



±26,201 SF THREE-BUILDING OWNER-USER CAMPUS

7901, 7979 & 7999 VICKERS STREET

FOR SALE OR LEASE IN KEARNY MESA

SPENCER DOK

Vice President | Lic. ID #02106855

sdok@lee-associates.com

858.805.5547

TODD LAW

Senior Vice President | Lic. ID #01309241

tlaw@cgpinc.com

858.729.9305



PROPERTY HIGHLIGHTS

- 

ADDRESS

7901, 7979 & 7999 Vickers Street,
San Diego, CA 92111
- 

BUILDING SIZE

±26,201 SF total building area
- 

SITE SIZE

±1.26 acres / ±54,885 SF
- 

AVAILABILITY

Completely vacant
- 

OWNERSHIP

Fee-simple ownership
- 

PARKING

Approximately 58 existing parking spaces
- 

ZONING

EMX-1 employment mixed-use zoning
- 

IMPROVEMENTS

Existing office, laboratory & specialized medical
improvements
- 

LOCATION

Central Kearny Mesa / Convoy location
- 

OWNER-USER

Flexible owner-user occupancy potential



PROPERTY INFORMATION

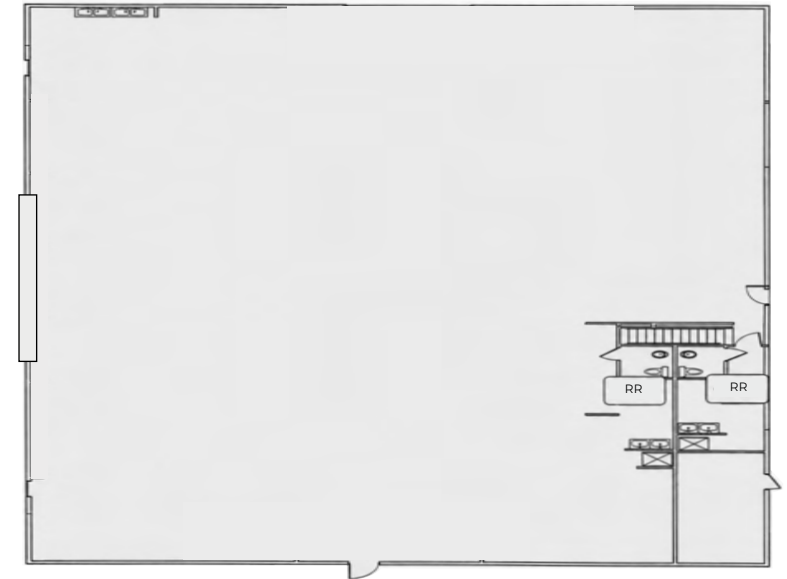
- **APN:** 356-190-13-00
 - **YEAR BUILT:** 1980
- **COMMUNITY PLAN:** Kearny Mesa
 - **GENERAL PLAN:** Multiple Use



CONCEPTUAL SERVICE / FLEET OPERATIONS CONFIGURATION

±9,095 SF SINGLE-STORY OPERATIONS BUILDING + EXPANDED PAVED OPERATING AREA

The site's ±1.26-acre footprint may provide an opportunity for a future owner-user or tenant to evaluate a lower-coverage configuration tailored to service, fleet and operating requirements.



CONCEPTUAL FLOOR PLAN

±9,095 SF SINGLE-STORY OPERATIONS BUILDING

Conceptual floor plan illustrating a potential layout for service, fleet and operational uses.

DISCLAIMER: Conceptual plans shown for illustrative purposes only. No representation is made regarding feasibility, entitlement, zoning compliance, demolition approval, parking capacity or City approval. Prospective purchasers and occupants should independently investigate all applicable land-use, zoning, permitting and development requirements.

7901 VICKERS STREET

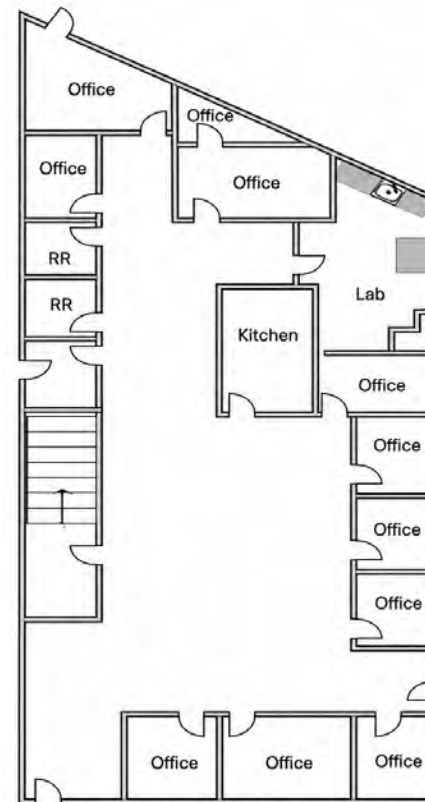
±10,006 SF

First Floor: ±5,050 SF

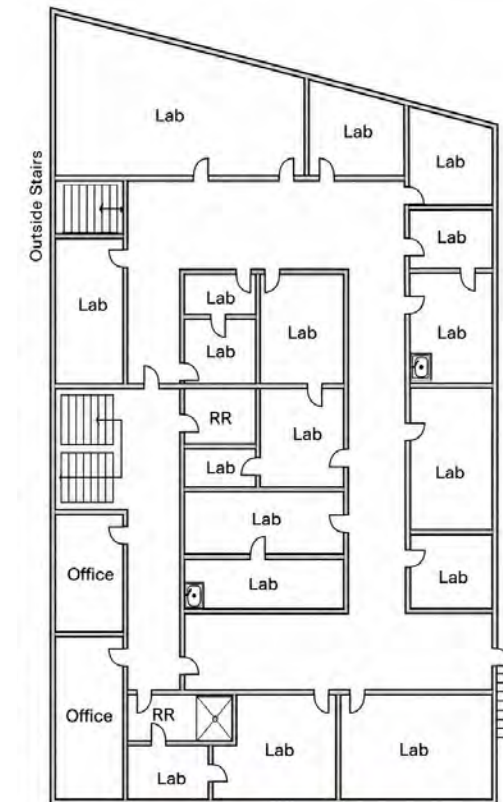
Second Floor: ±4,956 SF

EXISTING IMPROVEMENTS

- Office space
- Laboratory space
- Approximately 9 offices
- Approximately 2 labs
- Conference room
- Kitchen
- Archive/storage areas
- Open work areas
- Multiple restrooms
- Shower



FIRST FLOOR



SECOND FLOOR

Floor plan not to scale, for reference only.

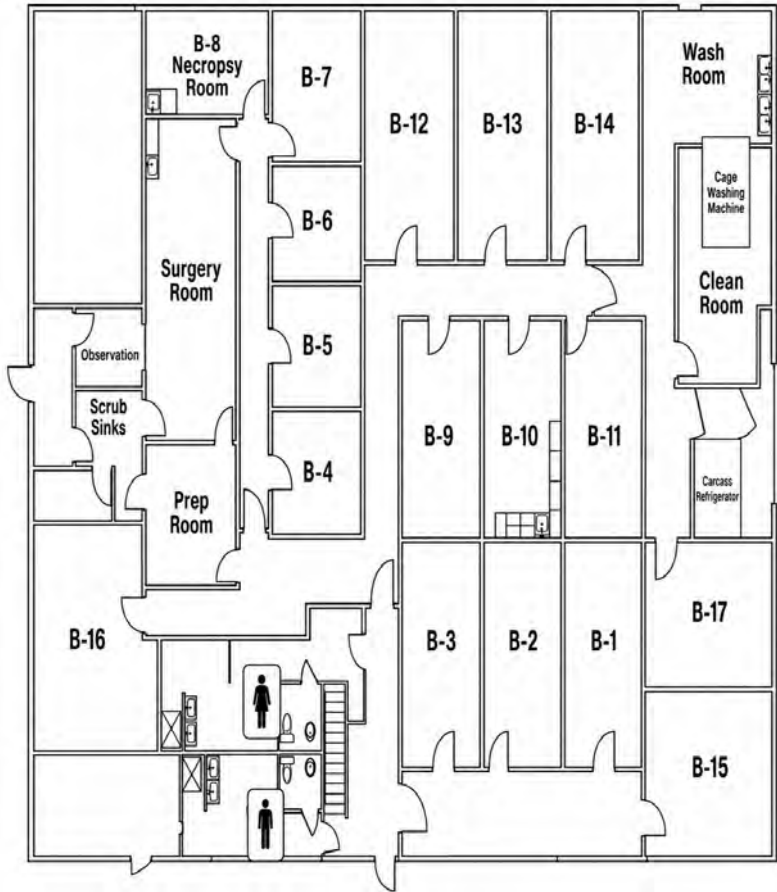
7979 VICKERS STREET

±9,095 SF

Single-story freestanding building

EXISTING IMPROVEMENTS

- Office space
- Laboratory space
- Approximately 16 offices
- Approximately 7 labs
- Surgery room
- Recovery room
- Clean room
- Wash room
- Prep areas
- Storage areas
- Central corridor configuration



SINGLE-STORY BUILDING

Floor plan not to scale, for reference only.

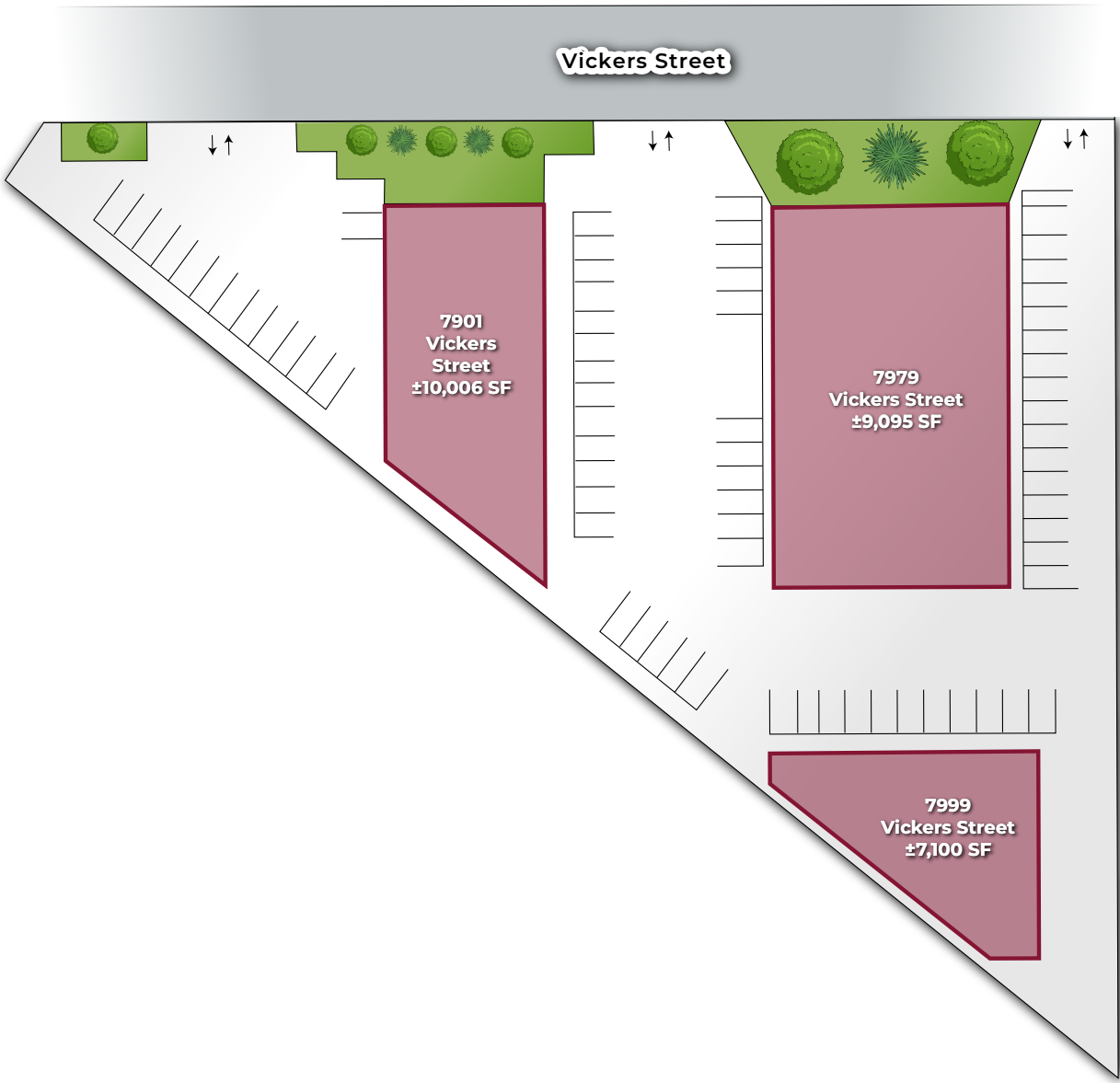
SITE PLAN

±1.26 ACRES

±54,885 SF site area

SITE HIGHLIGHTS

- Three-building campus
- ±26,201 SF total building area
- Approximately 58 existing parking spaces
- Completely vacant
- Fee-simple ownership
- EMX-1 employment mixed-use zoning
- Flexible owner-user occupancy potential



Site plan not to scale, for reference only.

FLEXIBLE EMX-1 EMPLOYMENT MIXED-USE ZONING

EMX-1 zoning accommodates a broad range of employment-generating uses, including professional office, medical, research and development, testing laboratories, light manufacturing and various commercial/service uses.

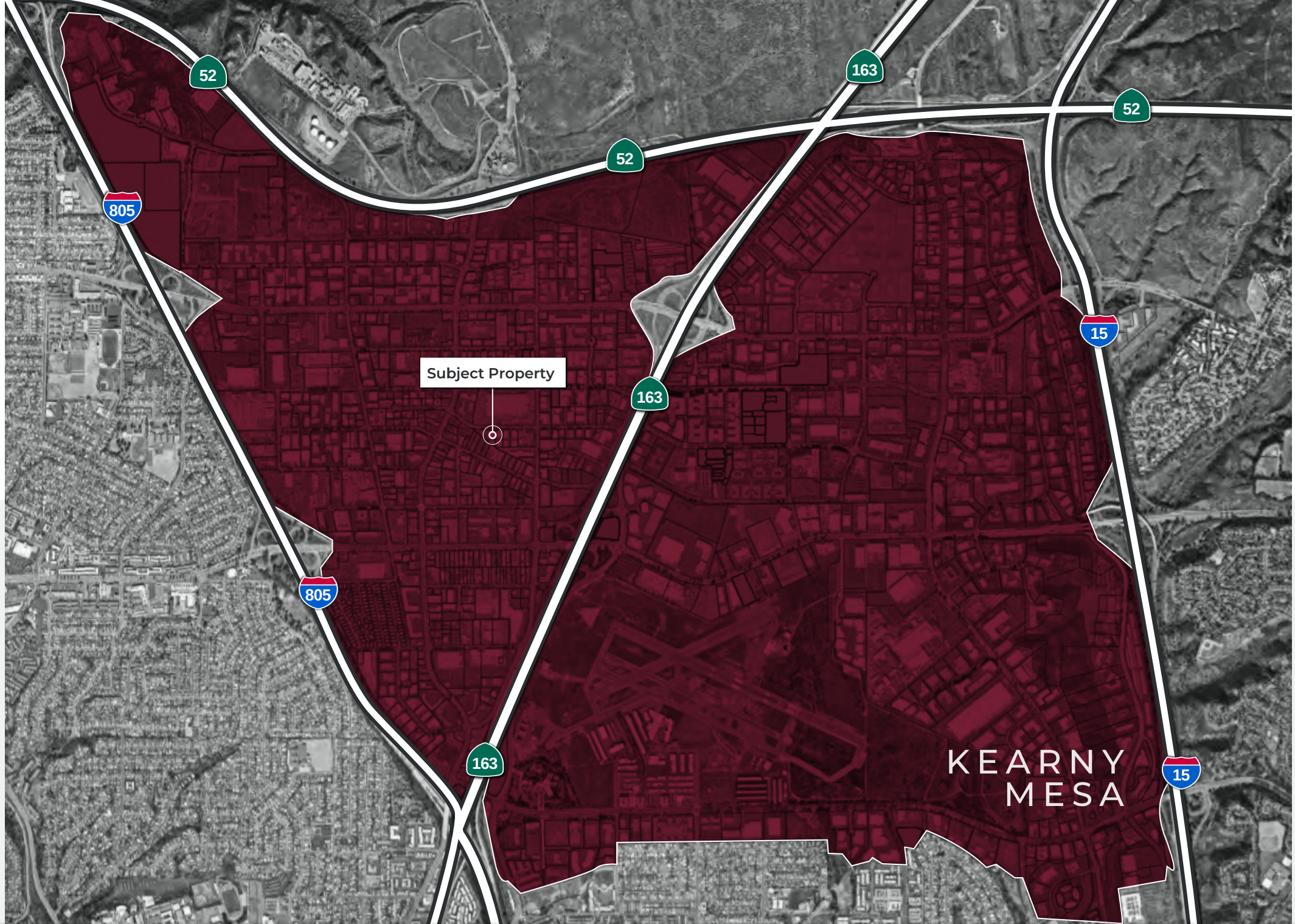


OFFICE | MEDICAL | R&D | LABORATORY | LIGHT MANUFACTURING | SERVICE / OPERATIONS

POTENTIAL USES

- Business & professional office
- Medical, dental & health practitioner
- Regional/corporate headquarters
- Research & development
- Testing laboratories
- Light manufacturing, subject to applicable limitations
- Building services
- Maintenance & repair
- Off-site services
- Commercial vehicle repair & maintenance
- Distribution facilities, subject to applicable restrictions

DISCLAIMER: Prospective purchasers and occupants should independently verify specific use, permitting, development and operational requirements with the City of San Diego.





7901, 7979 & 7999 VICKERS STREET

FOR SALE OR LEASE IN KEARNY MESA

For more information or tours, please contact:

SPENCER DOK

Vice President | Lic. ID #02106855

sdok@lee-associates.com

858.805.5547

TODD LAW

Senior Vice President | Lic. ID #01309241

tlaw@cgpinc.com

858.729.9305



Lee & Associates San Diego | 6310 Greenwich Drive, Suite 240, San Diego, CA 92122 | 858.453.9990 | www.lee-associates.com/sandiego

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to error, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.