



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

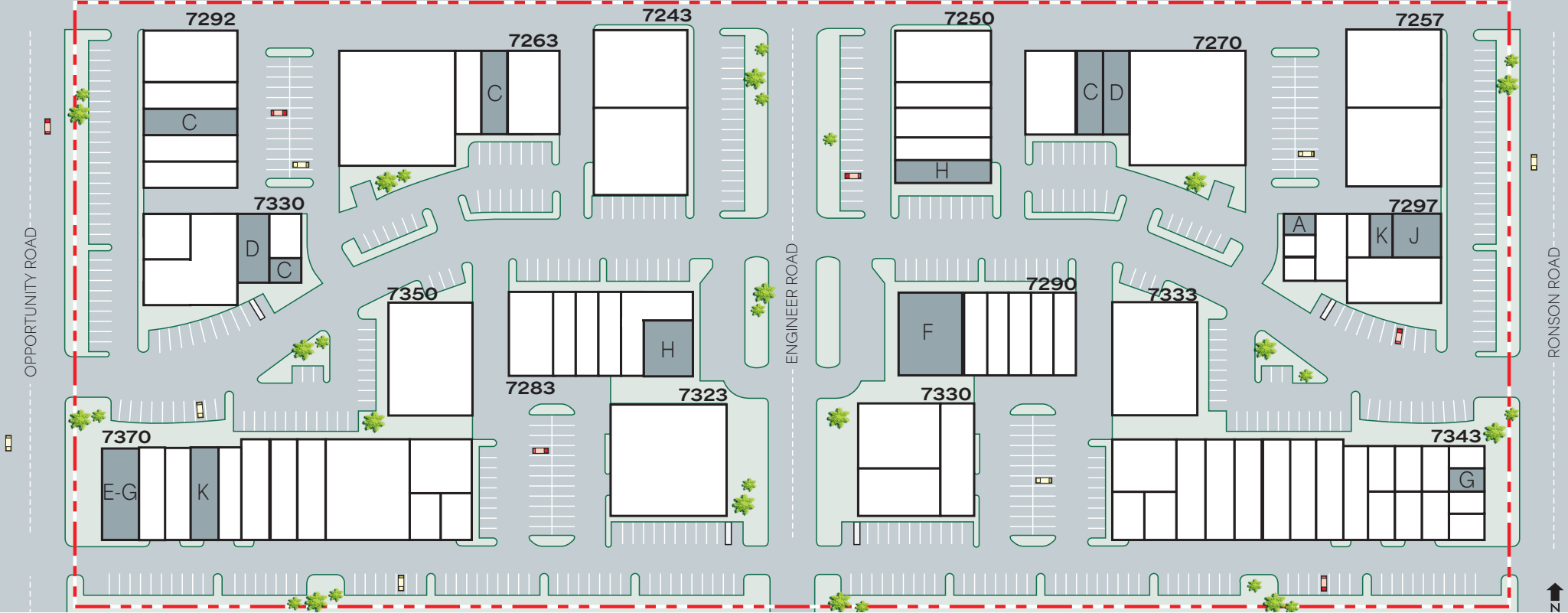


APPROXIMATELY 2.87/1,000 SF
PARKING RATIO



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	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.
7330 Opportunity Road, Suite D	1,129	Call Broker	July 1, 2026	Approximately 20% open office / 80% warehouse with (1) grade level loading door.
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 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	1,617	Call Broker	Immediately	Approximately 20% office / 80% warehouse with (1) grade level loading door.
7270 Engineer Road, Suite D	1,731	Call Broker	Immediately	Approximately 25% office / 75% warehouse with (1) grade level loading door.
7283 Engineer Road, Suite H	1,953	Call Broker	Immediately	Approximately 30% office / 70% warehouse with (1) grade level loading door.
7290 Engineer Road, Suite F	4,378	Call Broker	Immediately	End unit with extensive glass line. 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 INDUSTRIAL	ENGINEER	RONSON
	7243 7263	7257 7287
	7283 7323	7333 7343



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H.G. FENTON COMPANY

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