

FOR SALE

SORRENTO MESA

5830 OBERLIN DRIVE
SUITE 201

SAN DIEGO, CA 92121



GARRETT FENA, SIOR
Senior Vice President, Partner
Lic #01909122 | 858.458.3318
gfena@voitco.com

Voit
REAL ESTATE SERVICES

4180 La Jolla Village Drive, Suite 100
La Jolla, California 92037
858.453.0505 | 858.408.3976 Fax
Lic #01991785 • www.VoitCo.com

SORRENTO MESA

5830 OBERLIN DRIVE
SUITE 201

SAN DIEGO, CA 92121

SALE PRICE:
\$615,000

5830 Oberlin Drive, Suite 201 is an approximately 918 square foot office condominium for sale in the highly desirable Sorrento Mesa submarket. This unit provides an extremely rare owner / user and/or investment opportunity that is centrally located in the heart of San Diego.

PROPERTY HIGHLIGHTS

- ±918 Square Foot Turn-Key Dental Office For Sale - Deliverable as an investment with strong cash flow or to an owner occupier
- Prime Location in the Highly Desirable Sorrento Mesa Submarket & in the Heart of San Diego's Biotech Cluster and I-805
- Easy Access to I-5 and I-805 Freeways
- Extensive Retail Amenities For Dining and Shopping in close proximity
- Premier Owner Occupied Project in Sorrento Mesa
- Recent Upgrades to Building Exterior, common area restrooms & New Roof
- High End Turn-Key Dental Office Buildout - Space Ready For user to occupy or as an income producing commercial condo leased to established dentist
- Rare Medical Owner-User/Investment Opportunity – Project zoned for Medical Use



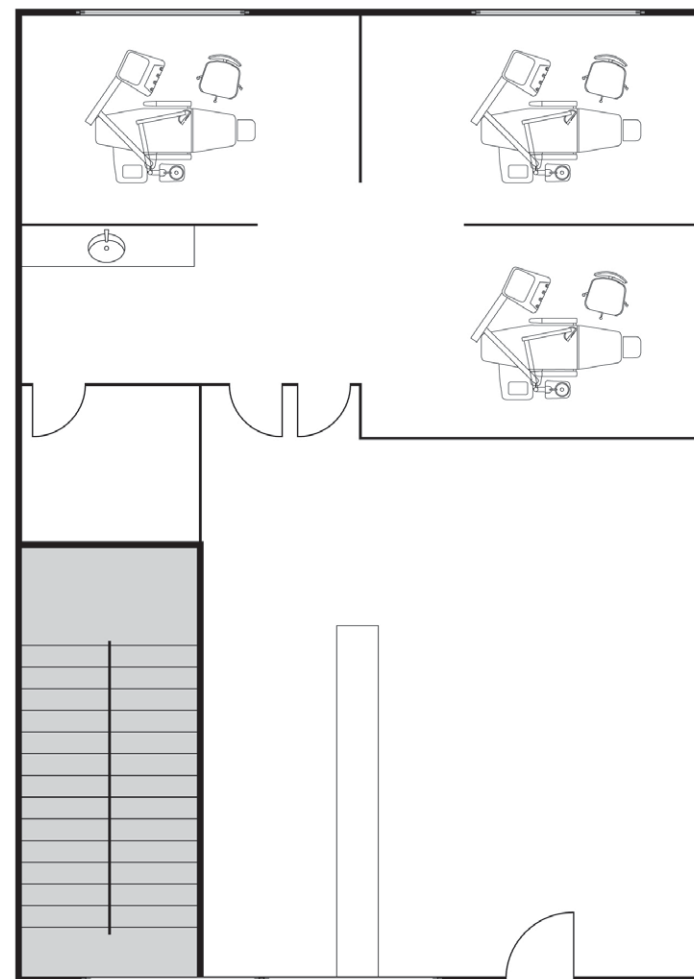


EXTREMELY RARE

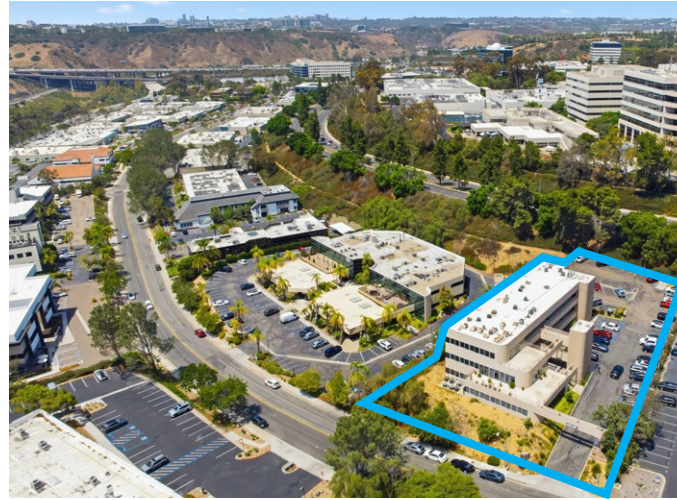
OWNER / USER AND/OR INVESTMENT
OPPORTUNITY IN SORRENTO MESA

SUITE 201

- ±918 SF Office Condominium
- High End Professional Dental Office Finishes
- Beautiful Patient Reception Area
- Three (3) Glass Enclosed Dental Operators
- Employee Work Room / Lab Area
- Surface & Visitor Parking
- Passive income opportunity - Dental Office with long term tenant



*Plan not drawn to scale



ABOUT SORRENTO MESA

The Sorrento Mesa submarket is centrally located in the heart of San Diego County. It lies on a mesa with many ridges, north of Carrol Canyon Road, east of Interstate 805, west of Parkdale Avenue, and south of a canyon locally known as Lopez Canyon.

The large office, retail, entertainment and academic facilities in University City, also known as UTC (with over 9 million sq. ft. of office space), Sorrento Mesa/Sorrento Valley (also over 9 million sq. ft.), Torrey Pines (over 2.6 million sq. ft.), and Del Mar Heights/Carmel Valley (over 4.4 million sq. ft.), together form San Diego's "North City edge city" as it is a major center of employment outside of downtown San Diego. This area has seen exponential growth of San Diego's biotech sector. The life science market has exploded in the last 24 months which has resulted in nearly 5 Million Square Feet of office building purchases for the purpose of conversion to life science.

At the existing time, there is a particular concentration of businesses in the fields of telecommunications, wireless applications, and biotechnology research, which is slowly transitioning into one of largest and most prominent biotech sectors nationwide. There are also hotels, restaurants, and small retail areas which cater primarily to employees and visitors of the businesses. Major businesses operating in Sorrento Mesa include Qualcomm, General Atomics, Texas Instruments, Halozyme Therapeutics, Dexcom, NuVasive, and Sorrento Therapeutics.



253,386
POPULATION



\$111,392
MEDIAN HH INCOME



92,745
HOUSEHOLDS

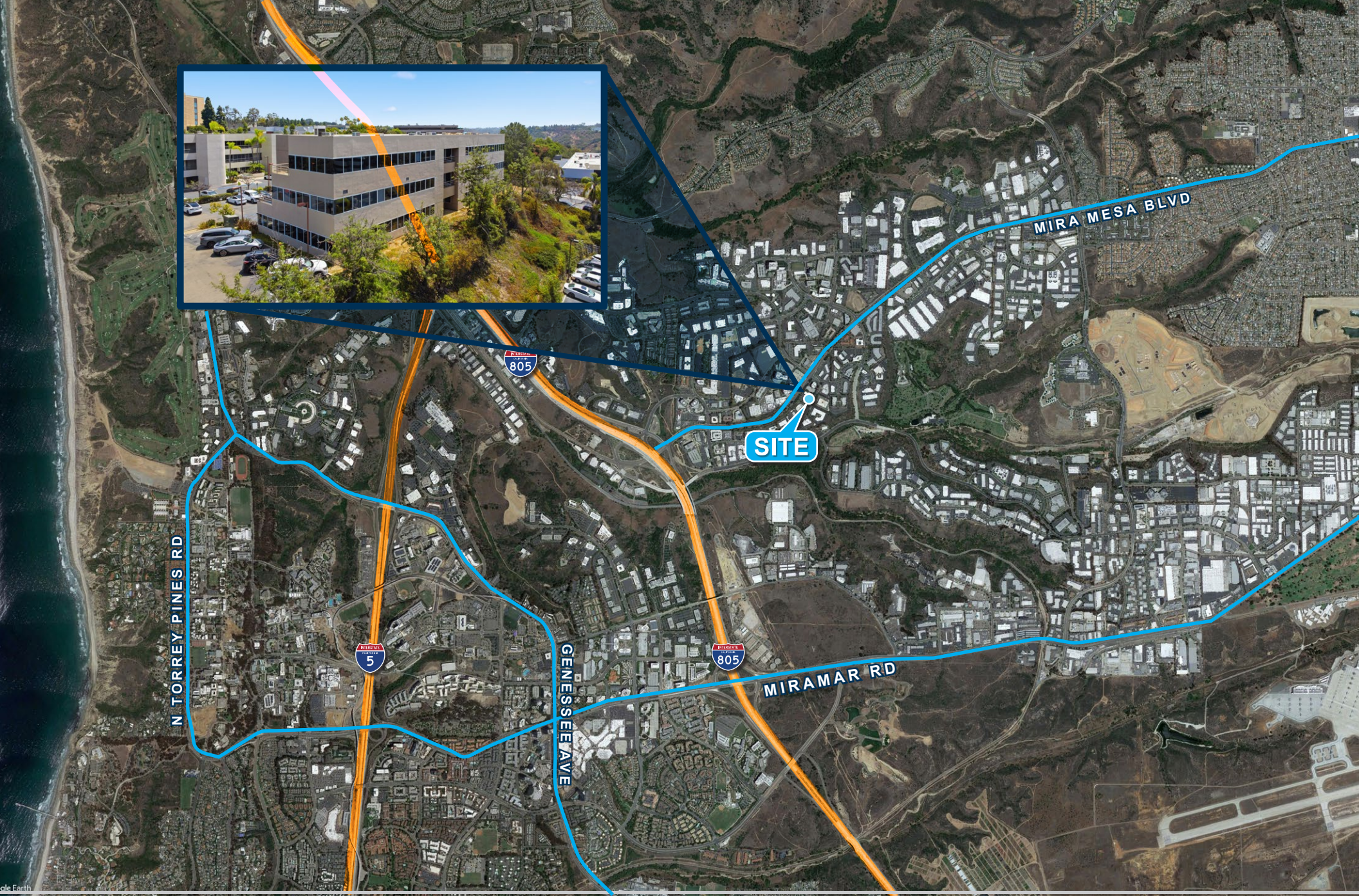


\$786,867
MEDIAN HOME VALUE

LIVE

WORK

PLAY



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