

UNDER
NEW
OWNERSHIP!

KEARNY MESA WEST

SAN DIEGO, CALIFORNIA 92111

H.G. FENTON COMPANY

CBRE

PROJECT HIGHLIGHTS



MULTI-TENANT INDUSTRIAL/FLEX PARK
TOTALING 210,916 SF



VARIETY OF INDUSTRIAL, OFFICE, AND FLEX
SUITES AVAILABLE



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



GRADE LEVEL LOADING WITH
14' - 16' CLEAR HEIGHT



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

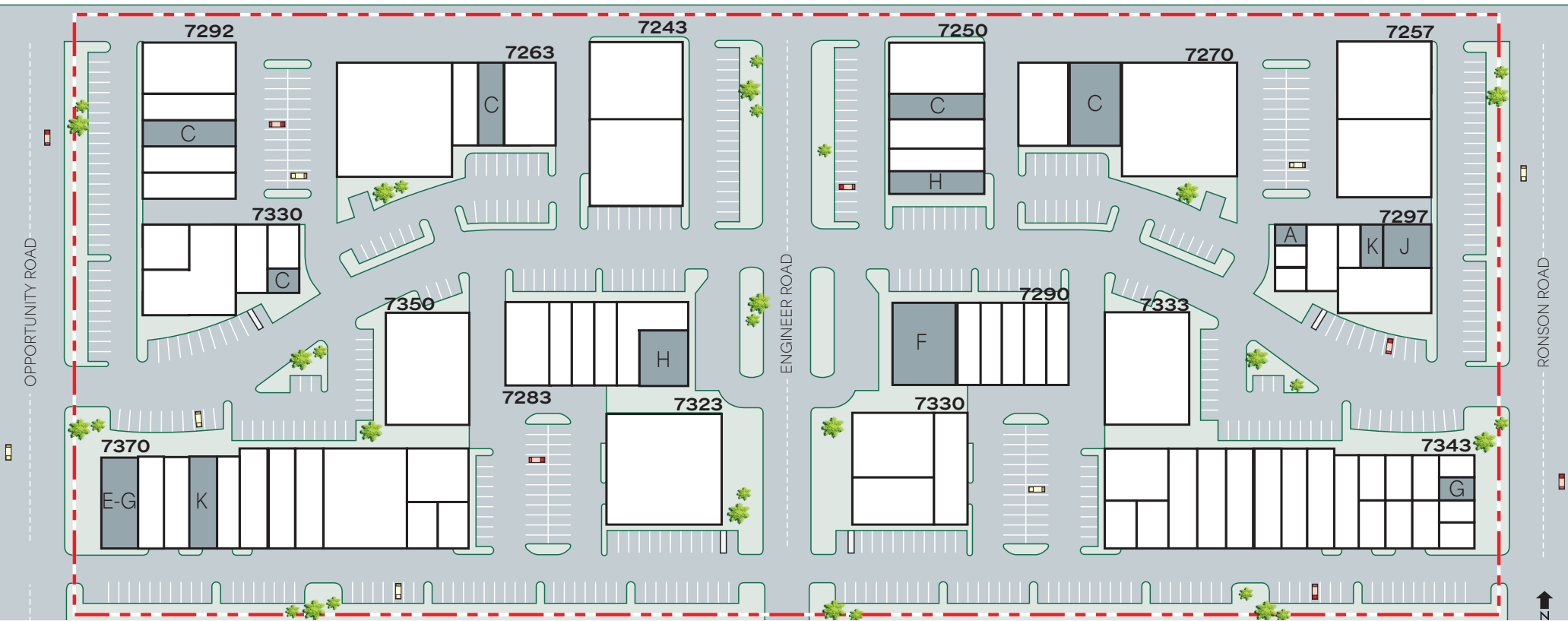


APPROXIMATELY 2.87/1,000 SF
PARKING RATIO



WALKING DISTANCE TO RESTAURANTS, RETAIL,
AND SERVICE AMENITIES





AVAILABILITIES

NNNs = \$0.65/SF

ADDRESS	SF	RATE	AVAILABILITY	BUILDOUT
7292 Opportunity Road, Suite C	2,056	Call Broker	Immediately	Proposed plan approximately 50% office / 50% warehouse with (1) grade level loading door.
7330 Opportunity Road, Suite C	738	Call Broker	Immediately	End unit. 100% office with private offices and open office space.
7370 Opportunity Road, Suite E-G	2,488	Call Broker	Immediately	End unit. Approximately 30% office / 70% warehouse with (1) grade level loading door.
7370 Opportunity Road, Suite K	1,782	Call Broker	Immediately	Approximately 50% open office / 50% warehouse with (1) grade level loading door.
7250 Engineer Road, Suite C	1,788	Call Broker	Immediately	Approximately 50% open office / 50% warehouse with (1) grade level loading door.
7250 Engineer Road, Suite H	2,348	Call Broker	Immediately	100% office with private offices and open office space.
7263 Engineer Road, Suite C	1,642	Call Broker	July 1, 2026	Approximately 70% office / 30% warehouse with (1) grade level loading door.
7270 Engineer Road, Suite C	3,301	Call Broker	Immediately	Approximately 25% office / 75% warehouse with (2) grade level loading doors.
7283 Engineer Road, Suite H	1,953	Call Broker	May 15, 2026	Proposed plan approximately 30% office / 70% warehouse with (1) grade level loading door.
7290 Engineer Road, Suite F	4,378	Call Broker	Immediately	Approximately 25% office / 75% warehouse with (2) grade level loading doors.
7297 Ronson Road, Suite A	742	Call Broker	Immediately	100% office with private offices and open office space.
7297 Ronson Road, Suite J	1,583	Call Broker	Immediately	Proposed plan approximately 20% office / 80% warehouse with (1) grade level loading door.
7297 Ronson Road, Suite K	814	Call Broker	Immediately	Approximately 10% office / 90% warehouse with (1) grade level loading door.
7343 Ronson Road, Suite G	728	Call Broker	Immediately	100% office with three private offices.



CLAIREMONT MESA BLVD

CONVOY CT

KEARNY MESA WEST

RONSON RD

ENGINEER RD

OPPORTUNITY RD





KEARNY MESA WEST

SAN DIEGO, CALIFORNIA 92111

UNDER
NEW
OWNERSHIP!



KEARNY MESA WEST

SAN DIEGO, CALIFORNIA 92111

KYLE WRIGHT

+1 858 546 4621
kyle.wright2@cbre.com
Lic. 02083245

JULIANA LIGHT

+1 858 646 4736
juliana.light@cbre.com
Lic. 02070023

SEAN WILLIAMS, SIOR

+1 858 546 4625
sean.williams@cbre.com
Lic. 01475415

CBRE

H.G. FENTON COMPANY

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.