

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

JON BOLAND, PARTNER

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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)

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

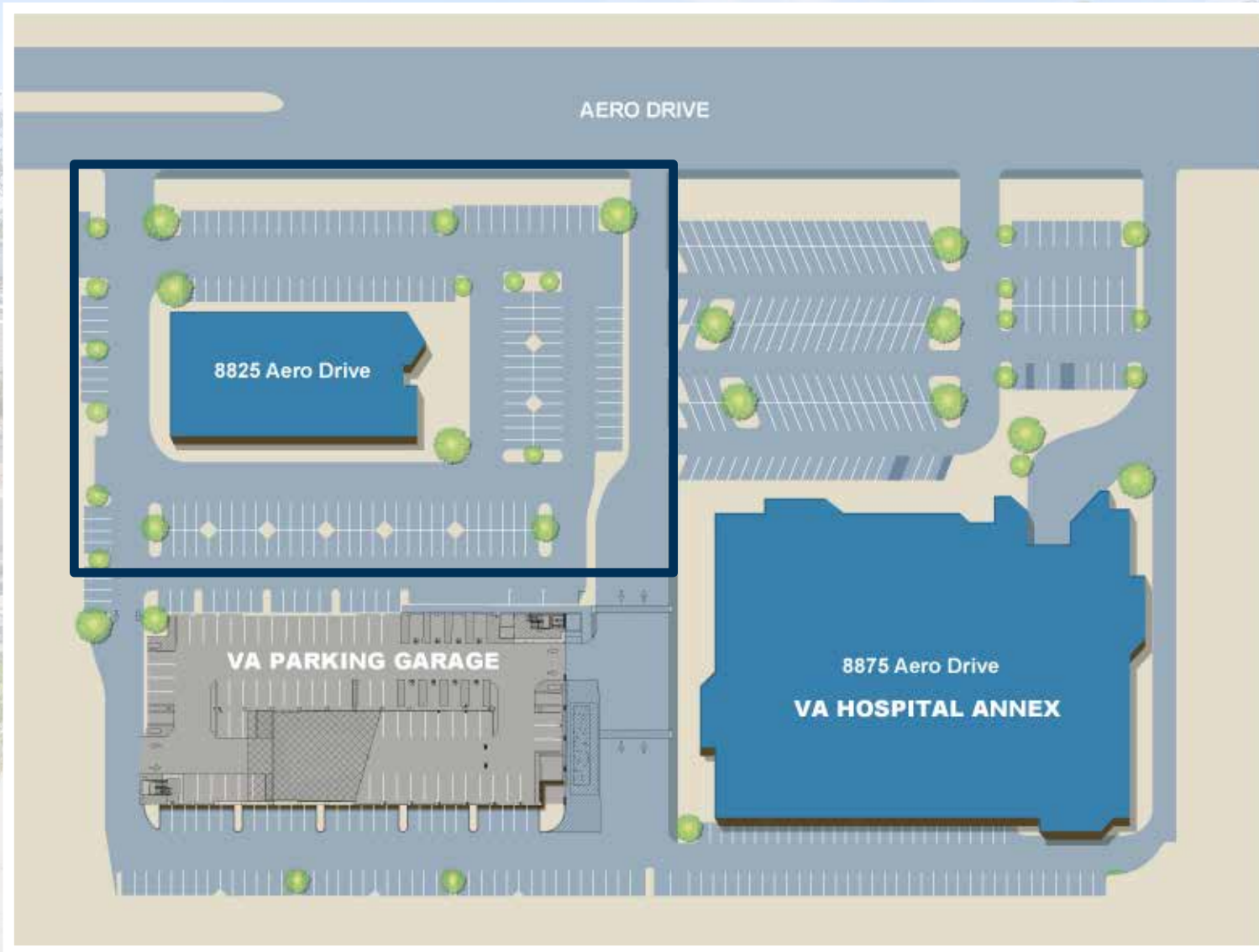
Close proximity to I-805, I-15, and Hwy-163 via Aero Drive

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

PROPERTY HIGHLIGHTS







AOP
AERO OFFICE PARK

AVAILABILITY & FLOOR PLANS

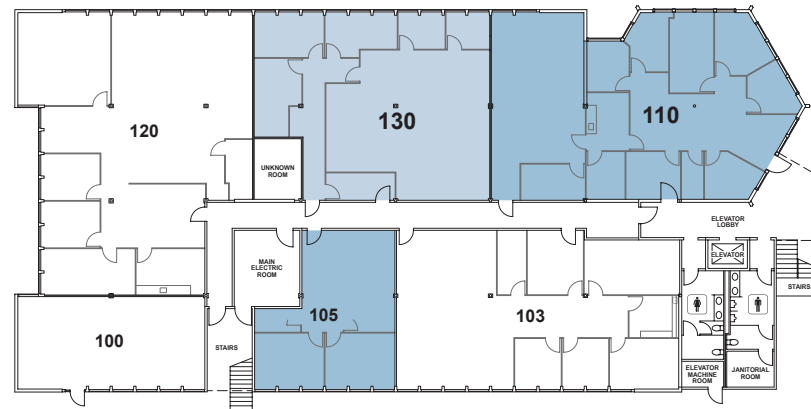
1ST FLOOR

Suite 105 | ±975 RSF

Suite 110 | ±2,741 RSF

Suite 130 | ±2,158 RSF

» Suites 110 & 130 are contiguous for a total of approximately 4,899 RSF.



1ST

2ND FLOOR

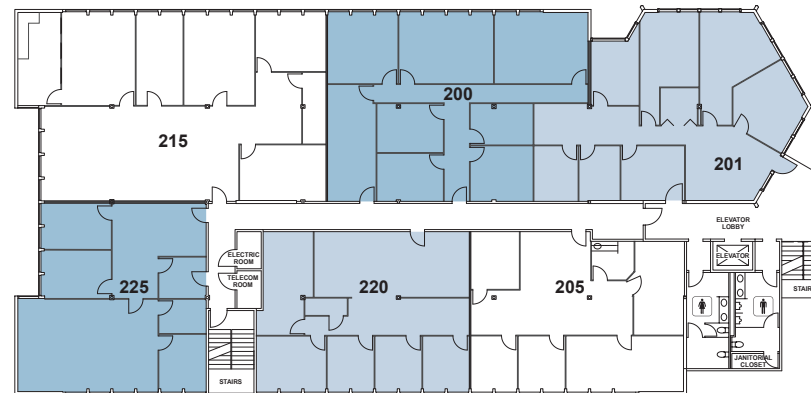
Suite 200 | ±2,437 RSF

Suite 201 | ±1,929 RSF

Suite 220 | ±1,729 RSF

Suite 225 | ±1,721 RSF

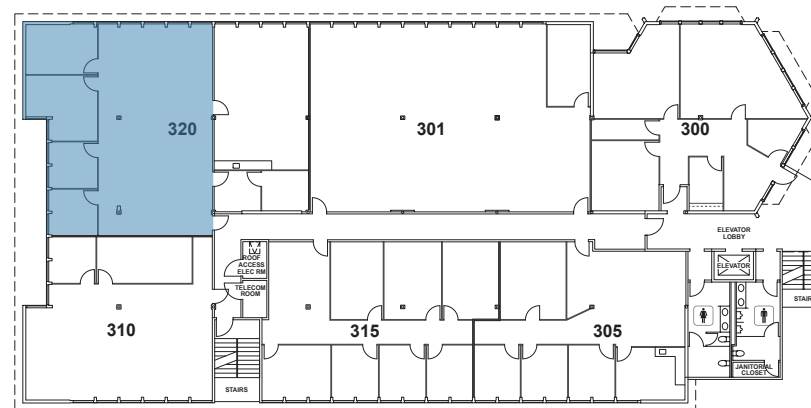
» Suites 200 & 201 are contiguous for a total of approximately 4,366 RSF.



2ND

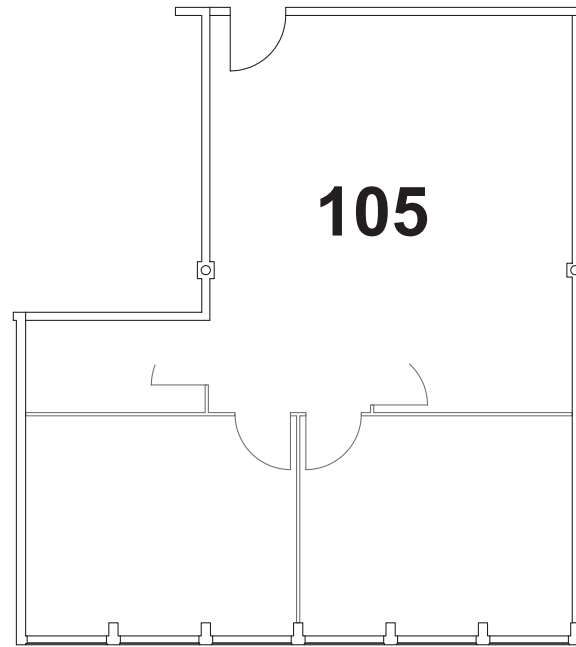
3RD FLOOR

Suite 320 | ±2,851 RSF



3RD

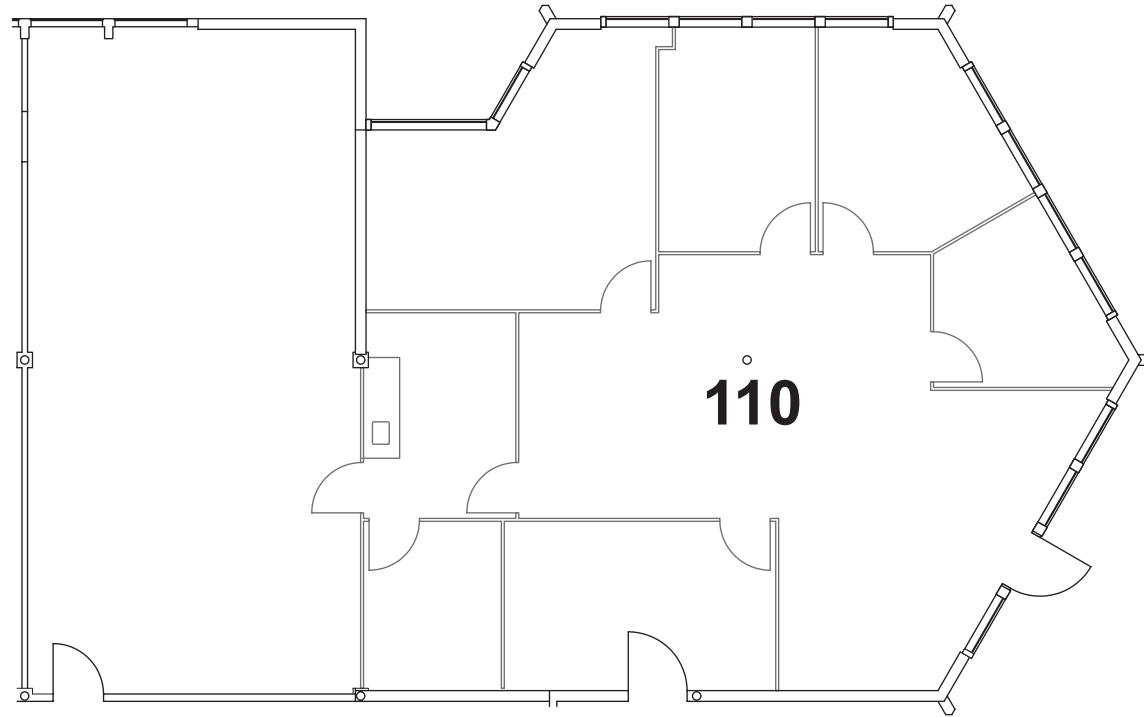
AVAILABILITY



SUITE SPECIFICATION PLAN



SUITE NO.:	105
SIZE:	975 RSF
PROMO RATE:	\$0.99 /SF + Electric /Mo.
AVAILABLE:	Now
NOTES:	Exterior entry, 2 offices and open area



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.: 130

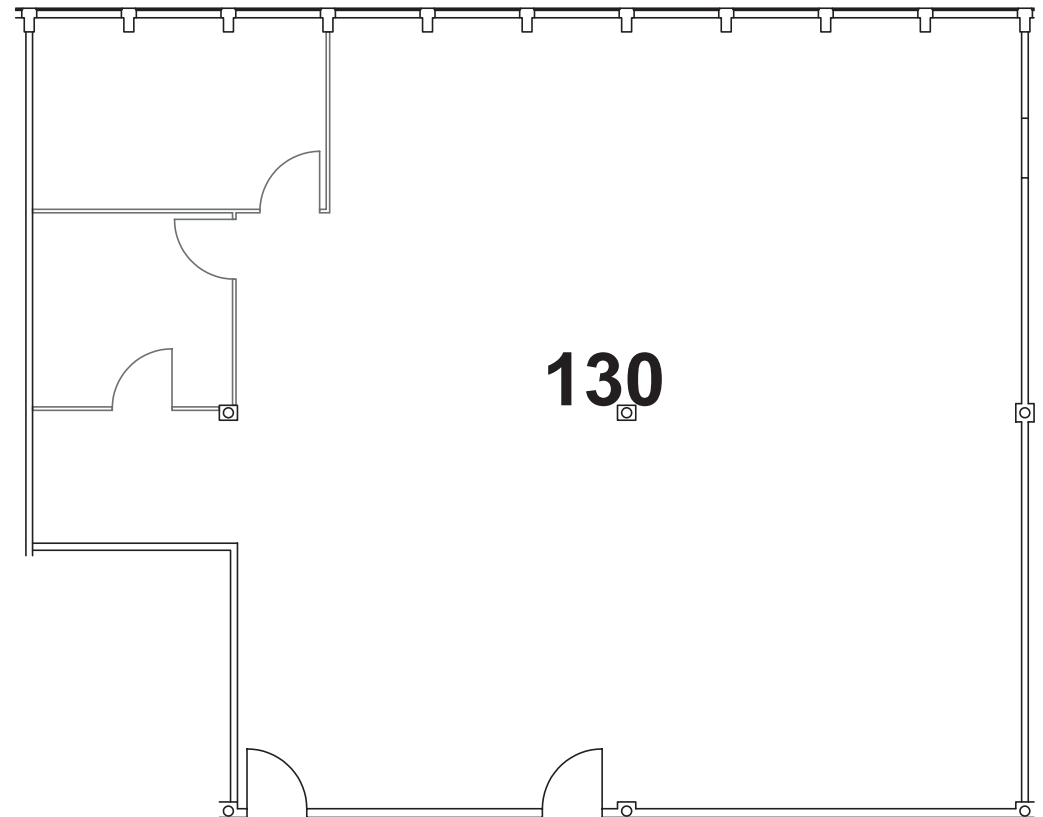
SIZE: 2,158 RSF

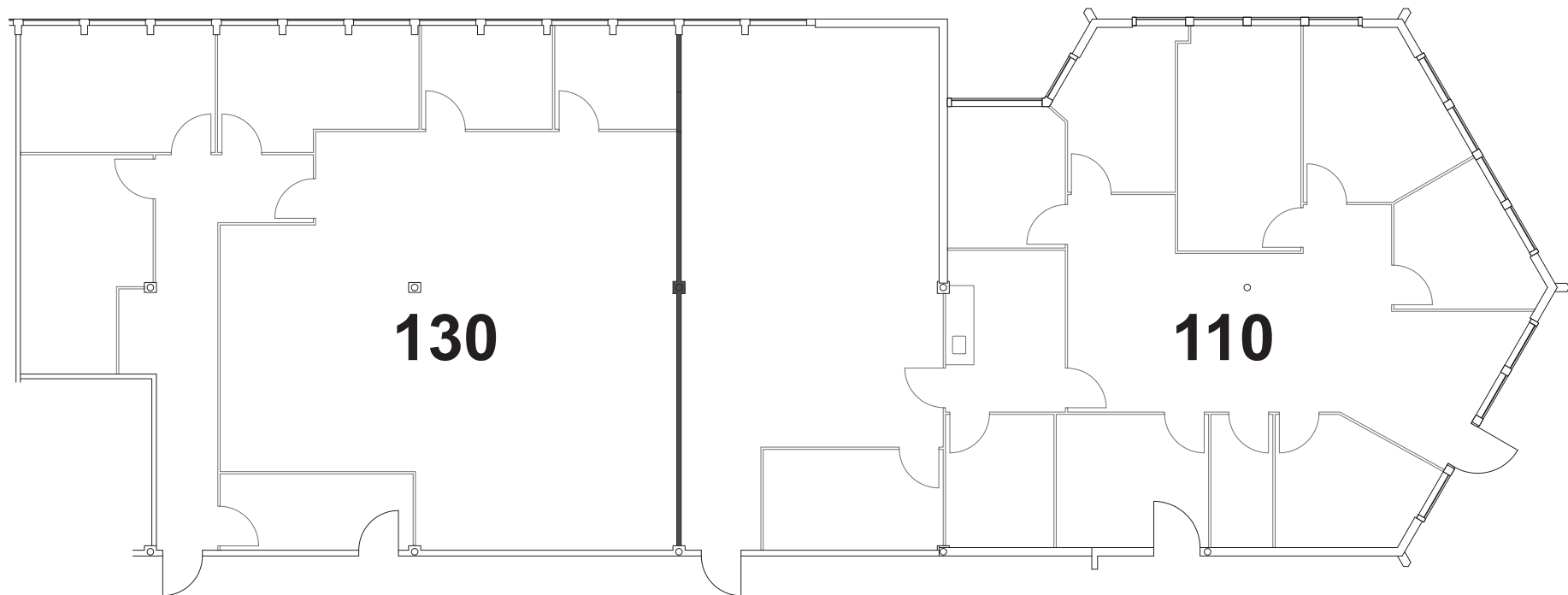
PROMO RATE: \$0.99 /SF + Electric /Mo.

AVAILABLE: Now

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

SUITE SPECIFICATION PLAN





CONTIGUOUS PLAN



SUITE NO.: 110 and 130

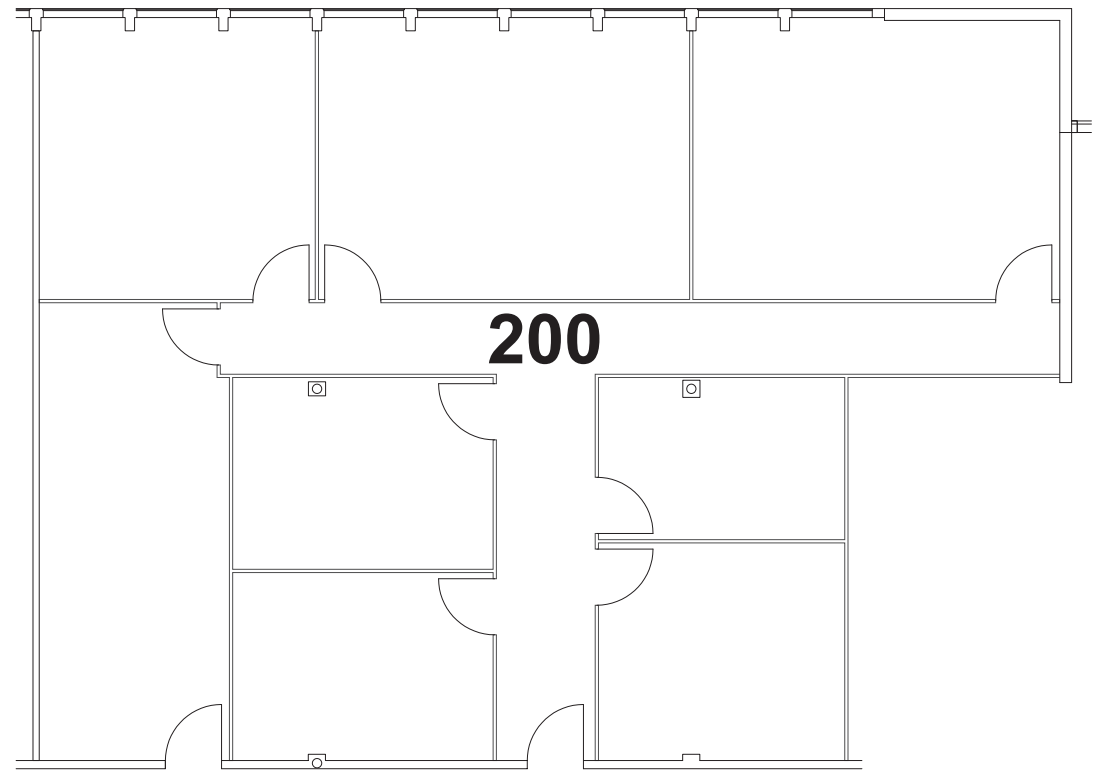
SIZE: 4,899 RSF

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

AVAILABLE: Now

NOTES: Reception, conference room, large open area, break room, two (2) executive office, and five (5) private offices.

SUITE SPECIFICATIONS



SUITE NO.: 200

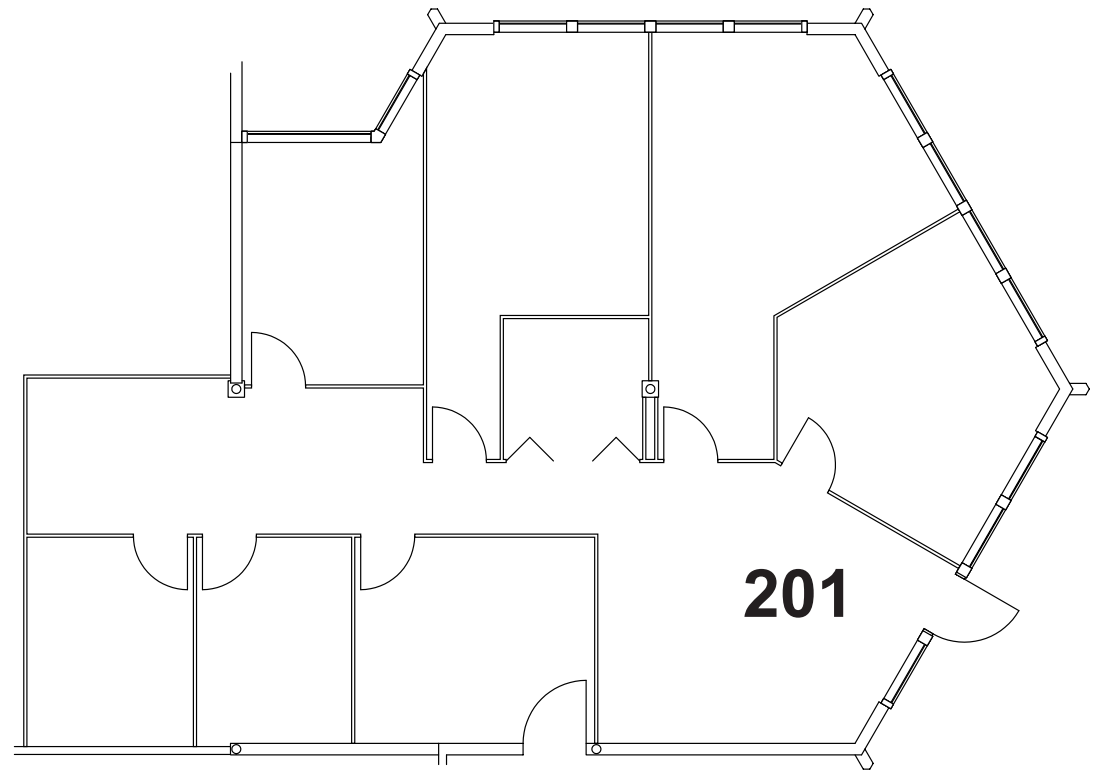
SIZE: 2,437 RSF

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

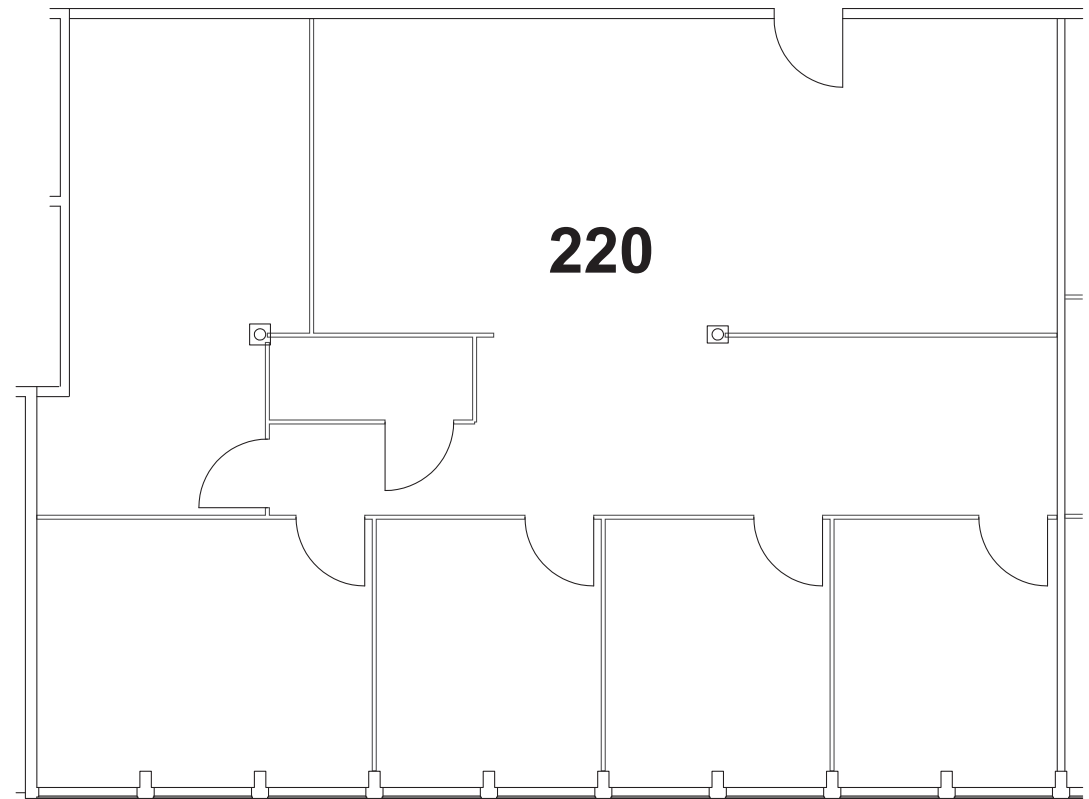
PROMO RATE: \$0.99 /SF + Electric /Mo.

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

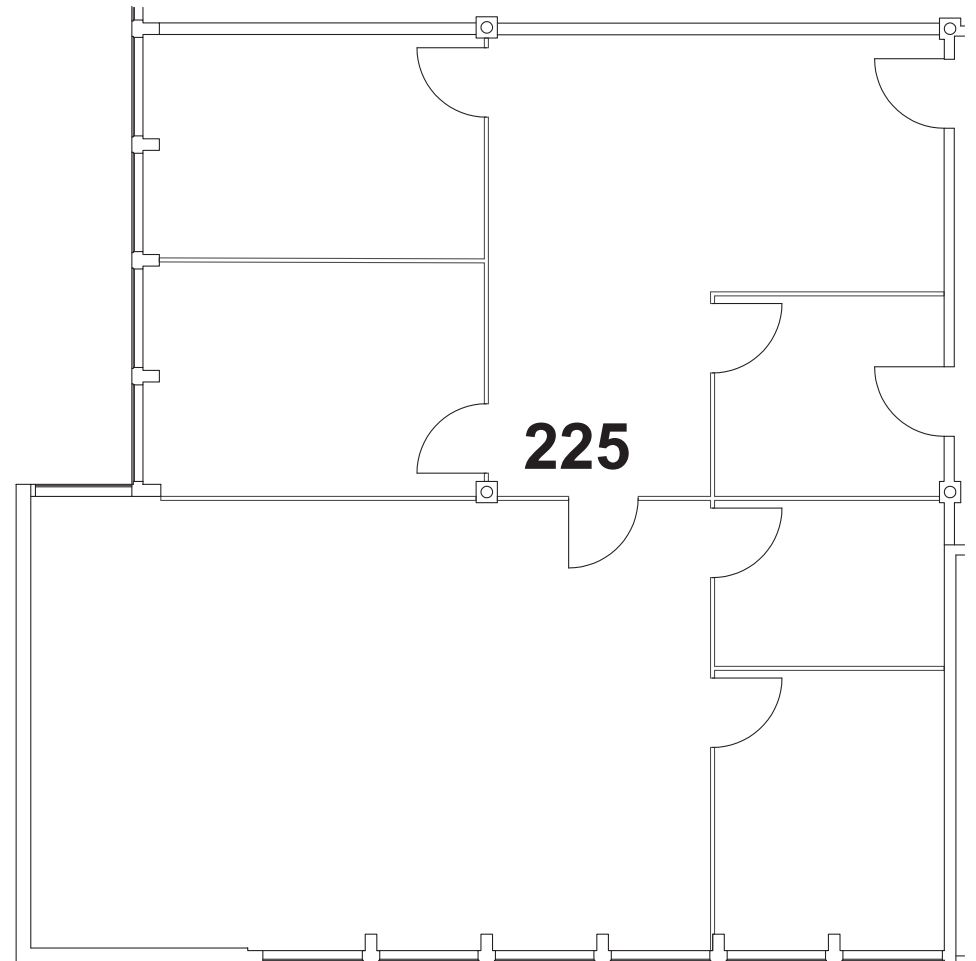
SIZE: 1,721 RSF

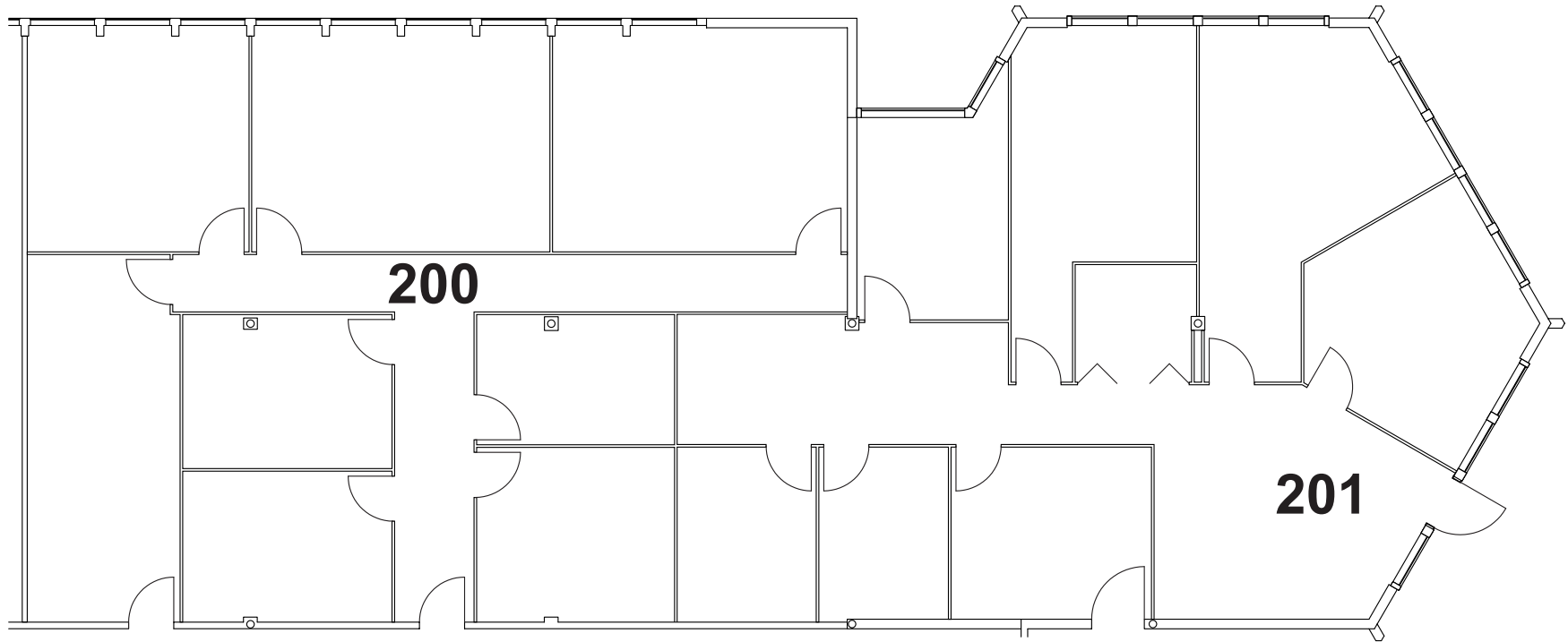
PROMO RATE: \$0.99 /SF + Electric /Mo.

AVAILABLE: 30-days notice

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

SUITE SPECIFICATION PLAN





CONTIGUOUS PLAN



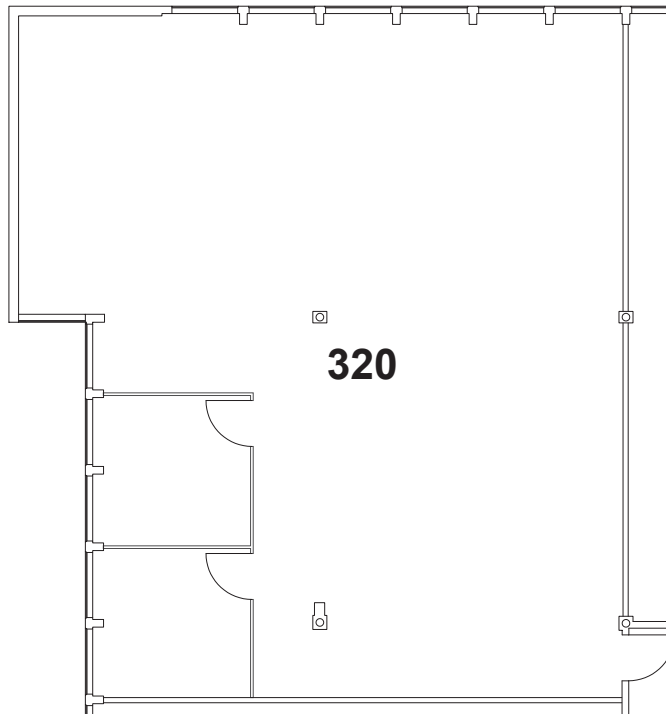
SUITE NO.: 200 and 201

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



CONTIGUOUS PLAN



SUITE NO.:	320
SIZE:	2,851 RSF
PROMO RATE:	\$0.99 /SF + Electric /Mo.
AVAILABLE:	30-days notice
NOTES:	Exterior entry, two offices and open area



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



507,943

Total Households



100,049

Businesses within a 10 mile radius



*Census numbers are based on a 10 mile radius



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