

Sorrento Mesa Housing Development Opening New Neighborhoods

REAL ESTATE: Lennar, Shea Homes, Cal West Take Wraps off
Projects

BY RAY HUARD
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3 Roots housing development in Sorrento Mesa has a mix of housing from single-family homes to townhomes and flats. Photo courtesy of Mesa Canyon Community Partners

SAN DIEGO – Home builders Lennar, Shea Homes and Cal West are opening the final neighborhoods in the \$1 billion 3Roots development in Sorrento Mesa.

Through early April, 859 homes have been sold in 3Roots of the approximately 1,800 homes that the development will have upon completion, expected at the end of 2026.



Ryan Green, Managing Partner Mesa Canyon Community Partners

“We really tried to set it up so it had something for everybody that was interested in purchasing a home,” said Ryan Green, division president of Lennar and managing partner of Mesa Canyon Community Partners, a group established by Lennar, Shea Homes and Cal West to develop 3Roots.

The new neighborhoods are Aero by Cal West, with 83 single-family priced from the high \$1.2 million, ranging from 1,875 square feet to 2,121 square feet, Atwood by Shea Homes, with 76 townhomes ranging from 1,518 square feet to 1,872 square feet, Dorsey by Cal West, with 94 townhomes and flats ranging from 1,230 square feet to 1,639 square feet, and Hudson by Lennar, with 80 townhomes ranging from 1,632 square feet to 2,177 square feet.

According to websites for the developments, townhomes in Dorsey will be priced from the mid-\$900,000s and those in Atwood will start at \$946,000. Pricing hasn't been posted for Hudson.

Buyers have ranged from young professionals and young families, many of whom work in nearby tech companies.

A Thoughtful Mix of Styles, Densities

Unlike some developments, there is no overarching theme to the appearance of the homes in 3Roots and the design of the community is aimed at avoiding a cookie-cutter look.

“We really tried to come up with something that would create as much variety as you can. You have art deco, you have contemporary, you have Spanish, you have modern,” Green said. “We were very thoughtful about the placement of each of the homes and the progression that you would see, from the lower density to the higher density to the parks and how they would blend together, so it’s not as though you had someone come through and just drop a bunch of different themes in there.”



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Sports, Fitness, Education, Poetry Amenities

Covering 413 acres with about 200 acres set aside as open space, the development will have 14 separate neighborhoods.

Still to come is a 23-acre sports park that will include pickleball courts, soccer fields, and multi-purpose fields.

“The sports park is still being reviewed by the city,” Green said. “Our expectation is we’ll have our permits at the end of this year, and it will take approximately 18 months to complete.”

Mesa Community Partners is also in the process of deciding what type of commercial activity to include in what it’s called the Roots Collective.

That portion of the project “is still evolving,” Green said, with a goal of having it ready for a tenant to finish by year’s end.

“We never wanted it to be the typical big box anchored commercial center. We want it to have something that’s a bit more organic and a bit more forward thinking than we’ve seen in many of the places that surround us.”

Among the completed amenities is a fully fitness center, operated by Fit Athletic Club that is open only to residents and Wisdom Park, a 3.3-acre park that’s designed to encourage educational play.

“The whole idea behind the park was to try to create experiences and moments of education,” Green said.

The park includes a celestial-themed playground called Dreamcatcher that will have displays and play equipment based on astronomy, and the Poets Pillars meant “to inspire different thoughts and ideas,” Green said.

The pillars are 12 posts that display poems by Sara Coleridge and Robert Louis Stevenson.

Mesa Canyon Community Partners

FOUNDED: 2017

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NOTABLE: MCCP is a partnership of three San Diego builders with strong local ties –Lennar, Shea Homes and Cal West – each of which has had a presence in the region for many years.