

LEASING INCENTIVES OFFERED!

Tenant Incentives:

One (1) Month of Free Rent Per Year of Term

**Minimum 3-Year Lease Term

AND

\$1/SF Moving Allowance

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

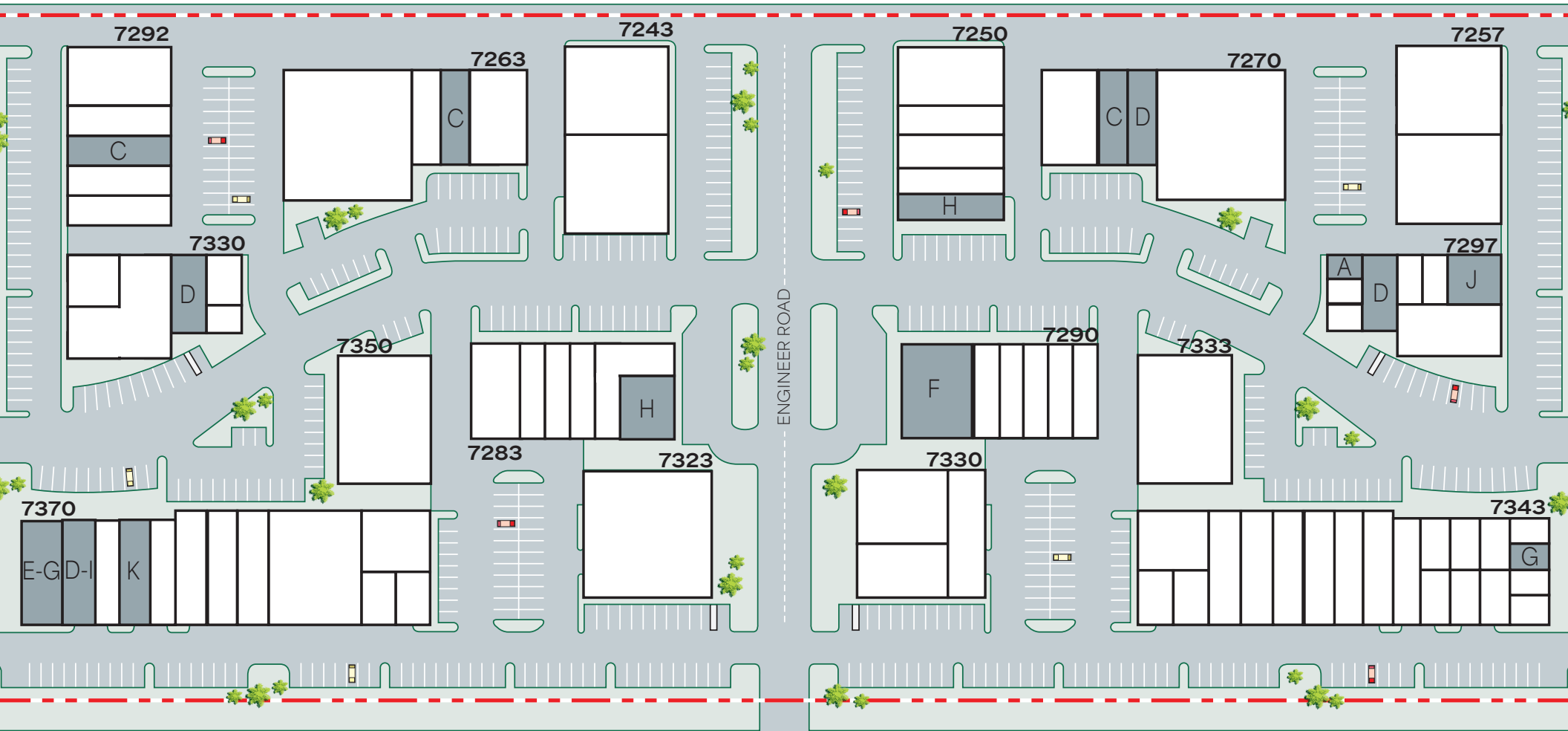
OPPORTUNITY RD





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AVAILABILITIES



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

ADDRESS	SF	RATE	AVAILABILITY	BUILDOUT
7292 Opportunity Road, Suite C	2,056	\$1.95/SF NNN	Immediately	Approximately 20% office / 80% warehouse with (1) grade level loading door.
7330 Opportunity Road, Suite D	1,129	\$2.00/SF NNN	Immediately	Approximately 20% open office / 80% warehouse with (1) grade level loading door.
7370 Opportunity Road, Suite D-I	1,782	\$1.95/SF NNN	September 1, 2026	Approximately 75% office / 25% warehouse with (1) grade level loading door. **Can be combined with Suite E-G for 4,270 sf.
7370 Opportunity Road, Suite E-G	2,488	\$1.95/SF NNN	Immediately	End unit. Approximately 30% office / 70% warehouse with (1) grade level loading door. **Can be combined with Suite D-I for 4,270 sf. CLICK HERE FOR VIRTUAL TOUR!
7370 Opportunity Road, Suite K	1,782	\$1.95/SF NNN	Immediately	Approximately 20% open office / 80% warehouse with (1) grade level loading door.
7250 Engineer Road, Suite H	2,348	\$1.95/SF NNN	August 1, 2026	End unit. Approximately 30% office / 70% warehouse with (1) grade level loading door.
7263 Engineer Road, Suite C	1,642	\$1.95/SF NNN	Immediately	Approximately 70% office / 30% warehouse with (1) grade level loading door.
7270 Engineer Road, Suite C	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.
7270 Engineer Road, Suite D	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.
7283 Engineer Road, Suite H	1,953	\$1.95/SF NNN	Immediately	Approximately 30% office / 70% warehouse with (1) grade level loading door.
7290 Engineer Road, Suite F	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. CLICK HERE FOR VIRTUAL TOUR!
7297 Ronson Road, Suite A	742	\$1.85/SF NNN	Immediately	100% office with private offices and open office space.
7297 Ronson Road, Suite D	1,072	\$2.00/SF NNN	September 1, 2026	Approximately 30% office / 70% warehouse with (1) grade level loading door.
7297 Ronson Road, Suite J	1,583	\$1.95/SF NNN	Immediately	Approximately 20% office / 80% warehouse with (1) grade level loading door.
7343 Ronson Road, Suite G	728	\$1.85/SF NNN	Immediately	100% office with three private offices.

NNNs = \$0.65/SF

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H.G. FENTON COMPANY

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