

FOR SALE / LEASE

SORRENTO VALLEY | CENTRAL SAN DIEGO COUNTY

22,275 SF CREATIVE TECHNOLOGY BUILDING

10655  
ROSELLE STREET  
SAN DIEGO, CA 92121



SORRENTO VALLEY

# 10655 ROSELLE STREET

- ± 22,275 SF HQ CREATIVE TECHNOLOGY BUILDING
- ± 39,204 SF LAND AREA
- 60KW SOLAR PANELS W/ FOUR EV CHARGING STATIONS
- TWO (2) GRADE-LEVEL LOADING DOORS
- RETROFITTED DIMMABLE LED LIGHTING THROUGHOUT
- AMPLE PARKING
- EASY ACCESS TO I-5, I-805 AND CA-56
- WALK TO SORRENTO VALLEY COASTER STATION

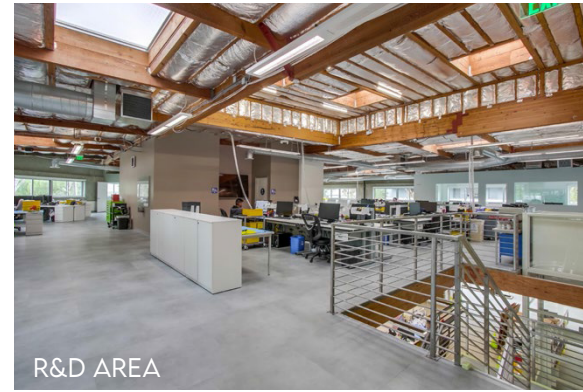
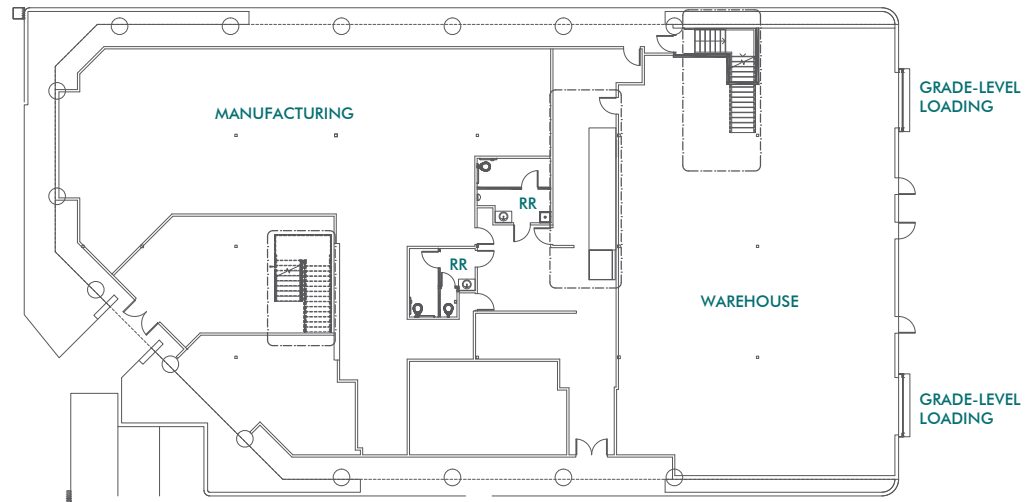
OFFERED AT: \$11,000,000

LEASE RATE: \$2.95 / SF NNN

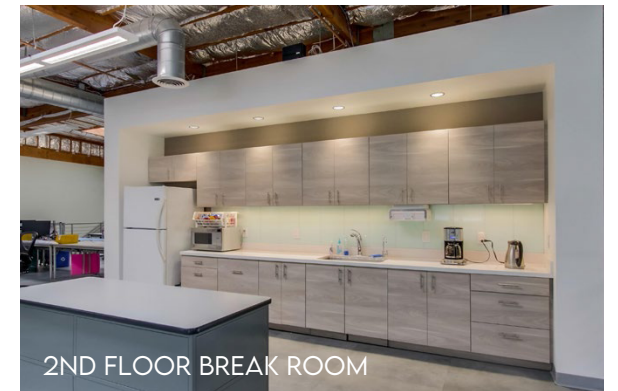
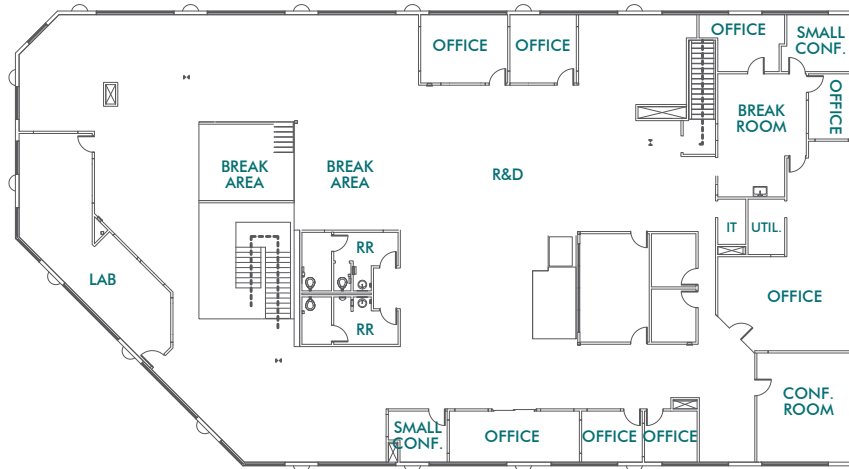


CENTRAL TO CARMEL VALLEY, DEL MAR, UTC, SORRENTO MESA, TORREY PINES AND LA JOLLA

# 1ST FLOOR



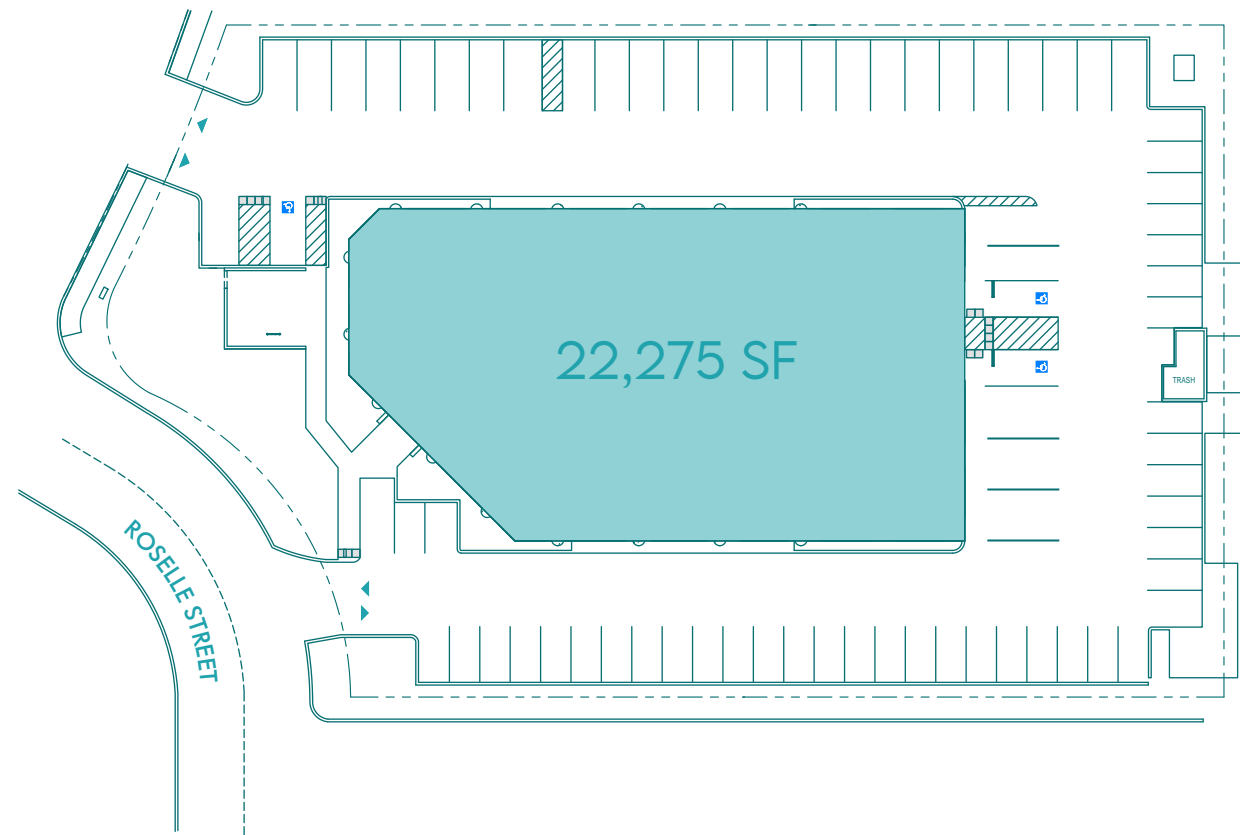
# 2ND FLOOR



# 10655

ROSELLE STREET

CREATIVE  
TECHNOLOGY BUILDING





INOVIO PHARMACEUTICALS

DASSAULT SYSTEMS  
BIOVIA

INTERTEK PHARMACEUTICALS

ORPHAGEN PHARMACEUTICALS

LIGAND PHARMACEUTICALS

QUIDEL

APPLE

SORRENTO THERAPEUTICS

XERIS PHARMACEUTICALS  
METRACRINE, INC.

CUROLOGY

PPD

DEXCOM

NUVASIVE

OMNIOME

ADVANTAR LABS

HISTOGEN

HUB

AJINOMOTO  
ALTHEA, INC.

QUALCOMM

KALYPSYS, INC.

QUALCOMM

BECKTON DICKINSON

QUALCOMM

CUE HEALTH

ETHERTRONICS

ETON BIOSCIENCE

SONY

USE CREDIT UNION

BIOMATRICA

INCEPTION SCIENCES, INC.

BECKTON DICKINSON

KONICA MINOLTA

CYLENE PHARMACEUTICALS

ACCELAGEN, INC.  
BPA BIOSCIENCE

MILTENYL BIOTEC

PHENOVISta BIOSCIENCES

TRISTAN TECHNOLOGIES

GINOLIS

CELLULAR REPROGRAMMING

MESA BIOTECH, INC.

SORRENTO VALLEY | A THRIVING LIFE SCIENCE, TECHNOLOGY AND OFFICE MARKET

CORPORATE NEIGHBORS

# 10655 ROSELLE STREET

Planet Fitness  
FedEx Ship Center  
Daru Indian Gastropub  
Fiesta Mexican Grille  
Dot & Dough Donuts  
Ike's Love & Sandwiches  
McDonald's

Gravity Heights  
Mada-Sao  
Madras Cafe  
Hanaya Sushi  
The Grill & Deli

LA Fitness  
FedEx Ship Center

Michaels	Crab Hut
Sprouts	Little Sakana Sushi
Marshalls	L&L Hawaiian BBQ
Panda Express	Chipotle
Manna BBQ	Cotixan Mexican
Red Lobster	Robeks Smoothies

Target  
Broken Yolk Cafe  
Sayulitas Mexican  
Max's Restaurant  
Pizza Hut

Walgreens  
99 Cents Store  
Jollibee  
Carl's Jr  
IHOP  
Starbucks

Urbane Cafe  
KFC  
Burger King  
Pho Kitchen  
Kotija Jr Taco Shop  
Nanay's Best BBQ

· Home Depot	· Dave's Hot Chicken
· Best Buy	· Islands Restaurant
· Barnes & Noble	· In-N-Out Burger
· CVS	· Jack In The Box
· Starbucks	· Panera Bread
· On The Border	

Chick-fil-A  
On A Roll Cafe  
Croutons  
Rubios  
Mirch Masala 2 Go  
bb.q Chicken

Carl's Jr  
Denny's  
Better Buzz Coffee  
Natsumi Sushi and Seafood  
Saint Archer Brewing Co.  
Cutwater Spirits  
McDonald's  
Taco Bell  
Dixieline Lumber

Thyme for Lunch Cafe & Grill  
Duck Foot Brewing  
Pure Project  
Ballast Point Brewing

**MCAS  
MIRAMAR**

UCSD

# SORRENTO VALLEY

Sorrento Valley is a premier, centrally located submarket primarily known for its Tech and Life Science companies. Located at the junction of three major freeways (I-5, I-805 and SR-56), Sorrento Valley is in close proximity to many of San Diego's premier neighborhoods. Commuters benefit from direct freeway access as well as a dedicated NCTD Coaster station. The market has strong fundamentals and many companies and investors have invested heavily in building improvements in this market to support tech and lab users. Sorrento Valley is particularly attractive for life sciences users due to its proximity to research institutions and UCSD. The geographic constraints of the Sorrento Valley make new development difficult, so as tenant demand has increased rents have risen in kind due to the lack of new inventory.

**69,200**

2023 POPULATION  
3 MILE RADIUS

**167,720**

DAYTIME EMPLOYEES  
3 MILE RADIUS

**\$1.09B**

CONSUMER SPENDING  
3 MILE RADIUS

**\$128,683**

AVERAGE HH INCOME  
3 MILE RADIUS

**35.7**

MEDIAN AGE  
3 MILE RADIUS

**\$893,363**

MEDIAN HOME VALUE  
3 MILE RADIUS

CENTRAL SAN DIEGO LOCATION | ABUNDANCE OF RESTAURANTS & RETAIL AMENITIES | EASY ACCESS TO I-5 AND I-805

FOR SALE / LEASE

10655 ROSELLE STREET | 22,275 SF CREATIVE TECHNOLOGY BUILDING IN SORRENTO VALLEY



For more information or tours, please contact:



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