

3323 CARMEL MOUNTAIN RD

SAN DIEGO | CA 92121



AVAILABLE FOR LEASE

±2,600 - ±5,850 SF GROUND FLOOR FLEX SUITE | SORRENTO VALLEY

PROMO LEASE RATE | MONTHS 1-6: \$1.50/SF NNN

**MINIMUM 36-MONTH TERM*

CAST
CAPITAL PARTNERS

PROPERTY HIGHLIGHTS



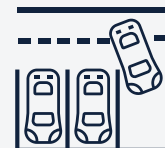
- $\pm 5,850$ SF versatile ground-floor flex suite
- Demising options to $\pm 2,600$ SF or $\pm 3,250$ SF suites
- Located within a well-maintained two-story building totaling $\pm 13,000$ SF
- Highly visible corner location in the Sorrento Valley business corridor
- Excellent building signage opportunities
- Plenty of on-site parking for employees and visitors
- Immediate freeway connectivity



**PRIME LOCATION
IN SORRENTO
VALLEY**



**$\pm 2,600$ SF -
 $\pm 5,850$ SF
FLEX SUITES**



**AMPLE
SURFACE
PARKING**



**EASY
FREEWAY
ACCESS**

SUBJECT PROPERTY



5

TO INTERSTATE 5

CARMEL MOUNTAIN ROAD

SORRENTO VALLEY ROAD

HIGHLY VISIBLE SORRENTO VALLEY LOCATION • EASY ACCESS TO 1-5 • 3.5/1,000 SF AVAILABLE PARKING

FLOOR PLAN

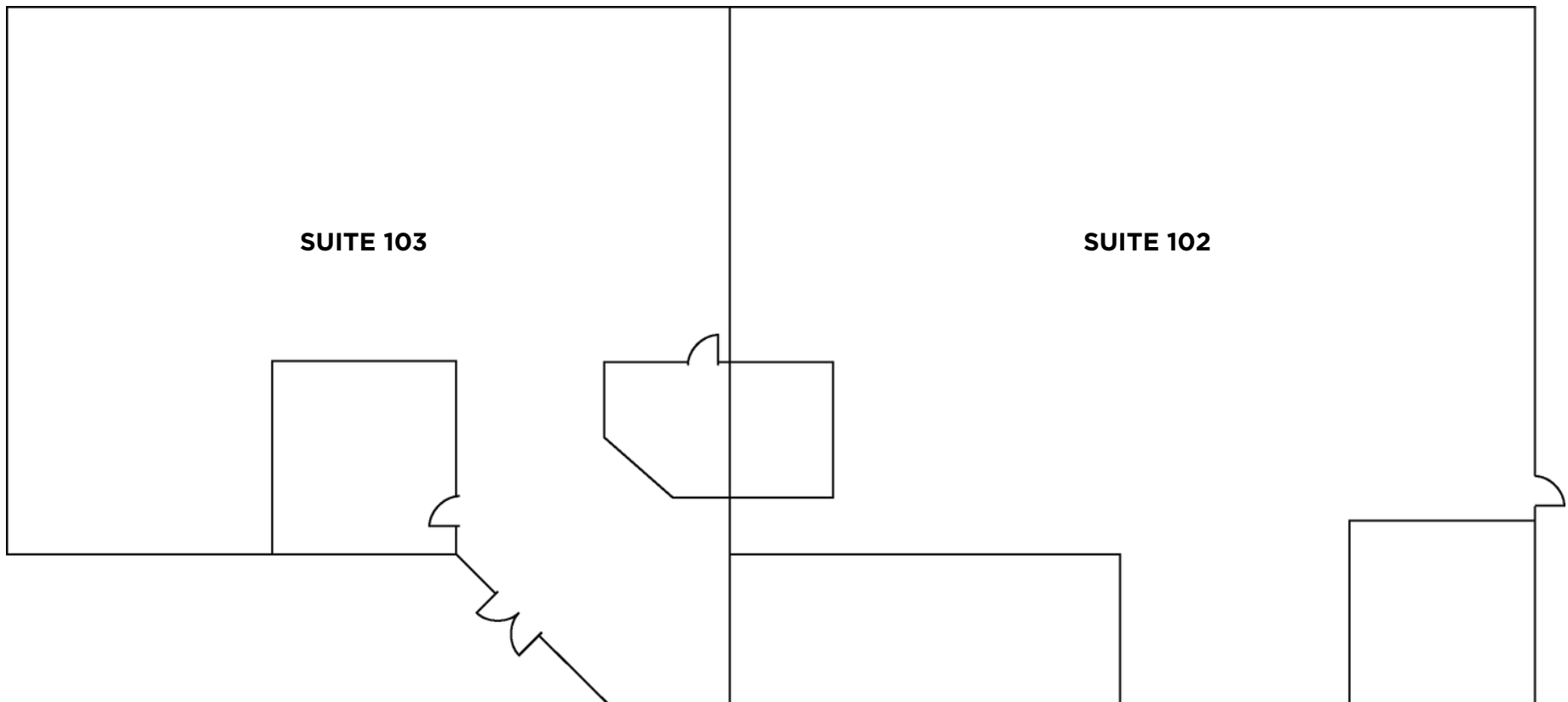
±5,850 SF GROUND FLOOR FLEX SUITE

SUITE 103

- ±2,600 SF
- Open Office, Private Office, Reception/Lobby, Restroom
- Available Now
- Estimated NNN: \$0.54/SF/month

SUITE 102

- ±3,250 SF
- Open Office, Private Offices, Utility Room/Stairwell, Restroom
- Available 2/1/27
- Estimated NNN: \$0.54/SF/month





SUBJECT PROPERTY

RUTH'S
CHRIS
STEAK HOUSE

INTERSTATE
5

the
POINT
CAFÉ



Ample Surface
Parking
3.5/1,000 SF

3323 Carmel
Mountain Rd



PINPOINT CAFE

THE KITCHEN
AT TORREY VIEW

Hilton
Garden Inn

HOMEWOOD
SUITES by Hilton

INTERSTATE
5



MOM'S
Pizza & Pasta
Hot Stone Pizza

the
COFFEE
CART

JAVA SHACK
COFFEE SHOP



SORENTO VALLEY RD

NEW ENGLISH
BREWING

SAN DIEGO FREEWAY

MOSTRA
COFFEE

criscito
pizza

10
MINUTES TO
DEL MAR

10
MINUTES TO
LA JOLLA

18
MINUTES TO
DOWNTOWN
SAN DIEGO

30
MINUTES TO
U.S. / MEXICO
BORDER



FOR MORE
INFORMATION,
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