

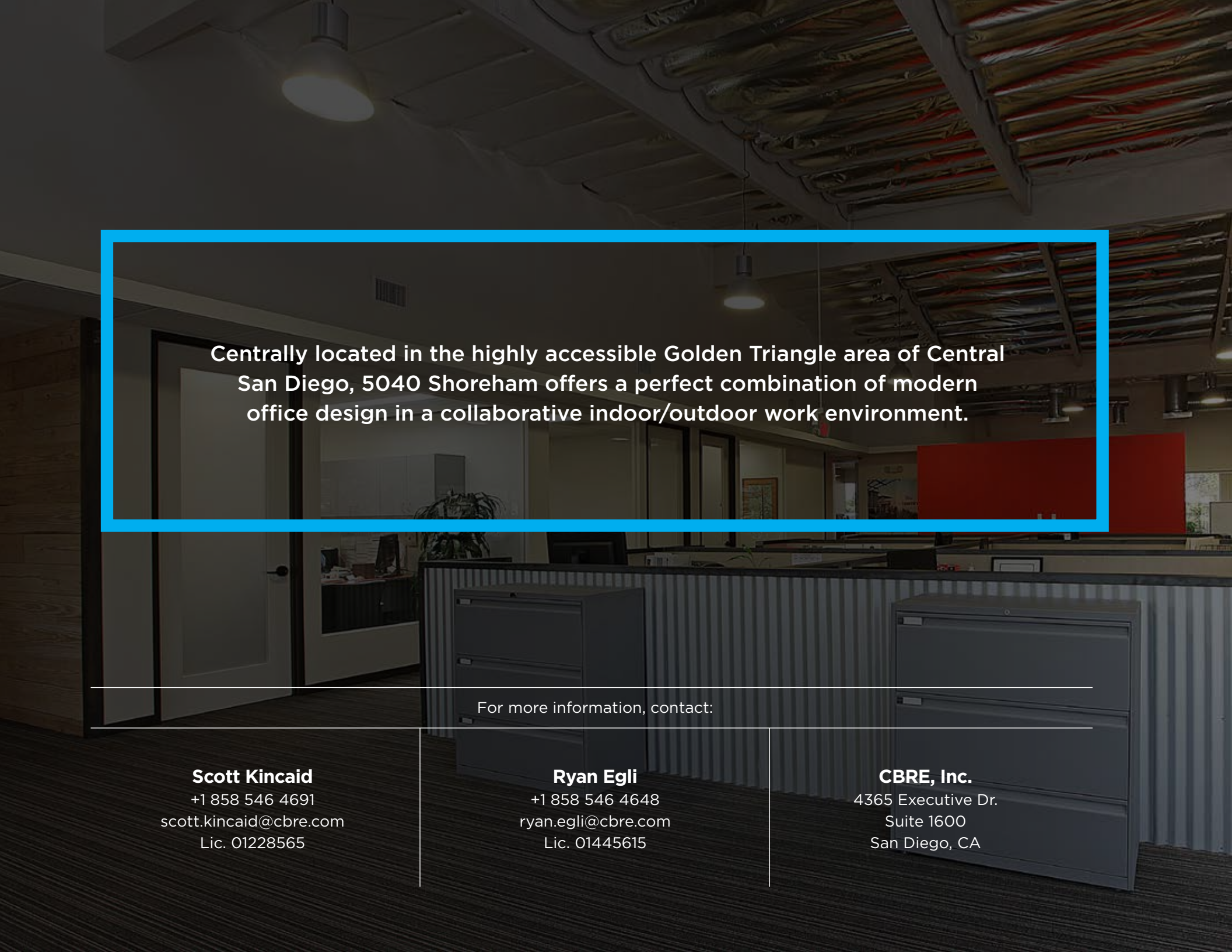
AVAILABLE FOR LEASE OR SALE Governor Park | Golden Triangle

50
40

SHOREHAM PLACE

SAN DIEGO, CALIFORNIA





Centrally located in the highly accessible Golden Triangle area of Central San Diego, 5040 Shoreham offers a perfect combination of modern office design in a collaborative indoor/outdoor work environment.

For more information, contact:

Scott Kincaid

+1 858 546 4691
scott.kincaid@cbre.com
Lic. 01228565

Ryan Egli

+1 858 546 4648
ryan.egli@cbre.com
Lic. 01445615

CBRE, Inc.

4365 Executive Dr.
Suite 1600
San Diego, CA



50
40

FEATURES + AMENITIES

22,495 SF

Corporate Headquarters
Facility Available for Lease or Sale

Divisible to

10,566 SF



Tranquil, private setting



Ample 4/1,000 SF
parking ratio



14-16 foot
clear height



Exterior building &
monument signage



New outdoor seating
+ amenity area

ASKING LEASE RATE:
\$2.35/SF NNN

SALE PRICE:
\$6,636,025



Genesee Avenue

La Jolla Village Drive

Nobel Drive



South offramp

North onramp

Governor Drive

South onramp

North offramp

50
40

Shoreham Place

Greenwich Drive





50
40

SHOREHAM PLACE

The Property is located in Governor Park, San Diego's most central location. A 19-building master planned office/tech business park located in the Golden Triangle. Governor Park is bordered by UTC to the northwest, I-805 to the east and State 52 to the south, providing access within minutes to all major areas of San Diego.



RENOVATIONS COMING SOON

HYPOTHETICAL RENDERING | OUTDOOR PATIO AREA



FLOOR PLAN

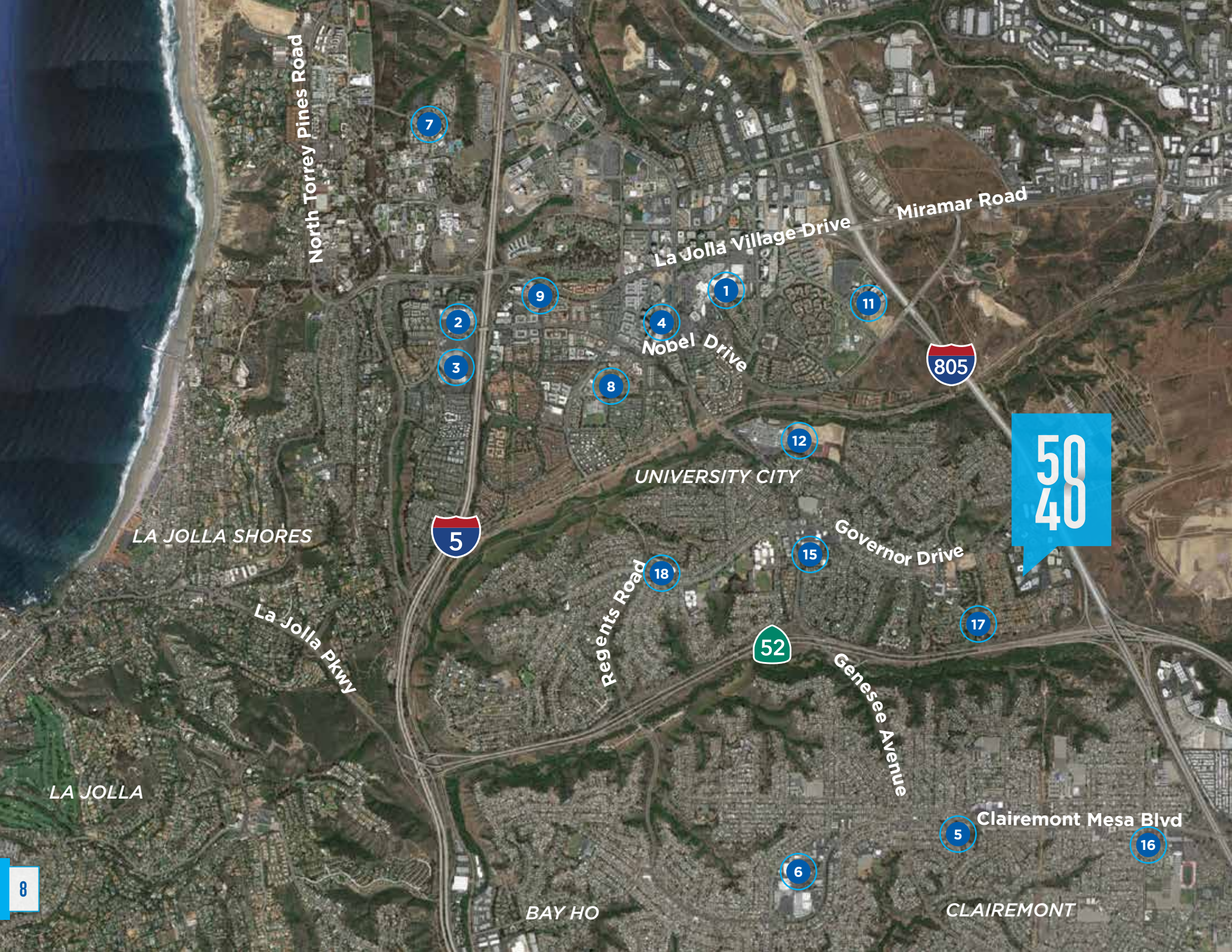
COMMON AREA
Restrooms & Showers

OUTDOOR PATIO AREA



AVAILABLE MAY 2017
(POTENTIALLY SOONER)
±11,929 SF | Suite 100

VACANT
±10,566 SF
Suite 150



North Torrey Pines Road

La Jolla Village Drive

Miramar Road

Nobel Drive

UNIVERSITY CITY

LA JOLLA SHORES

Governor Drive

Regents Road

Genesee Avenue

La Jolla Pkwy

LA JOLLA

Clairemont Mesa Blvd

BAY HO

CLAIREMONT

50
40

7

2

3

9

8

4

1

11

12

15

17

18

52

805

5

6

5

16

LOCAL AMENITIES & NEIGHBORS

Only minutes away from Central San Diego's best retail amenities

1

Westfield UTC Mall

Crate & Barrel
24 Hour Fitness
Nordstrom
Sears
Macy's
Williams Sonoma
Gap
Anthropology
Zara
Sports Chalet
Tender Greens
Arclight Cinemas
Apple Store

Bonobos
Carlton Hair
Corner Bakery Cafe
Seasons 52
Craft Pizza
Eureka!
Lemonade
Pottery Barn
Restoration Hardware
Rubio's
Starbucks
Wells Fargo

2

The Shops At La Jolla Village

Whole Foods Market
CVS Pharmacy
Peet's Coffee & Tea
Sprinkles Cupcakes
Bank of America

Citibank
Chase Bank
Rubio's
Paper Source

3

La Jolla Village Square

AMC Theatres
Trader Joe's
ULTA
Best Buy
Ralph's
Islands
California Pizza Kitchen
Chipotle Mexican Grill
Cost Plus World Market
Daphne's California Greek
DSW Shoe Warehouse

Ginza Sushi
Jamba Juice
Marshall's
PetSmart
Pier 1 Imports
Ross
Sol Yoga
Union Bank
Urban Plates
Zpizza

4

Costa Verde Center

Bristol Farms
Yogurtland
Subway
Starbucks
Sammy's Woodfired Pizza
Roy's La Jolla
Robeks Juice
McDonald's
KI Sushi & Sake Bar
Five Guys Burger & Fries

Draft Republic
Coco's Bakery
Chipotle
Baskin Robbins
Apolloni Greek Bistro
US Post Office
Massage Envy
Wells Fargo
U.S. Postal Service
Costa Verde Car Wash

5

24 Hour Fitness

6

Clairemont Town Square

Reading Cinemas
Burlington Coat Factory
Bath and Body Works
Michaels Arts & Crafts
Navy Federal Credit Union
Outback Steakhouse

Being-Fit Fitness Center
AT&T
Jamba Juice
Chili's Bar & Grill
Cold Stone Creamery

7

University of California San Diego

8

Doyle Community Park

9

Hyatt Regency La Jolla at Aventine

10

MCAS Miramar

11

Nobel Research Park - Illumina

12

University City High School

13

Independence Square Shopping Center

Boomers!
Walmart
Starbucks
LA Fitness
Chipotle Mexican Grill

Gentle Touch Car Wash
Food 4 Less
McDonald's
Lolita's Taco Shop
Bank of America

14

Ballast Point Brewing and Spirits

15

University Square

Vons
Rite Aid
Chase Bank
Ahi Sushi & Grill
Lorna's Italian Kitchen
GNC

Forbidden Yogurt
Carl's Junior
Dolce Donuts
Western Union University Square
Barber Shop
The Coffee Bean & Tea Leaf

16

Madison Square

Mr. Bons
Beauty Supply
Thai Restaurant
Cheezy Pizza

Fusion Cafe
Gourmet City
Sipz Vegetarian Restaurant
Weight Watchers

17

Town Park Villas Golf Course

18

The Market Place in University City

Sprouts Farmers Market
Post Office
Starbucks
Round Table

Great Clips
Bite of Boston
Matsugawa Sushi
Eurobar Espresso Services



**50
40**

SHOREHAM PLACE

SAN DIEGO, CALIFORNIA



FEATURED FOOD TRUCKS IN GOVERNOR PARK

5040 Shoreham Place is within walking distance of San Diego's top gourmet food trucks.



50
40

DRIVE TIMES

- ① **SR-56 Entrance**
7.2 Miles
11 Minutes
- ② **Mira Mesa Blvd.**
3.5 Miles
6 Minutes
- ③ **La Jolla Village Drive**
2.3 Miles
4 Minutes
- ④ **La Jolla**
6 Miles
9 Minutes
- ⑤ **SR-52 Entrance**
1.5 Miles
3 Minutes
- ⑥ **I-15 Corridor**
5 Miles
13 Minutes
- ⑦ **Downtown San Diego**
11.6 Miles
28 Minutes

*Average drive times/mileages sourced from Waze Traffic App and calculated during peak traffic times.

5040 Shoreham is within 10 minutes of every major San Diego freeway, providing your employees with improved freeway accessibility and shorter commute times.



CBRE, Inc.
Broker Lic. 00409987

© 2016 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. PMCO007576 02/2016.

LOCALE
ADVISORS

CBRE

4365 Executive Dr. Suite 1600
San Diego, CA