

Voit

REAL ESTATE SERVICES

AOP

AERO OFFICE PARK

8825 aero drive • san diego, ca 92123

PROMOTIONAL RATE

Months 1-6: \$0.99 SF + Electric per month

Months 7-12: \$1.75 SF + Electric per month

Minimum 3-Year Lease Term • Expires 12/31/2026

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Office Specialist | Lic #02206670
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PROPERTY OVERVIEW



PROJECT SPECIFICATIONS



ADDRESS:	8825 Aero Drive, San Diego, CA 92123
LAND SIZE:	2.04 AC
BUILDING SIZE:	36,922 SF
YEAR BUILT:	1981
PARKING RATIO:	4.00/1,000 RSF
ZONING:	RMX-1
# OF STORIES:	Three (3)

ELEVATOR

One (1) Passenger

INTERNET/TELECOM

Existing Fiber provided by AT&T into the Building

HVAC

Individual Package units

ELECTRICAL SERVICE

Separately metered suites

BASIC CONSTRUCTION

Wood & steel frame with masonry and reinforced concrete slab foundation

FREEWAY ACCESS

Close proximity to I-805, I-15, and Hwy-163 via Aero Drive

CLOSE PROXIMITY TO

- Adjacent to Kearny Mesa VA Clinic
- Multiple food and beverage amenities within walking distance
- Montgomery Airfield directly across the street
- Close to newly developed multi-family projects and hotels
- Café Aero located in adjacent building

PROPERTY HIGHLIGHTS







AVAILABILITY & FLOOR PLANS

1ST FLOOR

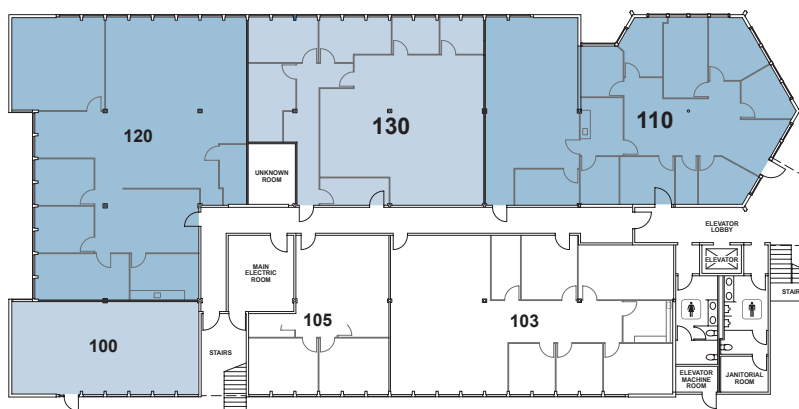
Suite 100 | ±913 RSF

Suite 110 | ±2,741 RSF

Suite 120 | ±3,004 RSF

Suite 130 | ±2,158 RSF

» Suites 100 - 130 are contiguous for a total of approximately 8,816 RSF.



1ST

2ND FLOOR

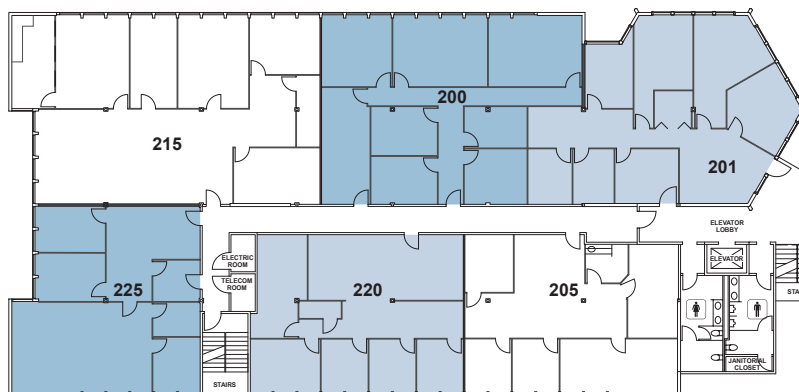
Suite 200 | ±2,437 RSF

Suite 201 | ±1,929 RSF

Suite 220 | ±1,729 RSF

Suite 225 | ±1,721 RSF

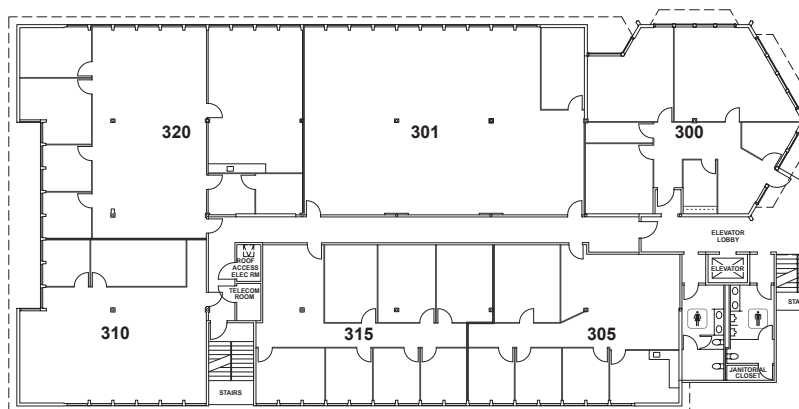
» Suites 200 - 201 are contiguous for a total of approximately 4,366 RSF.



2ND

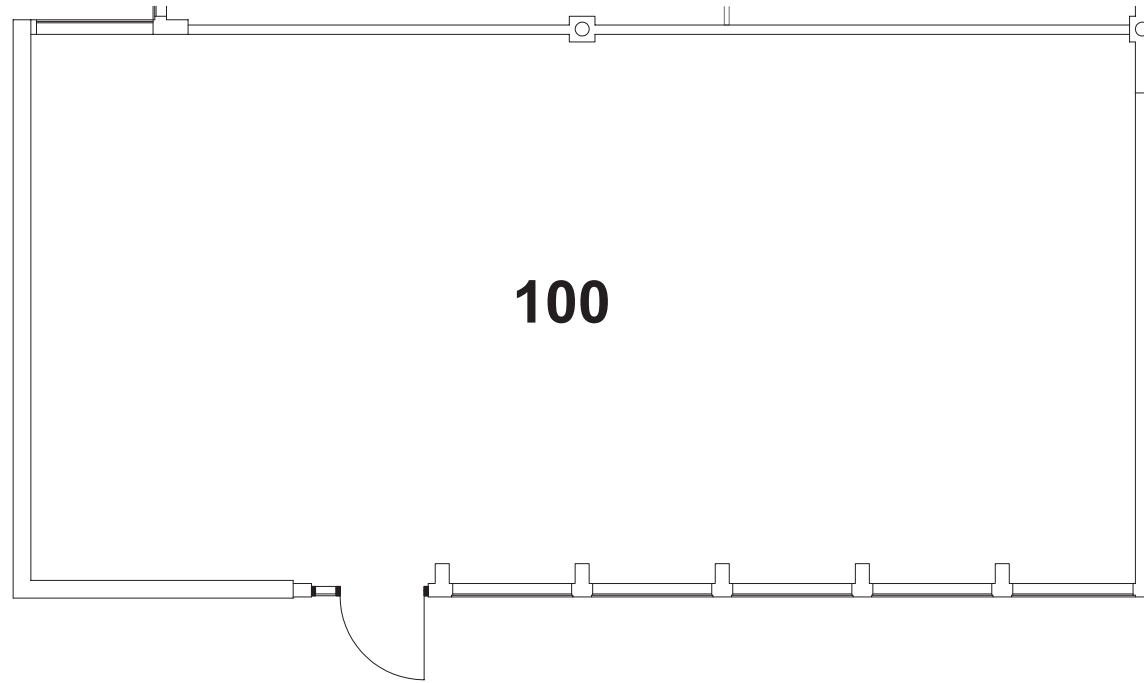
3RD FLOOR

100% LEASED



3RD

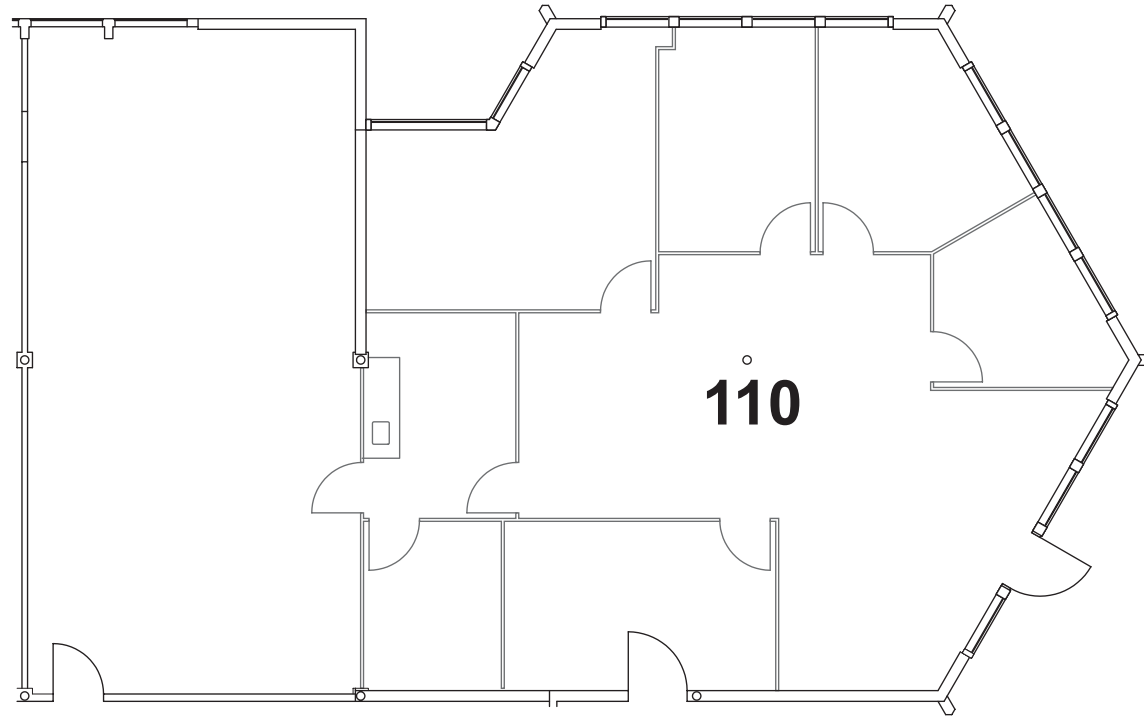
AVAILABILITY



SUITE SPECIFICATION PLAN



SUITE NO.:	100
SIZE:	913 RSF
PROMO RATE:	\$0.99 /SF + Electric /Mo.
AVAILABLE:	August 1, 2026
NOTES:	Exterior entry, all open space.



SUITE SPECIFICATION PLAN



SUITE NO.: 110

SIZE: 2,741 RSF

PROMO RATE: \$0.99 /SF + Electric /Mo.

AVAILABLE: Now

NOTES: Reception, conference room, large open area, break room, one (1) executive office, and four (4) private offices.

SUITE NO.: 120

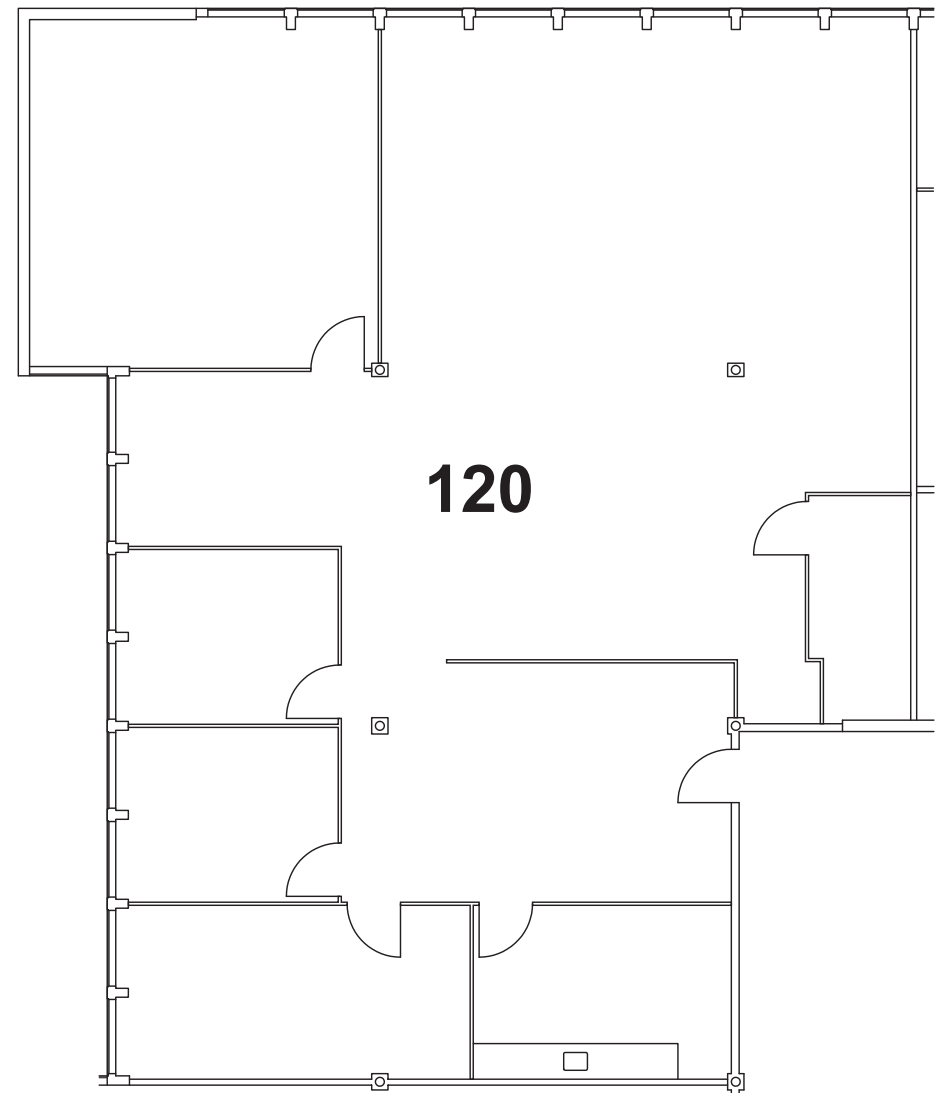
SIZE: 3,004 RSF

PROMO RATE: \$0.99 /SF + Electric /Mo.

AVAILABLE: Now

NOTES: Reception, conference room, open area, break room, one (1) executive office, two (2) private offices, and storage / IT room.

SUITE SPECIFICATION PLAN



SUITE NO.: 130

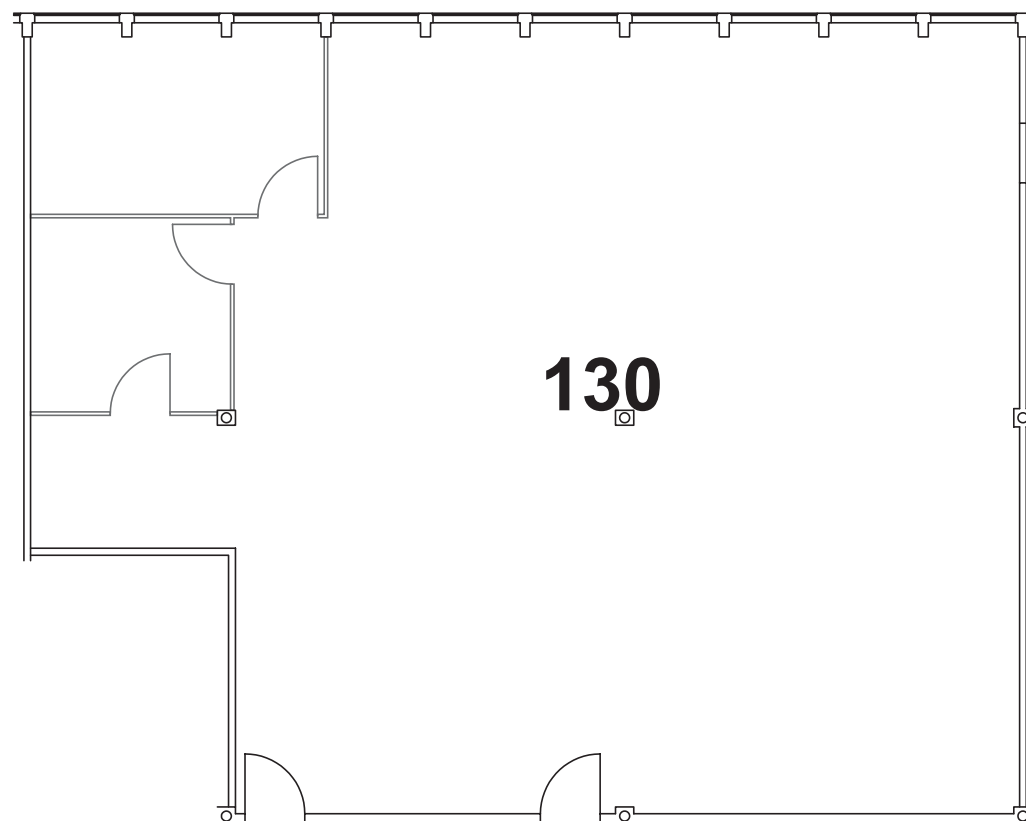
SIZE: 2,158 RSF

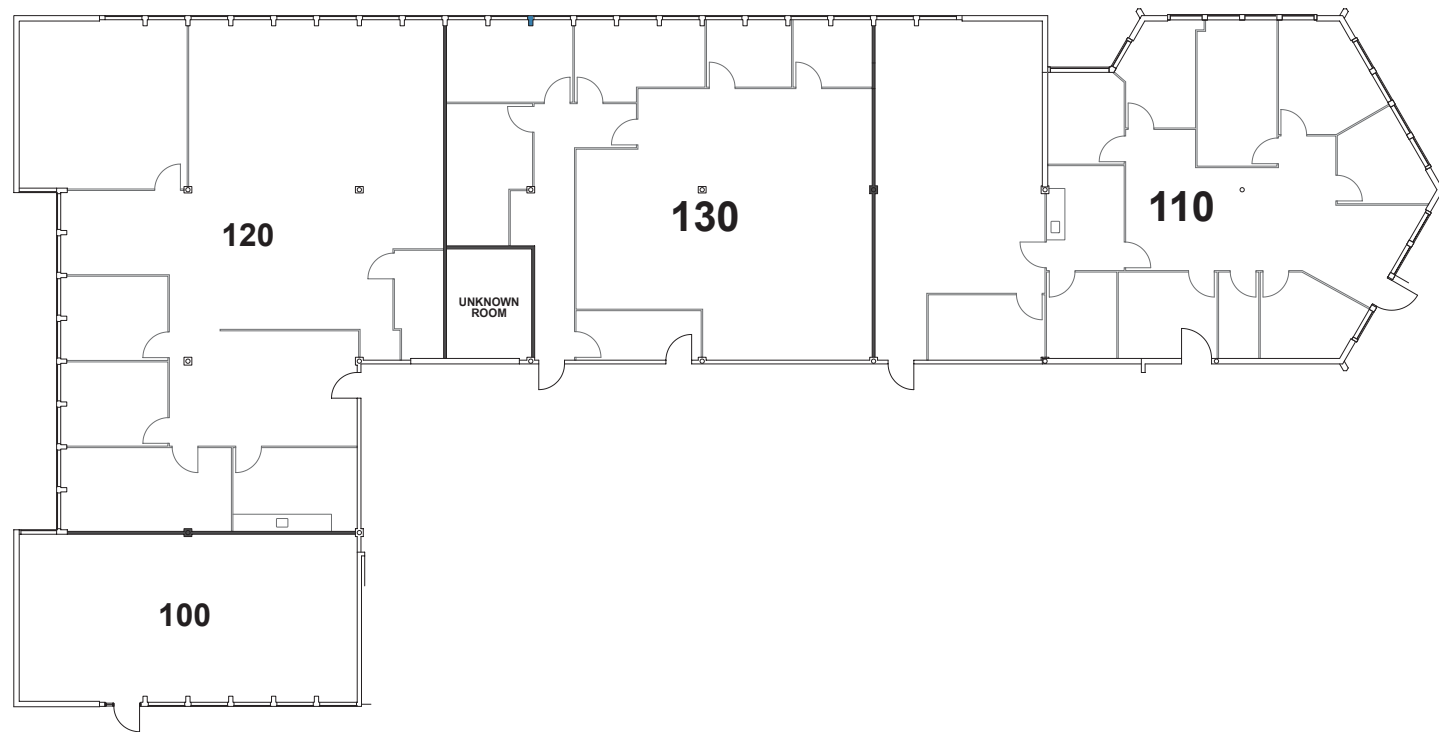
PROMO RATE: \$0.99 /SF + Electric /Mo.

AVAILABLE: Now

NOTES: Large open area, one (1) executive office, and one (1) private office.

SUITE SPECIFICATION PLAN





CONTIGUOUS PLAN



SUITE NO.: 100, 110, 120, and 130

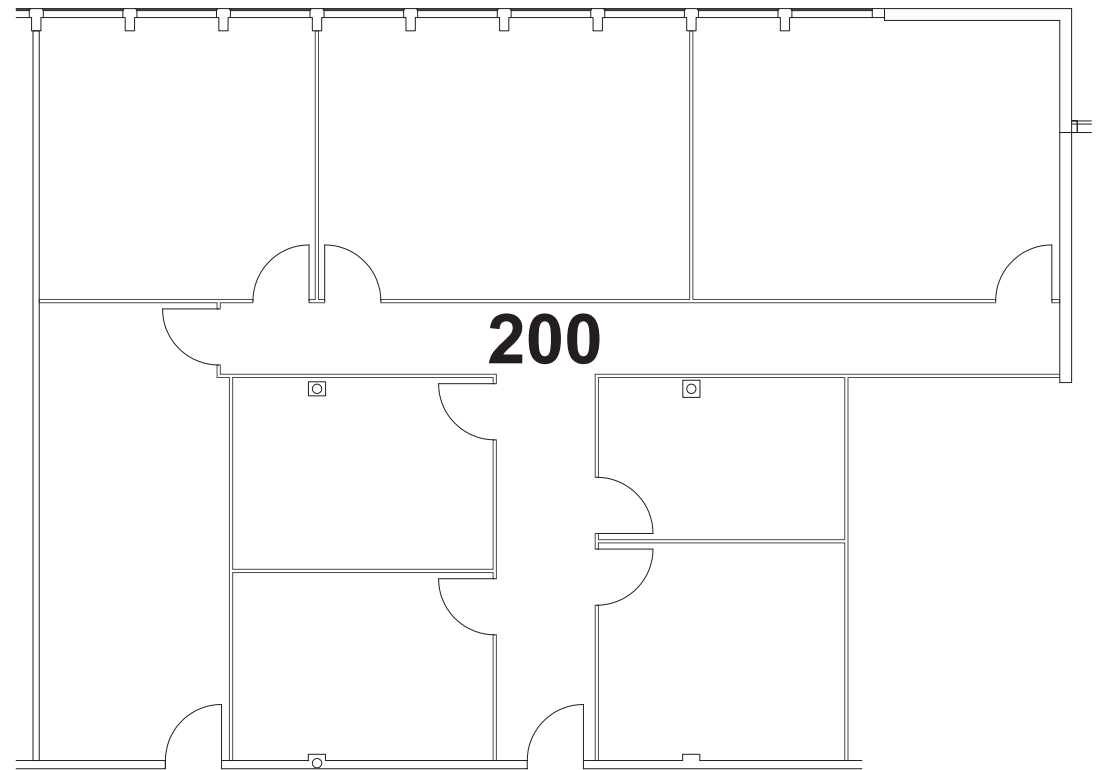
SIZE: 8,816 RSF

PROMO RATE: \$0.99 /SF + Electric /Mo.

AVAILABLE: Now

NOTES: Reception, (2) conference rooms, (7) executive offices, (8) private offices, (2) large open areas, (2) break rooms, and (3) storage / IT rooms

SUITE SPECIFICATIONS



SUITE NO.: 200

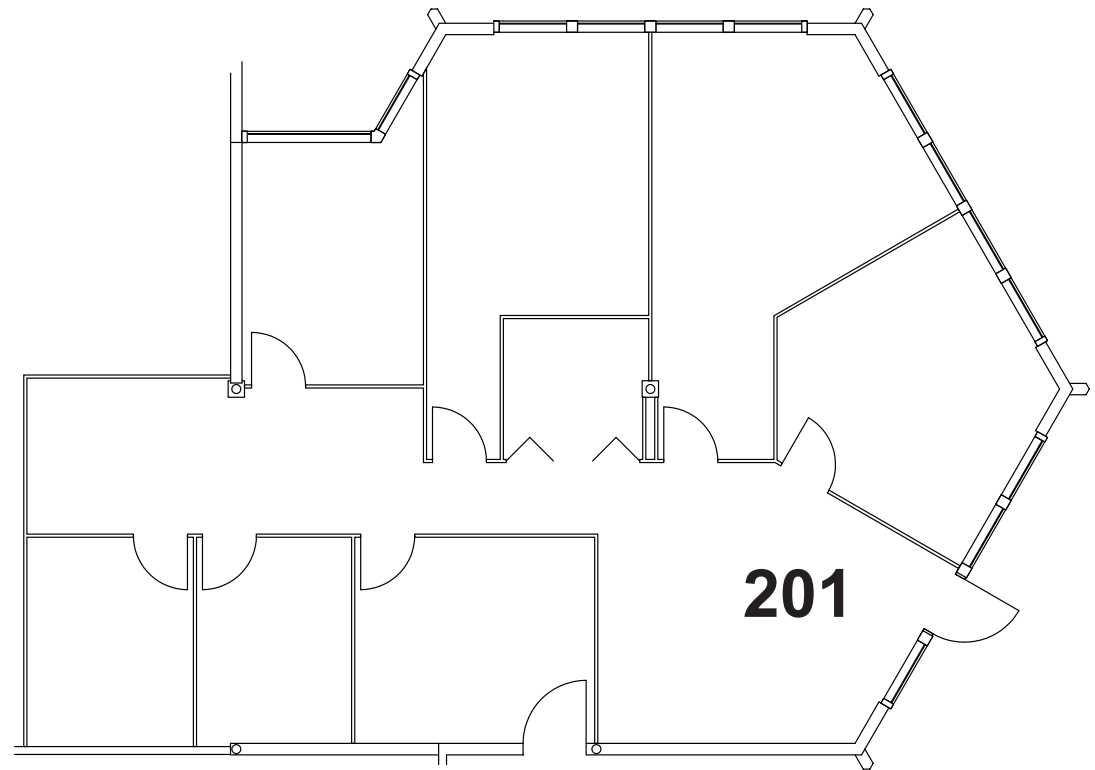
SIZE: 2,437 RSF

PROMO RATE: \$0.99 /SF + Electric /Mo.

VACANCY: Now

NOTES: Reception, three (3) executive offices, and four (4) private offices

SUITE SPECIFICATIONS



SUITE NO.: 201

SIZE: 1,929 RSF

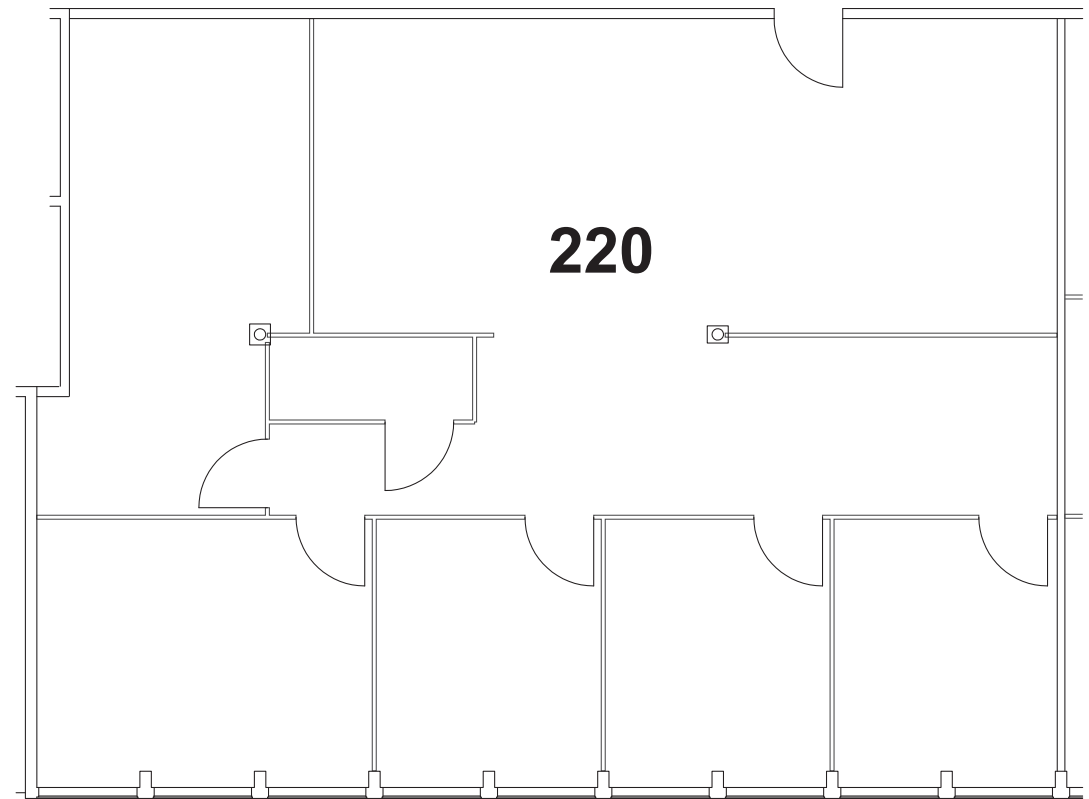
PROMO RATE: \$0.99 /SF + Electric /Mo.

VACANCY: 30-days notice

NOTES: Reception, three (3) executive offices, four (4) private offices, and storage room



SUITE SPECIFICATIONS



SUITE NO.: 220

SIZE: 1,729 RSF

PROMO RATE: \$0.99 /SF + Electric /Mo.

VACANCY: 30-days notice

NOTES: Reception, four (4) private offices, conference room, and storage room

SUITE NO.: 225

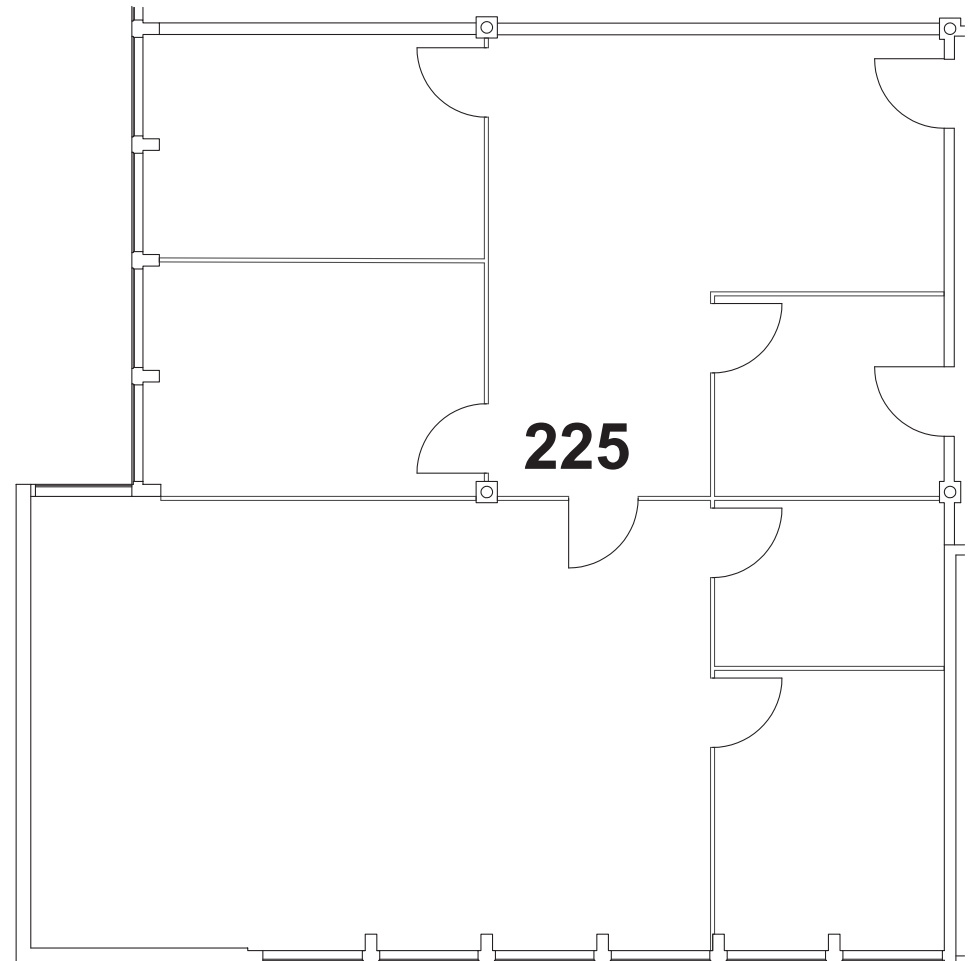
SIZE: 1,721 RSF

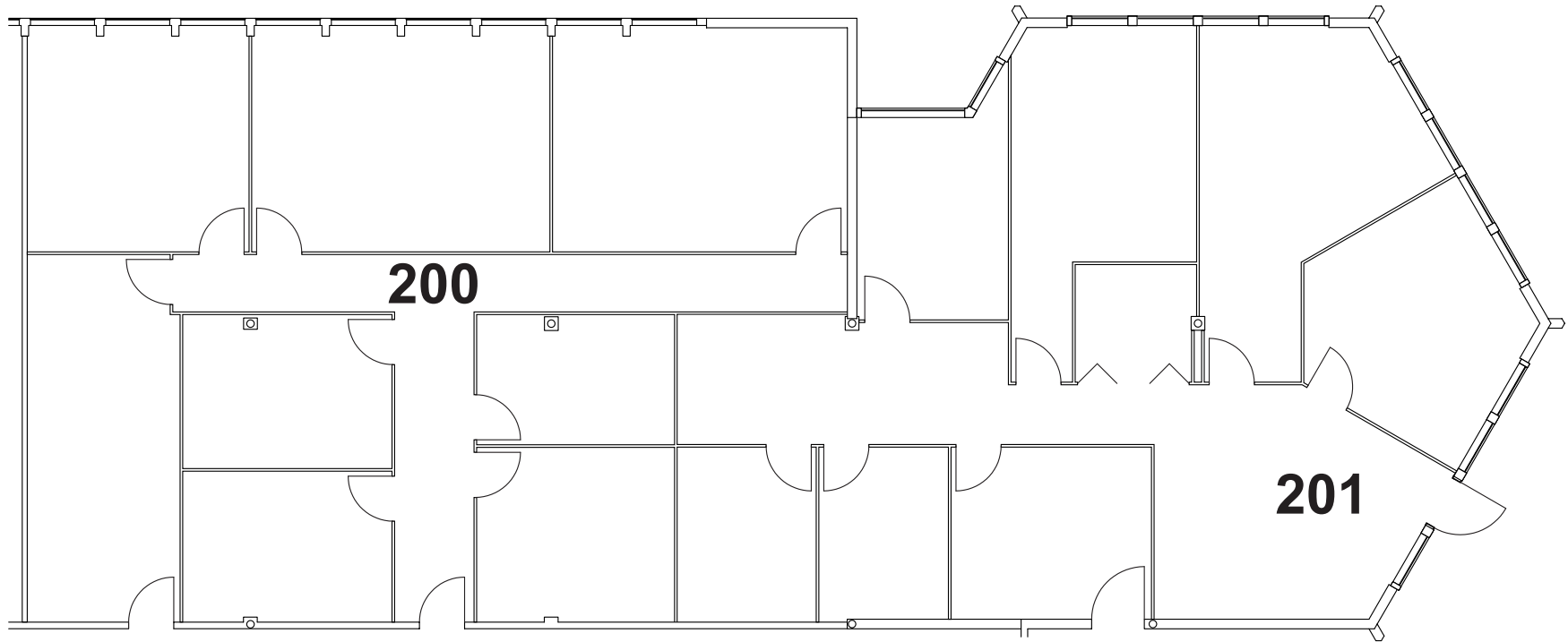
PROMO RATE: \$0.99 /SF + Electric /Mo.

AVAILABLE: 30-days notice

NOTES: Reception, two (2) executive office, three (3) private offices, and large open area.

SUITE SPECIFICATION PLAN





CONTIGUOUS PLAN



SUITE NO.: 200 and 201

SIZE: 4,366 RSF

PROMO RATE: \$0.99 /SF + Electric /Mo.

AVAILABLE: 30-days notice

NOTES: Reception, five (5) executive offices, and eight (8) private offices, open area, conference room, and storage room



MARKET OVERVIEW

STABLE TENANT BASE

The Kearny Mesa tenant base provides an optimal combination of growth and stability and includes many of San Diego's distinguished corporate tenants including Sharp Healthcare, Kaiser Permanente, Northrop Grumman, North Island Federal Credit Union, ResMed, Cubic Corporation, Kyocera, Raytheon Bridgepoint Education, Sempra Energy, Jack-in-the-Box and Solar Turbines.

KEARNY MESA

STEADY SUBMARKET

Kearny Mesa is the second largest suburban office submarket in San Diego County with 8.2 million square feet of inventory. Fueled by strong tenant demand, Kearny Mesa continues to be the best performing submarket in San Diego County.



SUPERIOR CENTRAL LOCATION

Kearny Mesa's highly desirable central location is framed by several freeways, including the 805, 15 and 52, providing a convenient commute for San Diego's large and diverse labor force.

A relatively well-to-do population base and proximity to several universities feed a pipeline of employees.



KEARNY MESA

\$884,012
Median Home Value



\$130,683
Average Household
Income



1,340,227
Expected population
decline by 2030



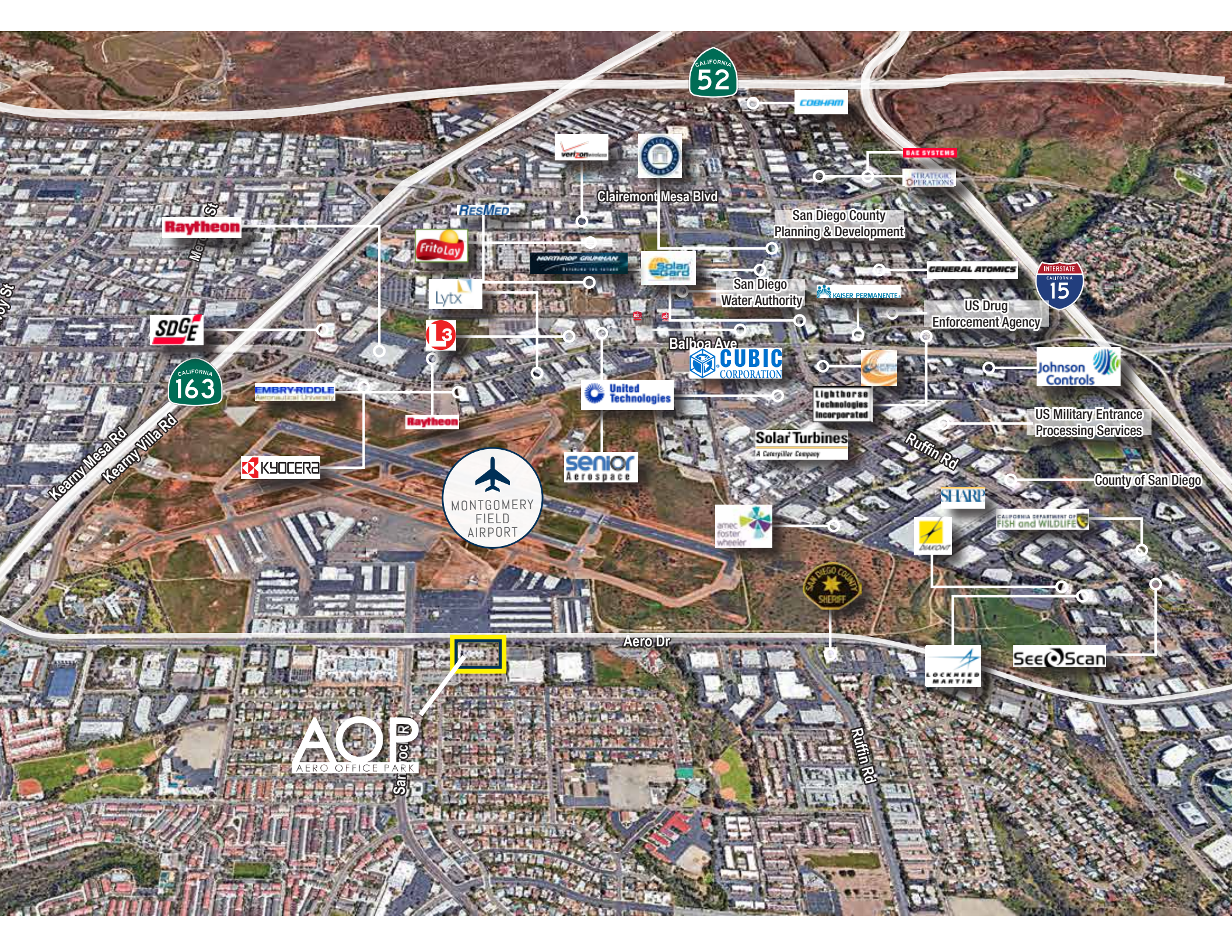
100,049
Businesses within a
10 mile radius



507,943
Total Households



*Census numbers are based on a 10 mile radius



CALIFORNIA
52

COBHAM

BAE SYSTEMS
STRATEGIC OPERATIONS

INTERSTATE
CALIFORNIA
15

Raytheon

SDGE

CALIFORNIA
163

EMBRY-RIDDLE
UNIVERSITY OF AERONAUTICS & SPACE

KYOCERA

FritoLay

Lytx

L3

RESMED

MONTGOMERY GLOUMMAN
EXTENDING THE HORIZON

United Technologies

senior
Aerospace

MONTGOMERY
FIELD
AIRPORT

Clairemont Mesa Blvd

San Diego
Water Authority

Balboa Ave
CUBIC
CORPORATION

Solar Turbines
A Caterpillar Company

Lighthouse
Technologies
Incorporated

GENERAL ATOMICS

US Drug
Enforcement Agency

Johnson
Controls

US Military Entrance
Processing Services

County of San Diego

Ruffin Rd

STAR

CALIFORNIA DEPARTMENT OF
FISH AND WILDLIFE

AMPCO

SAN DIEGO COUNTY
SHERIFF

Aero Dr

Ruffin Rd

LOCKHEED
MARTIN

SEE3Scan

AOR
AERO OFFICE PARK

San Joaquin Rd



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