

Voit

REAL ESTATE SERVICES

AOP

AERO OFFICE PARK

8825 aero drive • san diego, ca 92123

PROMOTIONAL RATE

Months 1-6: \$0.99 SF + Electric per month

Months 7-12: \$1.75 SF + Electric per month

Minimum 3-Year Lease Term • Expires 12/31/2026

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PROPERTY OVERVIEW



PROJECT SPECIFICATIONS



ADDRESS:	8825 Aero Drive, San Diego, CA 92123
LAND SIZE:	2.04 AC
BUILDING SIZE:	36,922 SF
YEAR BUILT:	1981
PARKING RATIO:	4.00/1,000 RSF
ZONING:	RMX-1
# OF STORIES:	Three (3)

PROPERTY HIGHLIGHTS

ELEVATOR

One (1) Passenger

INTERNET/TELECOM

Existing Fiber provided by AT&T into the Building

HVAC

Individual Package units

ELECTRICAL SERVICE

Separately metered suites

BASIC CONSTRUCTION

Wood & steel frame with masonry and reinforced concrete slab foundation

FREEWAY ACCESS

Close proximity to I-805, I-15, and Hwy-163 via Aero Drive

CLOSE PROXIMITY TO

- Adjacent to Kearny Mesa VA Clinic
- Multiple food and beverage amenities within walking distance
- Montgomery Airfield directly across the street
- Close to newly developed multi-family projects and hotels
- Café Aero located in adjacent building







AVAILABILITY & FLOOR PLANS

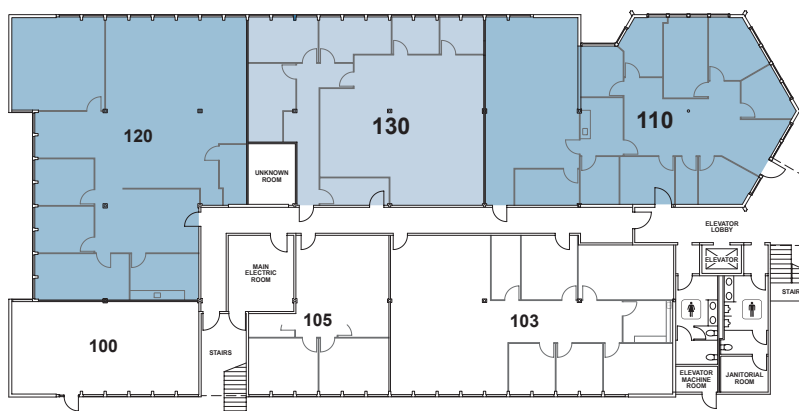
1ST FLOOR

Suite 110 | ±2,741 RSF

Suite 120 | ±3,004 RSF

Suite 130 | ±2,158 RSF

» Suites 110 - 130 are contiguous for a total of approximately 7,903 RSF.



1ST

2ND FLOOR

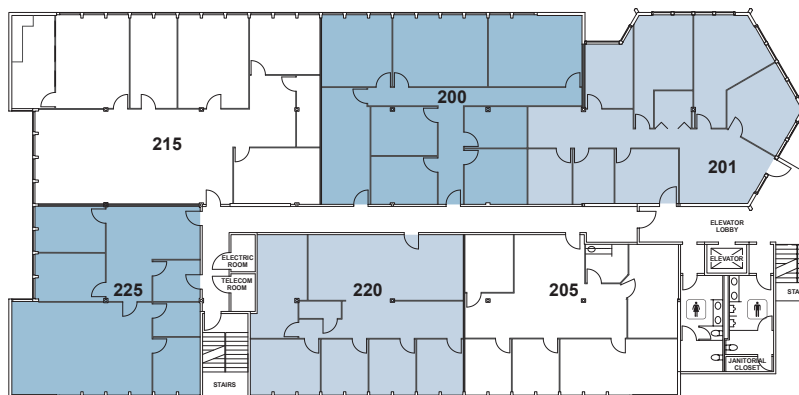
Suite 200 | ±2,437 RSF

Suite 201 | ±1,929 RSF

Suite 220 | ±1,729 RSF

Suite 225 | ±1,721 RSF

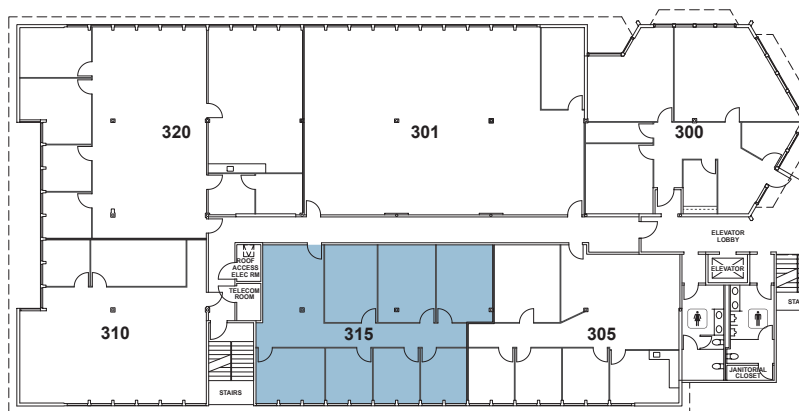
» Suites 200 - 201 are contiguous for a total of approximately 4,366 RSF.



2ND

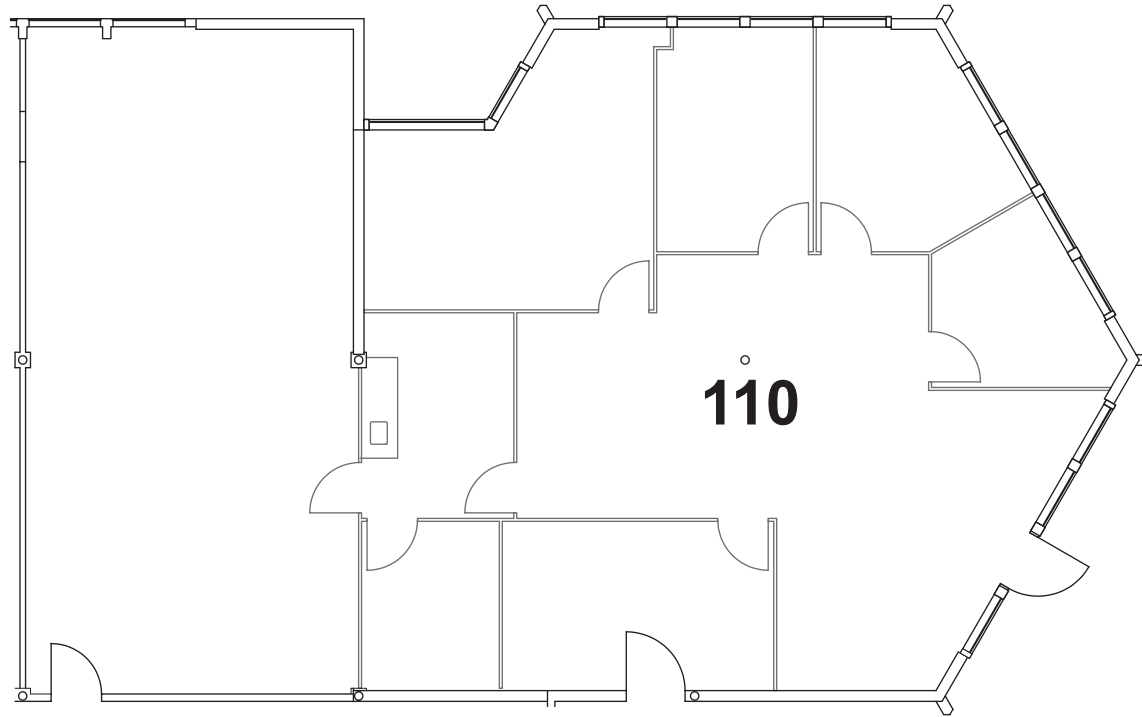
3RD FLOOR

Suite 315 | ±1,835 RSF



3RD

AVAILABILITY



SUITE SPECIFICATION PLAN



SUITE NO.: 110

SIZE: 2,741 RSF

PROMO RATE: \$0.99 /SF + Electric /Mo.

AVAILABLE: 30-days notice

NOTES: Reception, conference room, large open area, break room, one (1) executive office, and four (4) private offices.

SUITE NO.: 120

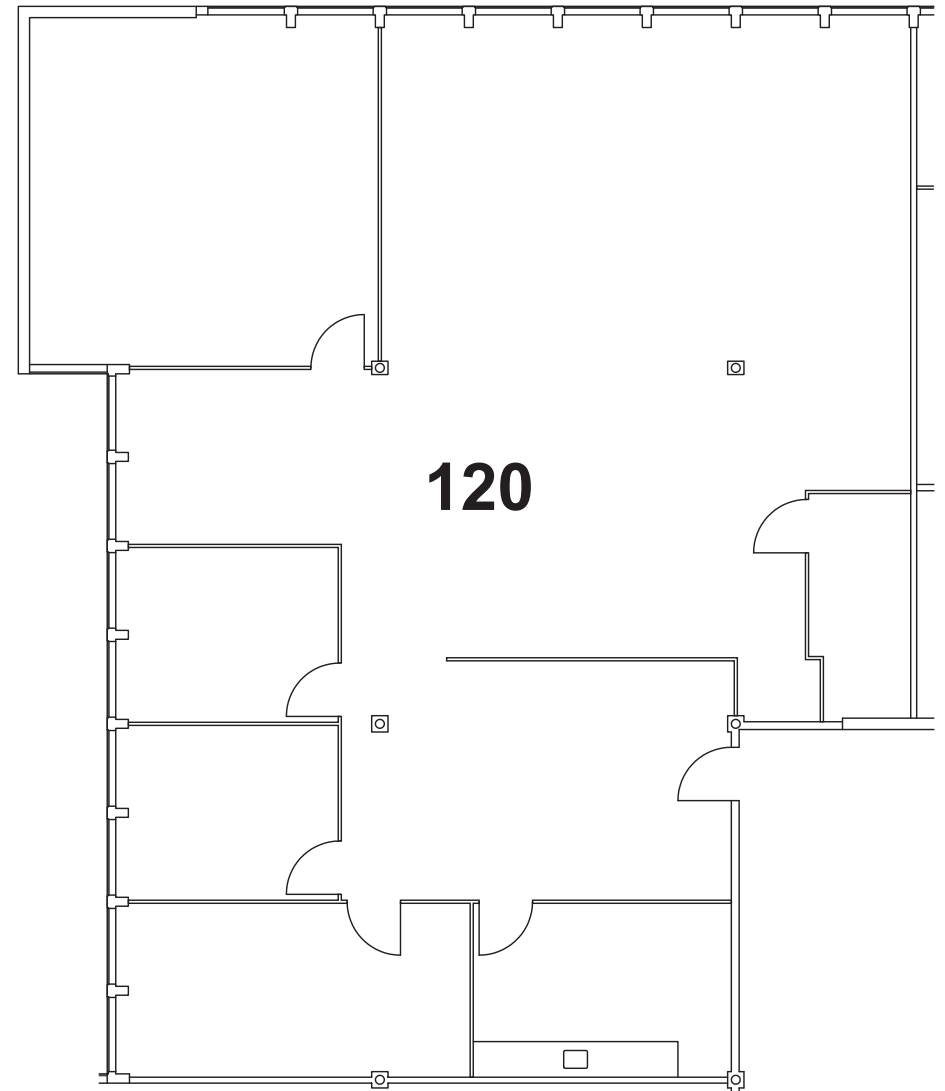
SIZE: 3,004 RSF

PROMO RATE: \$0.99 /SF + Electric /Mo.

AVAILABLE: June 30, 2026

NOTES: Reception, conference room, open area, break room, one (1) executive office, two (2) private offices, and storage / IT room.

SUITE SPECIFICATION PLAN



SUITE NO.: 130

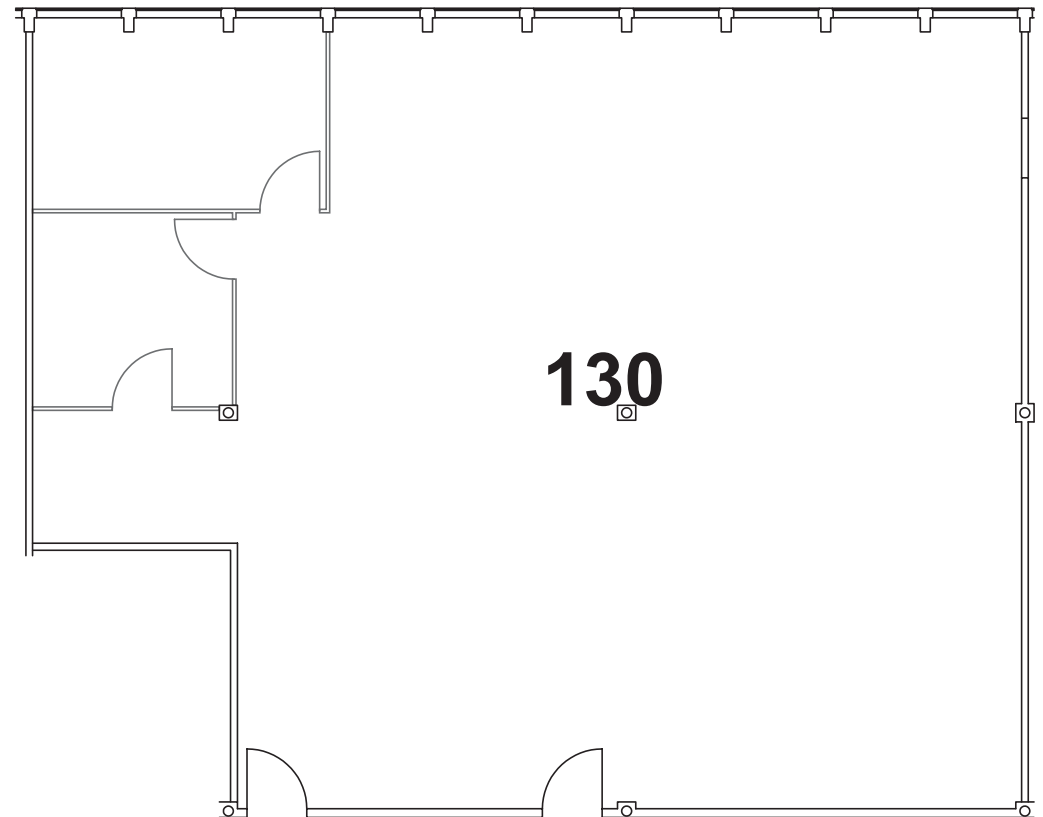
SIZE: 2,158 RSF

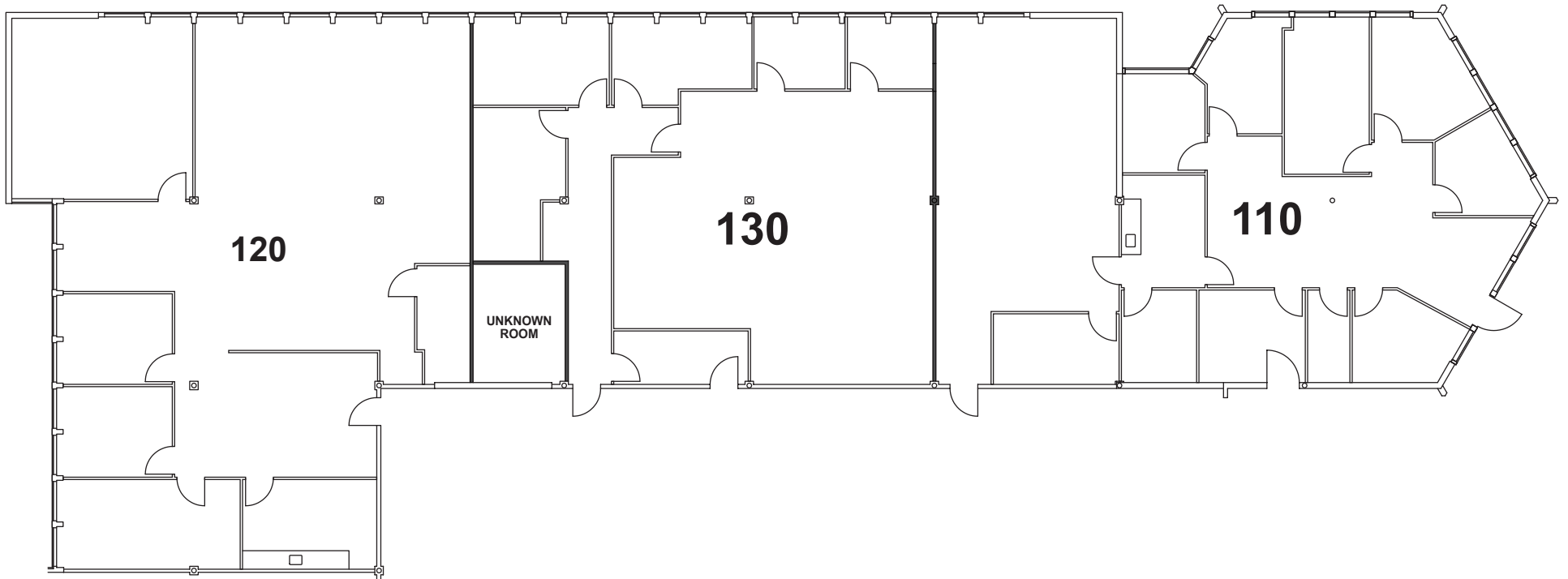
PROMO RATE: \$0.99 /SF + Electric /Mo.

AVAILABLE: 30-days notice

NOTES: Large open area, one (1) executive office, and one (1) private office.

SUITE SPECIFICATION PLAN





CONTIGUOUS PLAN



SUITE NO.: 110, 120, and 130

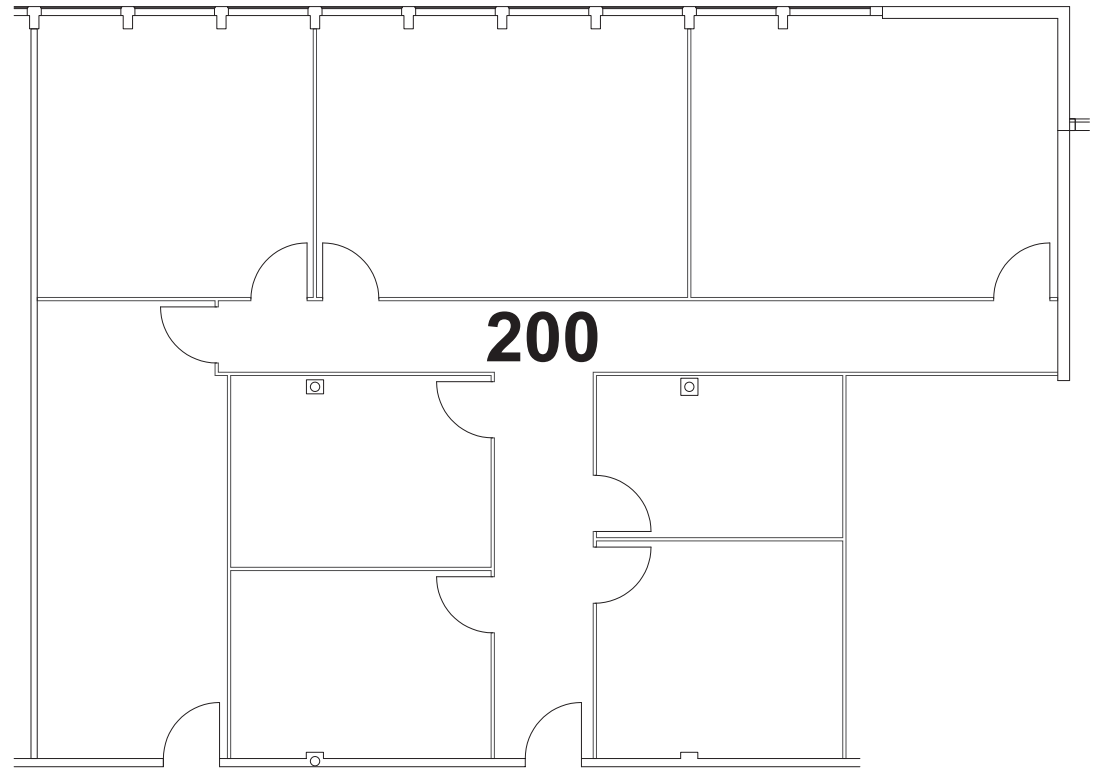
SIZE: 7,903 RSF

PROMO RATE: \$0.99 /SF + Electric /Mo.

AVAILABLE: 30-days notice

NOTES: Reception, (2) conference rooms, (7) executive offices, (8) private offices, (2) large open areas, (2) break rooms, and (3) storage / IT rooms

SUITE SPECIFICATIONS



SUITE NO.: 200

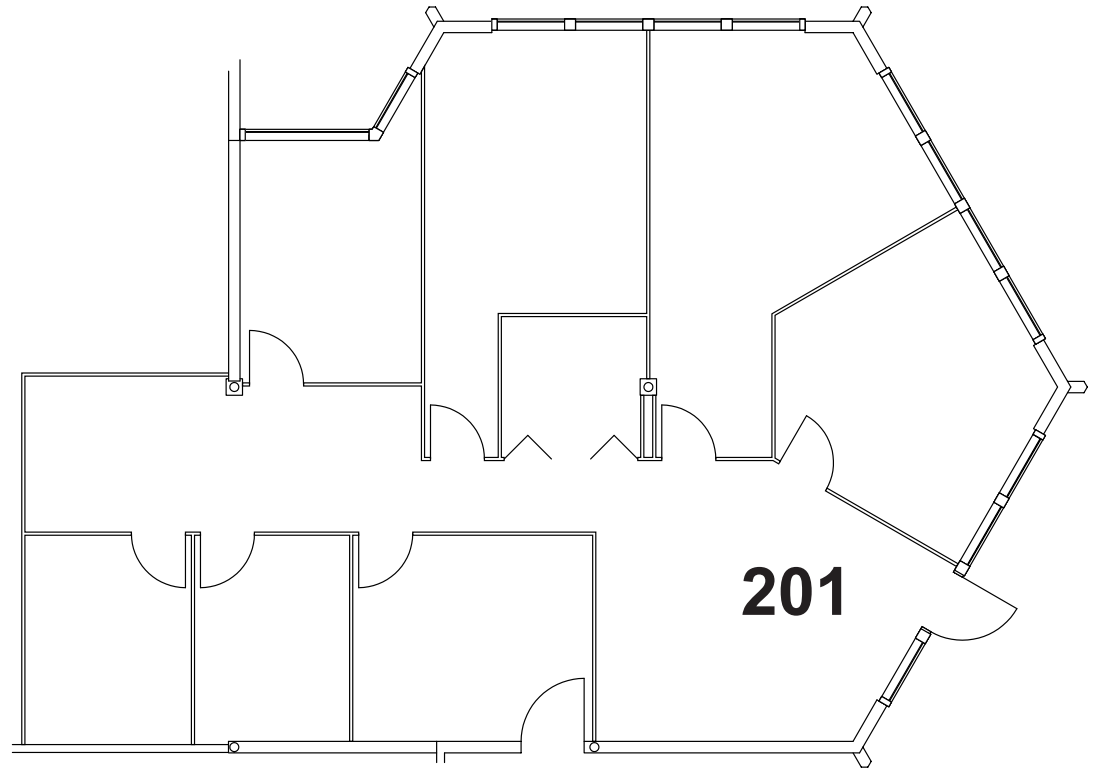
SIZE: 2,437 RSF

PROMO RATE: \$0.99 /SF + Electric /Mo.

VACANCY: Now

NOTES: Reception, three (3) executive offices, and four (4) private offices

SUITE SPECIFICATIONS



SUITE NO.: 201

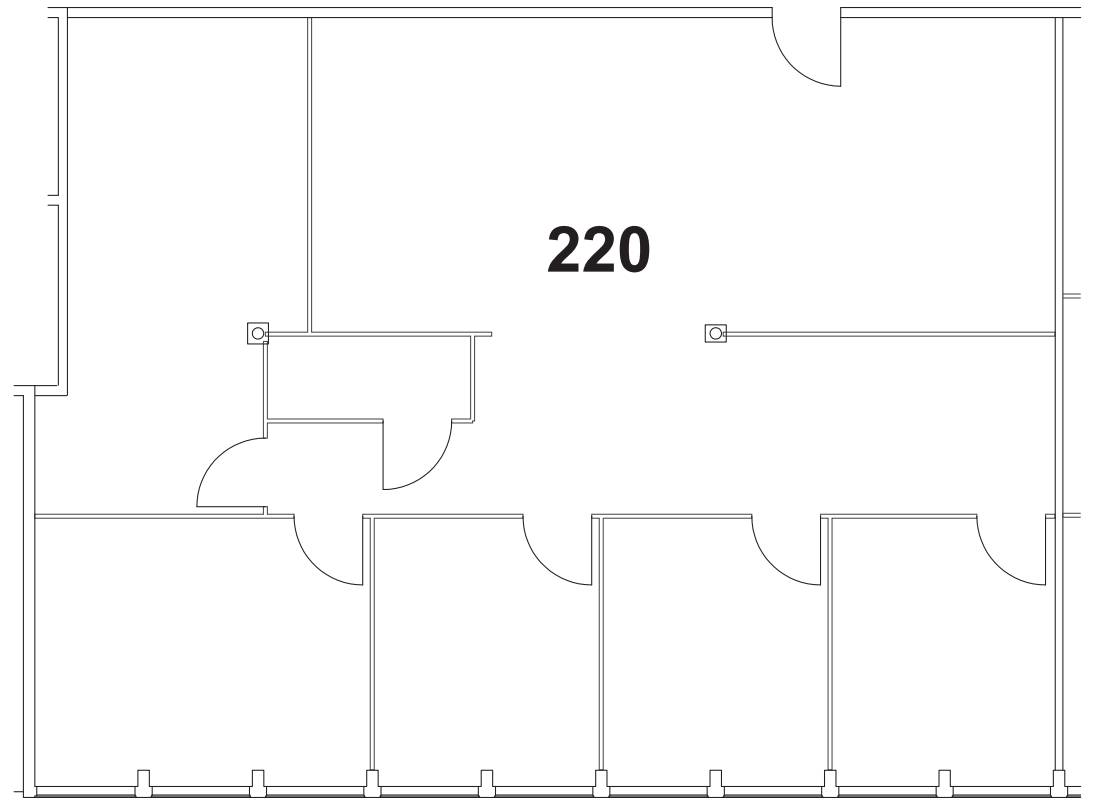
SIZE: 1,929 RSF

PROMO RATE: \$0.99 /SF + Electric /Mo.

VACANCY: 30-days notice

NOTES: Reception, three (3) executive offices, four (4) private offices, and storage room

SUITE SPECIFICATIONS



SUITE NO.: 220

SIZE: 1,729 RSF

PROMO RATE: \$0.99 /SF + Electric /Mo.

VACANCY: 30-days notice

NOTES: Reception, four (4) private offices, conference room, and storage room

SUITE NO.: 225

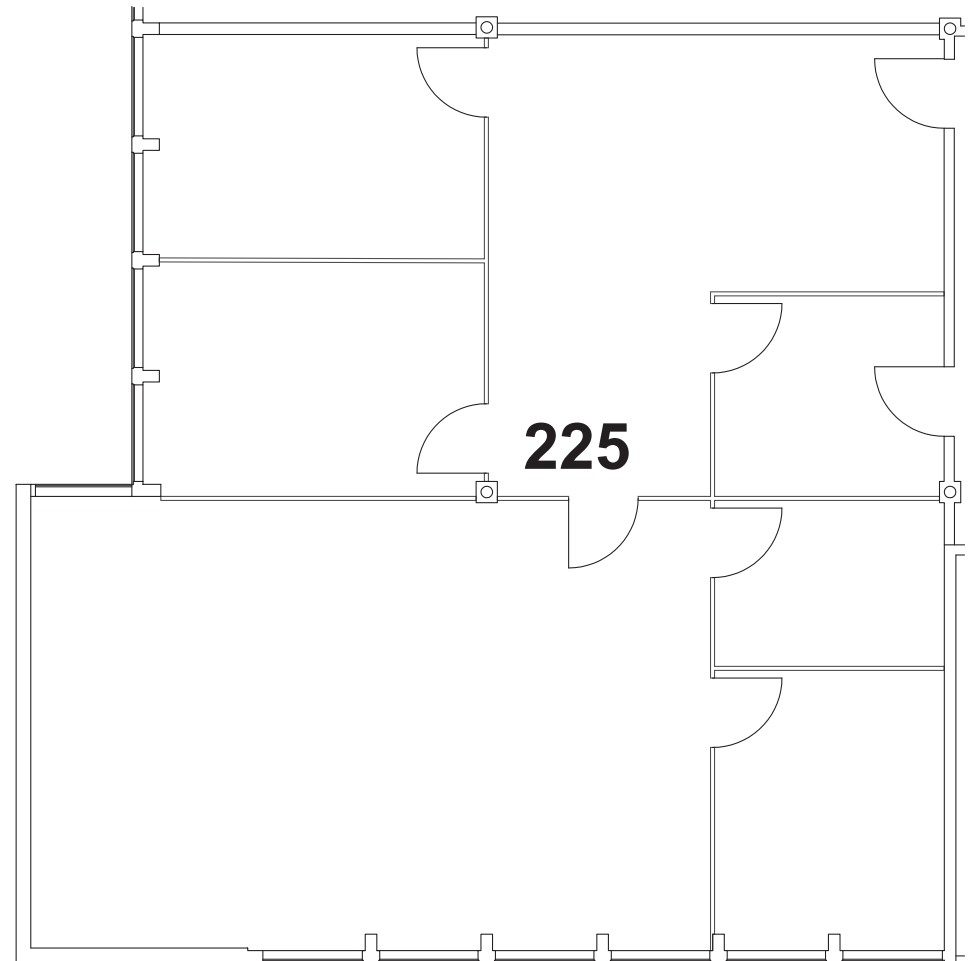
SIZE: 1,721 RSF

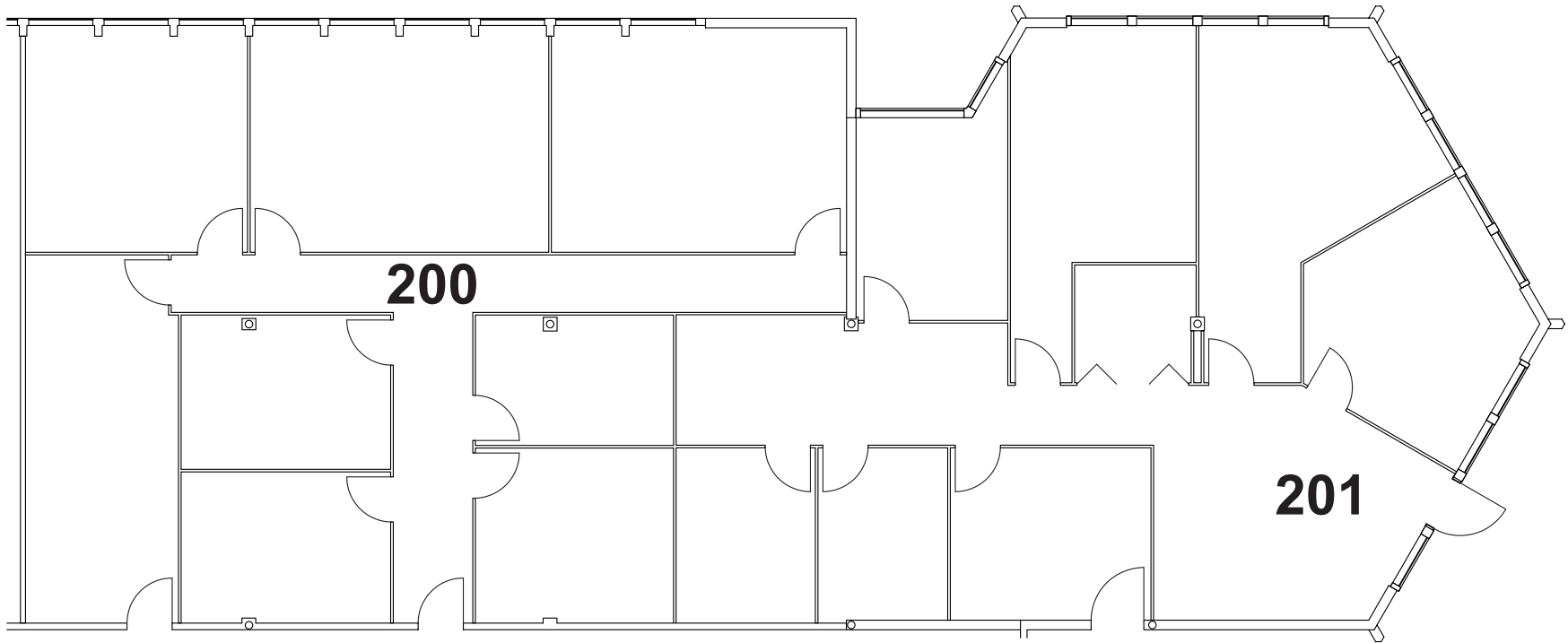
PROMO RATE: \$0.99 /SF + Electric /Mo.

AVAILABLE: 30-days notice

NOTES: Reception, two (2) executive office, three (3) private offices, and large open area.

SUITE SPECIFICATION PLAN





CONTIGUOUS PLAN



SUITE NO.: 200 and 201

SIZE: 4,366 RSF

PROMO RATE: \$0.99 /SF + Electric /Mo.

AVAILABLE: 30-days notice

NOTES: Reception, five (5) executive offices, and eight (8) private offices, open area, conference room, and storage room



SUITE SPECIFICATION PLAN

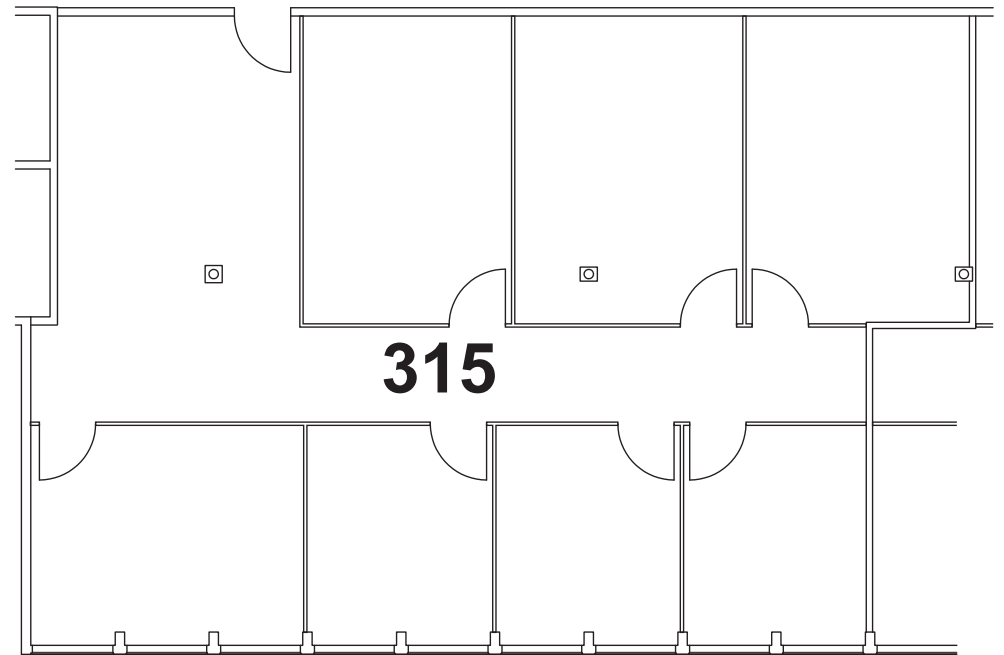
SUITE NO.: 315

SIZE: 1,835 RSF

PROMO RATE: \$0.99 /SF + Electric /Mo.

AVAILABLE: June 30, 2026

NOTES: Reception, four (4) executive offices, and three (3) private offices





MARKET OVERVIEW

STABLE TENANT BASE

The Kearny Mesa tenant base provides an optimal combination of growth and stability and includes many of San Diego's distinguished corporate tenants including Sharp Healthcare, Kaiser Permanente, Northrop Grumman, North Island Federal Credit Union, ResMed, Cubic Corporation, Kyocera, Raytheon Bridgepoint Education, Sempra Energy, Jack-in-the-Box and Solar Turbines.

KEARNY MESA

STEADY SUBMARKET

Kearny Mesa is the second largest suburban office submarket in San Diego County with 8.2 million square feet of inventory. Fueled by strong tenant demand, Kearny Mesa continues to be the best performing submarket in San Diego County.



SUPERIOR CENTRAL LOCATION

Kearny Mesa's highly desirable central location is framed by several freeways, including the 805, 15 and 52, providing a convenient commute for San Diego's large and diverse labor force.

A relatively well-to-do population base and proximity to several universities feed a pipeline of employees.



KEARNY MESA

\$884,012

Median Home Value



\$130,683

Average Household Income



1,340,227

Expected population decline by 2030

100,049

Businesses within a 10 mile radius

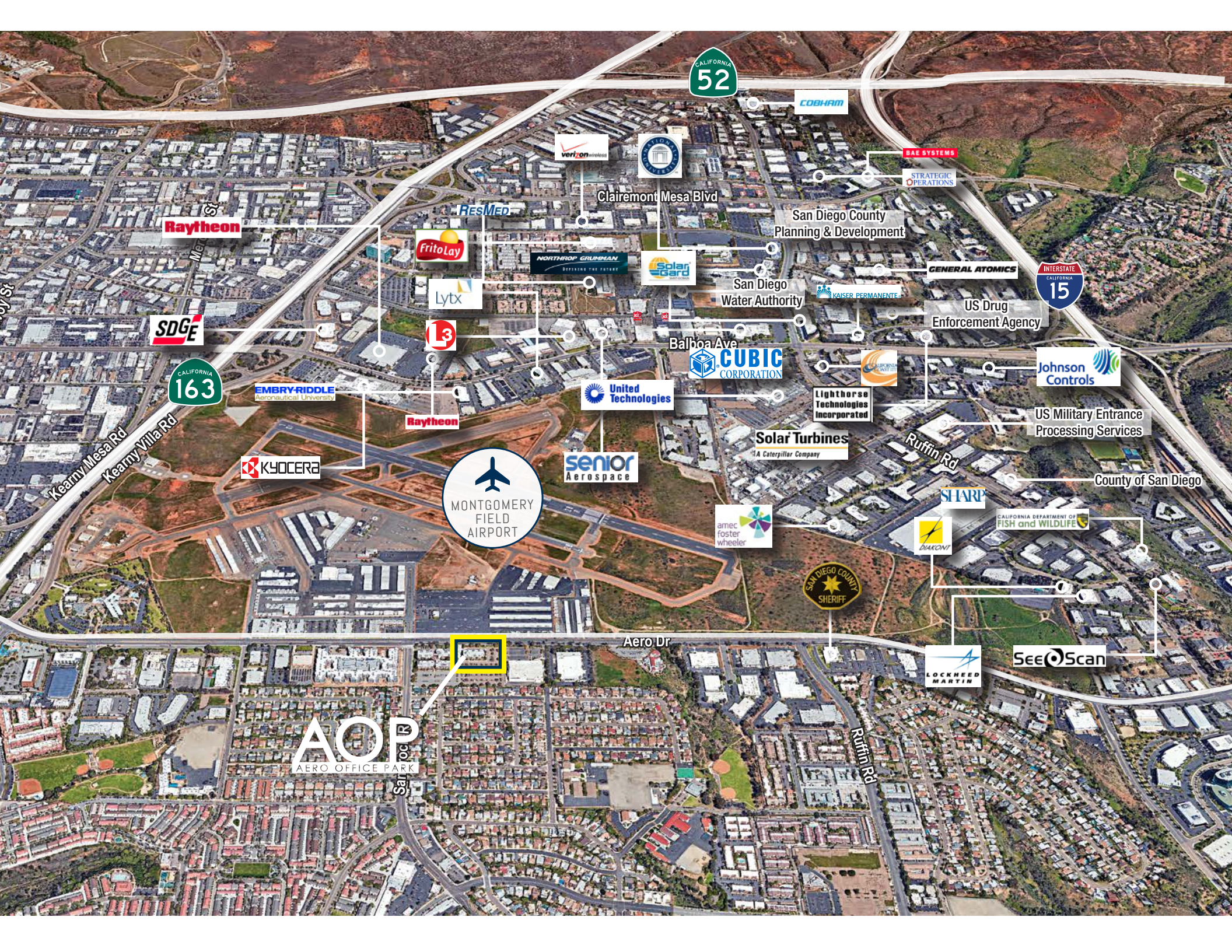


507,943

Total Households



*Census numbers are based on a 10 mile radius



Raytheon

SDGE



EMBRY-RIDDLE
Aeronautical University

KYOCERA



AOP
AERO OFFICE PARK

FritoLay

Lytx

L3

Raytheon

senior
Aerospace

NORTHROP GRUMMAN
DEFENDING THE FUTURE

verizon
wireless

RESMED

Solar Gard

United Technologies

Balboa Ave
CUBIC CORPORATION

Solar Turbines
A Caterpillar Company

amec
foster
wheeler



Aero Dr



Clairemont Mesa Blvd

San Diego
Water Authority

Balhoa Ave

Lighthouse
Technologies
Incorporated

Solar Turbines
A Caterpillar Company

SHARP

BAKONTI

LOCKHEED
MARTIN

COBHAM

BAE SYSTEMS

STRATEGIC
OPERATIONS

San Diego County
Planning & Development

GENERAL ATOMICS



US Drug
Enforcement Agency

Johnson
Controls

US Military Entrance
Processing Services

County of San Diego

CALIFORNIA DEPARTMENT OF
FISH and WILDLIFE

SEE&SCAN



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