

# *Elevated Living in San Diego*

Serene, open space view residences within walking distance of San Diego's preeminent high tech, bio tech, scientific research community

Luxury for sale condominiums and multi-family community

Land available

Entitlements in 2026



# Sorrento Valley - Home of Qualcomm

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San Diego's Largest Private Sector Technology Employer

49,000 High Paying Jobs





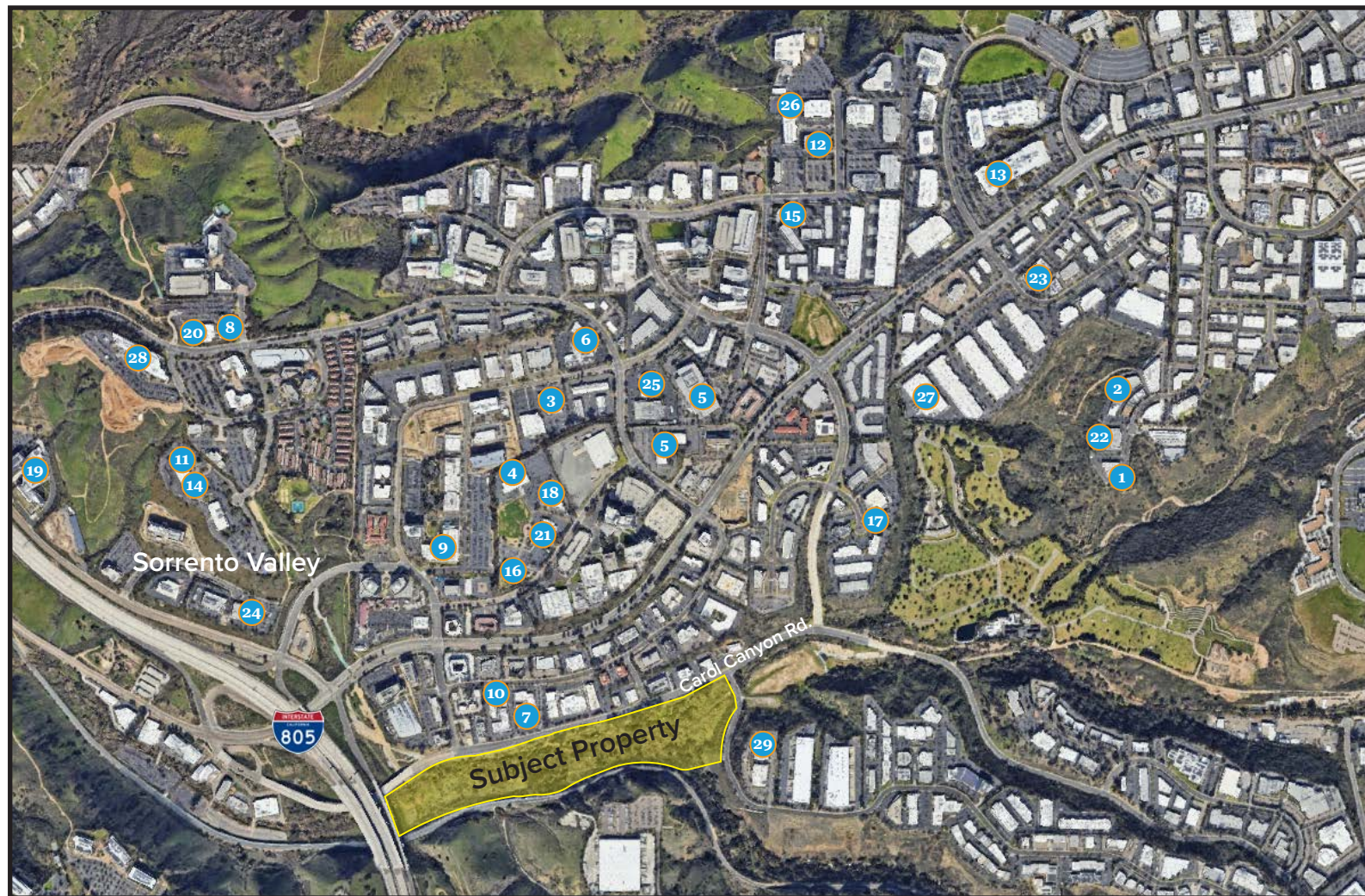
# Sorrento Valley - Alexandria Real Estate Equities Mega Campus





# Sorrento Valley - Stem Employment Hub of San Diego

1. Abbott
2. Abzena
3. Ajinomoto
4. Altos Labs
5. BD
6. Crinetics Pharmaceuticals
7. Cue
8. Decipher Bioscience
9. Element Biosciences
10. Eurofins
11. Genatyt
12. Genopis Inc.
13. Hologic
14. Inovio Pharmaceuticals
15. Integra
16. Lung Bio
17. Mesa Biotech
18. Neomorph
19. NuVasive
20. Omniome
21. Quantum-Si
22. Quidel
23. SGI-DNA
24. Sorrento Therapeutics
25. Tandem Diabetes
26. Tanvex BioPharma
27. Thermo Fisher Scientific
28. Trilink Biotechnologies
29. Vividion Therapeutics



## Sorrento Valley Employers





# South Facing Rendering

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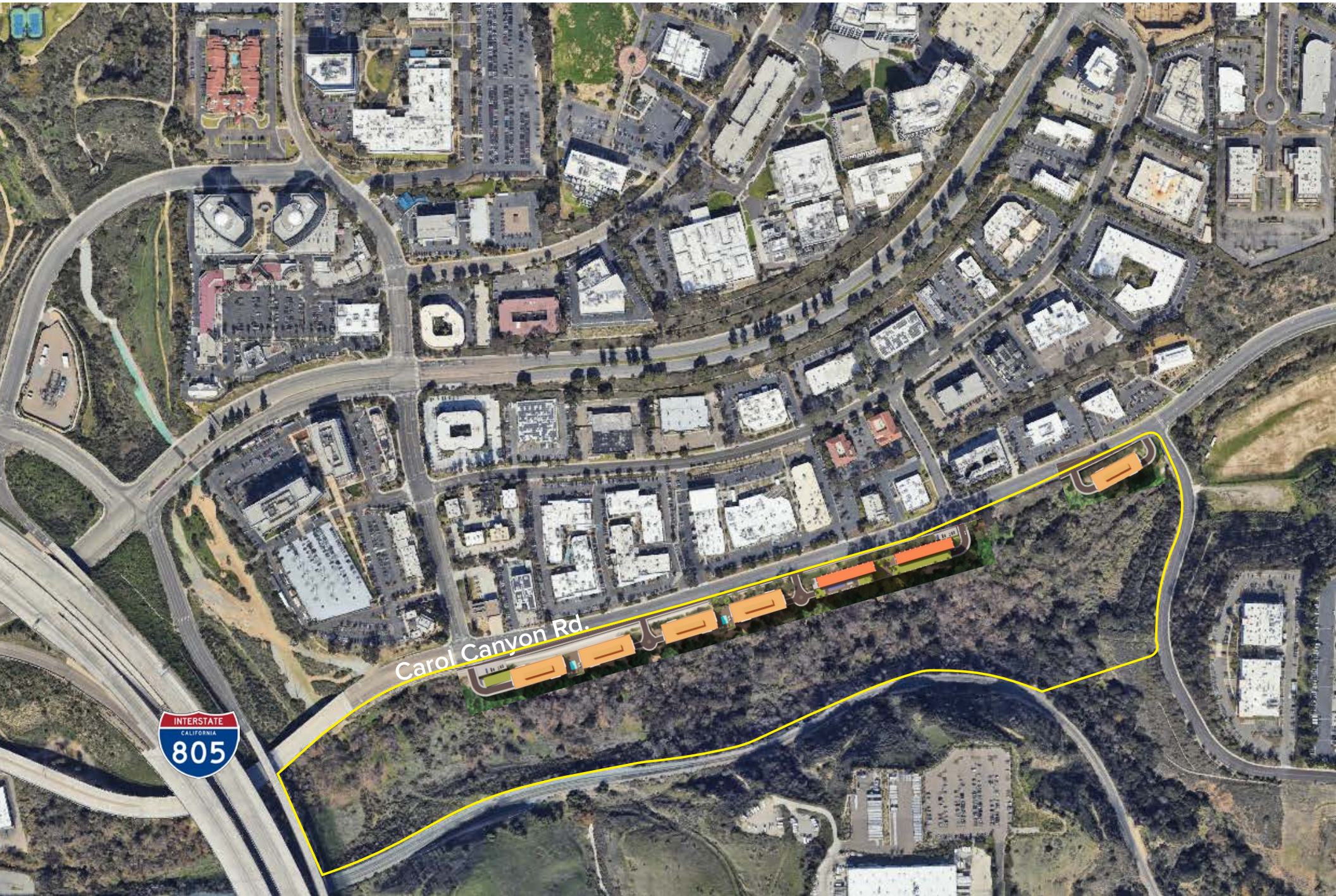
# Near By Employers





# Housing Shortage

High Demand for Housing with ZERO supply within ½ Mile of Property





# Drone Photo - Facing West

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## Luxury Condo Towers - Facing West

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## Luxury Condo Towers - Facing East

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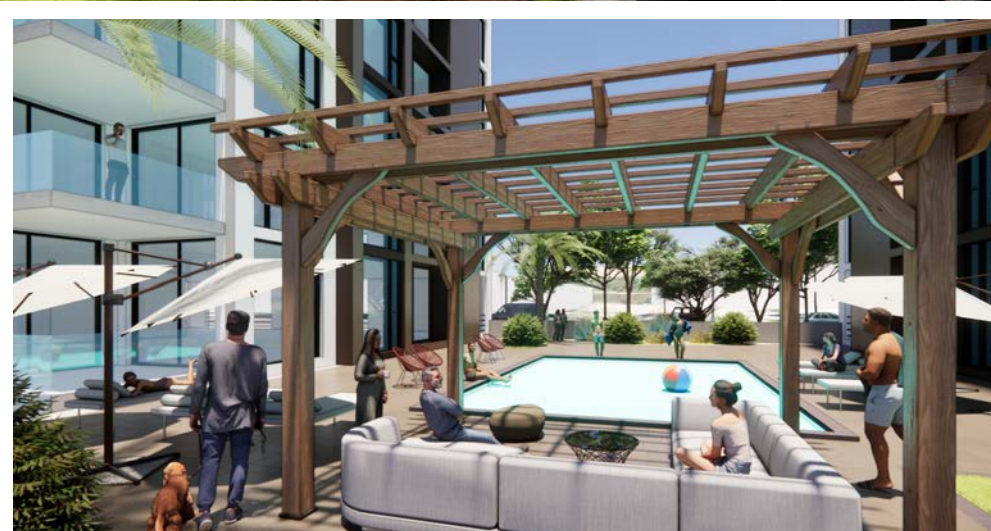
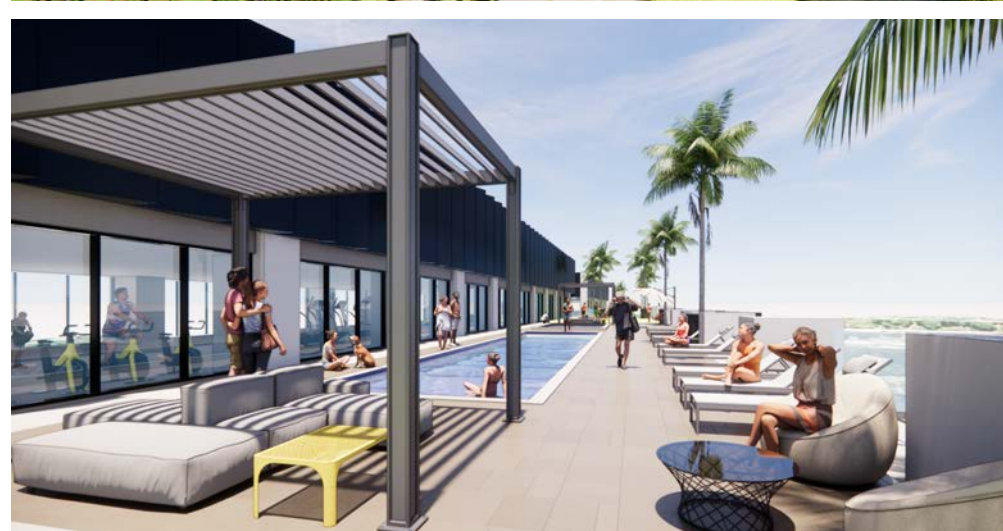
## Luxury Condo Towers - Facing South

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# Inspirational Images





# Residential Rental Comps

Picture	Name of Project	Address	# of units	Asking Rent /sf
	Secoya by the Park	3067 5th Ave. San Diego, CA 92103	100	\$5.03
	Concert Residences	955 11th Ave. San Diego, CA 92101	355	\$4.78
	800 Broadway	800 Broadway, San Diego, CA 92101	389	\$5.27
	The Lindley	1331 Columbia St. San Diego, CA 92101	362	\$7.44
	Palisade	8800 Lombard Pl. San Diego, CA 92122	300	\$5.05
	525 Olive	525 Olive St. San Diego, CA 92103	204	\$5.33
	The Nash	4135 Park Blvd. San Diego, CA 92103	190	\$5.27
	WEST	1011 Union St. San Diego, CA 92101	431	\$4.96
	Simone Little Italy	1401 Union St. San Diego, CA 92101	395	\$5.30



## Drone Photo - Facing North East

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# Deal Summary

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<b>Entitlements:</b>	Owner proposes to entitle the project at their expense with the JV partner or Tenant's direction.
<b>Entitlement Timing:</b>	2026
<b>Acres:</b>	34 total with 8 developable





# Potential Project

18- STORY CONDO TOWER							
	PARKING	RESIDENTIAL	AMENITY	MECHANICAL	GROSS	w/ 82% EFFICIENCY	# 1,600SF CONDOS
L18				7,700	7,700		
L17		3,850	3,850		7,700	3,157	2.00
L16		16,600			16,600	13,612	7.00
L15		16,600			16,600	13,612	7.00
L14		16,600			16,600	13,612	7.00
L13		16,600			16,600	13,612	9.00
L12		16,600			16,600	13,612	9.00
L11		16,600			16,600	13,612	9.00
L10		16,600			16,600	13,612	9.00
L9		16,600			16,600	13,612	9.00
L8		16,600			16,600	13,612	9.00
L7		16,600			16,600	13,612	9.00
L6		16,600			16,600	13,612	9.00
L5		16,600			16,600	13,612	9.00
L4		16,600			16,600	13,612	9.00
L3		16,600			16,600	13,612	9.00
L2		16,600			16,600	13,612	9.00
L1	9,660	6,300	3,740		19,700	5,166	3.00
P1	20,600				20,600		
P2	20,600				20,600		
P3	20,600				20,600		
P4	20,600				20,600		
TOTAL AREA BUILDING # 1	92,060	259,150	7,590	7,700	366,500		134.00
TOTAL AREA BUILDING # 2	92,060	259,150	7,590	7,700	366,500		134.00
TOTAL CONDO TOWERS	184,120	518,300	15,180	15,400	733,000		268.00
							CONDO UNITS

8- STORY APARTMENT BUILDING							
	PARKING	RESIDENTIAL	AMENITY	MECHANICAL	GROSS	w/ 75% EFFICIENCY	# 750SF APARTMENT
L9				2,225	2,225		
L8		14,800			14,800	11,100.00	14.80
L7		14,800			14,800	11,100.00	14.80
L6		14,800			14,800	11,100.00	14.80
L5		14,800			14,800	11,100.00	14.80
L4		14,800			14,800	11,100.00	14.80
L3		14,800			14,800	11,100.00	14.80
L2		14,800			14,800	11,100.00	14.80
L1	4,440	7,400	2,960		14,800	5,550.00	7.40
P1	19,600				19,600		
P2	19,600				19,600		
P3	19,600				19,600		
P4	19,600				19,600		
TOTAL AREA BUILDING #1	82,840	111,000	2,960	2,225	199,025		111.00
TOTAL AREA BUILDING #2	82,840	111,000	2,960	2,225	199,025		111.00
TOTAL AREA BUILDING #3	82,840	111,000	2,960	2,225	199,025		111.00
TOTAL AREA BUILDING #4	82,840	111,000	2,960	2,225	199,025		111.00
TOTAL AREA BUILDING #5	82,840	111,000	2,960	2,225	199,025		111.00
Total Apartments	414,200	555,000	14,800	11,125	995,125		555.00
							APT. UNITS



# Regional Map





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Entitlements in 2026

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