

Sorrento Terrace

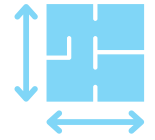
±1,040 SF - ±5,433 SF
AVAILABLE FOR LEASE
Flexible Lease Term

11839-11855 Sorrento Valley Road, San Diego, CA 92121



Voit
REAL ESTATE SERVICES

MULVANEY SIOR
COMMERCIAL ALLIANCE 



±39,438 SF
Building Size



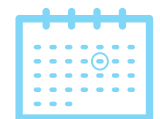
±1.59 Acres
Lot Size



±1.37/1,000 SF
Parking Ratio
(Additional Street
Parking)



1982
Year Built



Flexible
Lease Term

- » Multi-use project - Zoned IL-3-1 (City of San Diego)
- » Immediate access to I-5, I-805 and SR-56 via the Carmel Mountain Road on/off ramps and Sorrento Valley Coaster Station
- » Direct access to hiking, jogging and bike trails through Torrey Pines and Carmel Valley
- » Minutes away from prominent retail center, Torrey Hills Marketplace with restaurants, banks, hotels
- » Adjacent to exclusive housing in Torrey Pines, Torrey Hills, Carmel Valley, Rancho Santa Fe, and Del Mar

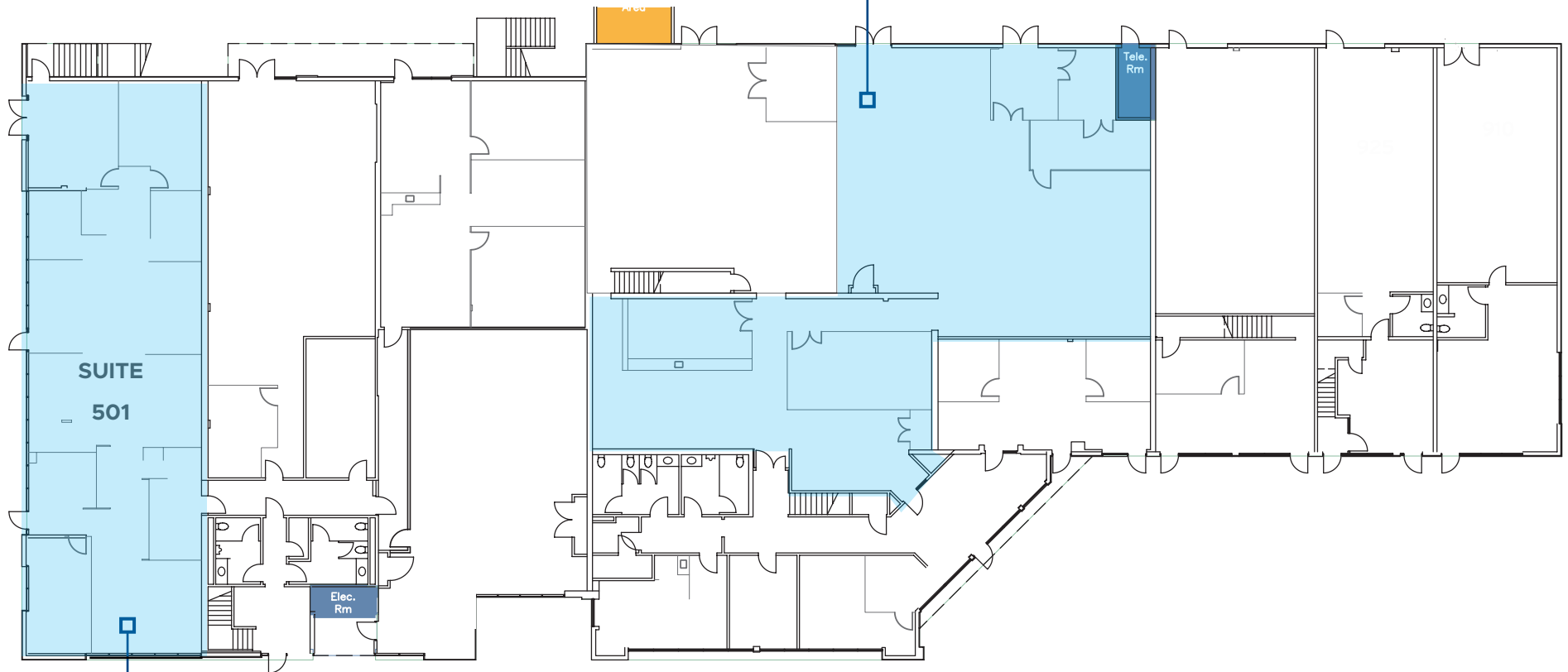
SUITE	RSF	PRICE	NOTES	AVAILABILITY
FIRST FLOOR				
501	±3,439 RSF	\$2.25 /SF MG	100% Office	NOW
901	±5,433 RSF	\$2.25 /SF MG	±100% Production/ Warehouse Space	NOW
SECOND FLOOR				
523	±3,787 RSF	\$2.25 /SF MG	100% Office	NOW
901B	±3,664 SF	\$2.25 /SF MG	100% Office	NOW
925/926	±1,040 SF	\$2.25 /SF MG	100% Office	NOW



FIRST FLOOR

SUITE 901

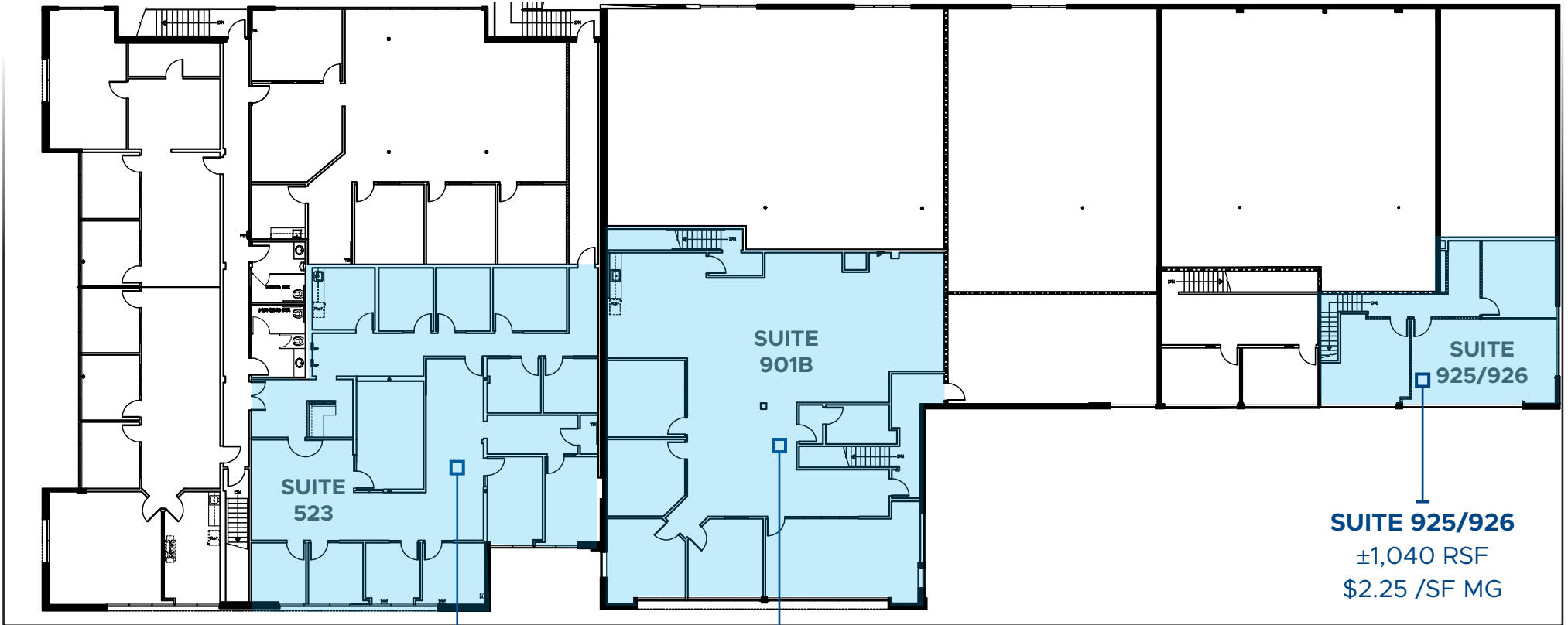
±5,433 RSF
\$2.25 /SF



SUITE 501

±3,439 RSF
\$2.25 /SF

SECOND FLOOR

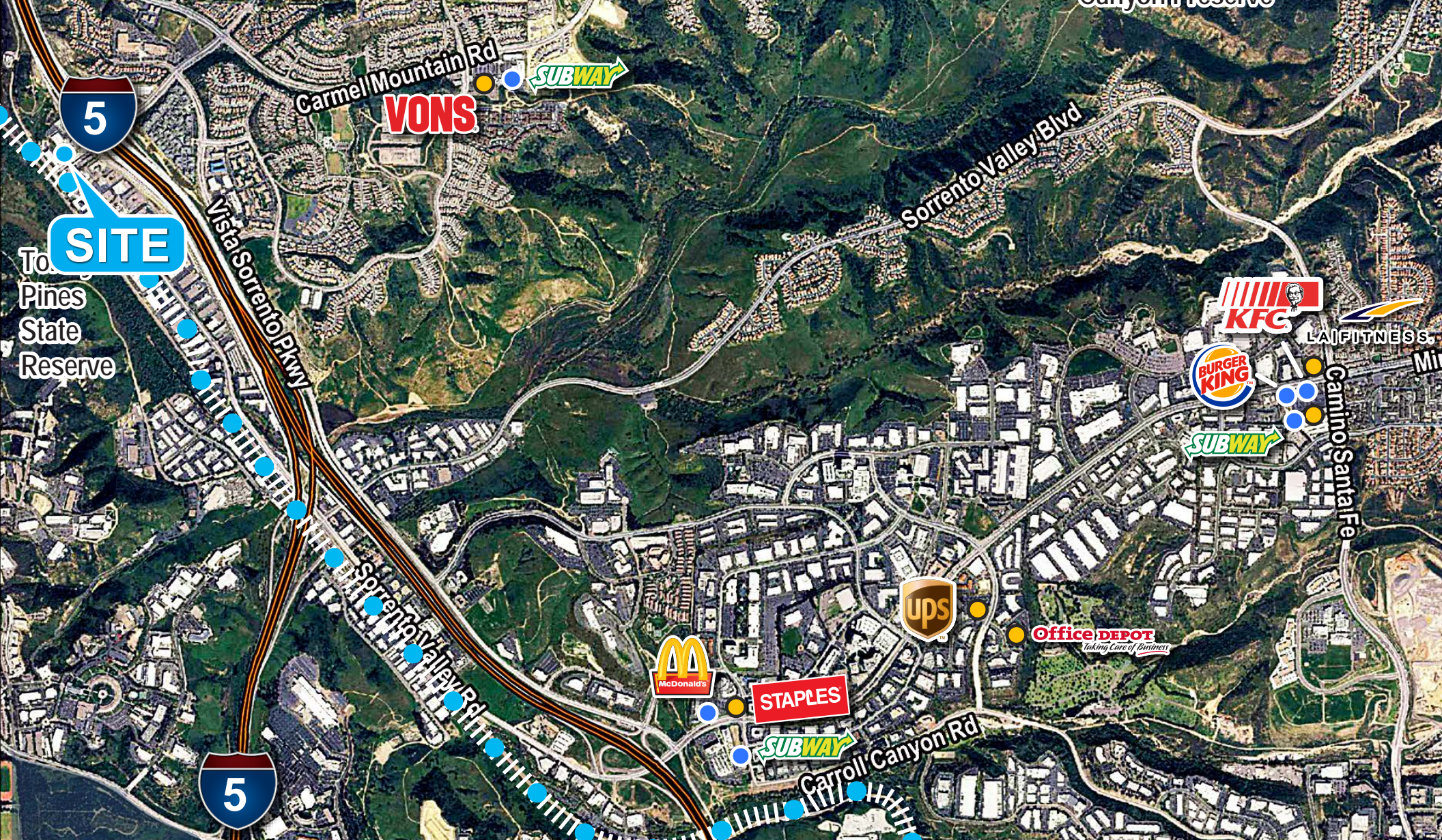


SUITE 523
±3,787 RSF
\$2.25 /SF MG

2nd floor office suite with reception, conference room, kitchen, perimeter private offices & storage

SUITE 901B
±3,664 RSF
\$2.25 /SF MG

SUITE 925/926
±1,040 RSF
\$2.25 /SF MG



JOSH WEST, SIOR

Senior Vice President & Partner
858.458.3358 | jwest@voitco.com
Lic. No. 01923375

BRIAN MULVANEY, CCIM, SIOR

Senior Vice President & Partner
858.458.3372 | bmulvaney@voitco.com
Lic. No. 00938944

Voit Real Estate Services | 4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | Lic #01991785 | www.voitco.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2025 Voit Real Estate Services, Inc. All Rights Reserved.