

CMK KEARNY PARK 8252-8280

— CLAIREMONT MESA BOULEVARD —
SAN DIEGO, CA 92111

UNDER NEW LEASING & MANAGEMENT / PARK RENOVATIONS UNDERWAY



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Voit

REAL ESTATE SERVICES

8252-8280

— CLAIREMONT MESA BOULEVARD —
SAN DIEGO, CA 92111

UNDER NEW LEASING & MANAGEMENT / PARK RENOVATIONS UNDERWAY

PROPERTY DETAILS

- » Located in the heart of Kearny Mesa, San Diego's most centralized industrial/retail submarket
- » Easily accessible from I-805, I-15, CA-52, & CA-163.
- » Quick access to Clairemont Mesa Blvd., Balboa Avenue, and Convoy Street
- » Grade and dock level loading (suite dependent, confirm individual suites)
- » Clear Height: $\pm 16'$ - $18'$
- » Building and monument signage available
- » Close proximity to Kaiser Permanente Hospital
- » Quick access to prominent Asian grocery stores, retail, and restaurants
 - Zion Market, 99 Ranch Market, & Target, Costco & Dumpling Inn

$\pm 2,932$ & $\pm 5,671$ SF
(CONTIGUOUS TO $\pm 8,603$ SF)

RETAIL SPACE AVAILABILITIES

± 902 - $\pm 9,070$ SF
INDUSTRIAL SPACE AVAILABILITIES

RETAIL AVAILABILITY

8252 CLAIREMONT MESA BOULEVARD					
SUITE	SIZE	TYPE	LEASE RATE	OCCUPANCY	COMMENTS
A	±5,671 SF	Retail	Contact Broker	Vacant	Contiguous with Suite A1 for ±8,603 SF
A1	±2,932 SF	Retail	Contact Broker	Vacant	Contiguous with Suite A for ±8,603 SF

INDUSTRIAL AVAILABILITY

8268 CLAIREMONT MESA BOULEVARD					
SUITE	SIZE	TYPE	LEASE RATE	OCCUPANCY	COMMENTS
A	±9,070 SF	Industrial	Contact Broker	Vacant	75% warehouse, Dock & Grade loading

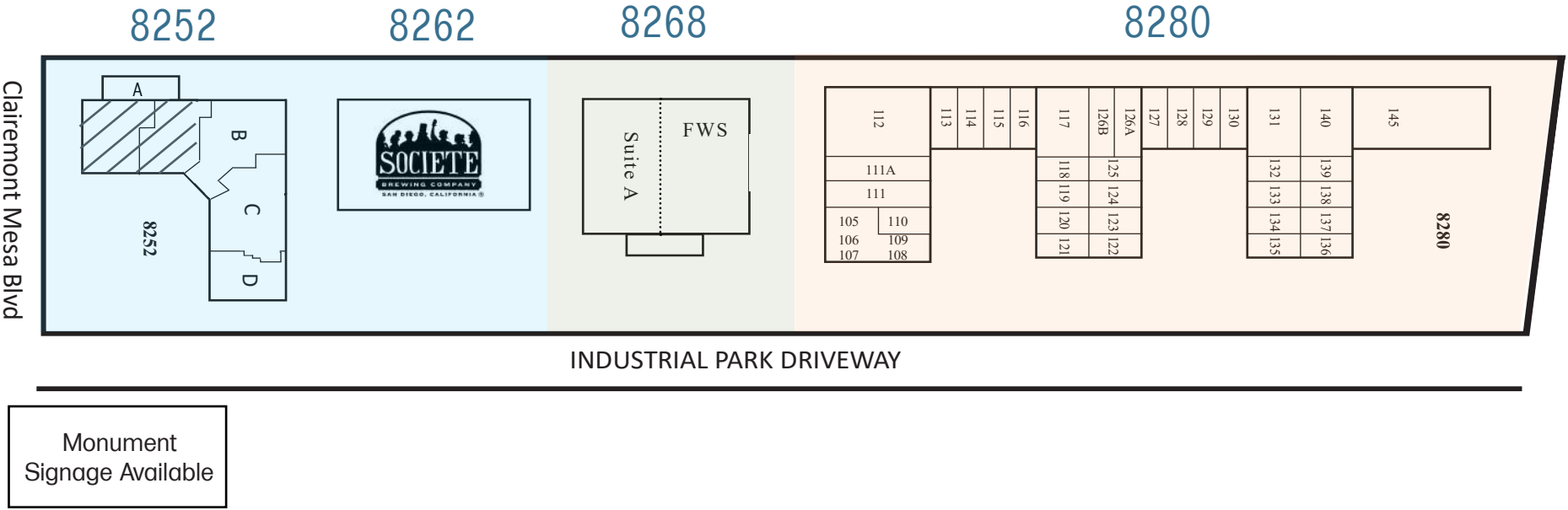
8280 CLAIREMONT MESA BOULEVARD					
SUITE	SIZE	TYPE	LEASE RATE	OCCUPANCY	COMMENTS
117	±2,888 SF	Industrial	Contact Broker	Vacant	Existing commercial coolers & grease trap
118	±968 SF	Industrial	Contact Broker	Vacant	Contiguous with Suite 117 for ±3,586 SF
123	±902 SF	Industrial	Contact Broker	Vacant	Contiguous with Suite 124 for ±2,896 SF
124	±1,994 SF	Industrial	Contact Broker	Vacant	Contiguous with Suite 125 for ±2,971 SF
125	±977 SF	Industrial	Contact Broker	Vacant	Contiguous with Suite 124 for ±2,971 SF
139	±963 SF	Industrial	Contact Broker	Vacant	Contiguous with Suite 138 for ±1,936 SF

NNN EXPENSES: \$0.40/SF

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CMK KEARNY PARK
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CLAIREMONT MESA BOULEVARD

SITE PLAN





8280

8268

8262

8252

CLAIREMONT MESA BOULEVARD

INDUSTRIAL PARK DRIVEWAY



8252 CLAIREMONT MESA BOULEVARD

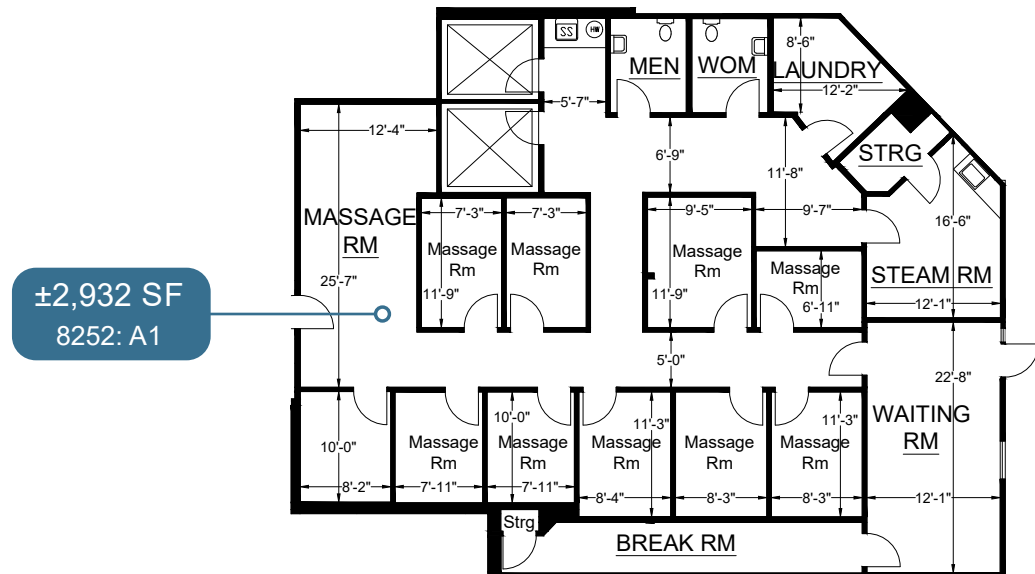
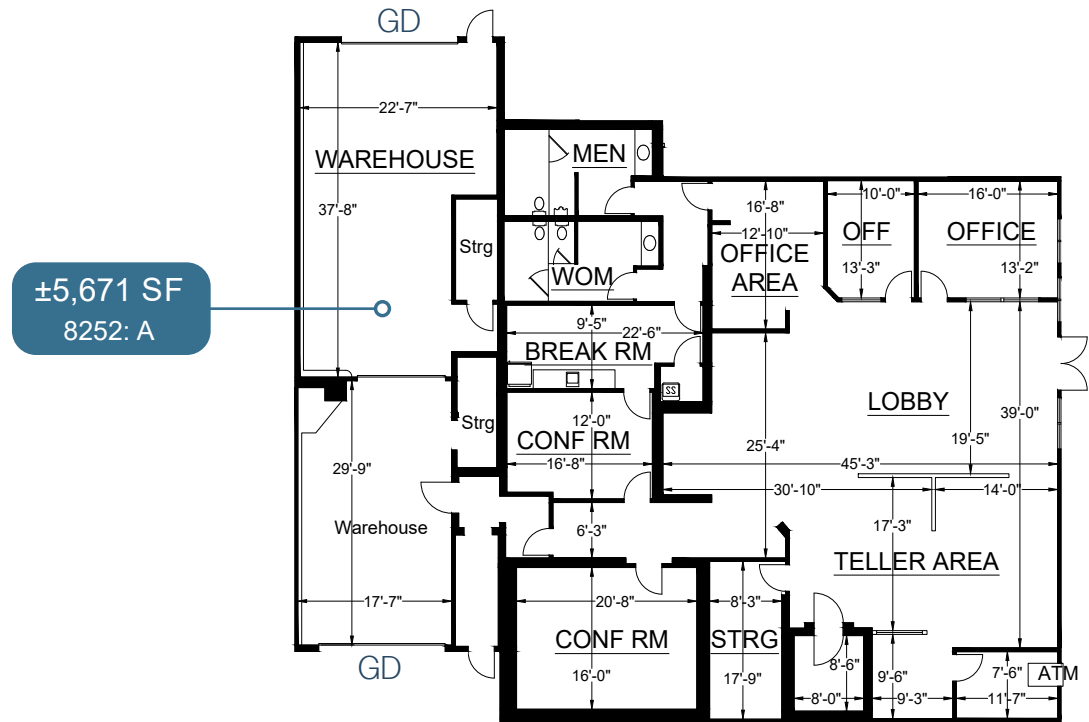
SUITE	SIZE	TYPE	AVAILABLE
A	±5,671 SF	Retail	Now
A1	±2,932 SF	Retail	30 Days

Suite A1 Features:

- » Contiguous with Suite A2 to ±8,603 SF
- » 400 amps
- » ±1,600 SF warehouse area with roll up doors
- » Former Bank Branch, Vault removed
- » Contact Broker for Pricing (Low NNN's = \$.40/SF)

Suite A2 Features:

- » Contiguous to Suite A1 to ±8,603 SF
- » 200 amps
- » Additional plumbing with showers
- » Contact Broker for Pricing (Low NNN's = \$.40/SF)



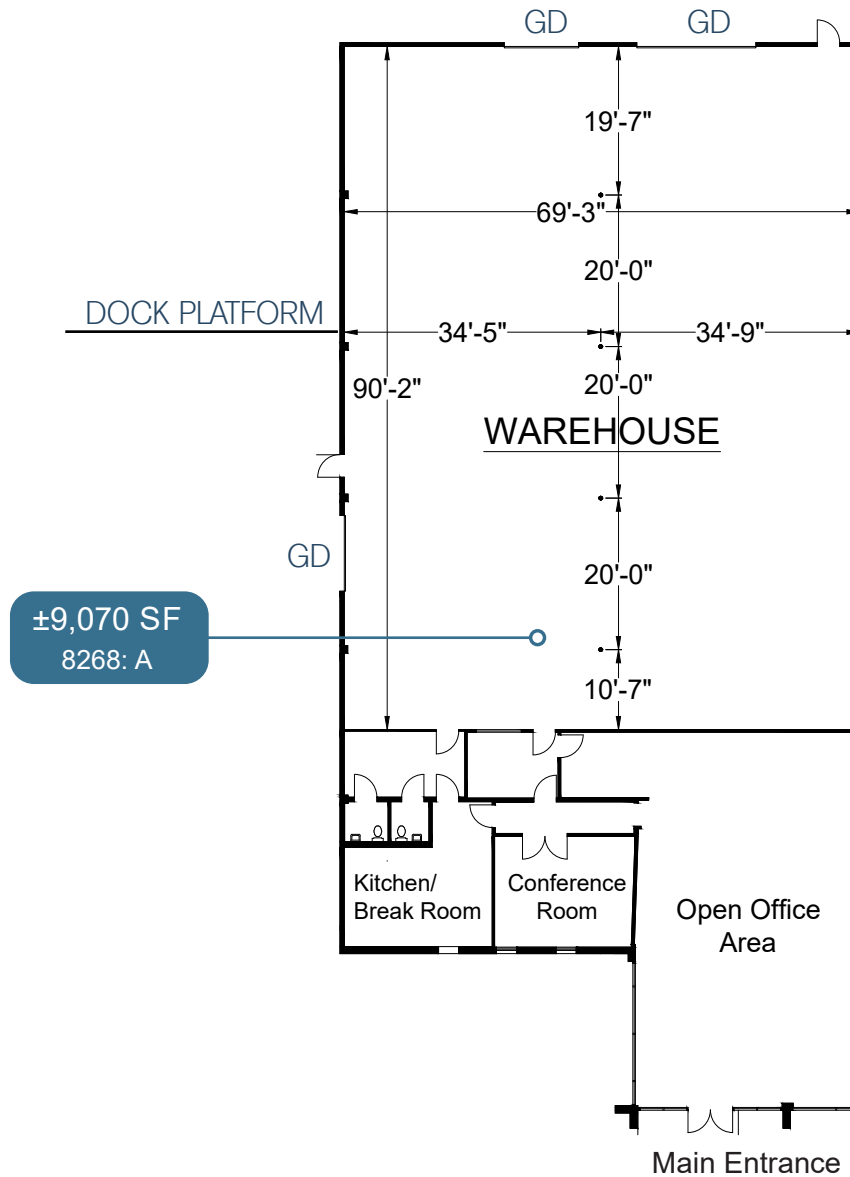


8268 CLAIREMONT MESA BOULEVARD

SUITE	SIZE	TYPE	AVAILABLE
A	±9,070 SF	Industrial	Vacant

Suite A Features:

- » Grade and dock level loading
- » 75% warehouse
- » ±18' clear height
- » 200a/120 - 208v 3p power
- » Contact Broker for Pricing





8280 CLAIREMONT MESA BOULEVARD

SUITE	SIZE	TYPE	AVAILABLE
117	±2,888 SF	Commercial Kitchen/ Industrial	Now
118	±968 SF	Contact	Now

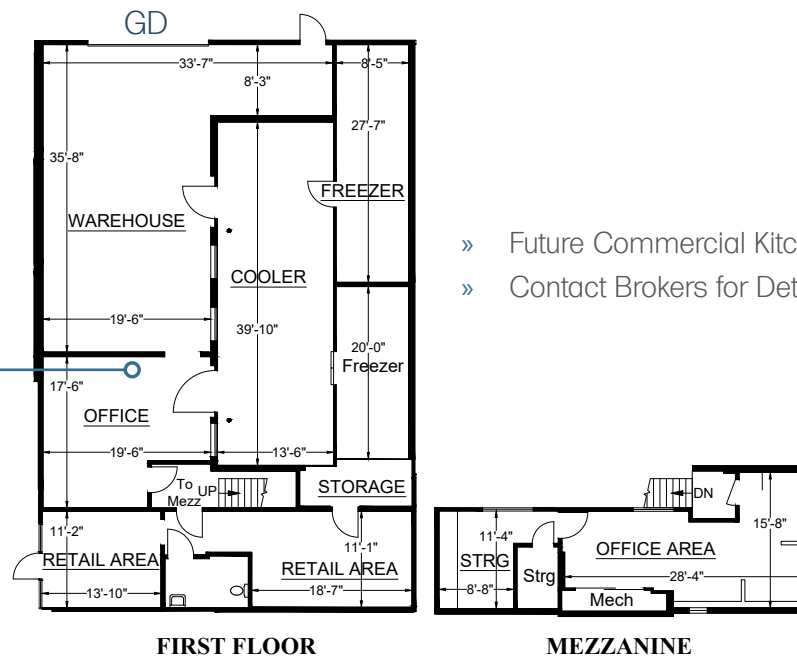
Suite 117 Features:

- » Contiguous with Suite 118 to ±3,856 SF
- » Warehouse
- » 2 offices with mezzanine
- » Cooler & 2 freezers
- » Grease Trap
- » Retail areas
- » Grade Level loading
- » 200 AMP 3 Phase
- » Contact Broker for Pricing

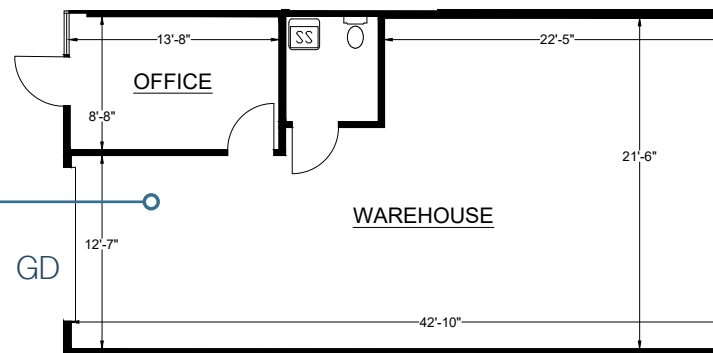
Suite 118 Features:

- » Contiguous with Suite 117 to ±3,856 SF
- » Warehouse
- » Private office
- » 100 AMP 3 Phase
- » Grade Level loading

±2,888 SF
8280: 117



±968 SF
8280: 118





8280 CLAIREMONT MESA BOULEVARD

SUITE	SIZE	TYPE	AVAILABLE
123	±902 SF	Industrial	Now
124	±963 SF	Industrial	Now
125	±977 SF	Industrial	Now

Suite 123 Features:

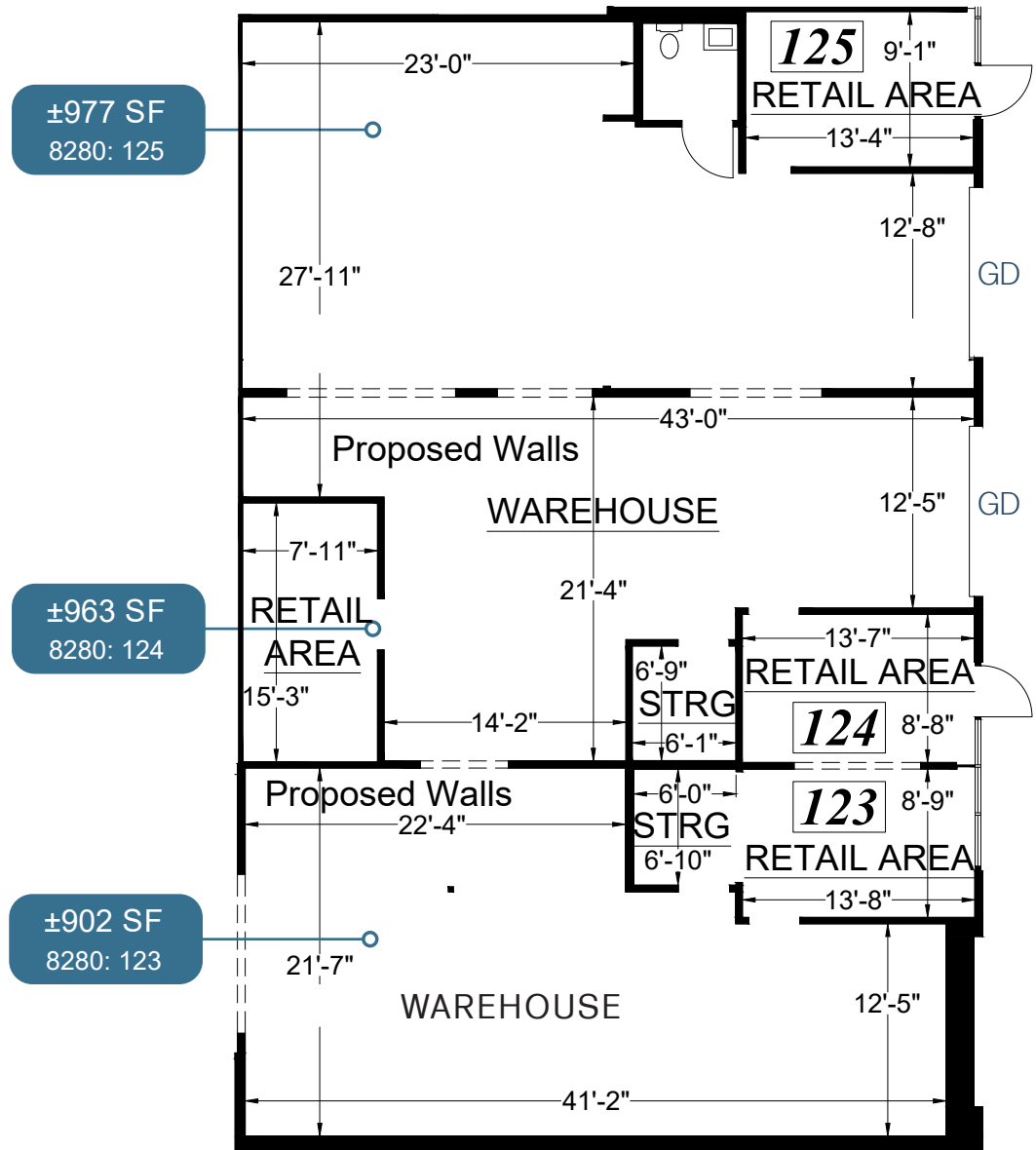
- » Contiguous with Suite 124 & 125 to ±2,842 SF
- » Warehouse
- » 100 AMP 3 Phase
- » Contact Broker for Pricing

Suite 124 Features:

- » Contiguous with Suite 125 to ±1,940 SF
- » Warehouse
- » 100 AMP 3 Phase
- » Contact Broker for Pricing

Suite 125 Features:

- » Contiguous with Suite 124 to ±1,940 SF
- » Warehouse
- » Retail area
- » 100 AMP 3 Phase
- » Contact Broker for Pricing





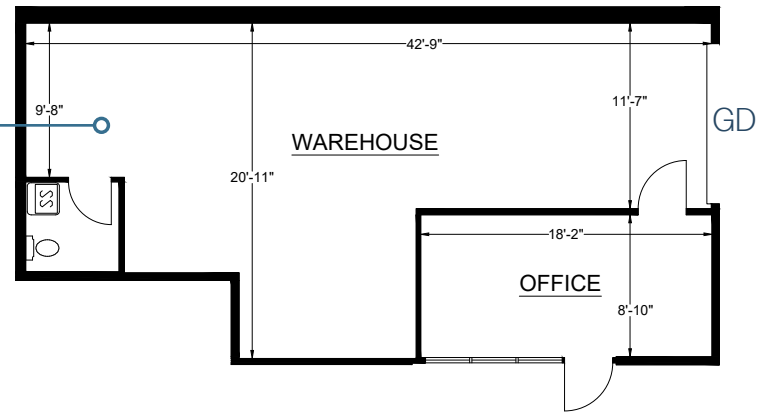
8280 CLAIREMONT MESA BOULEVARD

SUITE	SIZE	TYPE	AVAILABLE
139	±963 SF	Industrial	Now

Suite 139 Features:

- » Contiguous with Suite 138 to ±1,936 SF
- » Warehouse
- » Grade Level loading
- » Contact Broker for Pricing

±963 SF
8280: 139



8252-8280

CLAIREMONT MESA BOULEVARD
SAN DIEGO, CA 92111

VONS
Burlington
ROSS
DRESS FOR LESS

BIG LOTS!
Michael's
Where Creativity Happens
T.J. MAXX

Pepper's
Denny's

Starbucks
Walmart
Save money. Live better.
Food 4 Less
LA Fitness
Smart & Final
Smart & Final
Smart & Final

Clairemont Mesa Blvd

James Madison High School

GRAINGER

Denny's

Starbucks

VONS

Junipero Serra High School

Tierrasanta Blvd

Smart & Final

Kohl's

VONS

TARGET

Balboa Ave

ISLANDS
Fine burgers & drinks

Applebee's

24 FITNESS

Montgomery-Gibbs Executive Airport

COSTCO WHOLESALE
TARGET
DOLLAR TREE
STAPLES
IN-N-OUT
Burgers & Fries

Aero Dr

Sizzler

Hilton

VONS

DOLLAR TREE

Walmart
Save money. Live better.

Fry's

Admiral Baker Golf Course

KAISER PERMANENTE

Tecolote Canyon Natural Park

Clairemont Dr

San Diego Mesa College

Stephen Kearny High School

Rady Children's Hospital

Sharp Mesa Vista Hospital

Baptist College

163

805

COSTCO WHOLESALE

Qualcomm Stadium

Low's

8

Fashion Valley Center

Neiman Marcus

bloomingdale's

JCPenney

FOREVER 21

NORDSTROM

University of San Diego

Friars Rd

Denny's

Ralph's

Food 4 Less

DOUBLE TREE
BY HILTON

Marshalls

ROSS
DRESS FOR LESS

Office DEPOT

LIVING SPACES

IKEA

Westfield Shoppingtown Mission Valley

TARGET

macys

BED, BATH & BEYOND
The original catalog of all things home

NORDSTROM

AMC THEATRES



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	4,653	81,889	283,008
2030 Population Projection	4,787	82,360	285,627
2025 Households	2,307	31,043	111,656
2030 Household Projection	2,371	31,199	112,700
Median Household Income	\$136,570	\$107,986	\$109,232
Median Home Value	\$770,215	\$831,599	\$878,423

TRAFFIC COUNTS

Collection Street	Cross Street	Cars/Day
Clairemont Mesa Boulevard	Kearny Mesa Road	30,548
Clairemont Mesa Boulevard	Overland Avenue	16,676
SR-52	-	113,183
Mercury Street	Raytheon Road	6,491
SR-52	Convoy Street	8,312
Clairemont Mesa Boulevard	Convoy Street	29,805



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