

# CMK KEARNY PARK

## 8252-8280

— CLAIREMONT MESA BOULEVARD —  
SAN DIEGO, CA 92111

**UNDER NEW LEASING & MANAGEMENT / PARK RENOVATIONS UNDERWAY**



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**Voit**  
REAL ESTATE SERVICES

# 8252-8280

— CLAIREMONT MESA BOULEVARD —  
SAN DIEGO, CA 92111

UNDER NEW LEASING & MANAGEMENT / PARK RENOVATIONS UNDERWAY

## PROPERTY DETAILS

- » Located in the heart of Kearny Mesa, San Diego's most centralized industrial/retail submarket
- » Easily accessible from I-805, I-15, CA-52, & CA-163.
- » Quick access to Clairemont Mesa Blvd., Balboa Avenue, and Convoy Street
- » Grade and dock level loading (suite dependent, confirm individual suites)
- » Clear Height:  $\pm 16'$ - $18'$
- » Building and monument signage available
- » Close proximity to Kaiser Permanente Hospital
- » Quick access to prominent Asian grocery stores, retail, and restaurants
  - Zion Market, 99 Ranch Market, & Target, Costco & Dumpling Inn

$\pm 2,932$  -  $\pm 8,603$  SF  
RETAIL SPACE AVAILABILITIES

$\pm 882$  -  $\pm 9,070$  SF  
INDUSTRIAL SPACE AVAILABILITIES



## CURRENT AVAILABILITIES

### 8252 CLAIREMONT MESA BOULEVARD

SUITE	SIZE	TYPE	LEASE RATE	OCCUPANCY	COMMENTS
A	±5,671 SF	Retail	Contact Broker	Vacant	Contiguous with Suite A1 for ±8,603 SF
A1	±2,932 SF	Retail	Contact Broker	Vacant	Contiguous with Suite A for ±8,603 SF

### 8268 CLAIREMONT MESA BOULEVARD

SUITE	SIZE	TYPE	LEASE RATE	OCCUPANCY	COMMENTS
A	±9,070 SF	Industrial	Contact Broker	July 1, 2026	75% warehouse, Dock & Grade loading

### 8280 CLAIREMONT MESA BOULEVARD

SUITE	SIZE	TYPE	LEASE RATE	OCCUPANCY	COMMENTS
117	±2,888 SF	Industrial	Contact Broker	Vacant	Existing commercial coolers & grease trap
118	±968 SF	Industrial	Contact Broker	Vacant	Contiguous with Suite 117 for ±3,586 SF
121	±953 SF	Industrial	Contact Broker	Vacant	Contiguous with Suite 122 for ±4,756 SF
122	±882 SF	Industrial	Contact Broker	Vacant	Spec suite
123	±902 SF	Industrial	Contact Broker	Vacant	Contiguous with Suite 124 for ±2,896 SF
124	±1,994 SF	Industrial	Contact Broker	Vacant	Contiguous with Suite 125 for ±2,971 SF
125	±977 SF	Industrial	Contact Broker	Vacant	Contiguous with Suite 124 for ±2,971 SF
138	±973 SF	Industrial	Contact Broker	Vacant	Contiguous with Suite 139 for ±1,936 SF
139	±963 SF	Industrial	Contact Broker	Vacant	Contiguous with Suite 138 for ±1,936 SF

**NNN EXPENSES: \$0.40/SF**

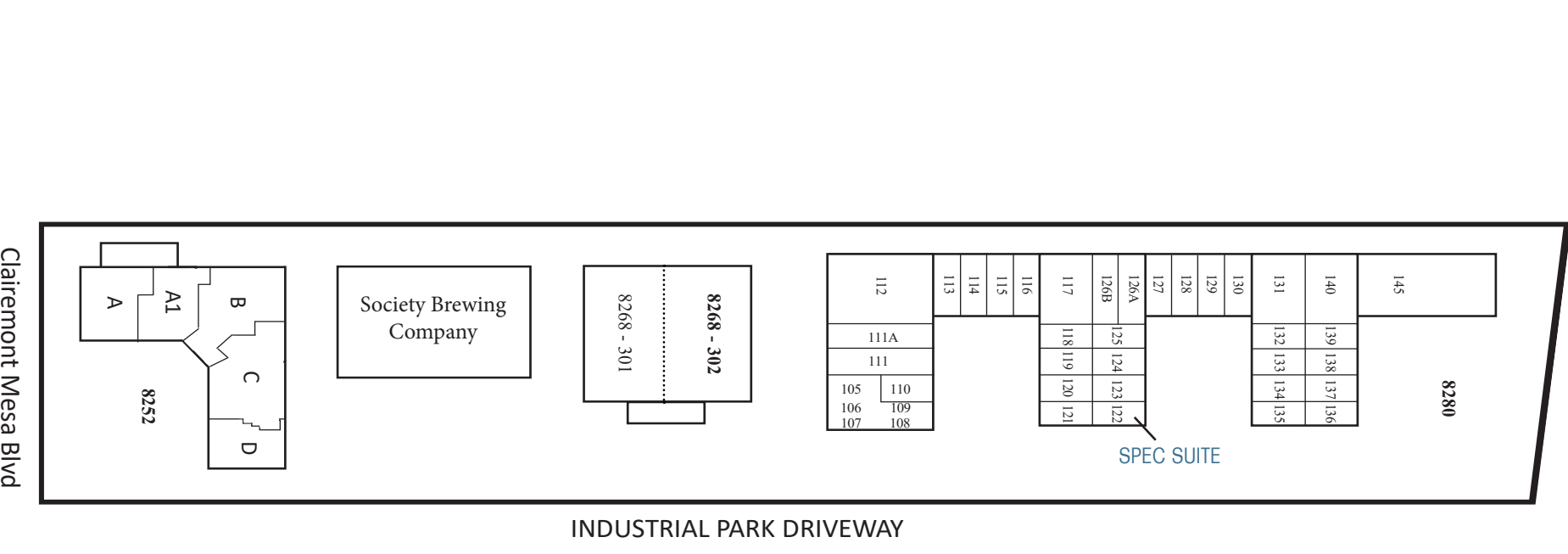
8252-8280

CLAIREMONT MESA BOULEVARD

SAN DIEGO, CA 92111

CMK KEARNY PARK  
8252-8280  
CLAIREMONT MESA BOULEVARD

SITE PLAN





8280

8268

8262

8252

CLAIREMONT MESA BOULEVARD

INDUSTRIAL PARK DRIVEWAY



## 8252 CLAIREMONT MESA BOULEVARD

SUITE	SIZE	TYPE	AVAILABLE
A	±5,671 SF	Retail	Now
A1	±2,932 SF	Retail	Now

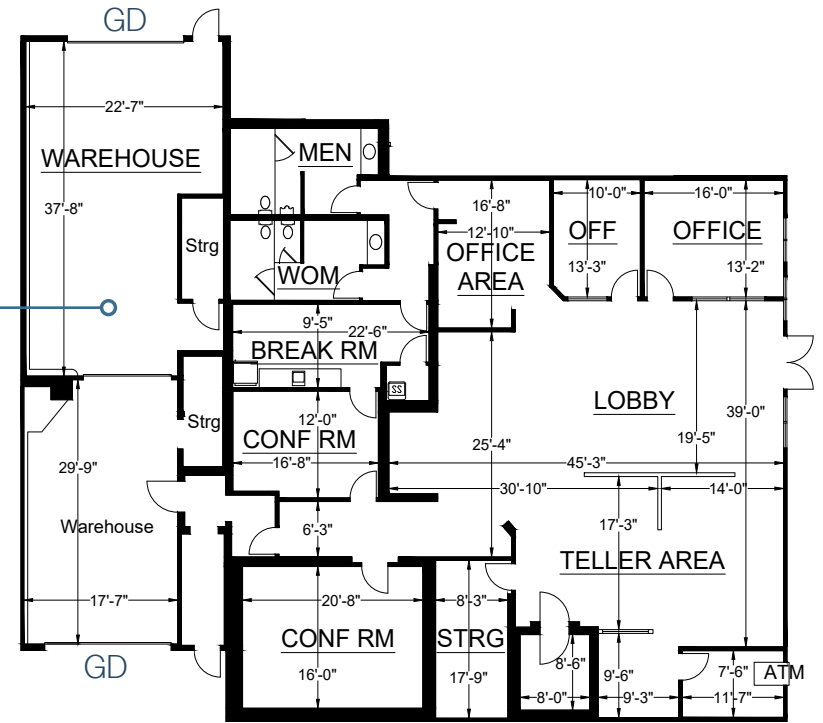
### Suite A1 Features:

- » Contiguous with Suite A2 to ±8,603 SF
- » 400 amps
- » ±1,600 SF warehouse
- » Drive-thru loading
- » Contact Broker for Pricing

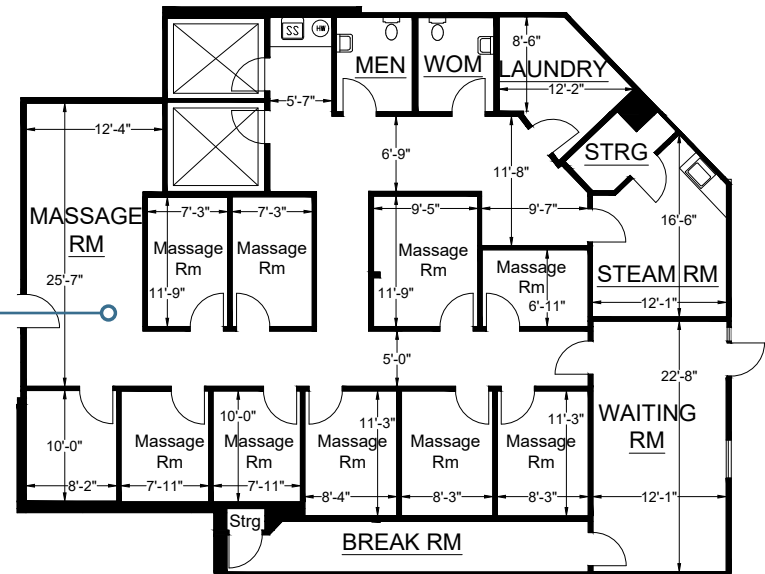
### Suite A2 Features:

- » Contiguous to Suite A1 to ±8,603 SF
- » 200 amps
- » Additional plumbing with showers
- » Contact Broker for Pricing

±5,671 SF  
8252: A



±2,932 SF  
8252: A1



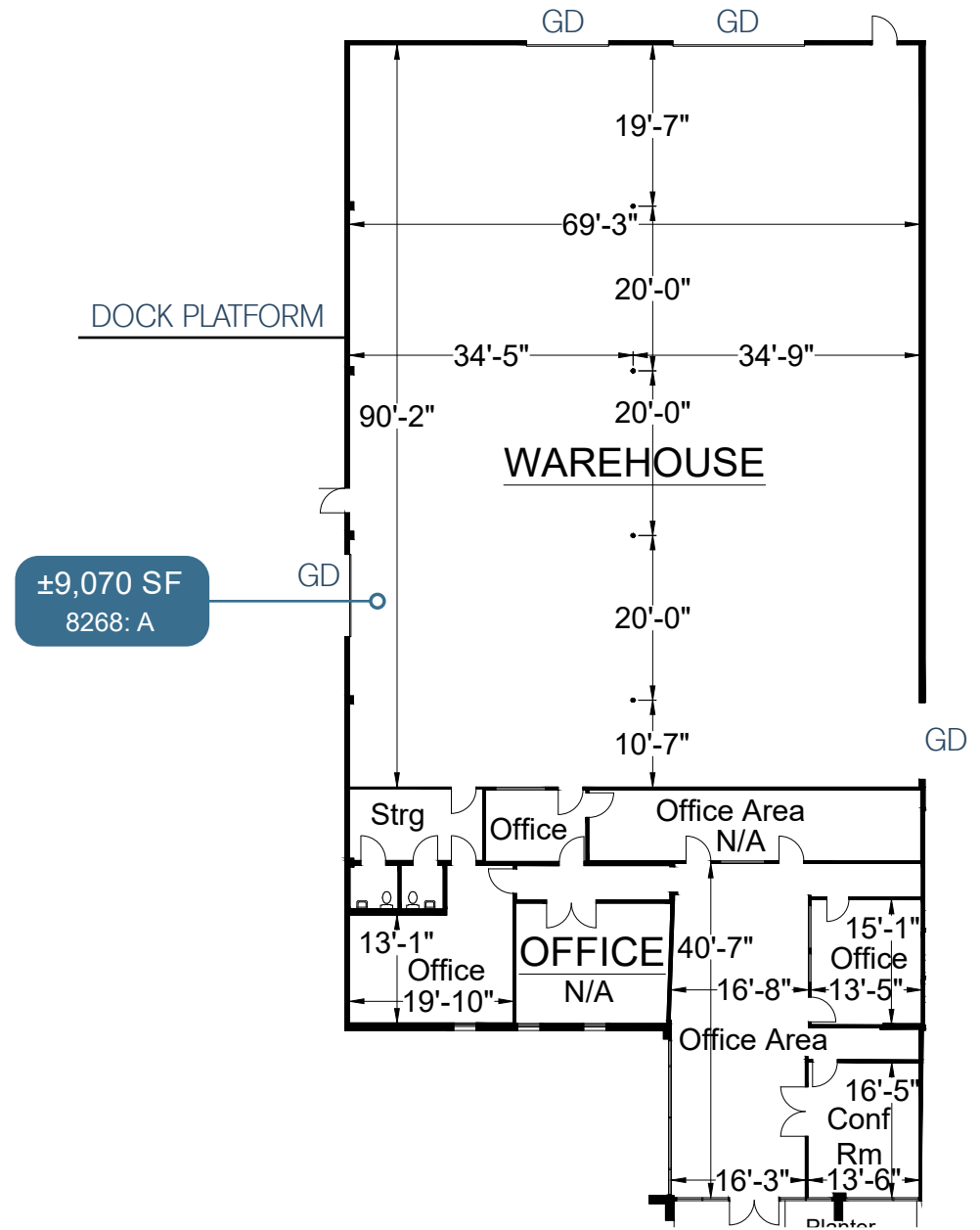


## 8268 CLAIREMONT MESA BOULEVARD

SUITE	SIZE	TYPE	AVAILABLE
A	±9,070 SF	Industrial	July 1, 2026

### Suite A Features:

- » Grade and dock level loading
- » 75% warehouse
- » ±18' clear height
- » 200a/120 - 208v 3p power
- » Contact Broker for Pricing





## 8280 CLAIREMONT MESA BOULEVARD

SUITE	SIZE	TYPE	AVAILABLE
117	±2,888 SF	Commercial Kitchen/ Industrial	Now
118	±968 SF	Contact	Now

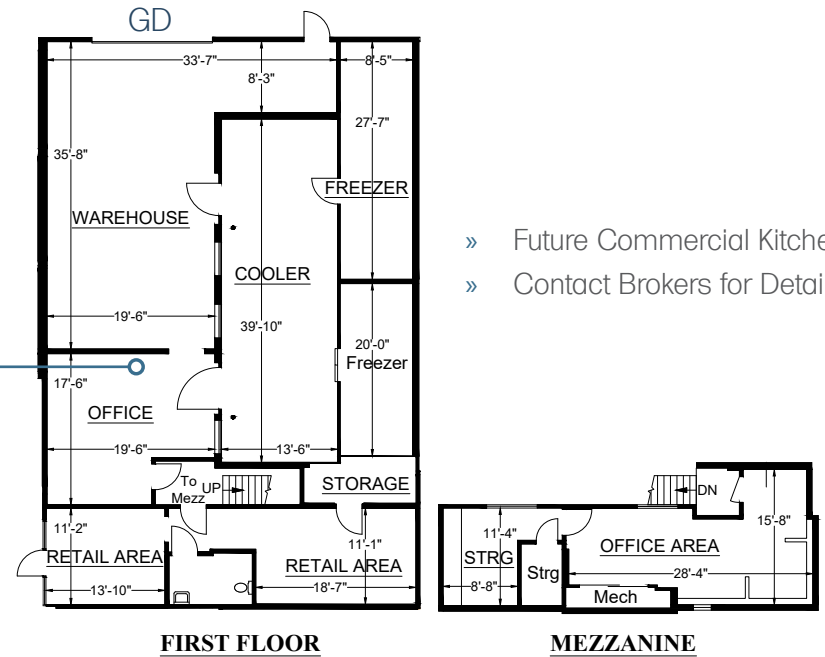
### Suite 117 Features:

- » Contiguous with Suite 118 to ±3,856 SF
- » Warehouse
- » 2 offices with mezzanine
- » Cooler & 2 freezers
- » Grease Trap
- » Retail areas
- » Grade Level loading
- » Contact Broker for Pricing

### Suite 118 Features:

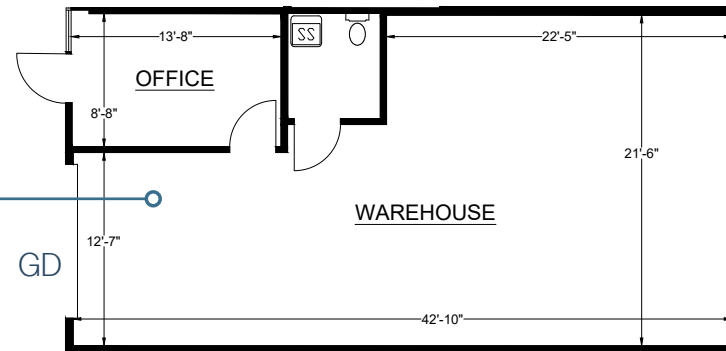
- » Contiguous with Suite 117 to ±3,856 SF
- » Warehouse
- » Private office
- » Grade Level loading
- » Contact Broker for Pricing

±2,888 SF  
8280: 117



- » Future Commercial Kitchen
- » Contact Brokers for Details

±968 SF  
8280: 118





## 8280 CLAIREMONT MESA BOULEVARD

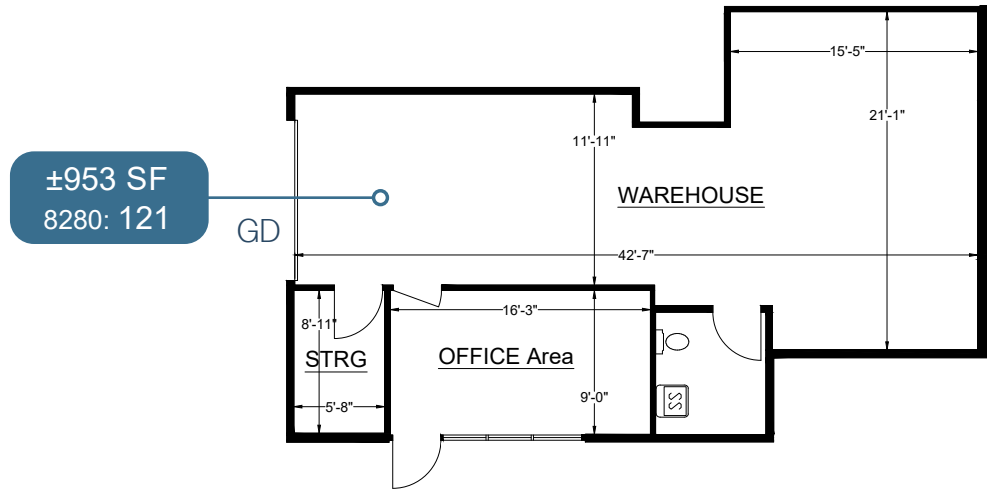
SUITE	SIZE	TYPE	AVAILABLE
121	±953 SF	Industrial	Now
122	±882 SF	Industrial	Now

### Suite 121 Features:

- » Contiguous with Suite 122 to ±1,835 SF
- » Private office
- » Warehouse
- » Grade Level loading
- » Storage
- » Contact Broker for Pricing

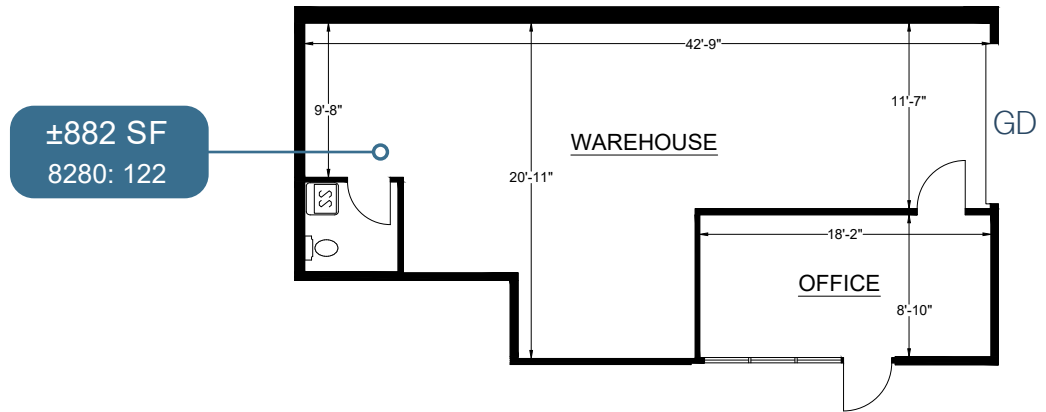
### Suite 122 Features:

- » Spec Suite
- » Contiguous with Suite 121 to ±1,835 SF
- » Private office
- » Grade Level loading
- » Contact Broker for Pricing



±953 SF  
8280: 121

### SPEC SUITE



±882 SF  
8280: 122



## 8280 CLAIREMONT MESA BOULEVARD

SUITE	SIZE	TYPE	AVAILABLE
123	±902 SF	Industrial	Now
124	±963 SF	Industrial	Now
125	±977 SF	Industrial	Now

### Suite 123 Features:

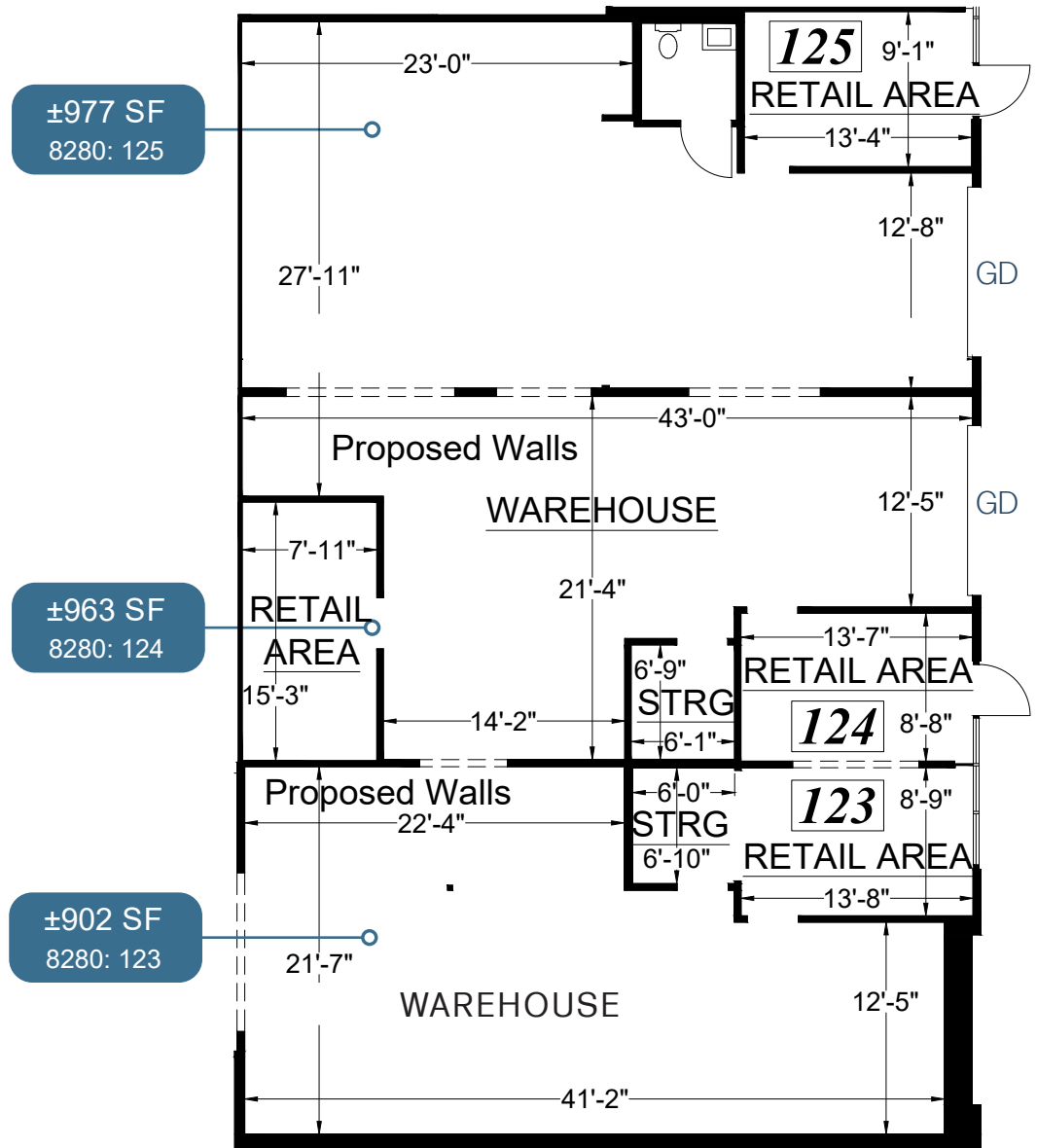
- » Contiguous with Suite 124 & 125 to ±2,842 SF
- » Warehouse
- » Contact Broker for Pricing

### Suite 124 Features:

- » Contiguous with Suite 125 to ±1,940 SF
- » Warehouse
- » Contact Broker for Pricing

### Suite 125 Features:

- » Contiguous with Suite 124 to ±1,940 SF
- » Warehouse
- » Retail area
- » Contact Broker for Pricing





## 8280 CLAIREMONT MESA BOULEVARD

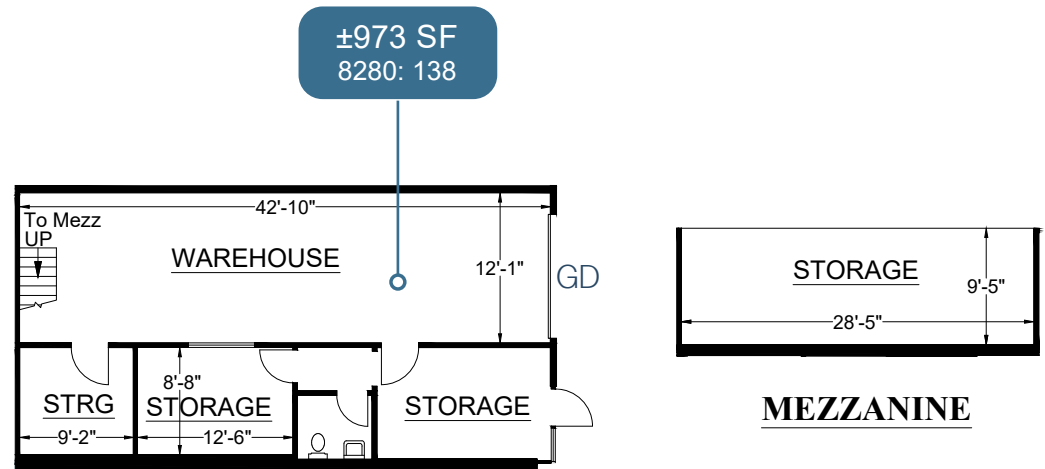
SUITE	SIZE	TYPE	AVAILABLE
138	±973 SF	Industrial	Now
139	±963 SF	Industrial	Now

### Suite 138 Features:

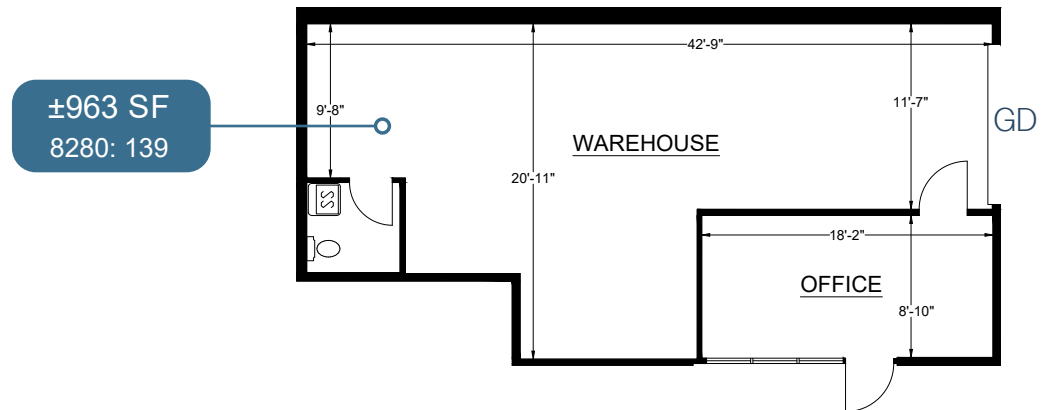
- » Contiguous with Suite 139 to ±1,936 SF
- » Warehouse
- » Grade Level loading
- » Mezzanine storage
- » Contact Broker for Pricing

### Suite 139 Features:

- » Contiguous with Suite 138 to ±1,936 SF
- » Warehouse
- » Grade Level loading
- » Contact Broker for Pricing



**FIRST FLOOR**



805

52

8252-8280

CLAIREMONT MESA BOULEVARD  
SAN DIEGO, CA 92111

163

15

52

**VONS**  
Burlington  
ROSS  
DRESS FOR LESS

**BIG LOTS!**  
Michael's  
Where Creativity Happens  
T.J. MAXX

**3's**  
Denny's

**Starbucks COFFEE**

**Walmart**  
Save money. Live better.

**FOOD 4 LESS**

**LA FITNESS**

**Smart & Final**

Clairemont Mesa Blvd

James Madison High School

**GRAINGER**  
FOR THE GEEKS WHO GET IT DONE

**Denny's**

**Starbucks COFFEE**

**VONS**

Junipero Serra High School

Tierrasanta Blvd

**Smart & Final**

**THE HOME DEPOT**

**COCO'S**  
Bakery • Restaurant

**BIG 5**  
SPORTING GOODS

**SONIC**

**COURTYARD**  
Marriott

**TARGET**

Balboa Ave

**ISLANDS**  
fine burgers & drinks

**24 FITNESS**

**Applebees**

Montgomery-Gibbs Executive Airport

**COSTCO WHOLESALE**

**TARGET**

**DOLLAR TREE**

**STAPLES**

**IN-N-OUT**  
Burgers

**Starbucks COFFEE**

**Sizzler**

**Hilton**

**VONS**

**DOLLAR TREE**

**Walmart**  
Save money. Live better.

**Fry's**

Admiral Baker Golf Course

**KAISER PERMANENTE**

Tecolote Canyon Natural Park

San Diego Mesa College

Stephen Kearny High School

Rady Children's Hospital

Sharp Mesa Vista Hospital

Baptist College

163

805

**COSTCO WHOLESALE**

Qualcomm Stadium

**LOWE'S**

8

**Fashion Valley Center**

**Neiman Marcus**

**bloomingdale's**

**JCPenney**

**FOREVER 21**

**NORDSTROM**

University of San Diego

Friars Rd

**Denny's**

**Ralphs**

**FOOD 4 LESS**

**DOUBLE TREE**  
BY HILTON

**Marshalls**

**ROSS**  
DRESS FOR LESS

**Office DEPOT**

**LIVING SPACES**

**IKEA**

**Westfield Shoppingtown Mission Valley**

**TARGET**

**macys**

**BED, BATH & BEYOND**  
The original cataloger of all things

**NORDSTROM**

**AMC THEATRES**

15



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	4,653	81,889	283,008
2030 Population Projection	4,787	82,360	285,627
2025 Households	2,307	31,043	111,656
2030 Household Projection	2,371	31,199	112,700
Median Household Income	\$136,570	\$107,986	\$109,232
Median Home Value	\$770,215	\$831,599	\$878,423

## TRAFFIC COUNTS

Collection Street	Cross Street	Cars/Day
Clairemont Mesa Boulevard	Kearny Mesa Road	30,548
Clairemont Mesa Boulevard	Overland Avenue	16,676
SR-52	-	113,183
Mercury Street	Raytheon Road	6,491
SR-52	Convoy Street	8,312
Clairemont Mesa Boulevard	Convoy Street	29,805



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