

COASTAL MEDICAL/OFFICE CONDO

±4,328 – ±7,170 SF AVAILABLE

FOR SALE | 5330 CARROLL CANYON RD, SAN DIEGO, CA



For more
information
contact

RON KING, SIOR
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FOR SALE

5330 Carroll Canyon Road

SAN DIEGO, CA 92121



PROPERTY HIGHLIGHTS

EASILY ACCESSIBLE for providers wanting to expand UTC, La Jolla, Central San Diego patient base

CLOSE TO Scripps Memorial Hospital, UCSD Jacobs Medical Center, Scripps Clinic/Greene Hospital

PROMINENT signage

ON-SITE charging stations for electric vehicles

BUILT 1986
/Refurbished 2015

ZONING IL-2-1

PARKING 3.24/1,000

ALLOWS BUYER to purchase and avoid paying continuously rising occupancy costs

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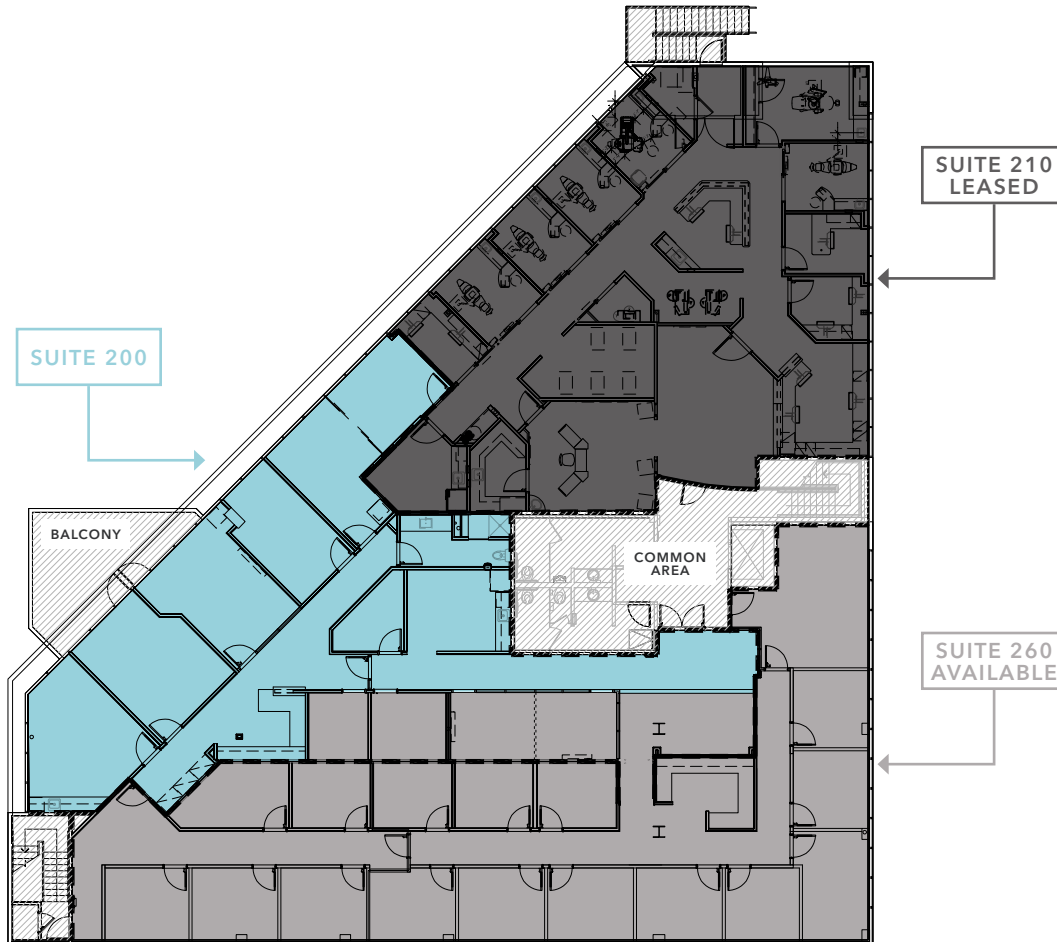
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Floor Plan | Medical | High-End Office



±7,170 SF

SUITE 200 & 260 COMBINED

±4,328 SF

SUITE 260

**CALL
BROKER**

SALE PRICE

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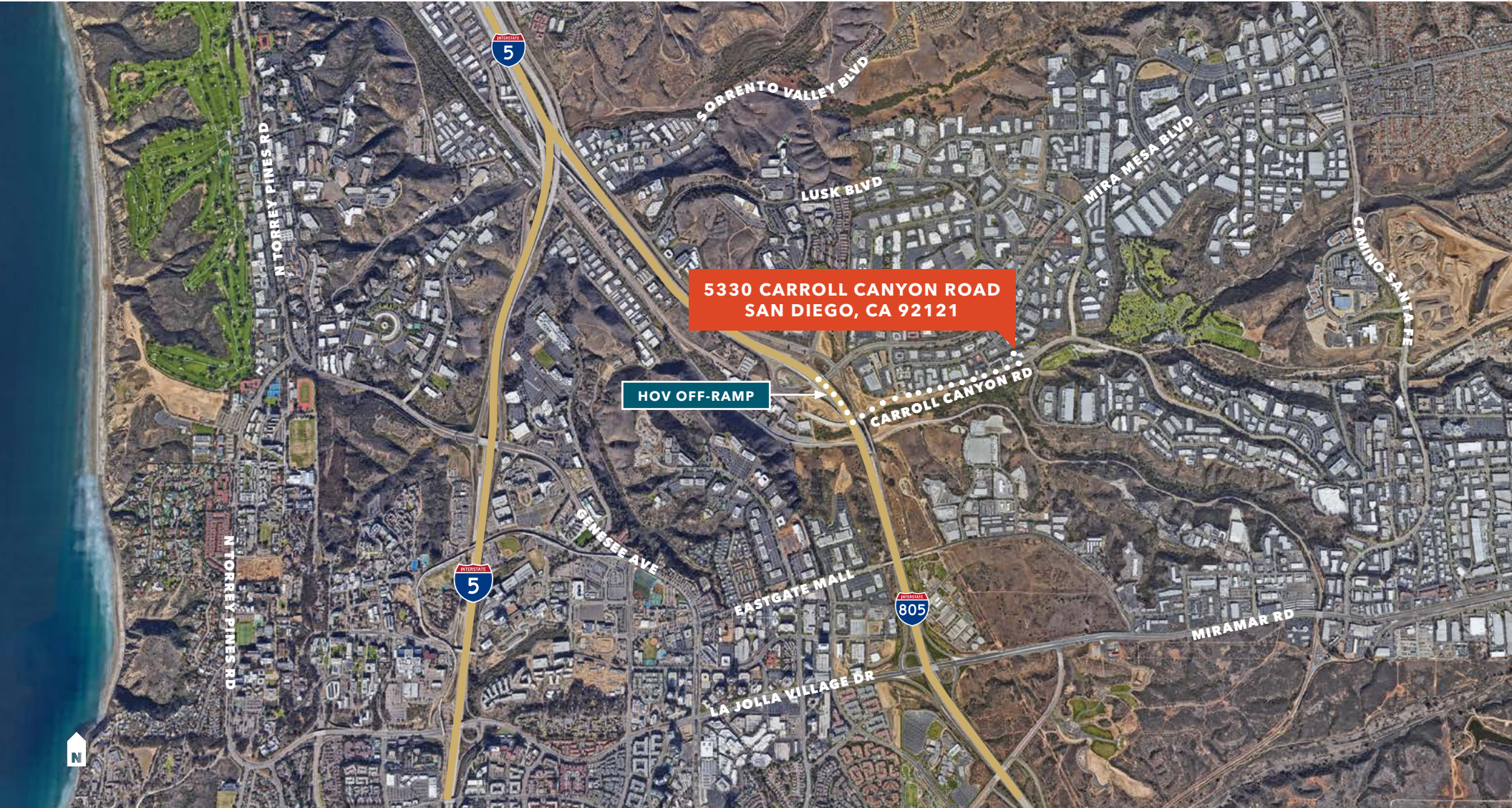
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Sale Comparables

5330 CARROLL CANYON ROAD | SAN DIEGO, CA

	Property	Buyer Seller	SF Parking	Sale Date	Sale Price Price/SF	Zoning Year Built	Comments
01	 TORREY HILLS MEDICAL PLAZA 4765 Carmel Mountain Rd San Diego, CA 92121	Healthcare Realty Trust, Inc. Torrey Hills MOB, LLC	47,596 SF —	12/22/20 —	\$37,350,000 \$784.73	C 2005	—
02	 11665 AVENA PLACE 2ND FLOOR - 205 San Diego, CA 92128	Lakeview Property SD, LLC Sun Coast Homes Inc.	1,535 SF —	07/27/22 —	\$905,000 \$589.58	C-6 1986	—
03	 VETERINARY SPECIALTY HOSPITAL 10435 Sorrento Valley Rd San Diego, CA 92121	MDC Coastal 17, LLC Veterinary Facility Associates	48,441 SF —	12/23/21 —	\$27,834,000 \$574.60	M 1992	—
04	 12630 MONTE VISTA RD 1ST FLOOR - 108 San Diego, CA 92121	Kimia Real Properties, LLC Boulder FW Management, LLC	1,833 SF —	06/16/22 —	\$1,050,000 \$572.83	C-Poway 1982	—
05	 5755 OBERLIN DR, 1ST FLOOR - 106 San Diego, CA 92121	TFRB, LLC Melfi-Jung Family Trust	1,591 SF —	07/20/22 —	\$895,000 \$562.54	M 2000	—

FOR SALE

Sale Comparables

5330 CARROLL CANYON ROAD | SAN DIEGO, CA

	Property	Buyer Seller	SF Parking	Sale Date	Sale Price Price/SF	Zoning Year Built	Comments
06	 9750 MIRAMAR RD 1ST FLOOR - 100 San Diego, CA 92126	Graphite Lane, LLC Reyes Family Trust Reyes Family Trust	1,342 SF —	6/26/22 —	\$750,000 \$558.87	IL-2-1 1982	—
07	 MESA RIM CENTER 6727 Flanders Dr San Diego, CA 92121	Sorrento Flanders II Owner, LLC Lee Real Estate LLC	24,949 SF —	02/2/22 —	\$13,900,000 \$557.14	IL2-1 1988	—

\$647

AVERAGE SALE PRICE PSF

\$563-\$785

SALE PRICE RANGE

18,183 SF

AVERAGE SUITE SIZE

1,342-47,596

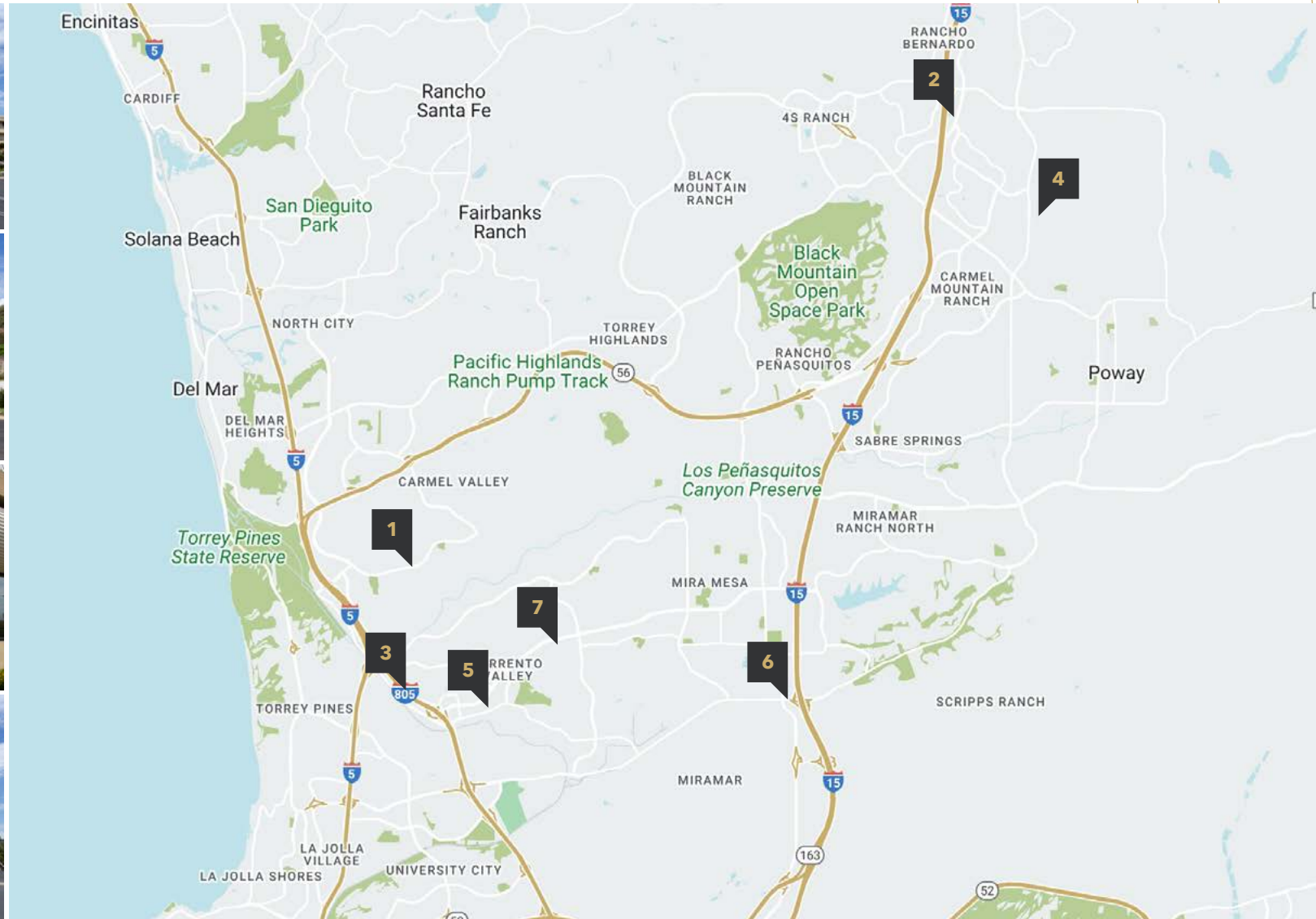
SIZE RANGE EVALUATED

Notes: The traditional office market is challenging. The subject unit is more desirable than these.

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