

3ROOTS SAN DIEGO

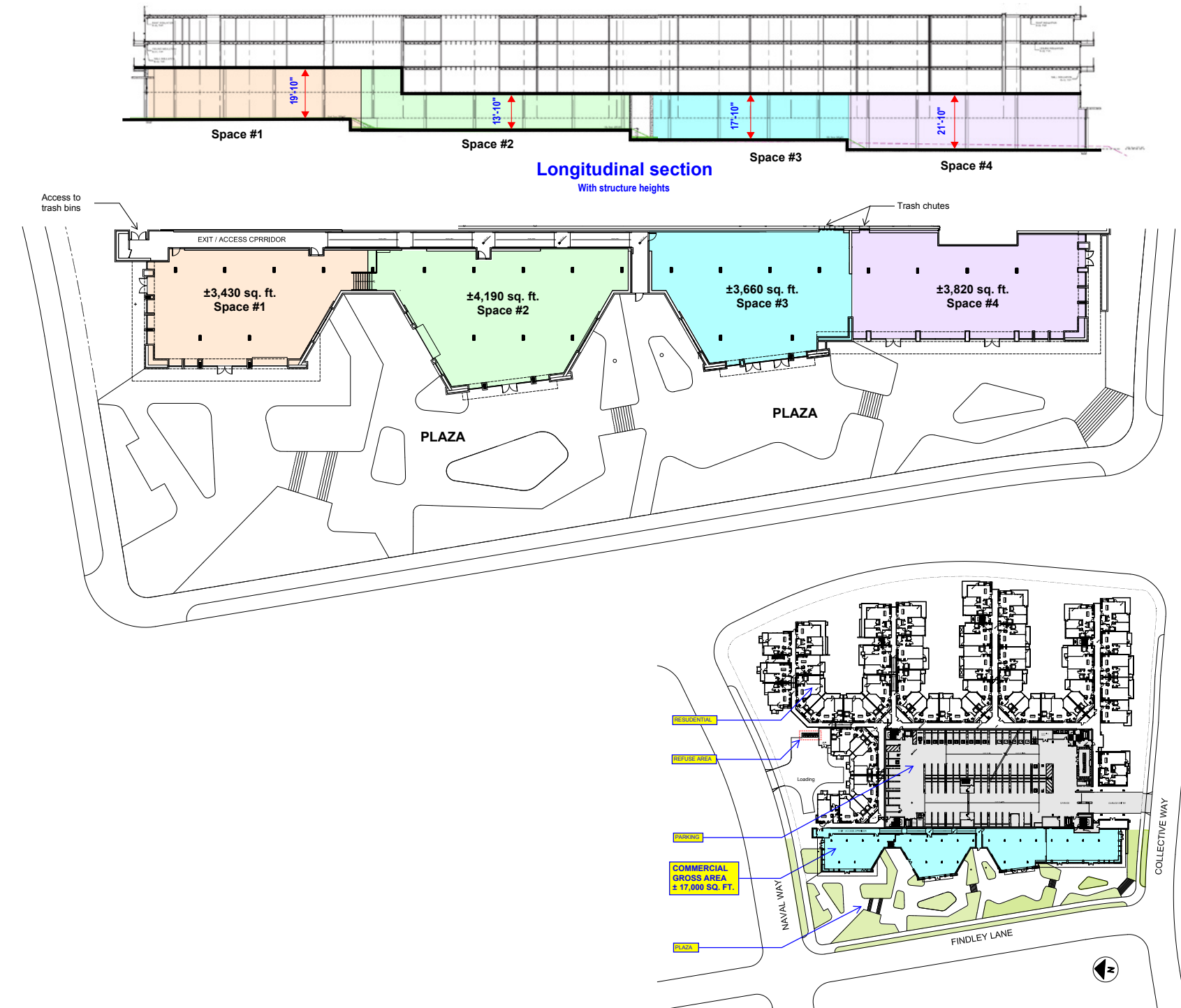


AVAILABLE FOR LEASE: 7,000 SF GROUND LEVEL RETAIL & RESTAURANT
Q4/2024 DELIVERY



THE OPPORTUNITY.

- Available for lease: 7,000 SF ground level retail.
- 3Roots will feature 429 spacious one, two, and three bedroom residences with high-end, designer finishes.
- The amenities include a rooftop pool and spa, rooftop lounge with barbecues, sophisticated seating, art, games, cabanas and TV's. There will be an indoor farm that will grow fruits and vegetables. The produce will be sold fresh to the community.
- Delivery 4th Quarter 2024.



THE NEIGHBORHOOD.

Sorrento Mesa is close to everywhere you want to be.

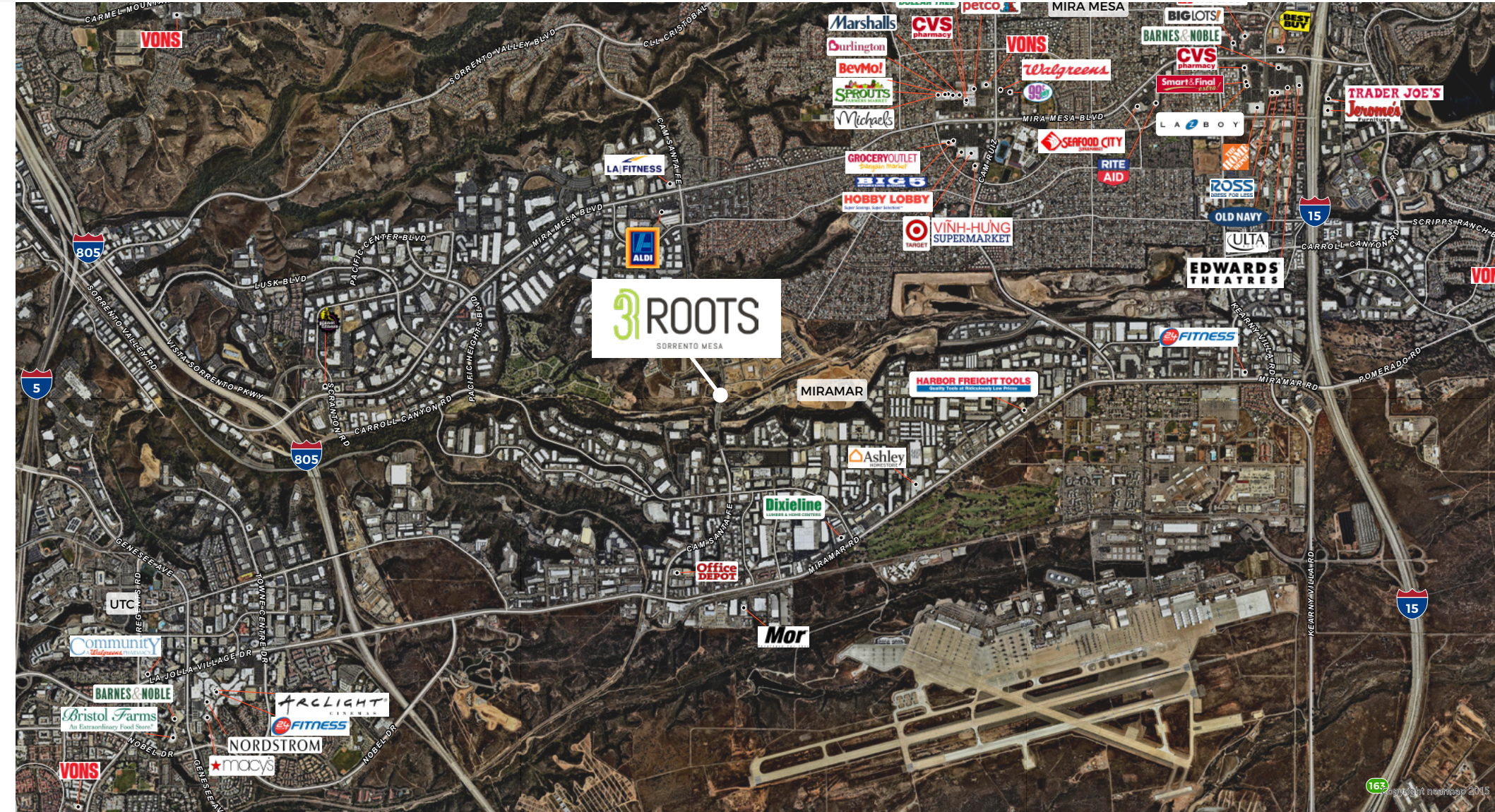
3Roots is proudly located in the heart of San Diego's own, Sorrento Mesa. This ideal location is a prime environment for those looking to shape the future and have fun while doing so. Indulge in the true SoCal experience with the beauties of nature just beyond your doorstep. No matter your age or interests, here at 3Roots we are proud to call Sorrento Mesa our home and feel confident that you will too. Unlimit yourself with the possibilities that lie in Sorrento Mesa.



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

THE DEMOGRAPHICS.

	1 mile	3 miles	5 miles
Daytime Population	27,459	141,971	411,597
# of Workers	24,092	106,863	291,535
Average Age	38	34.7	34.6
Average Income	\$151,734	\$148,972	\$159,524



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CONNECT WITH US TODAY

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