

# COMMERCIAL & MEDICAL OFFICE SUITES FOR LEASE

## KEARNY OFFICE PARK

8304-8340 CLAIREMONT MESA BLVD., SAN DIEGO, CA 92111



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**Voit**

REAL ESTATE SERVICES

# KEARNY OFFICE PARK RENOVATION PLANS

Kearny Office Park is undergoing a significant transformation to an upscale retail, office and medical lifestyle center **and will be delivered in 2026**.

As these renderings show, ground floor of each building is being transformed to primarily retail and restaurant uses, in addition to the new Zion Market Grocery Center.

These new retail and food services will be enhanced by two large courtyard amenity areas to serve the upgraded, ±40,000 square feet of second floor commercial and medical office space.

The new retail, food service, and outdoor amenities offered at the redeveloped Kearny Office Park, will provide business professionals and their employees a vibrant, modern work environment.



## PROPERTY HIGHLIGHTS

Fully Amenitized Lifestyle Office / Medical Campus

Rare, Small Commercial & Medical Office Options from 500 RSF to 8,000 RSF Full Floors

Elevator Service to all Buildings

San Diego's Most Central Office / Medical Project

4/1,000 Parking Ratio

Close Proximity to Thousands of New Residential Units in Development

LEASE RATE: **\$2.75 NNN**

# SITE PLAN



Zion Market



Large Courtyard / Amenity Area



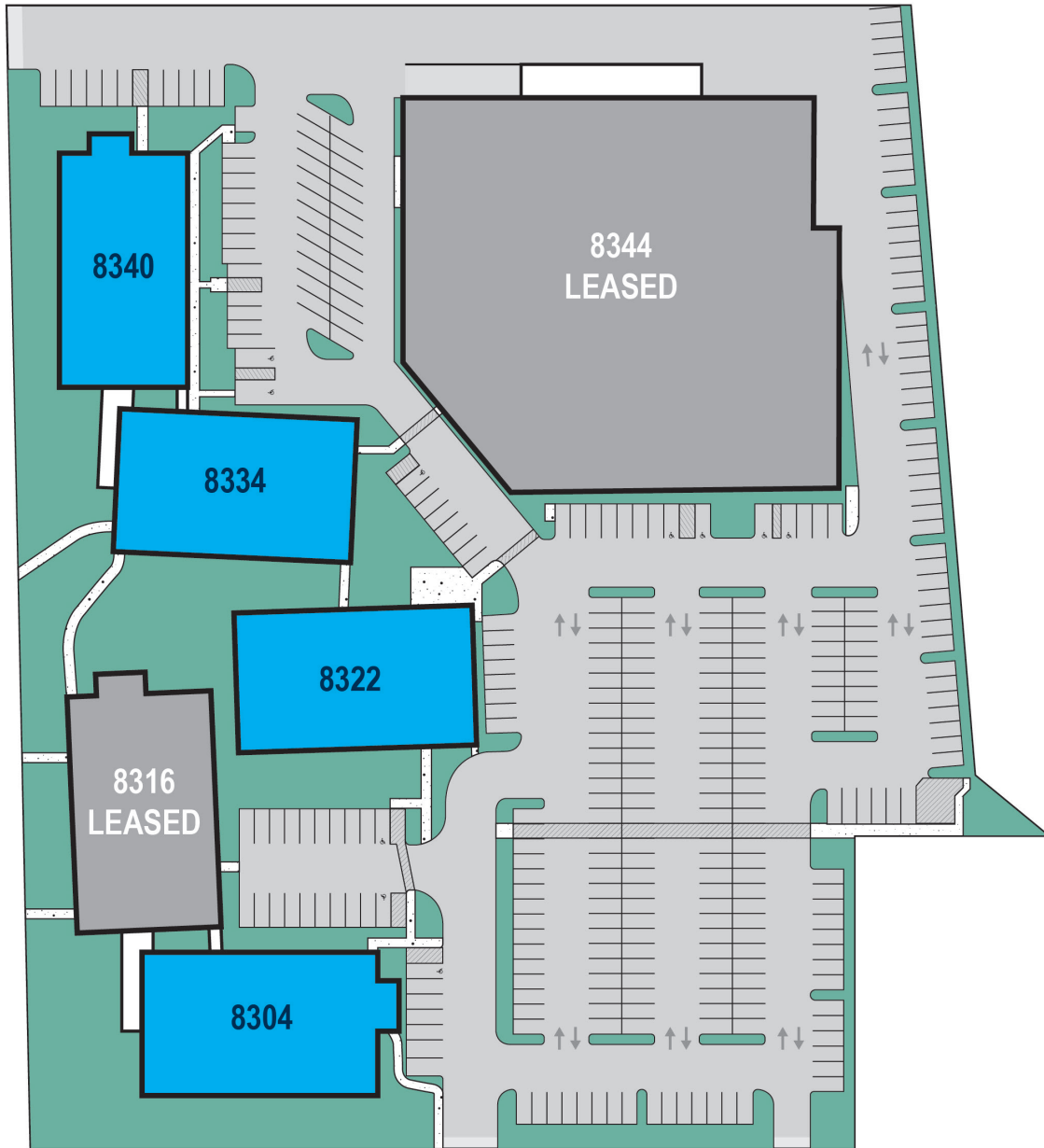
Outdoor Dining, Seating, and Tenant Meeting Area



# COURTYARD COMING SUMMER 2026



# SECOND FLOOR OFFICE AVAILABILITY



CLAIREMONT MESA BLVD

## AVAILABILITY

Commercial, Office & Medical Office Space Available

±500 SF to ± 8,000 SF Available in Each Building

Flexible Floorplans available

## PROPERTY HIGHLIGHTS

Fully amenitized Lifestyle Commercial, Office/ Medical campus

Commercial & Medical Office Options from ± 500 SF to ± 8,000 SF

Elevator Service to all Buildings

Fantastic Mix of New Restaurants & Retail

San Diego most Central office/medical project  
4/1,000 SF parking ratio

Close proximity to thousands of new residential units in development

# 8304 CLAIREMONT MESA BLVD.

## AVAILABILITY

| SUITE #          | RSF   | COMBINED RSF |
|------------------|-------|--------------|
| 201              | 883   | 3,857        |
| 202              | 860   |              |
| 207              | 1,113 |              |
| 213              | 1,001 |              |
| TOTAL CONTIGUOUS |       | 3,857        |



## FLOOR PLAN



## SITE PLAN



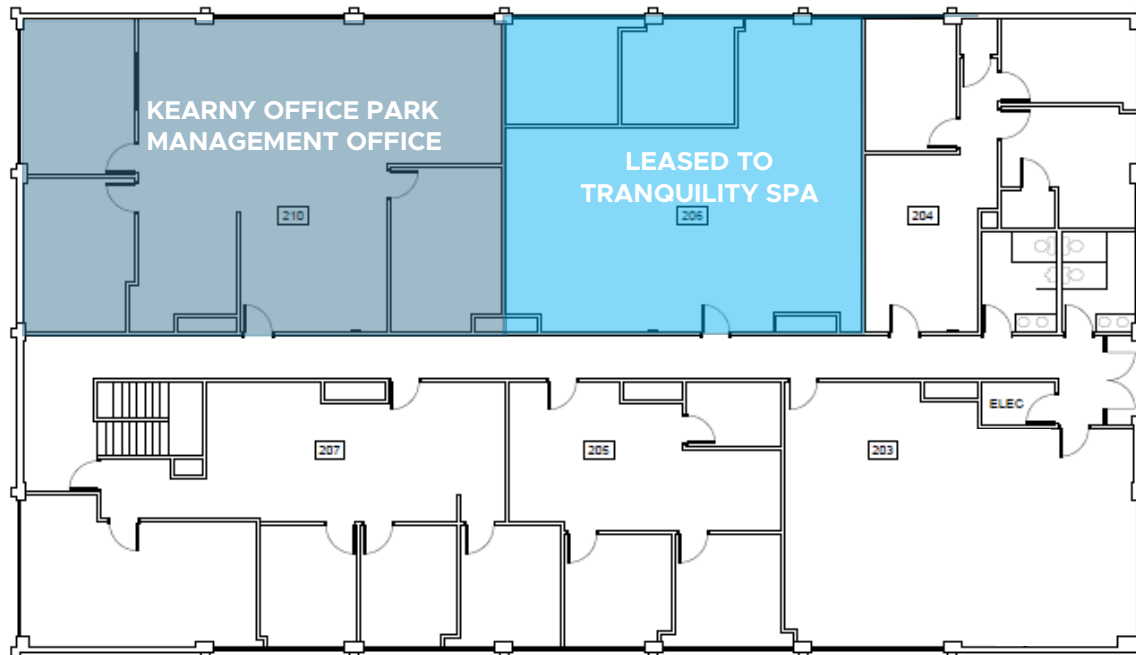
# 8322 CLAIREMONT MESA BLVD.

## AVAILABILITY

| SUITE #          | RSF   | COMBINED RSF |
|------------------|-------|--------------|
| 203*             | 1,153 | 2,065*       |
| 204              |       |              |
| 205*             | 912   |              |
| 207              | 1,662 | 2,660        |
| TOTAL CONTIGUOUS |       | 3,813        |



## FLOOR PLAN



## SITE PLAN



CLAIREMONT MESA BLVD

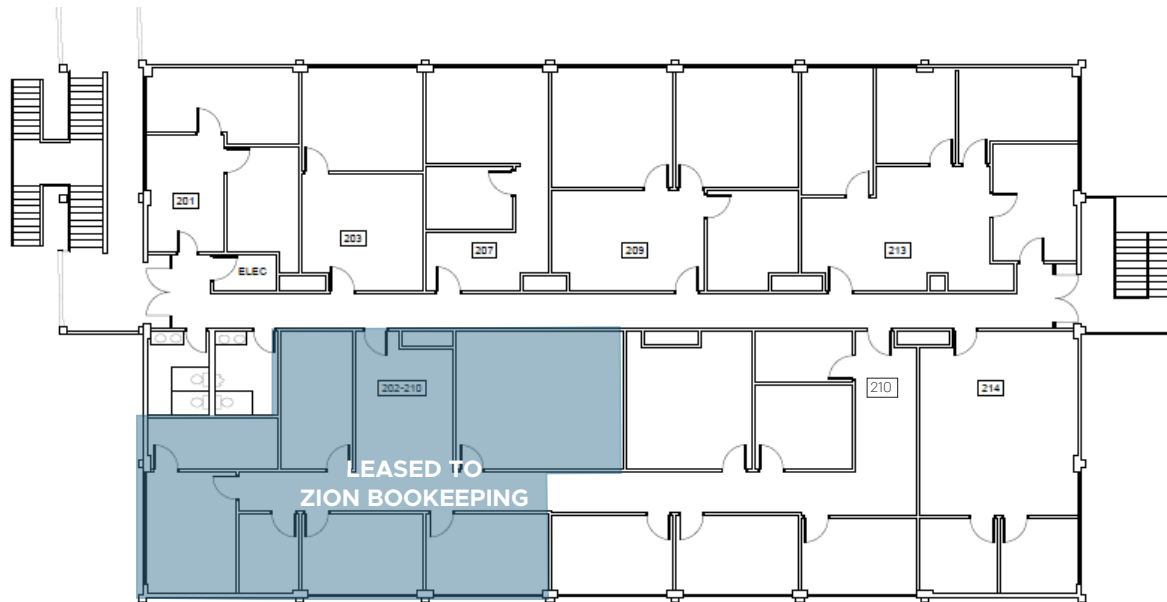
# 8334 CLAIREMONT MESA BLVD.

## AVAILABILITY

| SUITE #          | RSF   | COMBINED RSF |
|------------------|-------|--------------|
| 201              | 574   | 1,646        |
| 203              | 536   |              |
| 207              | 536   |              |
| 209              | 1,074 | 2,255        |
| 213              | 1,181 |              |
| 210              | 1,857 | 2,742        |
| 214              | 885   |              |
| TOTAL CONTIGUOUS |       | 6,643        |



## FLOOR PLAN



## SITE PLAN



CLAIREMONT MESA BLVD

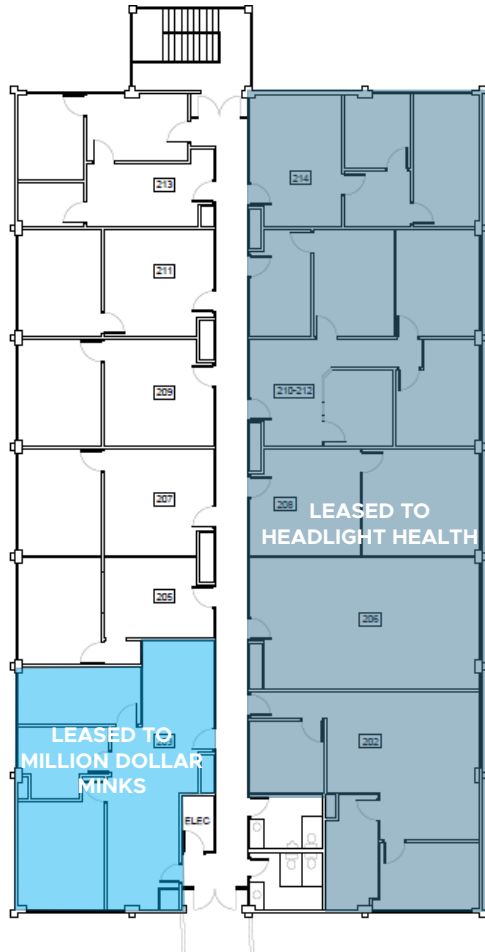
# 8340 CLAIREMONT MESA BLVD.

## AVAILABILITY

| SUITE #          | RSF | COMBINED RSF |
|------------------|-----|--------------|
| 205              | 485 | 1,020        |
| 207              | 535 |              |
| 209              | 535 |              |
| 211              | 537 | 1,714        |
| 213              | 642 |              |
| TOTAL CONTIGUOUS |     | 2,734        |



## FLOOR PLAN



## SITE PLAN



CLAIREMONT MESA BLVD

# MEET YOUR NEIGHBORS

**ZIONMARKET**



## ARCADE CONCEPT

*FUN TOWN BBQ*



**MARUGAME  
UDON**



**DOT & DOUGH DONUTS**



**BAFANG DUMPLING**

**八方雲集**



**樂 拉面家**  
LE SHRIMP RAMEN



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