

VIEWRIDGE

BUSINESS
PARK



OFFICE SUITES FOR LEASE IN KEARNY MESA
4711, 4715 & 4719 VIEWRIDGE AVENUE, SAN DIEGO CA 92123



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4711

4715

4719



VIEWRIDGE

BUSINESS PARK

PREMIER OFFICE SUITES AVAILABLE FOR LEASE
IN KEARNY MESA

4711 VIEWRIDGE AVENUE

	SUITE	SF	AVAILABLE	LEASE RATE	NOTES
VIRTUAL TOUR	210	3,393	Now	\$2.05 SF + E	Reception, five (5) private offices, conference room, break area, IT/storage, and open area
VIRTUAL TOUR	230	2,084	Now	\$2.05 SF + E	Reception, two (2) private offices, and large open area
VIRTUAL TOUR	260	1,789	Now	\$2.05 SF + E	Reception, conference room, three (3) private offices, and large open area

4719 VIEWRIDGE AVENUE

	SUITE	SF	AVAILABLE	LEASE RATE	NOTES
	130	2,334	Now	\$2.15 + E	Reception, four (4) private offices, conference room, break room, and open area

Asking Rate

\$2.05 - \$2.15 SF + E

Available Options

From 1,789 – 3,393 RSF, offering flexibility for a range of tenants

Spec Suite Available

Move-in-ready suite for efficient, expedited occupancy

Responsive Management

Hands-on ownership ensures attentive service and maintenance



VIEWRIDGE BUSINESS PARK: PROFESSIONAL BY DESIGN, KEARNY MESA BY LOCATION.

Situated at the prominent corner of I-15 and Balboa Avenue, Viewridge Business Park offers exceptional visibility and immediate regional connectivity in the heart of central San Diego. Abundant natural light and recently updated common areas create a functional and efficient workplace environment. Tenants benefit from direct access to I-15 and SR-52, and close proximity to the diverse dining, retail, fitness, and service amenities of Kearny Mesa and Tierrasanta—delivering everyday convenience in a highly accessible location.

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Prominent Corner Location

High-visibility site at a major freeway interchange: I-15 and Balboa Avenue

On-Site Showers

Convenient amenities for active and wellness-focused commuters

Immediate Access to I-15 & SR-52

Direct freeway connectivity across San Diego

Parking Ratio

Convenient surface parking
3.9/1,000 ratio

Southeast-Facing Views

Benefit from natural light and open views

Building Signage Opportunities

Freeway-visible signage enhances brand exposure



2

Chipotle
LA FITNESS
Food 4 Less
COMMON THEORY PUBLIC HOUSE
SOCIETE

1

ROBEKS
CHASE
ups
Panera BREAD
usbank
PANDA EXPRESS
COFFEE BEAN TEA LEAF
Starbucks



3

somisomi
Starbucks
THE Original PANCAKE HOUSE
FRIEND'S HOUSE
RAKIRAKI



CONVOY STREET

KEARNY MESA

TOBY WELLS YMCA

3

2

4

5

BALBOA AVE

MONTGOMERY-GIBBS EXECUTIVE AIRPORT

VIEWRIDGE BUSINESS PARK

4



NEARBY FREEWAYS

- 0.6 Miles East to I-15
- 1.7 Miles North to SR-52
- 1.7 Miles West to SR-163
- 2.4 Miles West to I-805

10



WHERE TOP COMPANIES MEET EVERYDAY AMENITIES

Kearny Mesa's effortless access to amenities makes it a top choice for San Diego's corporate users. Anchored by the Convoy Pan-Asian Cultural District, the area is a hub for commerce, cuisine, and culture, with distinctive restaurants, international markets, entertainment, professional services, and cultural institutions—all offering unmatched convenience for today's workforce.

1 Clairemont Mesa Boulevard Between SR-163 and I-15

- | | | |
|----------------------------|---------------|---------------------------------|
| The Coffee Bean & Tea Leaf | Chase Bank | Toby Wells YMCA |
| The UPS Store | Starbucks | Quantum Brewing |
| Filippi's Pizza Grotto | Arco | Kogi BBQ |
| Tahini Middle Eastern | Panda Express | Robeks Fresh Juices & Smoothies |

2 Clairemont Mesa Boulevard Between I-805 and SR-163

- | | | |
|---------------------|-------------------------|-----------------------|
| 99 Ranch Market | Hopnonymous Brewing Co. | Zion Market |
| Tea N More | The Godfather | Food 4 Less |
| Common Theory | Yakyudori | Dream & Wonder Bakery |
| LA Fitness | Walmart | Katsu Cafe |
| Societe Brewing Co. | Kilowatt Brewing | Wushiland Boba |
| LABORA Coffee | Matcha Cafe Maiko | Yiko Yiko |

3 Convoy District

- | | | |
|------------------------|--------------------------|------------------------------------|
| Eastern Dynasty | Tan-Cha | Carriage House Cocktails & Karaoke |
| Song Hak Korean BBQ | Submarine Crab | Friend's House Korean |
| Rakiraki Ramen | Chopstix | Happy Lemon Convoy |
| Tasty Noodle House | Dumpling Inn | Min Sok Chon |
| SomiSomi | Urban Eats Kitchen & Tap | H Mart Balboa |
| Grandma Tofu & BBQ | CoCo Ichibanya Curry | Cross Street Chicken & Beer |
| Shan Xi Magic Kitchen | Melody Karaoke & Cafe | It's Boba Time San Diego |
| DaYung's Tea | Phuong Trang | Super Sergio's Mexican |
| Original Pancake House | Fish With You | Koon Thai Kitchen |
| Costco Business Center | Target | Starbucks |

4 Corporate Neighbors

- | | | |
|---------------------|--------------------|-------------------|
| 1 Kaiser Permanente | 2 Northrop Grumman | 3 ResMed |
| 4 Cubic | 5 Solar Turbines | 6 Lockheed Martin |
| 7 SDGE | 8 Raytheon | 9 Kyocera |
| | 10 Sharp | |

TIERRASANTA AMENITIES

- | | |
|-------------------------|--------------------|
| Pinto Thai Bistro | McDonald's |
| Round Table Pizza | Tappi Shushi |
| Fresh Golden Donuts | Mom's Pho |
| Yoga Box | Jack in the Box |
| Gaetano's Restaurant | Starbucks |
| Ace Hardware | Homestyle Hawaiian |
| Smart & Final | Heavenly Yogurt |
| Tierrasanta Gas Station | |
| Murphy Canyon Rec Ctr | |

4711 VIEWRIDGE AVENUE

SUITE 210 | SECOND FLOOR

±3,392 SF

VIRTUAL TOUR

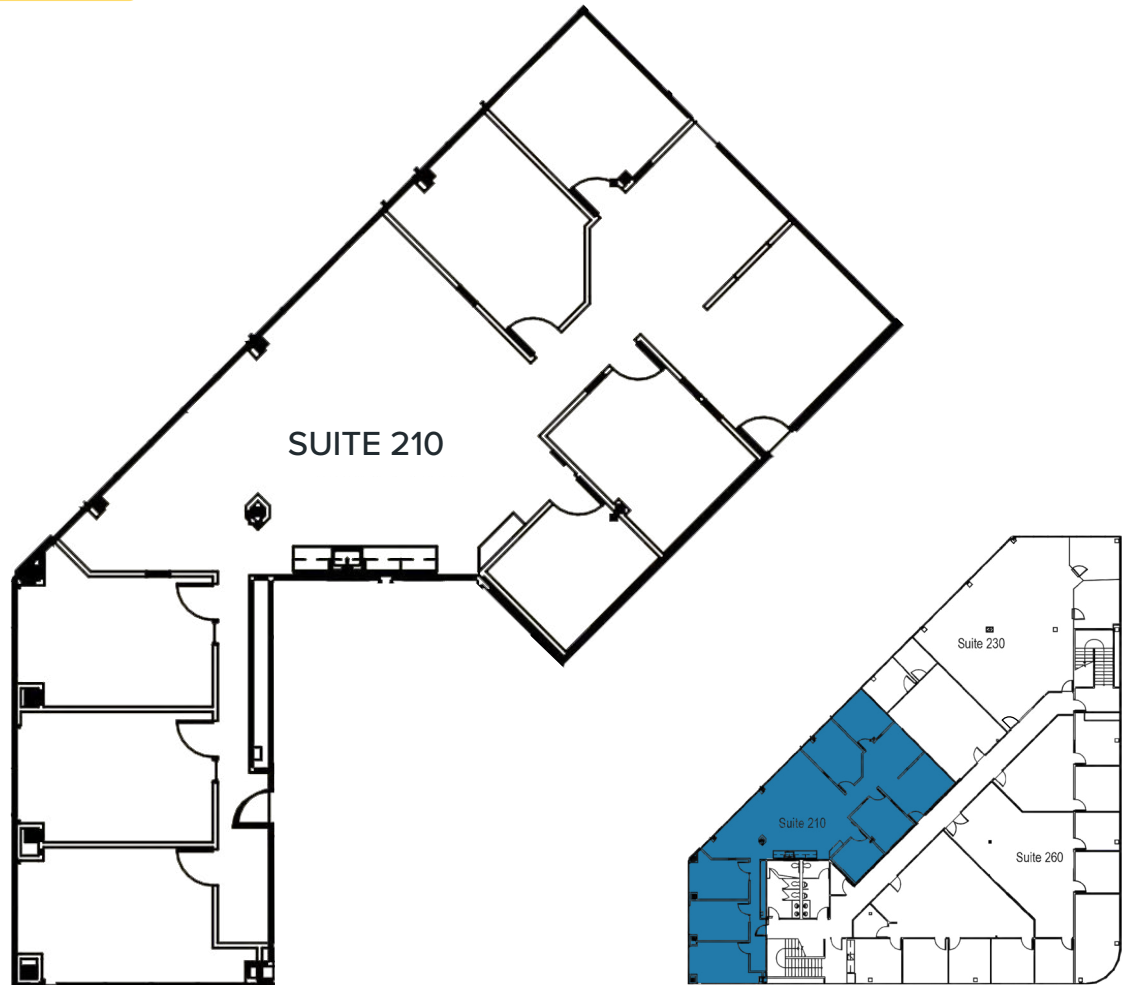
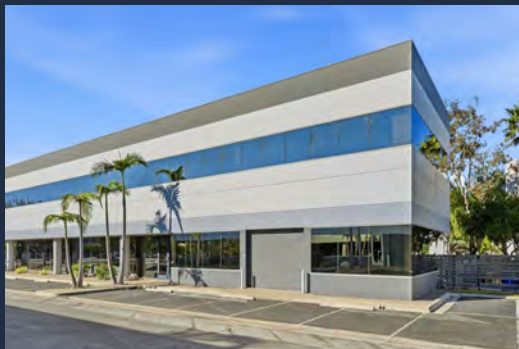
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SUITE	210
SIZE	±3,392 SF
RATE	\$2.05 SF + E
AVAILABLE	NOW

NOTES

Reception,
five (5) private offices,
conference room,
break area, open area
and IT/storage



4711 VIEWRIDGE AVENUE

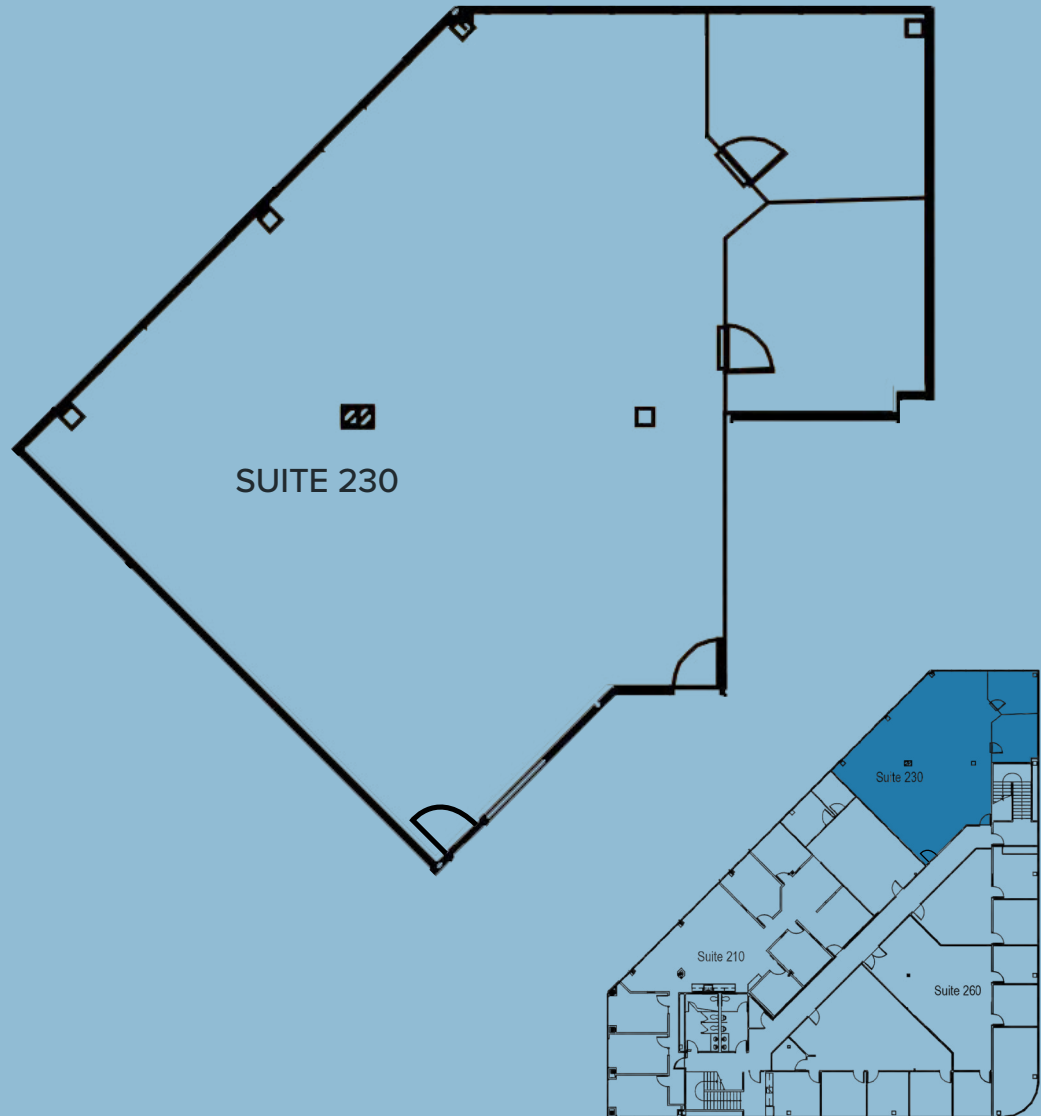
SUITE 230 | SECOND FLOOR

±2,084 SF

VIRTUAL TOUR

SUITE	230
SIZE	±2,084 SF
RATE	\$2.05 SF + E
AVAILABLE	NOW

NOTES Reception, two (2) private offices, and large open area



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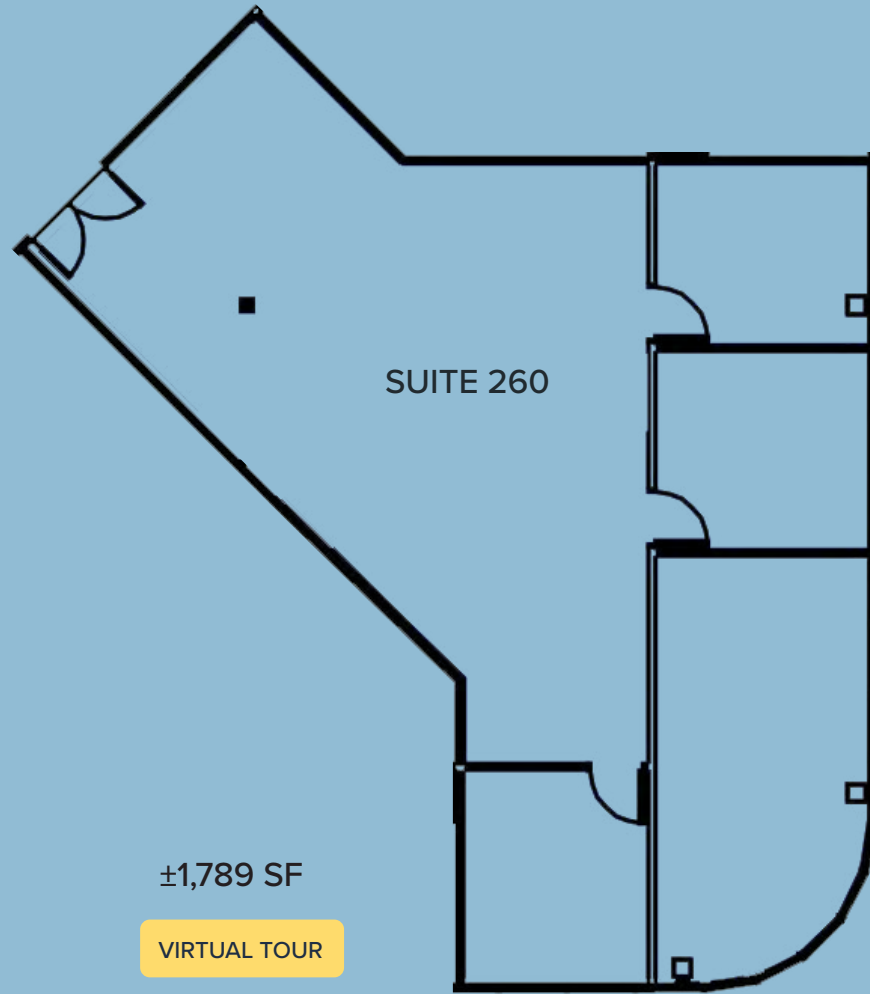
4711 Viewridge Avenue

4711 VIEWRIDGE AVENUE

SUITE 260 | SECOND FLOOR

SUITE	260
SIZE	±1,789 SF
RATE	\$2.05 SF + E
AVAILABLE	NOW

NOTES Reception, conference room, three (3) private offices, and large open area



±1,789 SF
VIRTUAL TOUR



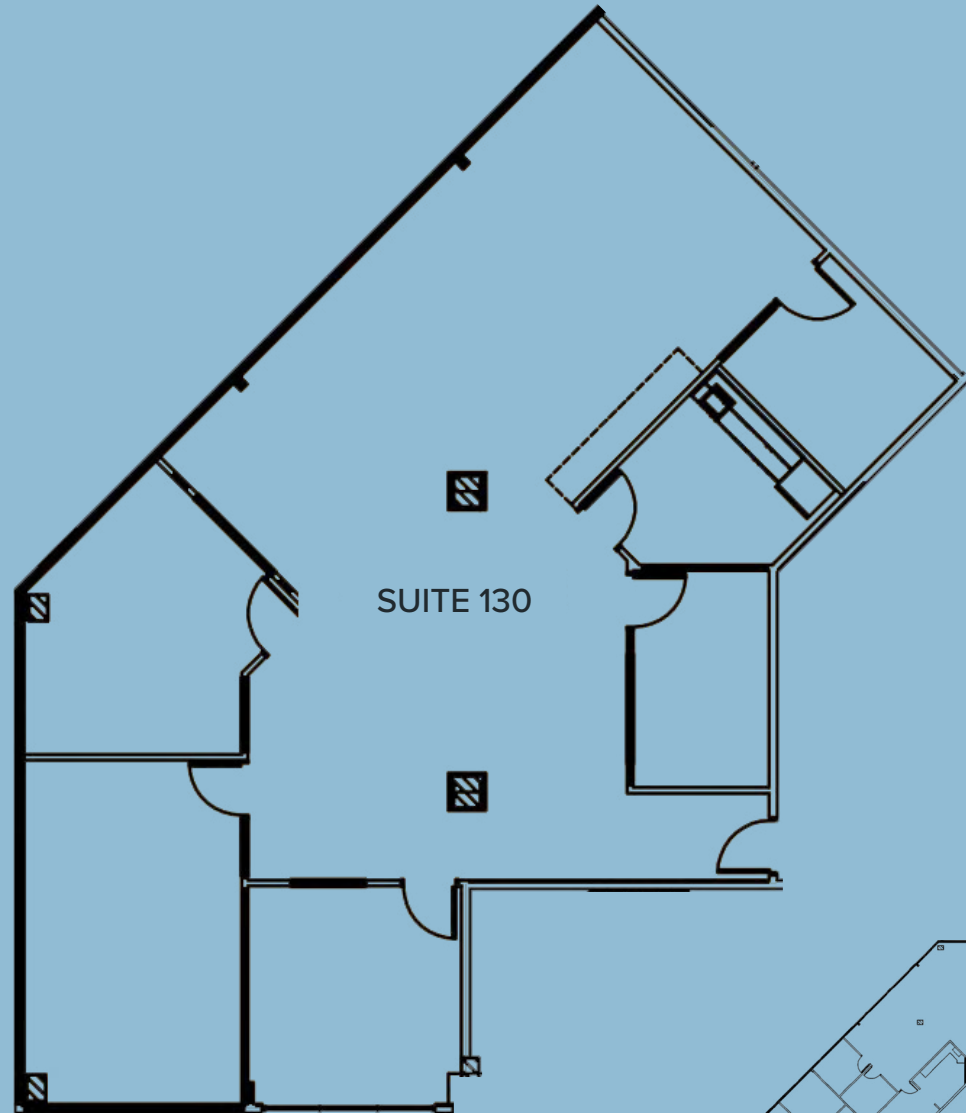
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4719 VIEWRIDGE AVENUE

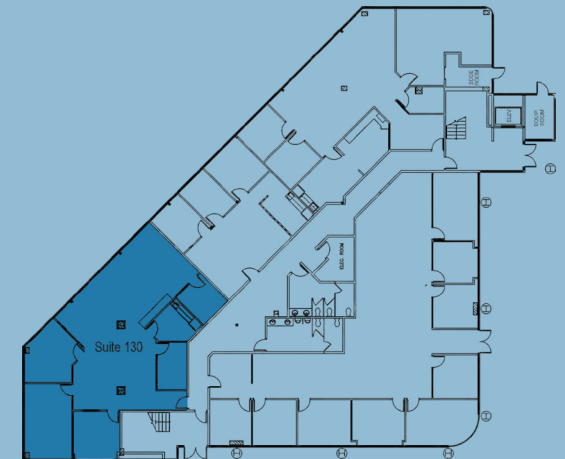
SUITE 130 | FIRST FLOOR

SUITE	130
SIZE	±2,334 SF
RATE	\$2.15 SF + E
AVAILABLE	NOW

NOTES Reception, four (4) private offices, conference room, break room, and open area



±2,334 SF



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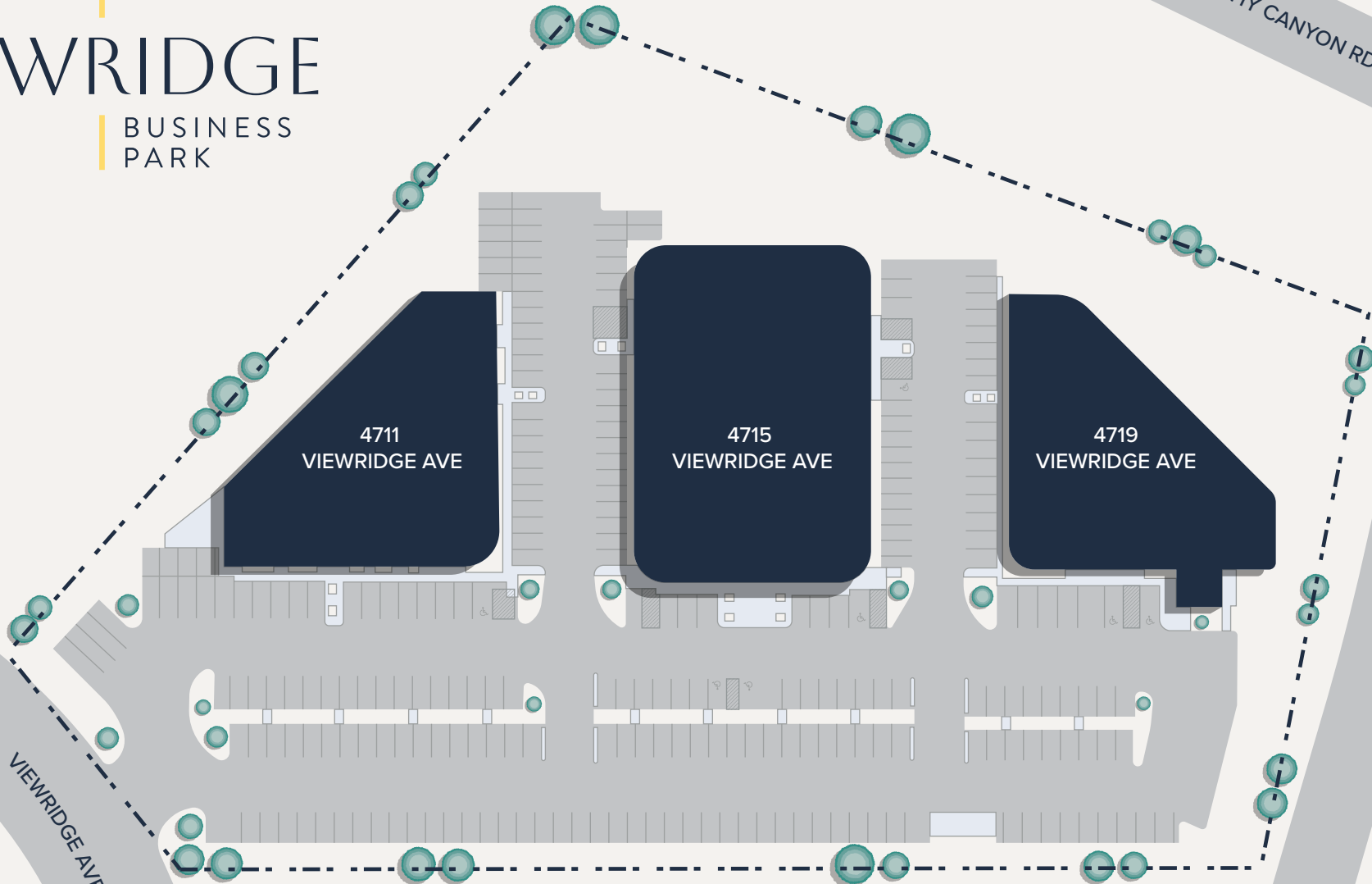
4719 Viewridge Avenue



4715 Viewridge Avenue

VIEWRIDGE

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PARK



SITE PLAN

VIEWRIDGE AVE

MURPHY CANYON RD

BALBOA AVE



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VIEWRIDGE

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OFFICE SUITES
FOR LEASE

CONTACT

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