

**\$1/SF  
MOVING  
ALLOWANCE**

**\*\*for qualifying leases  
signed by 9/30/26**

# KEARNY MESA WEST

SAN DIEGO, CALIFORNIA 92111

H.G. FENTON COMPANY

**CBRE**

# PROJECT HIGHLIGHTS



MULTI-TENANT INDUSTRIAL/FLEX PARK  
TOTALING 210,871 SF



VARIETY OF INDUSTRIAL, OFFICE, AND FLEX  
SUITES AVAILABLE



GRADE LEVEL LOADING WITH  
14' - 16' CLEAR HEIGHT



EXCELLENT FREEWAY ACCESS TO  
I-805, I-15, HWY-52, AND HWY-163



APPROXIMATELY 2.87/1,000 SF  
PARKING RATIO



WALKING DISTANCE TO RESTAURANTS, RETAIL,  
AND SERVICE AMENITIES



RENOVATIONS RECENTLY COMPLETED  
INCLUDING NEW PAINT, LANDSCAPING,  
AND RE-SLURRIED PARKING LOT





CLAIREMONT MESA BLVD

CONVOY CT

KEARNY  
MESA WEST

RONSON RD

ENGINEER RD

OPPORTUNITY RD

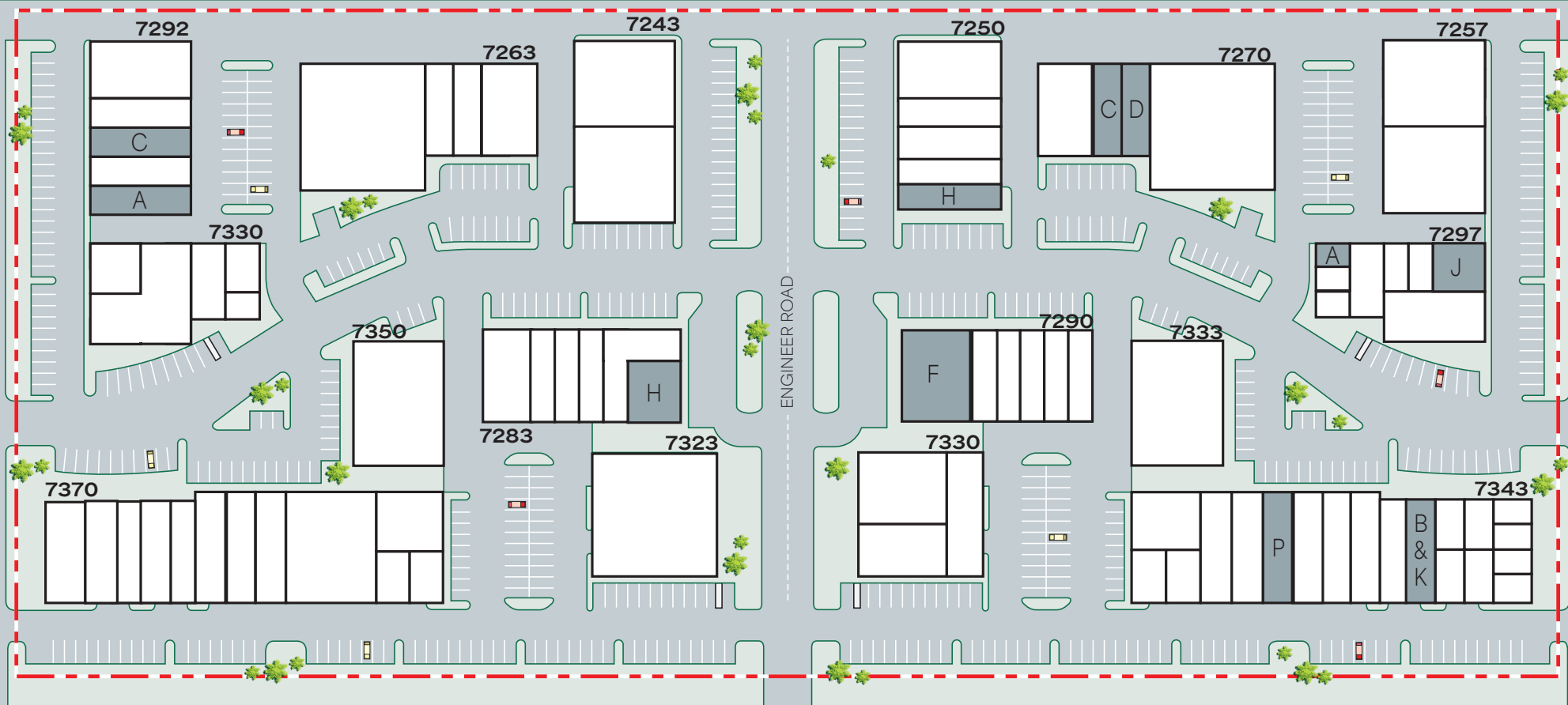




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OPPORTUNITY ROAD



RONSON ROAD



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# AVAILABILITIES



**TO VIEW FLOORPLANS,  
CLICK THE ADDRESS!**

| ADDRESS                                         | SF    | RATE          | AVAILABILITY       | BUILDOUT                                                                                                                                                              |
|-------------------------------------------------|-------|---------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <a href="#">7292 Opportunity Road, Suite A</a>  | 1,790 | \$1.95/SF NNN | October 1, 2026    | End unit. Approximately 35% office / 65% warehouse with (1) grade level loading door.                                                                                 |
| <a href="#">7292 Opportunity Road, Suite C</a>  | 2,056 | \$1.95/SF NNN | Immediately        | Approximately 20% office / 80% warehouse with (1) grade level loading door.                                                                                           |
| <a href="#">7250 Engineer Road, Suite H</a>     | 2,348 | \$1.85/SF NNN | September 15, 2026 | End unit. Approximately 30% office / 70% warehouse with (1) grade level loading door.                                                                                 |
| <a href="#">7270 Engineer Road, Suite C</a>     | 1,617 | \$1.95/SF NNN | Immediately        | Approximately 20% office / 80% warehouse with (1) grade level loading door. **Can be combined with Suite D for 3,259 sf.                                              |
| <a href="#">7270 Engineer Road, Suite D</a>     | 1,731 | \$1.95/SF NNN | Immediately        | Approximately 25% office / 75% warehouse with (1) grade level loading door. **Can be combined with Suite C for 3,259 sf.                                              |
| <a href="#">7283 Engineer Road, Suite H</a>     | 1,953 | \$1.85/SF NNN | Immediately        | Approximately 30% office / 70% warehouse with (1) grade level loading door.                                                                                           |
| <a href="#">7290 Engineer Road, Suite F</a>     | 4,378 | \$1.90/SF NNN | Immediately        | End unit with extensive glass line in the office. Approximately 25% office / 75% warehouse with (2) grade level loading doors.<br><b>CLICK HERE FOR VIRTUAL TOUR!</b> |
| <a href="#">7297 Ronson Road, Suite A</a>       | 742   | \$1.85/SF NNN | Immediately        | 100% office with private offices and open office space.                                                                                                               |
| <a href="#">7297 Ronson Road, Suite J</a>       | 1,583 | \$1.95/SF NNN | Immediately        | Approximately 20% office / 80% warehouse with (1) grade level loading door.                                                                                           |
| <a href="#">7343 Ronson Road, Suite B&amp;K</a> | 1,782 | \$1.95/SF NNN | October 15, 2026   | Approximately 50% office / 50% warehouse with (1) grade level loading door.                                                                                           |
| <a href="#">7343 Ronson Road, Suite P</a>       | 2,136 | \$1.95/SF NNN | December 15, 2026  | Approximately 40% office / 60% warehouse with (1) grade level loading door.                                                                                           |

**NNNs = \$0.65/SF**

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**KYLE WRIGHT**

Senior Associate  
+1 858 546 4621  
[kyle.wright2@cbre.com](mailto:kyle.wright2@cbre.com)  
Lic. 02083245

**JULIANA LIGHT**

Associate  
+1 858 646 4736  
[juliana.light@cbre.com](mailto:juliana.light@cbre.com)  
Lic. 02070023

**SEAN WILLIAMS, SIOR**

Senior Vice President  
+1 858 546 4625  
[sean.williams@cbre.com](mailto:sean.williams@cbre.com)  
Lic. 01475415

**CBRE**

**H.G. FENTON COMPANY**

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