

**\$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



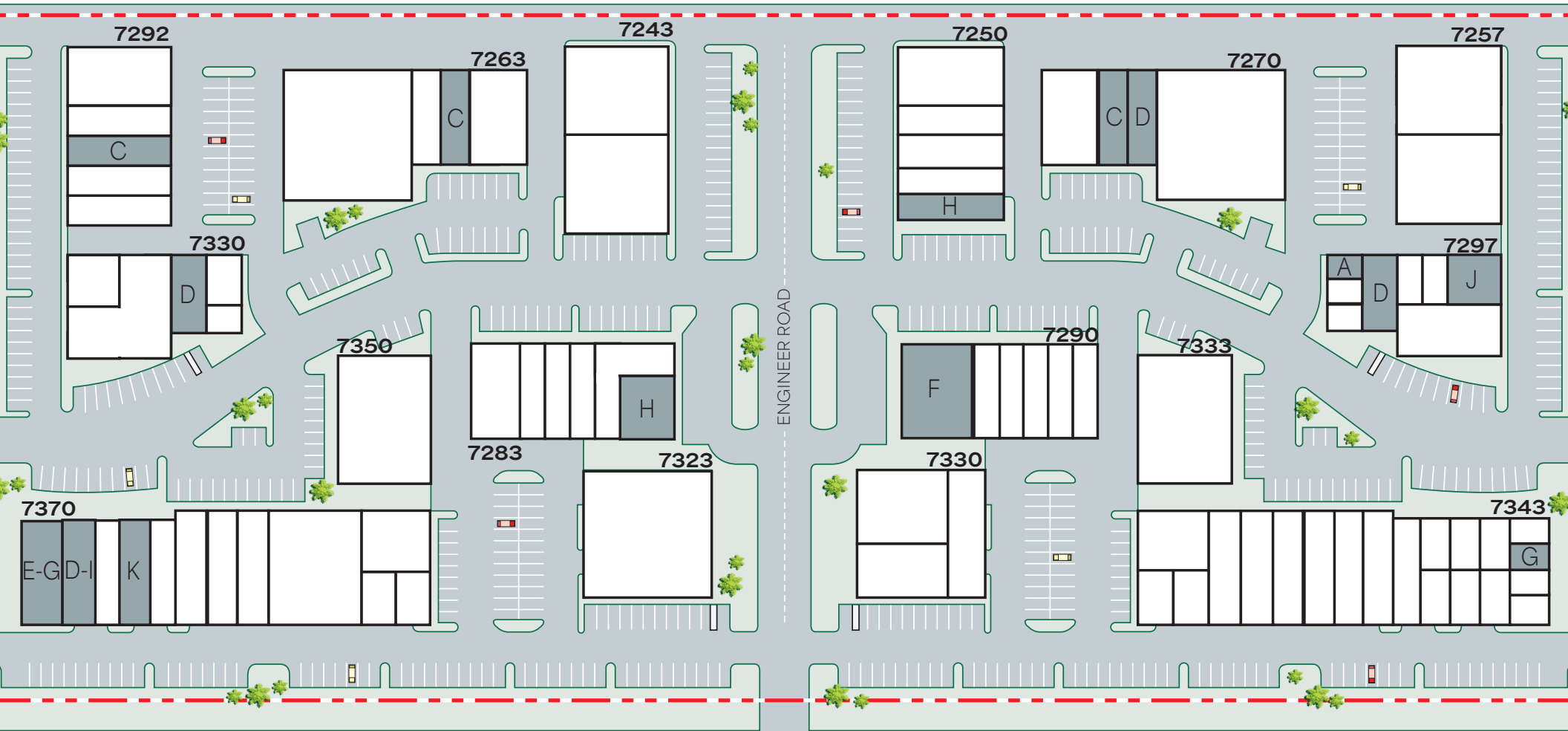




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# AVAILABILITIES



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

| ADDRESS                                          | SF    | RATE          | AVAILABILITY       | BUILDOUT                                                                                                                                                                           |
|--------------------------------------------------|-------|---------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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="#">7330 Opportunity Road, Suite D</a>   | 1,129 | \$2.00/SF NNN | Immediately        | Approximately 20% open office / 80% warehouse with (1) grade level loading door.                                                                                                   |
| <a href="#">7370 Opportunity Road, Suite D-I</a> | 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.                                                         |
| <a href="#">7370 Opportunity Road, Suite E-G</a> | 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.<br><b><u>CLICK HERE FOR VIRTUAL TOUR!</u></b> |
| <a href="#">7370 Opportunity Road, Suite K</a>   | 1,782 | \$1.95/SF NNN | Immediately        | Approximately 20% open office / 80% warehouse with (1) grade level loading door.                                                                                                   |
| <a href="#">7250 Engineer Road, Suite H</a>      | 2,348 | \$1.95/SF NNN | September 15, 2026 | End unit. Approximately 30% office / 70% warehouse with (1) grade level loading door.                                                                                              |
| <a href="#">7263 Engineer Road, Suite C</a>      | 1,642 | \$1.95/SF NNN | Immediately        | Approximately 70% office / 30% 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 | \$1.95/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><u>CLICK HERE FOR VIRTUAL TOUR!</u></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 D</a>        | 1,072 | \$2.00/SF NNN | September 1, 2026  | Approximately 30% office / 70% warehouse with (1) grade level loading door.                                                                                                        |
| <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 G</a>        | 728   | \$1.85/SF NNN | Immediately        | 100% office with three private offices.                                                                                                                                            |

**NNNs = \$0.65/SF**





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**CBRE**

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