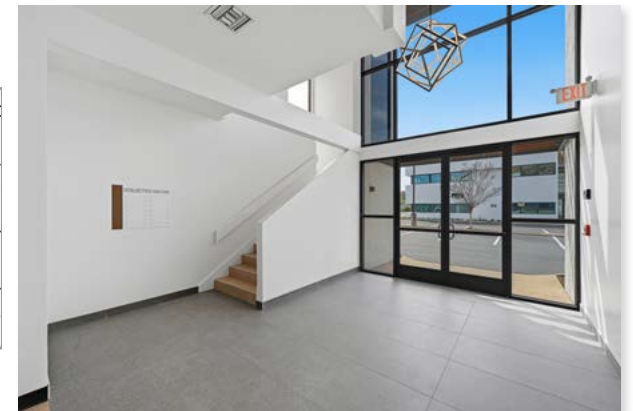
5677 OBERLIN DRIVE



818 SF
Suite 101
First Floor



1,089 SF
Suite 102
First Floor



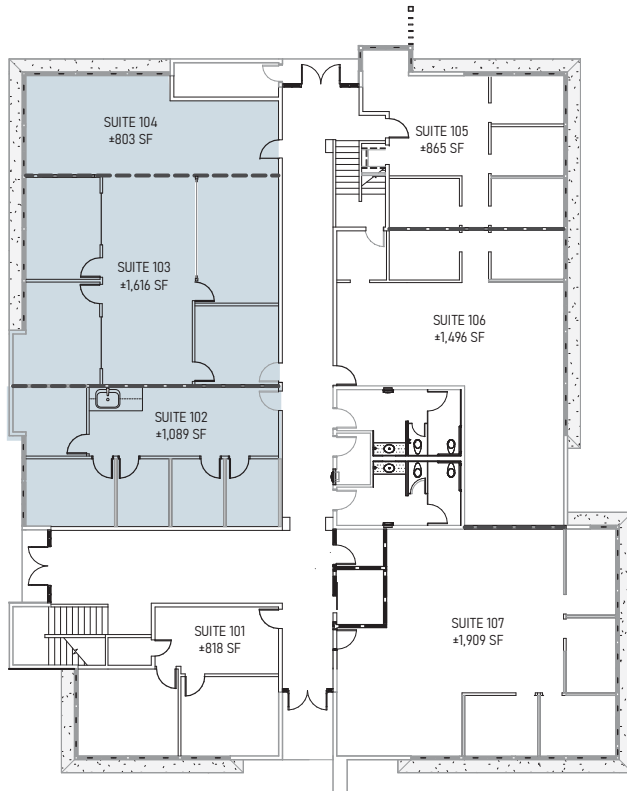
The Collective at Sorrento Mesa

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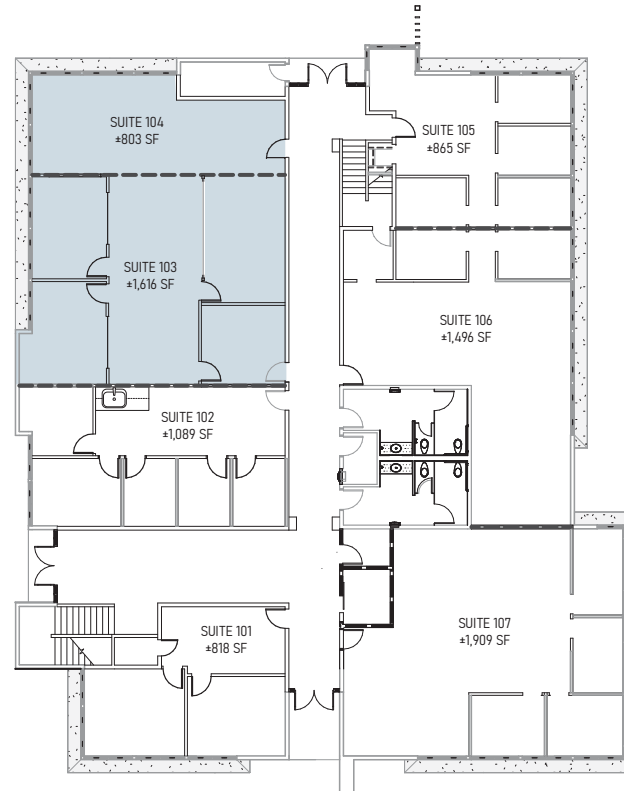
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5677 OBERLIN DRIVE



3,508 SF
Suites 102 - 104
First Floor



2,419 SF
Suite 103 - 104
First Floor



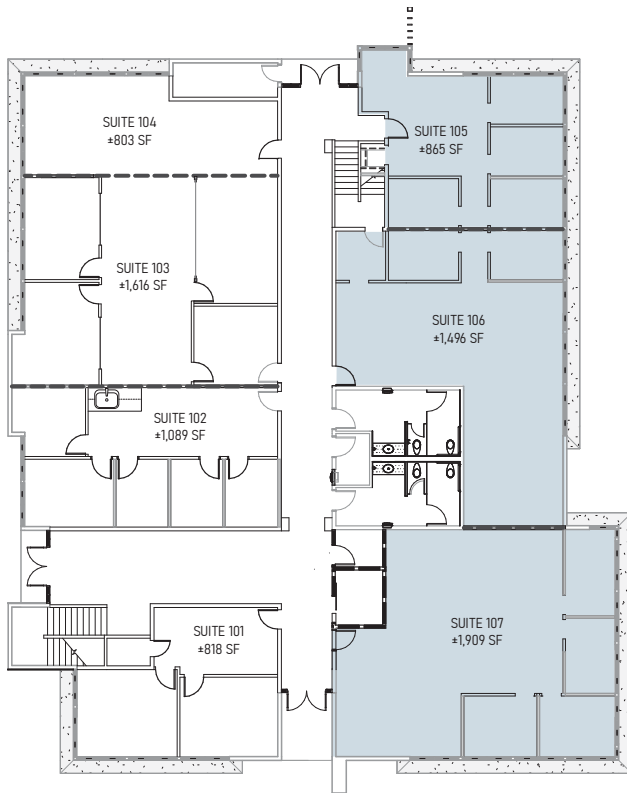
The Collective at Sorrento Mesa

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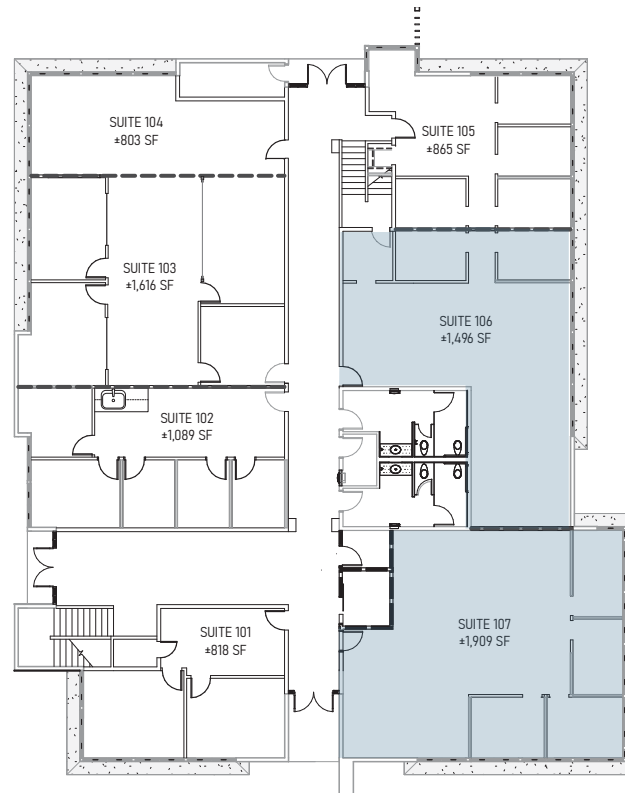
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5677 OBERLIN DRIVE



4,270 SF
Suites 105 - 107
First Floor



3,405 SF
Suite 106 - 107
First Floor



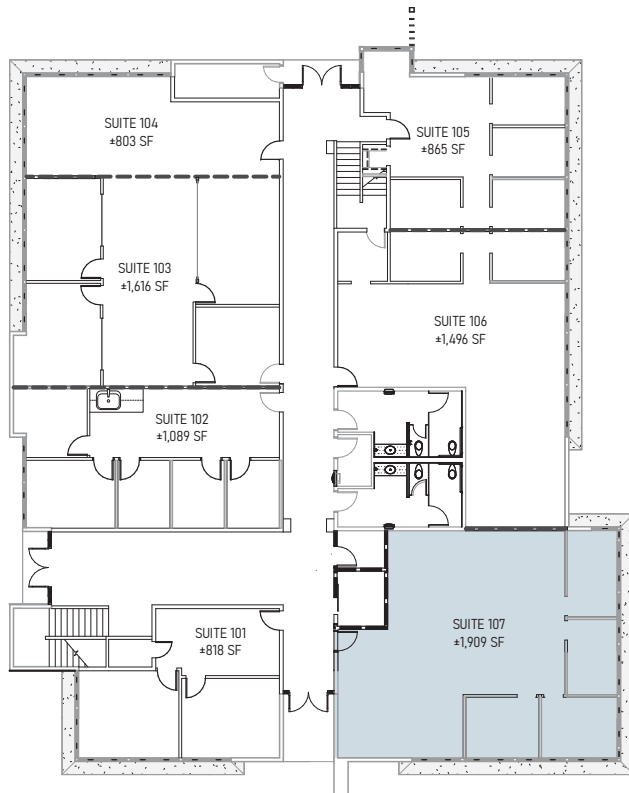
The Collective at Sorrento Mesa

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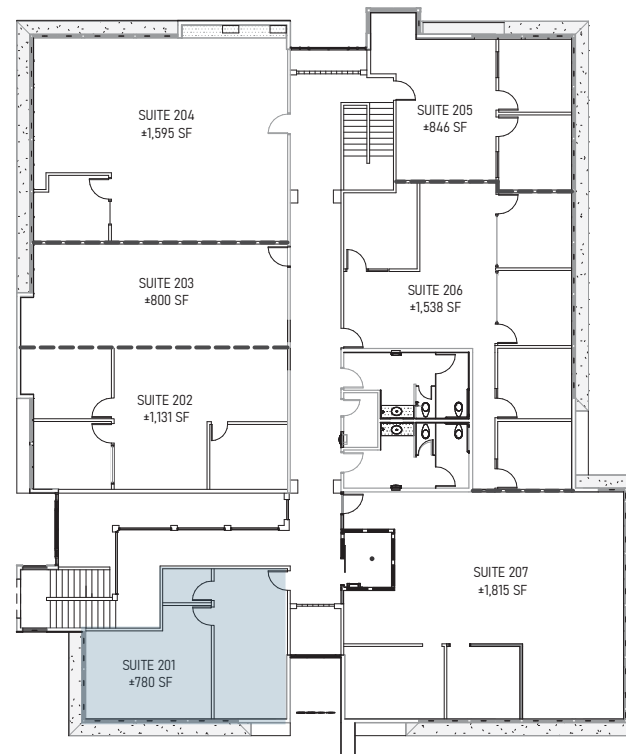
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5677 OBERLIN DRIVE



1,909 SF
Suite 107
First Floor



780 SF
Suite 201
Second Floor



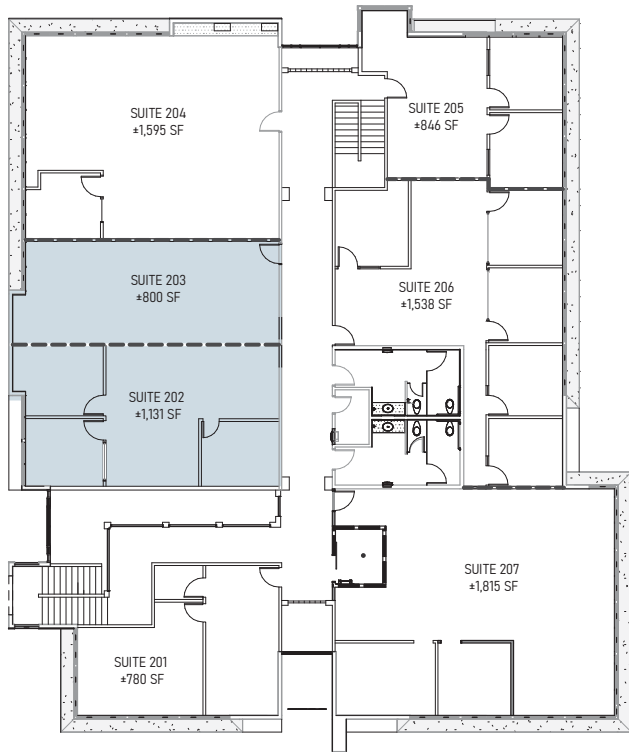
The Collective at Sorrento Mesa

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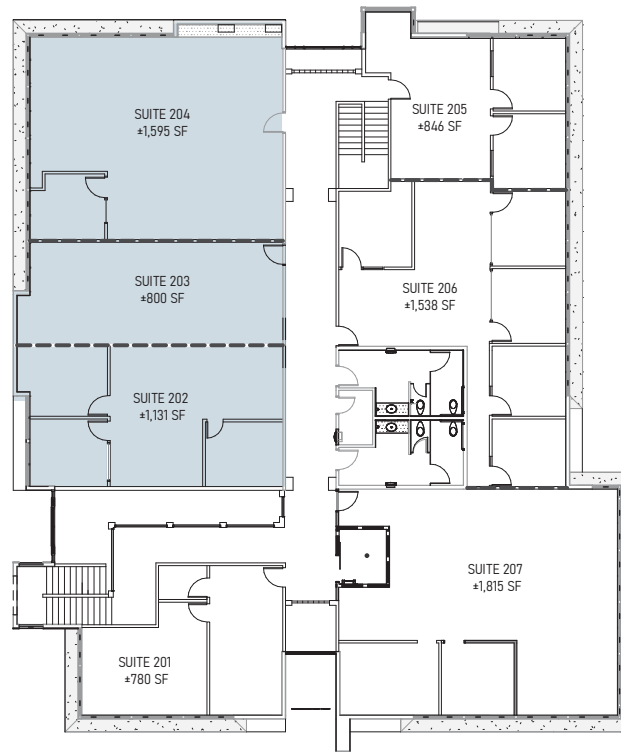
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5677 OBERLIN DRIVE



1,931 SF
Suites 202 - 203
Second Floor



3,526 SF
Suites 202 - 204
Second Floor



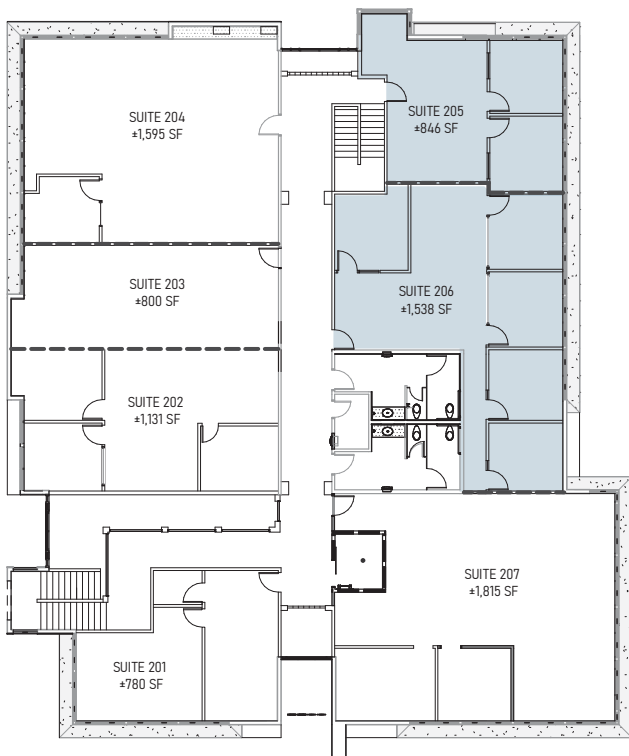
The Collective at Sorrento Mesa

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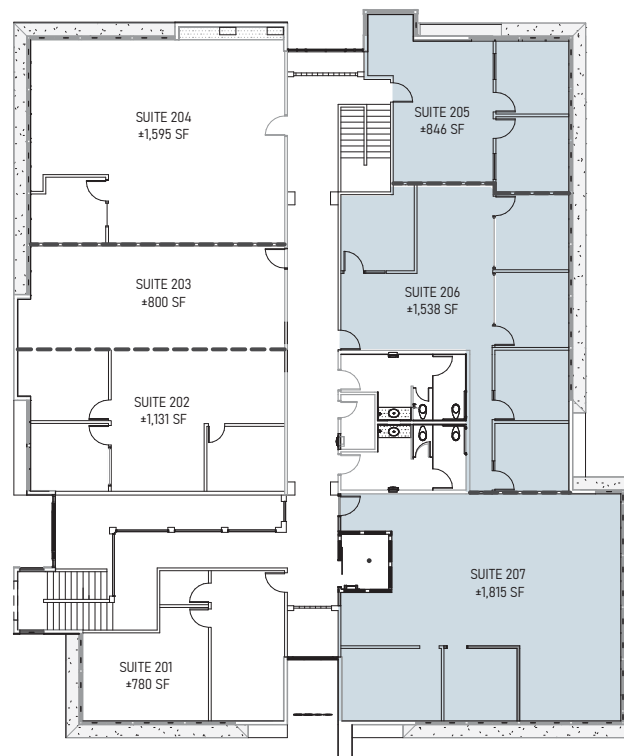
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5677 OBERLIN DRIVE



2,384 SF
Suites 205 - 206
Second Floor



4,199 SF
Suites 205 - 207
Second Floor



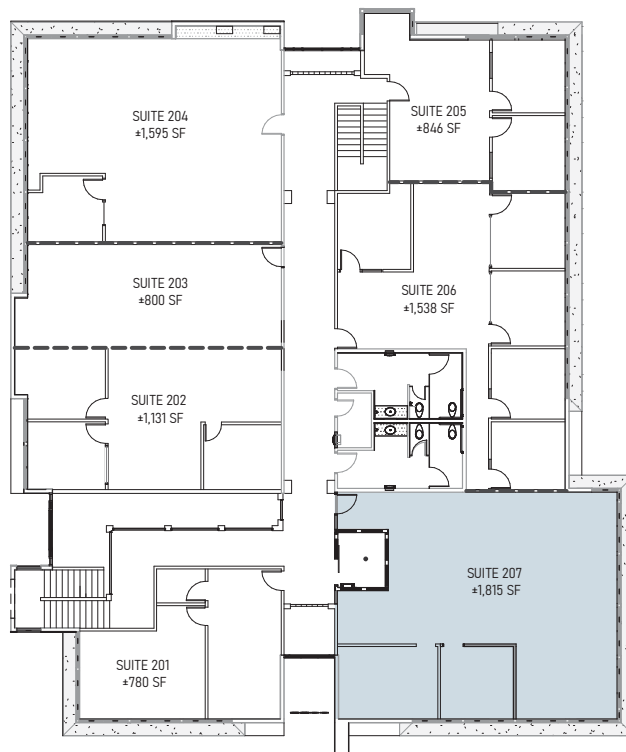
The Collective at Sorrento Mesa

<https://voitco.com/properties/TheCollectiveAtSorrentoMesa/>

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5677 OBERLIN DRIVE



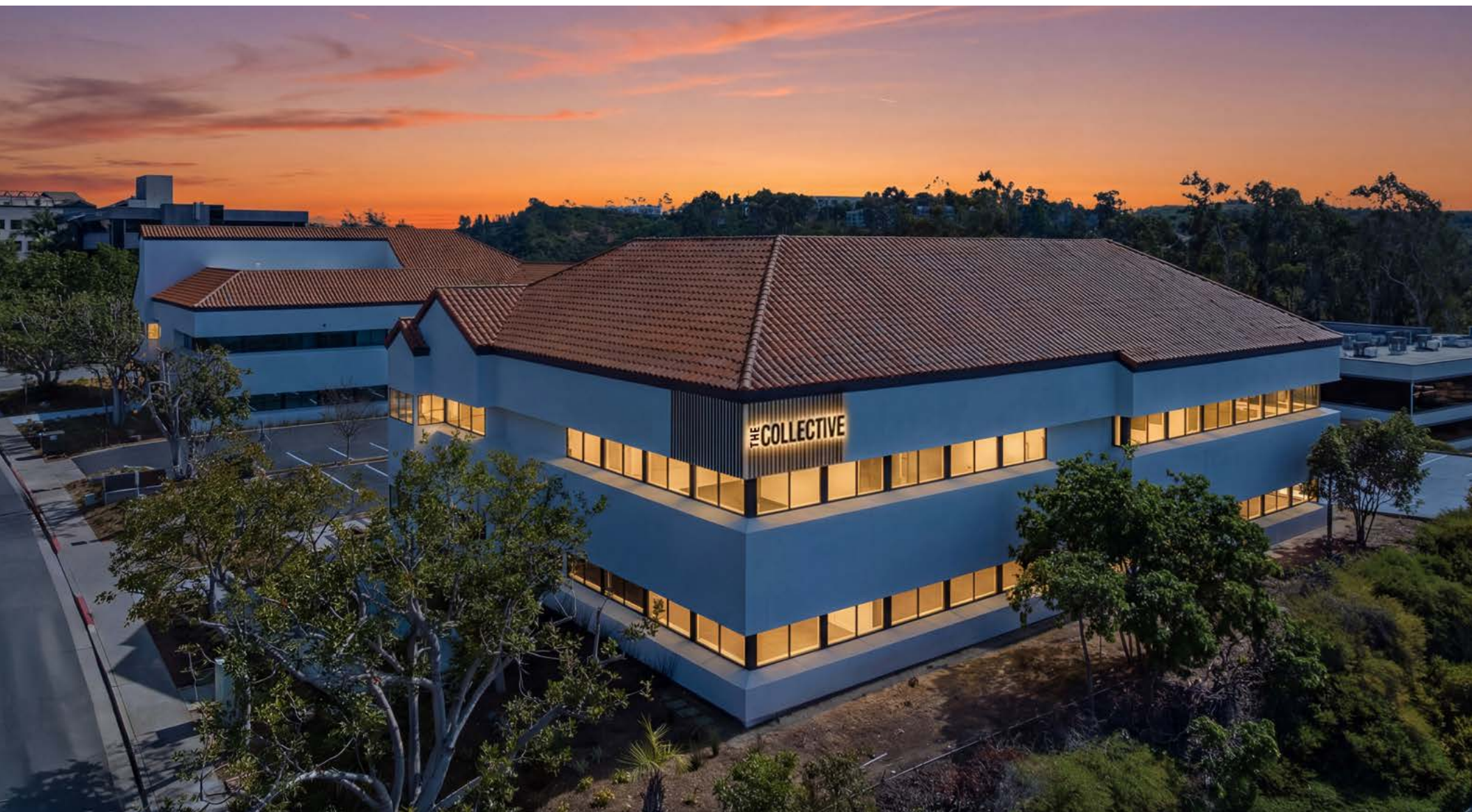
1,815 SF
Suite 207
Second Floor



The Collective at Sorrento Mesa

<https://voitco.com/properties/TheCollectiveAtSorrentoMesa/>

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EXCLUSIVELY LISTED BY:

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REAL ESTATE SERVICES

