

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



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

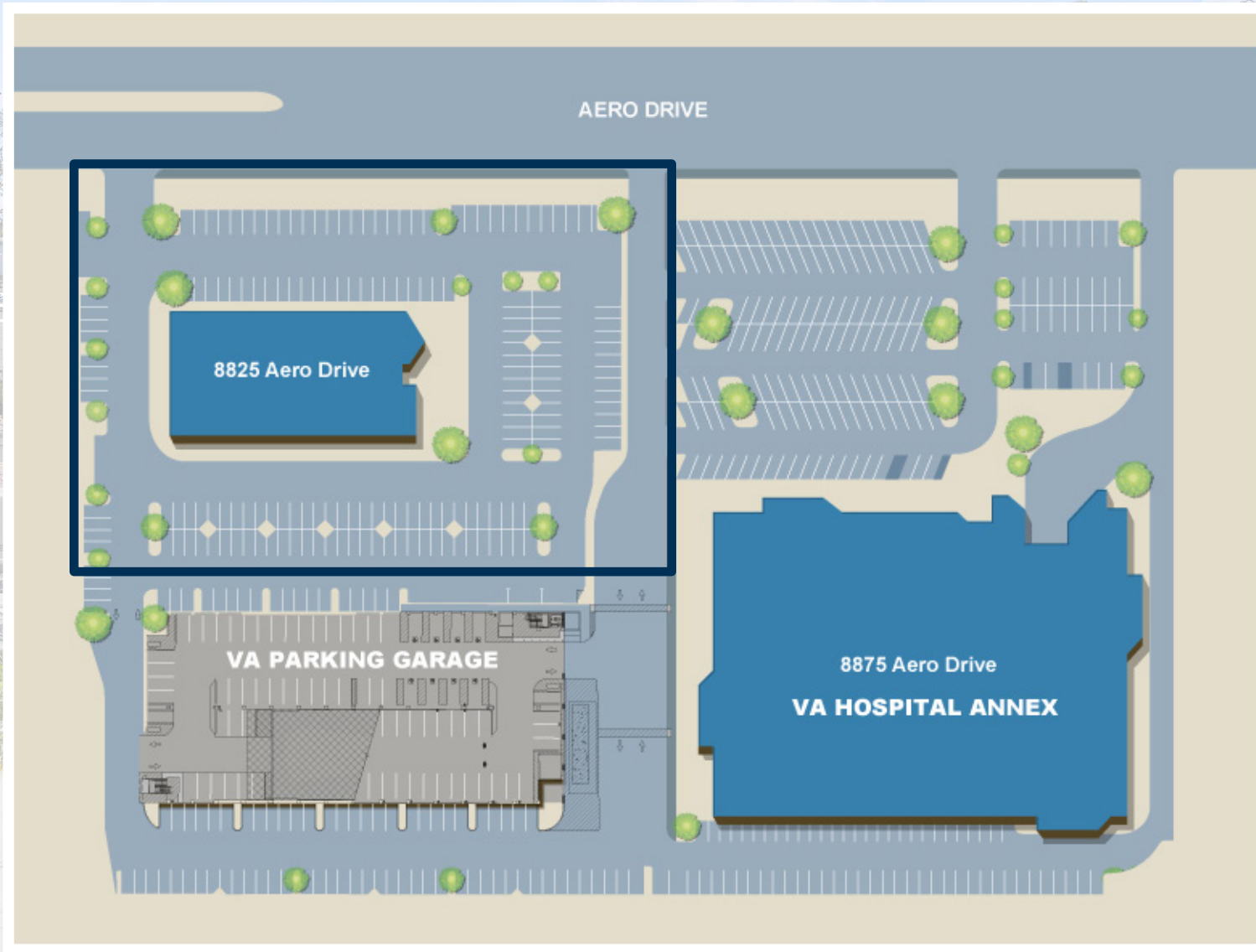
## FREEWAY ACCESS

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

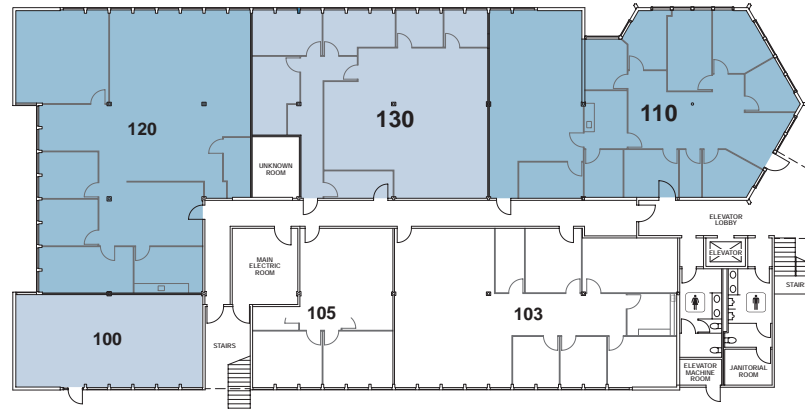
Suite 100 | ±913 RSF

Suite 110 | ±2,741 RSF

Suite 120 | ±3,004 RSF

Suite 130 | ±2,158 RSF

» Suites 100 - 130 are contiguous for a total of approximately 8,816 RSF.



# 1<sup>ST</sup>

# 2ND FLOOR

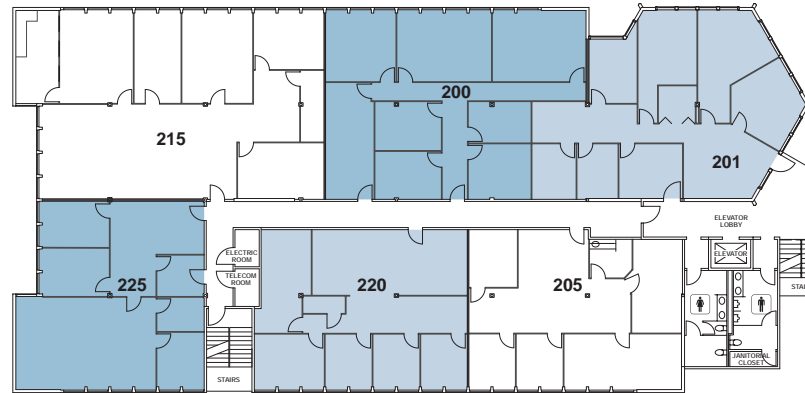
Suite 200 | ±2,437 RSF

Suite 201 | ±1,929 RSF

Suite 220 | ±1,729 RSF

Suite 225 | ±1,721 RSF

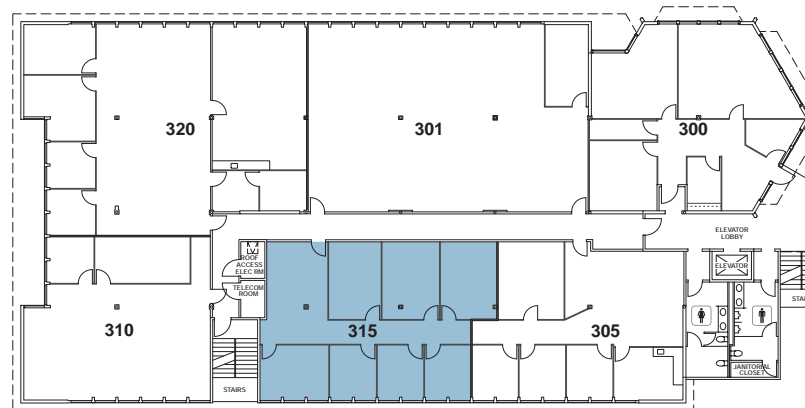
» Suites 200 - 201 are contiguous for a total of approximately 4,366 RSF.



# 2<sup>ND</sup>

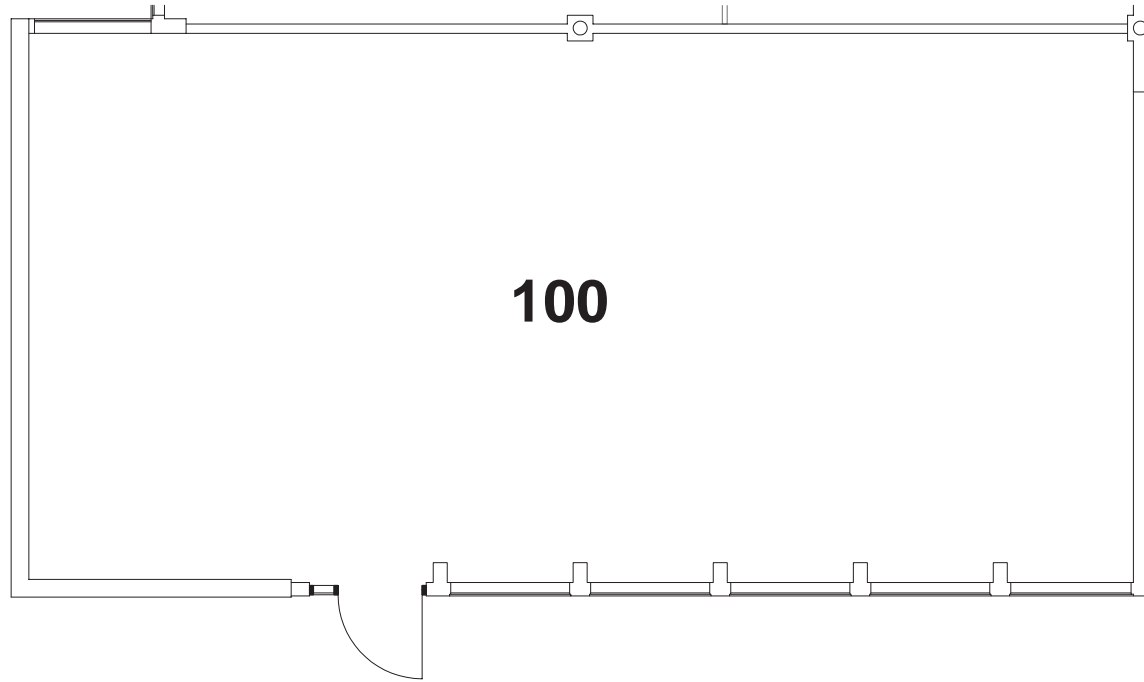
# 3RD FLOOR

Suite 315 | ±1,835 RSF



# 3<sup>RD</sup>

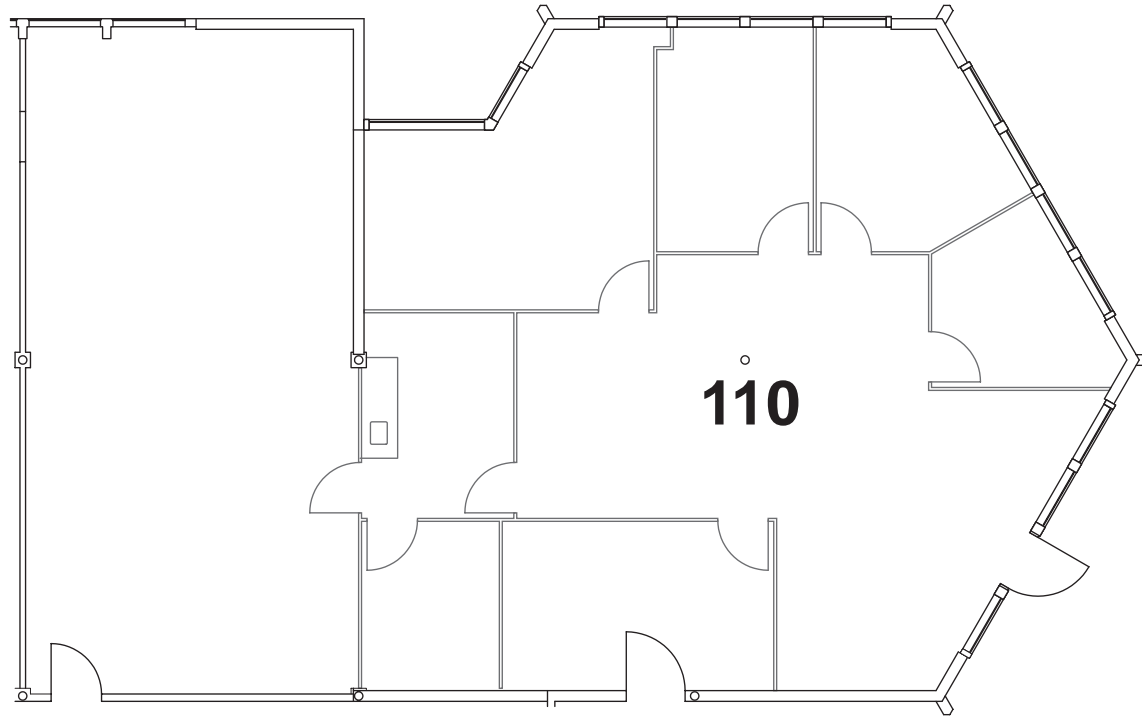
## AVAILABILITY



## SUITE SPECIFICATION PLAN



SUITE NO.:	100
SIZE:	913 RSF
PROMO RATE:	\$0.99 /SF + Electric /Mo.
AVAILABLE:	August 1, 2026
NOTES:	Exterior entry, all open space.



## SUITE SPECIFICATION PLAN



SUITE NO.: 110

SIZE: 2,741 RSF

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

AVAILABLE: Now

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

SUITE NO.: 120

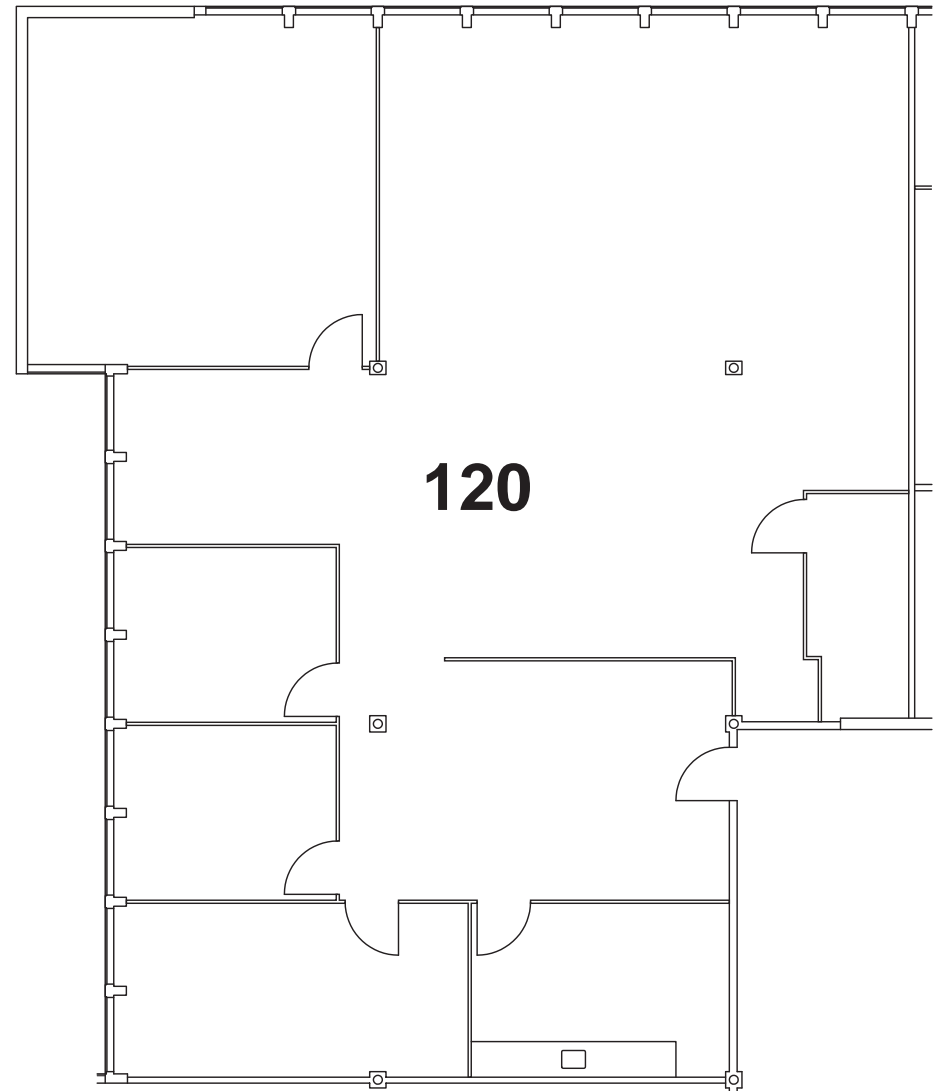
SIZE: 3,004 RSF

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

AVAILABLE: Now

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

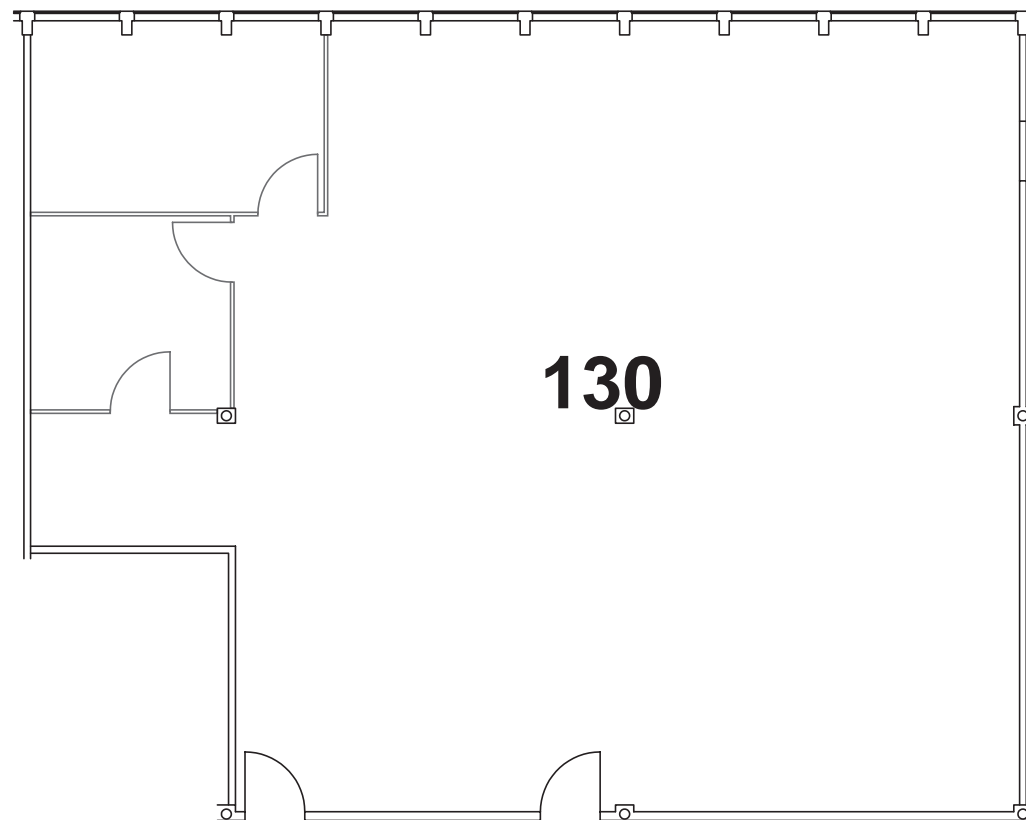
SIZE: 2,158 RSF

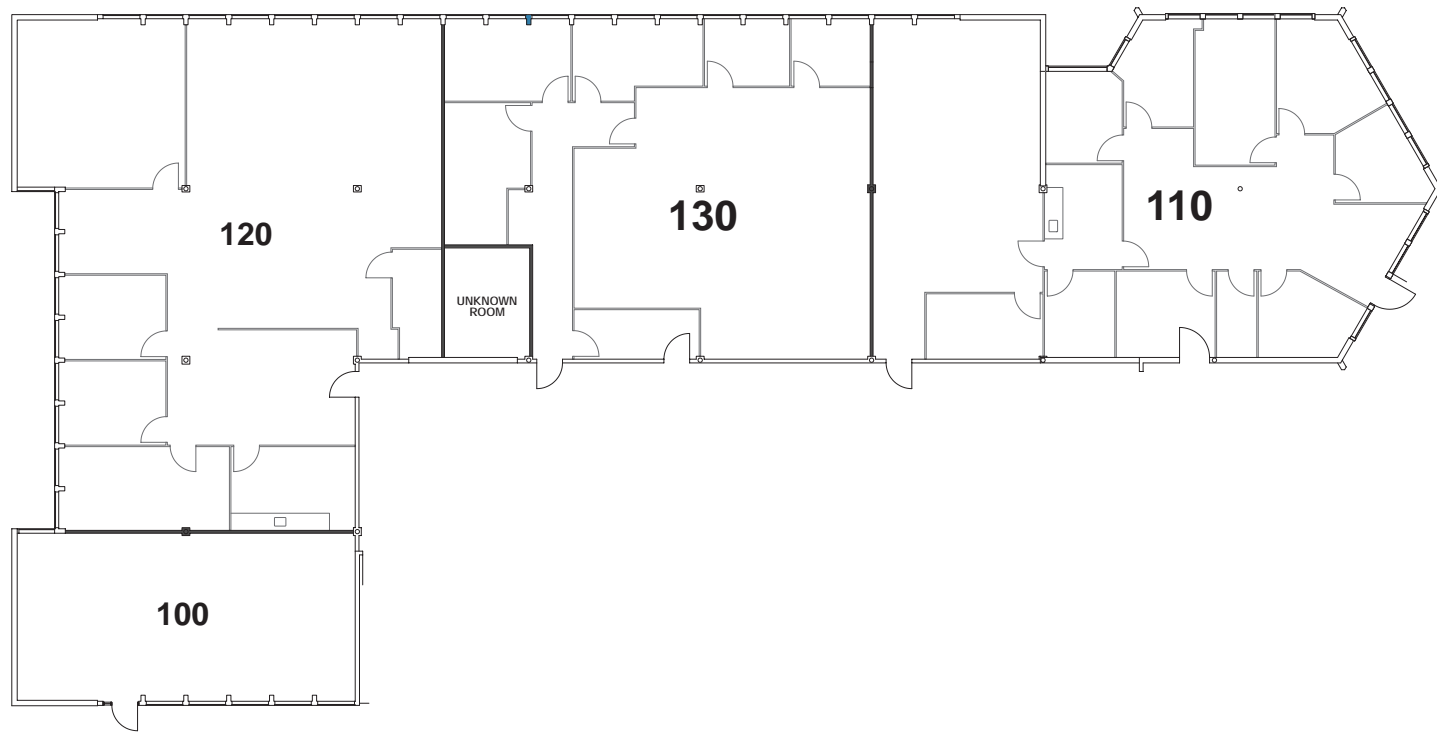
PROMO RATE: \$0.99 /SF + Electric /Mo.

AVAILABLE: Now

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

## SUITE SPECIFICATION PLAN





## CONTIGUOUS PLAN



SUITE NO.: 100, 110, 120, and 130

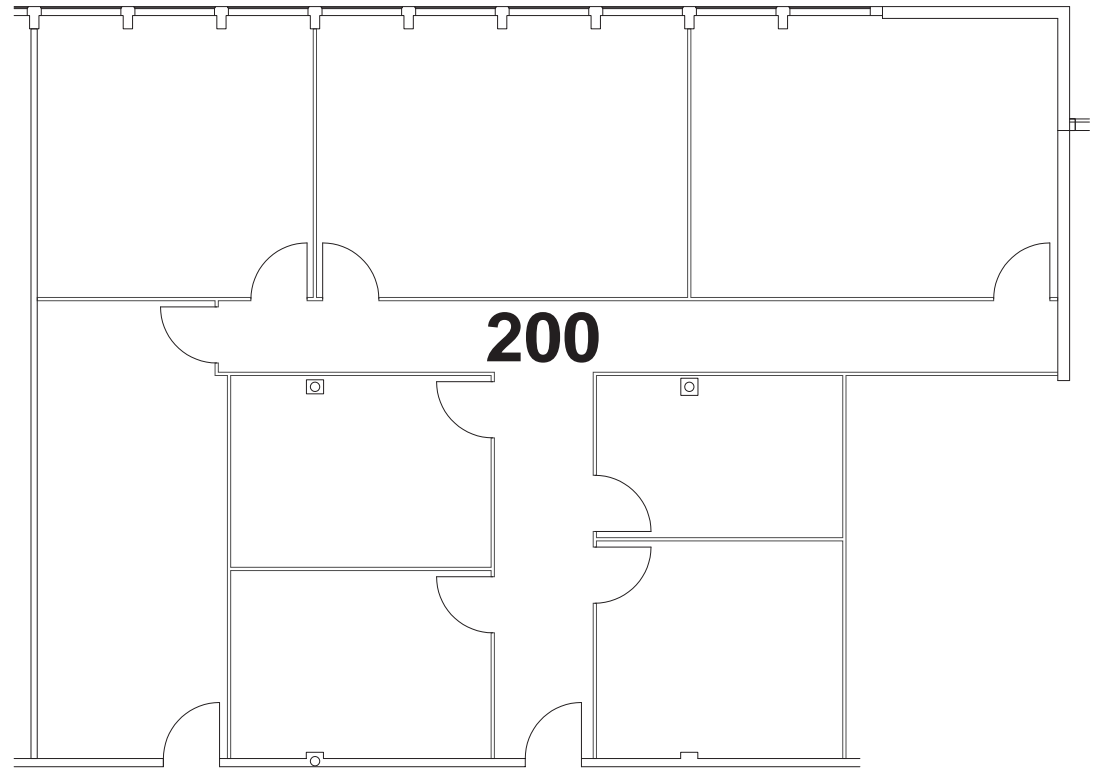
SIZE: 8,816 RSF

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

AVAILABLE: Now

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

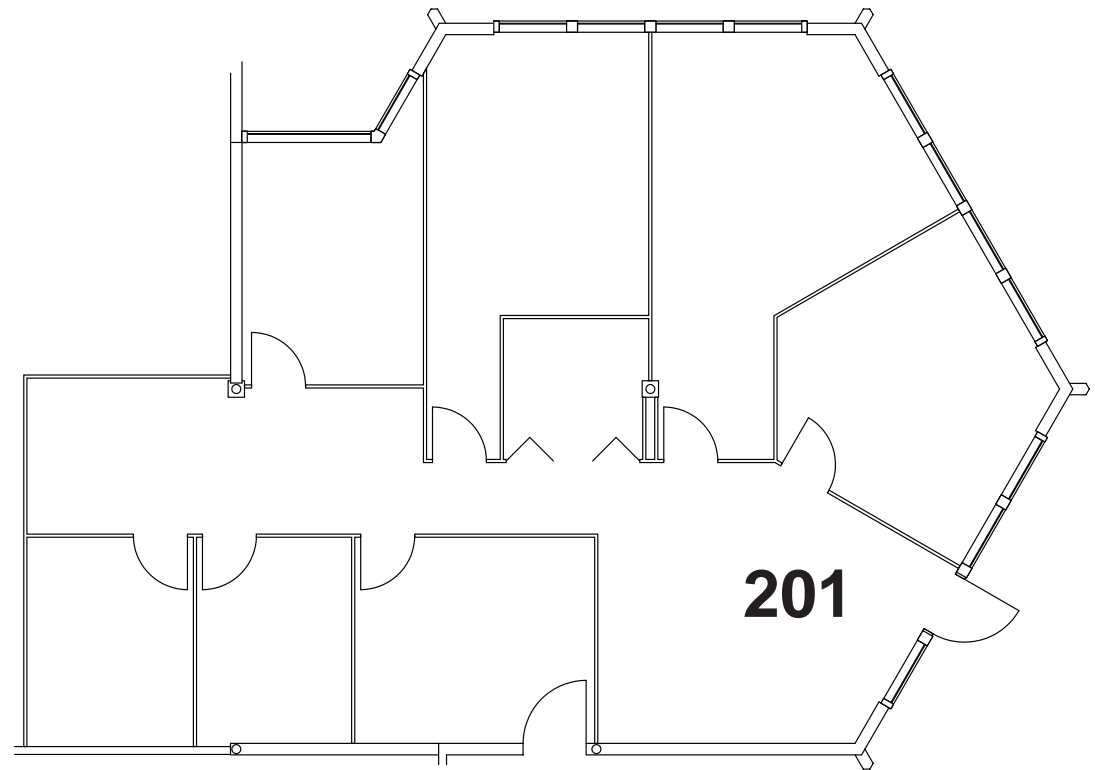
SIZE: 2,437 RSF

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

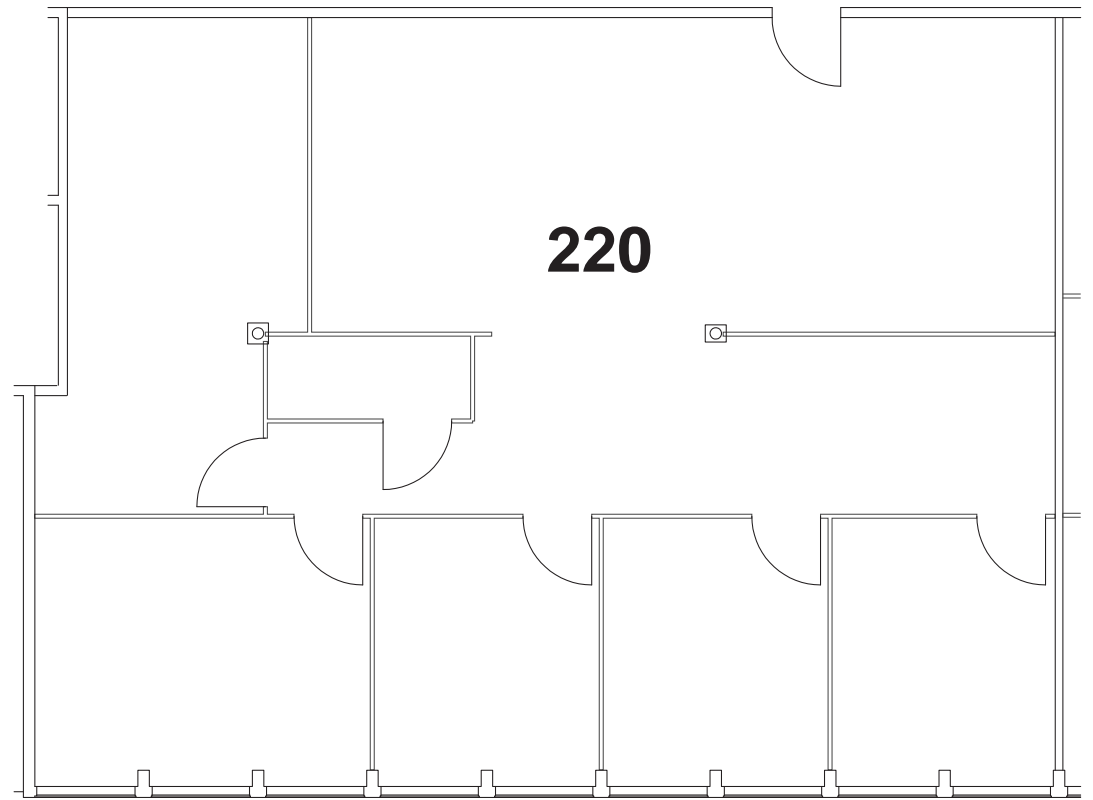
**SIZE:** 1,929 RSF

**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

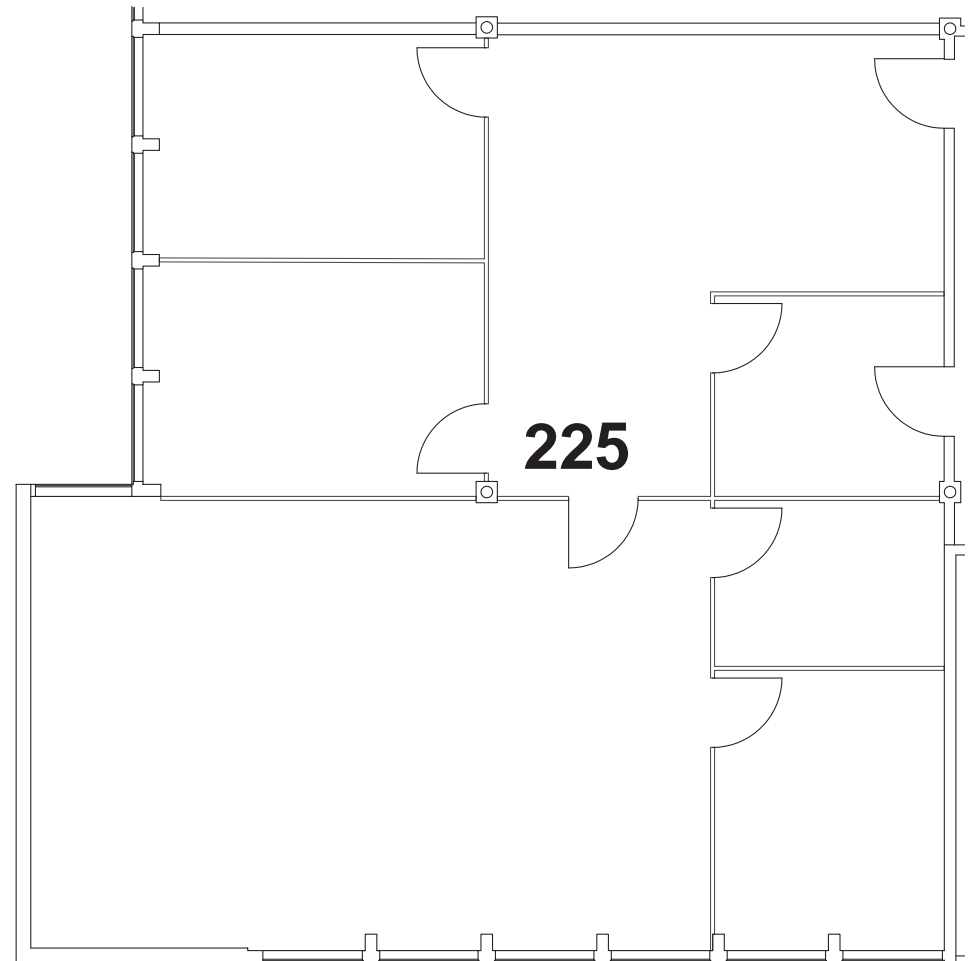
SIZE: 1,721 RSF

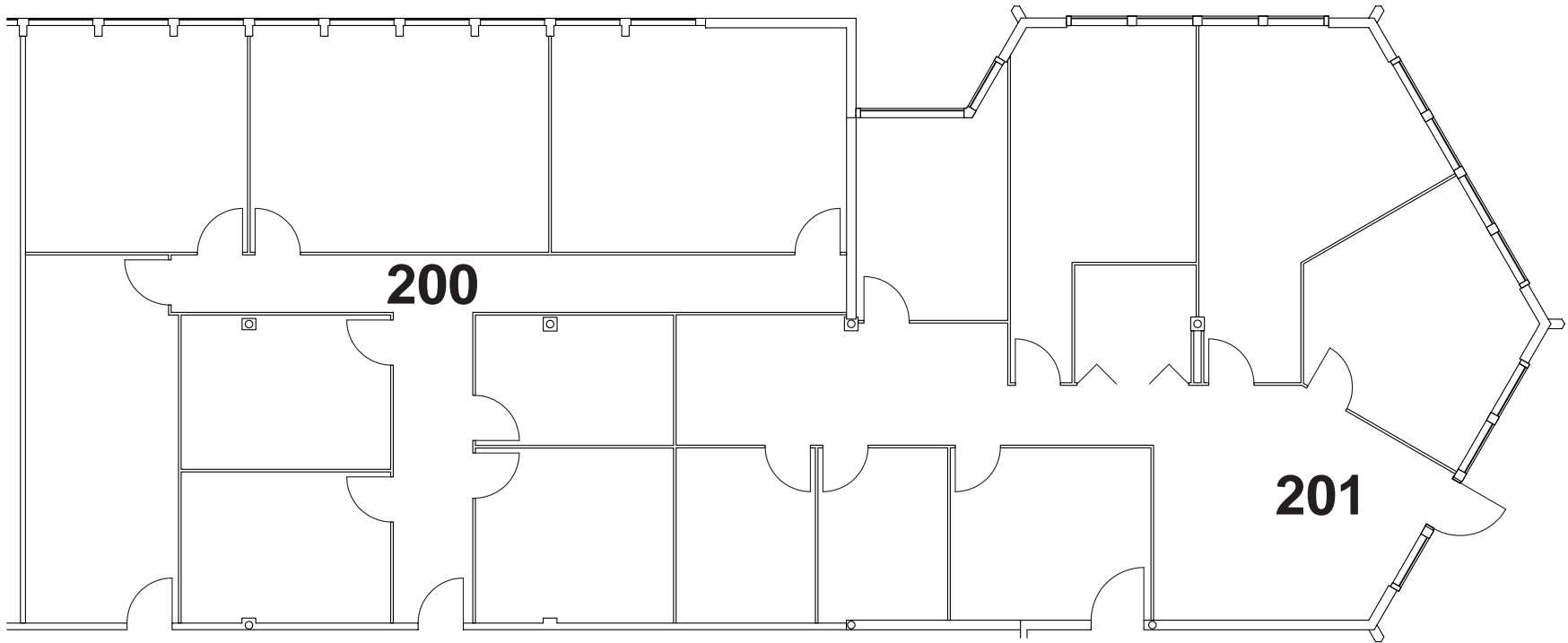
PROMO RATE: \$0.99 /SF + Electric /Mo.

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

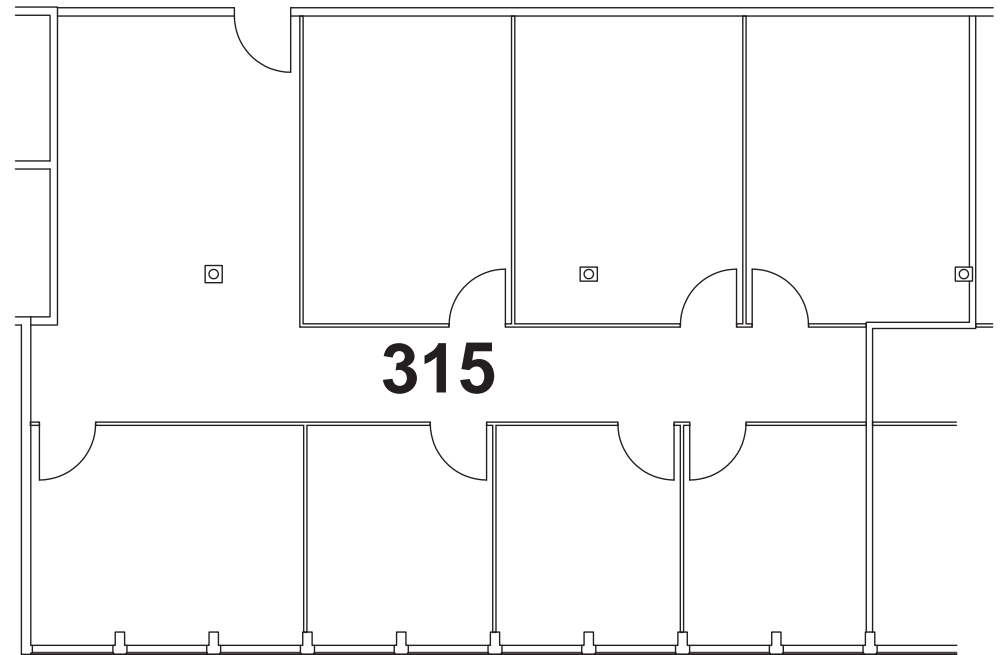
SUITE NO.: 315

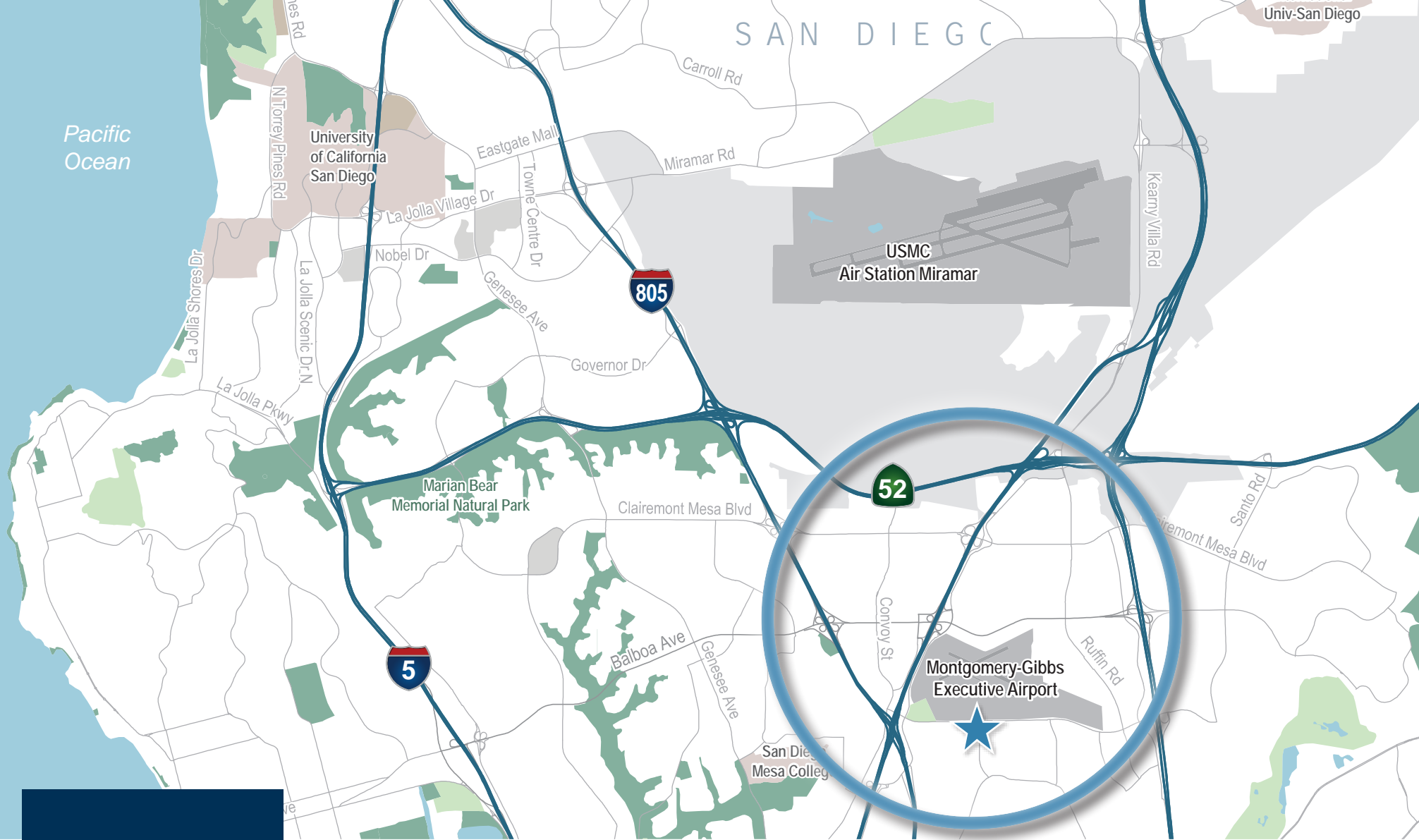
SIZE: 1,835 RSF

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

AVAILABLE: Now

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.



# KEARNYMESA

\$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



COBHAM

BAE SYSTEMS

STRATEGIC OPERATIONS

Clairemont Mesa Blvd

San Diego County Planning & Development

Raytheon

RESMED

FritoLay

NORTHROP GRUMMAN

Solar Gard

GENERAL ATOMICS



San Diego Water Authority

KAISER PERMANENTE

US Drug Enforcement Agency

SDGE

L3

Balboa Ave

CUBIC CORPORATION

Light Horse Technologies Incorporated

Johnson Controls

EMBRY-RIDDLE AERONAUTICAL UNIVERSITY

United Technologies

US Military Entrance Processing Services

Kearny Mesa Rd  
Kearny Villa Rd



KYOCERA



senior Aerospace

Solar Turbines  
A Caterpillar Company

Ruffin Rd

County of San Diego

amec foster wheeler

SHARP

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE



DIAMONT

Aero Dr

LOCKHEED MARTIN

SeeoScan

AOP  
AERO OFFICE PARK

San Jacinto St

Ruffin Rd



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