

AVAILABLE FOR SALE

+/- 13,749 SF KEARNY MESA FLEX/INDUSTRIAL

4660 VIEWRIDGE AVENUE, SAN DIEGO, CA 92123



*Image has been digitally modified by artificial intelligence (AI). The depiction is for visualization purposes only and may not reflect actual property conditions. Original image available upon request.

GLENN ARNOLD

Senior Vice President, Partner

(858) 458-3319 | garnold@voitco.com

License: 00953038

MILES ARNOLD

Senior Associate

(858) 458-3324 | marnold@voitco.com

License: 02094013

Voit

REAL ESTATE SERVICES

4180 La Jolla Village Dr. Suite 100

La Jolla, CA 92037

www.voitco.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.
©2026 Voit Real Estate Services, Inc. All Rights Reserved.

PROPERTY OVERVIEW



PRICING:
\$5,843,325 (\$425/SF)



CLEARANCE:
Clear Height: 12'-14"



BUILDING SIZE:
± 13,749 SF



LOADING:
2 Existing Grade Level Loading Doors. Ability to add multiple additional doors.



PARKING:
±3/1,000 SF - 47 surface parking spaces



POWER:
Approximately 1200 Amps @208v. (Buyer/Tenant to verify)



ZONING:
IL-2-1



TENANCY:
Divisible into 2-3 separate units



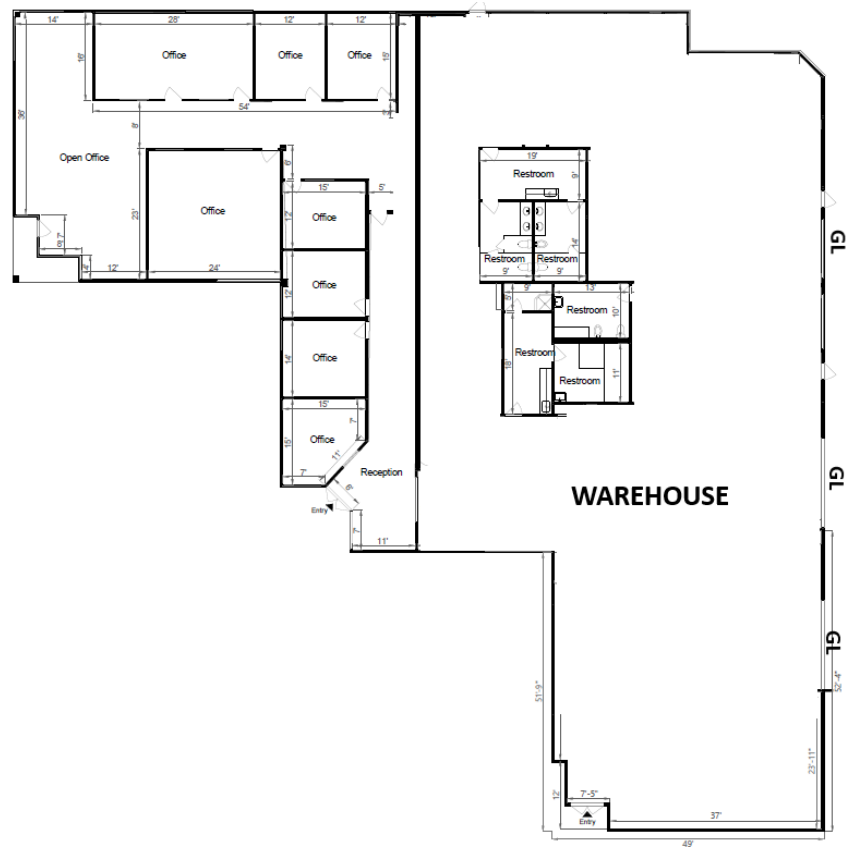
YEAR BUILT:
1984



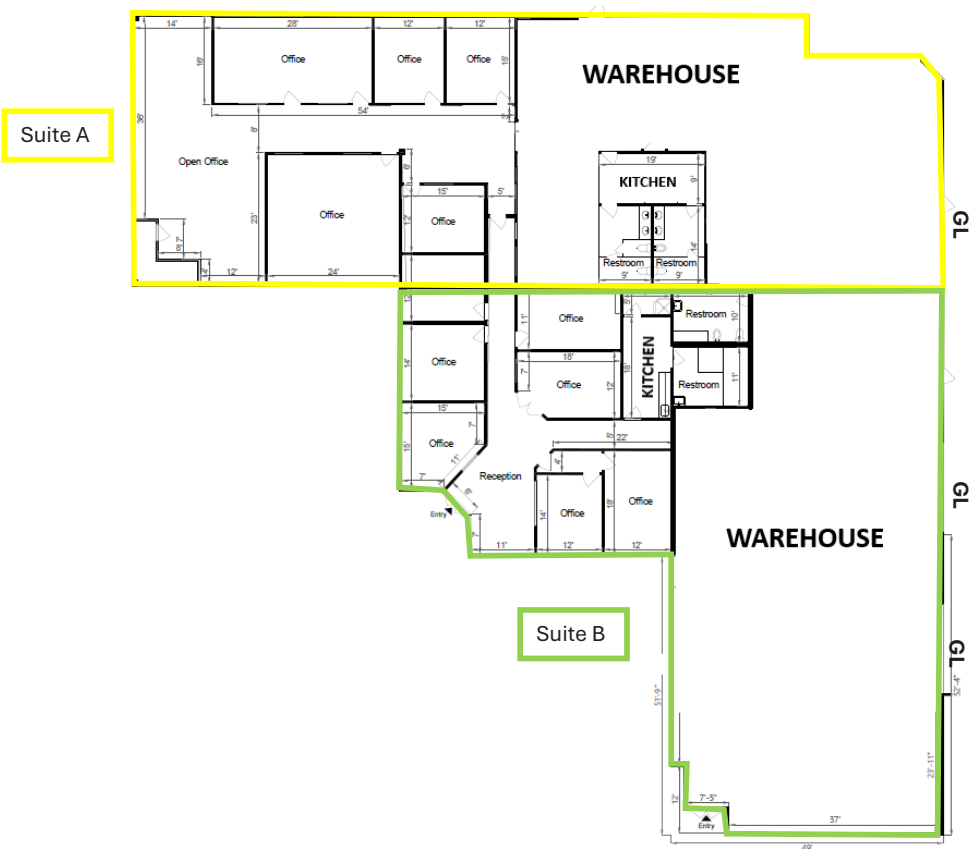
SUBMARKET:
Kearny Mesa

CONCEPTUAL FLOOR PLAN

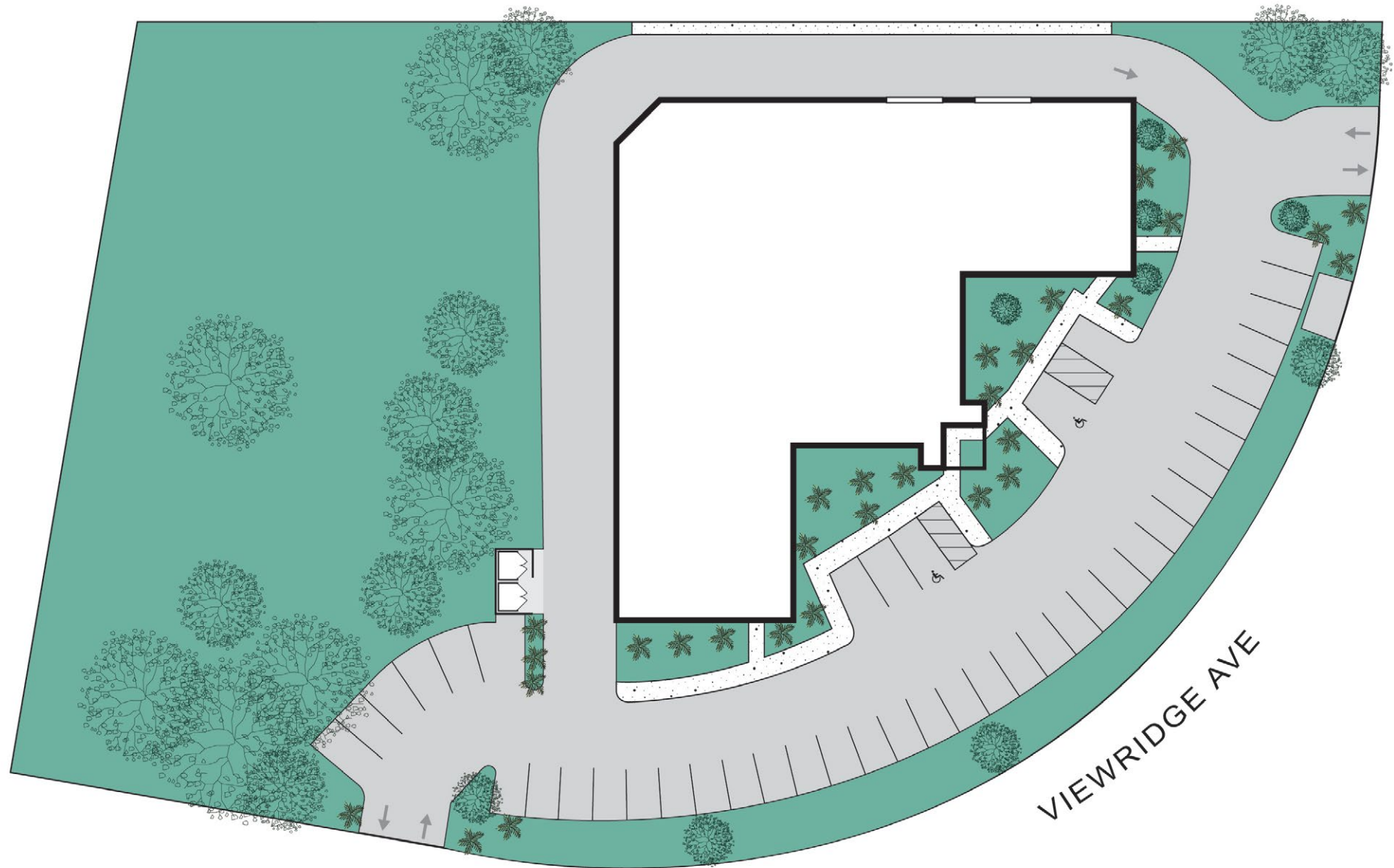
OPTION 1



OPTION 2



SITE PLAN







4660

VIEWRIDGE AVENUE

AERIAL MAP



KEARNY MESA OVERVIEW

Kearny Mesa is a community in the central part of San Diego, California. It is bounded by State Route 52 to the north, Interstate 805 to the west, Aero Drive to the south, and Interstate 15 to the east. Adjacent communities include Serra Mesa, Clairemont and Tierrasanta.

Montgomery Field is a local municipal airport in Kearny Mesa. The community is also adjacent to Marine Corps Air Station Miramar.

There are several residential developments in the community, among them Stonecrest, Kearny Lodge, and Royal Highlands.

The Convoy District is distinguished by its diverse collection of businesses owned and representative of different Asian cultures such as Chinese, Korean, Japanese, Vietnamese, and Thai shopping and eating establishments.

The presence of Asian businesses in the Convoy District area is said to have started with the establishment of a Woo Chee Chong grocery store on Convoy Street in 1979. The Korean market chain Zion opened its first store in the Convoy District, also in 1979. A few years later, in 1986, Nijiya Market (a Japanese market located in the southwestern portion of the Convoy District), opened its very first store; it later expanded to more than ten locations in California and Hawaii. These early establishments served as small anchors, and additional Asian shops and restaurants opened nearby. As the area's reputation for its Asian cuisine and merchandise grew, more widely established Asian chain stores such as 99 Ranch Market, Mitsuwa, and H Mart also began setting up sites in the Convoy District.

On October 20, 2020 Convoy District was designated as the Convoy Pan Asian Cultural & Business Innovation District after local businesses, tenants, storeowners, and non profit organizations pushed for the name change. Their efforts were brought to San Diego City Council Member, Chris Cate, and Assembly member Todd Gloria, whom they worked with to put the name change into effect.





*Image has been digitally modified by artificial intelligence (AI). The depiction is for visualization purposes only and may not reflect actual property conditions. Original image available upon request.

GLENN ARNOLD

Senior Vice President, Partner

(858) 458-3319 | garnold@voitco.com

License: 00953038

MILES ARNOLD

Senior Associate

(858) 458-3324 | marnold@voitco.com

License: 02094013

Voit

REAL ESTATE SERVICES

4180 La Jolla Village Dr. Suite 100

La Jolla, CA 92037

www.voitco.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.
©2026 Voit Real Estate Services, Inc. All Rights Reserved.