

AVAILABLE FOR LEASE

±2,744 SF RETAIL SPACE

7767

BALBOA AVENUE
SAN DIEGO, CA 92111



BRANDON KEITH
Senior Vice President | Lic. #01177792
858.458.3326 | bkeith@voitco.com

SPENCER KERRIGAN
Vice President | Lic. #01921490
858.458.3310 | skerrigan@voitco.com

Voit
REAL ESTATE SERVICES

PROPERTY FEATURES

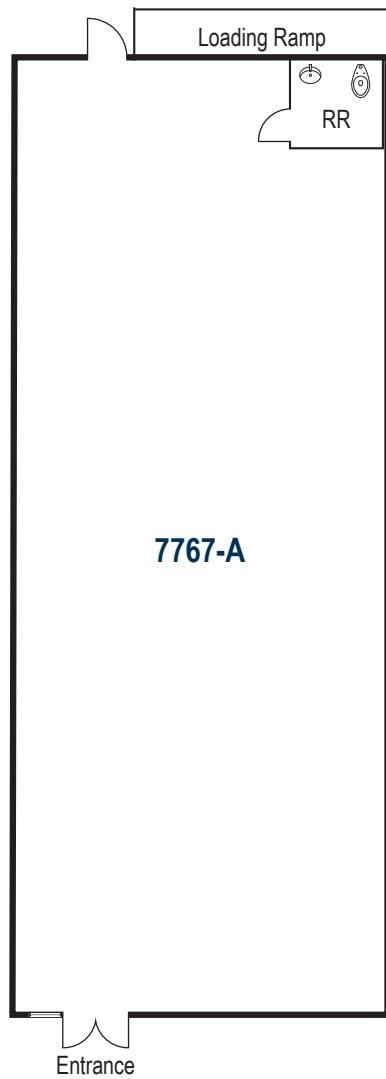
- ±2,744 SF Retail Suite Available For Lease
- Centrally Located in the heart of Kearny Mesa
- Located near Automotive, Food, and Retail Amenities
- Great Visibility
- Pole Signage Available
- 42,263 Cars per Day Traffic Count
- Available with 60 Days Notice
- Please Do Not Disturb Tenant

LEASE RATE: \$3.25 NNN (NNN=\$0.55/SF)

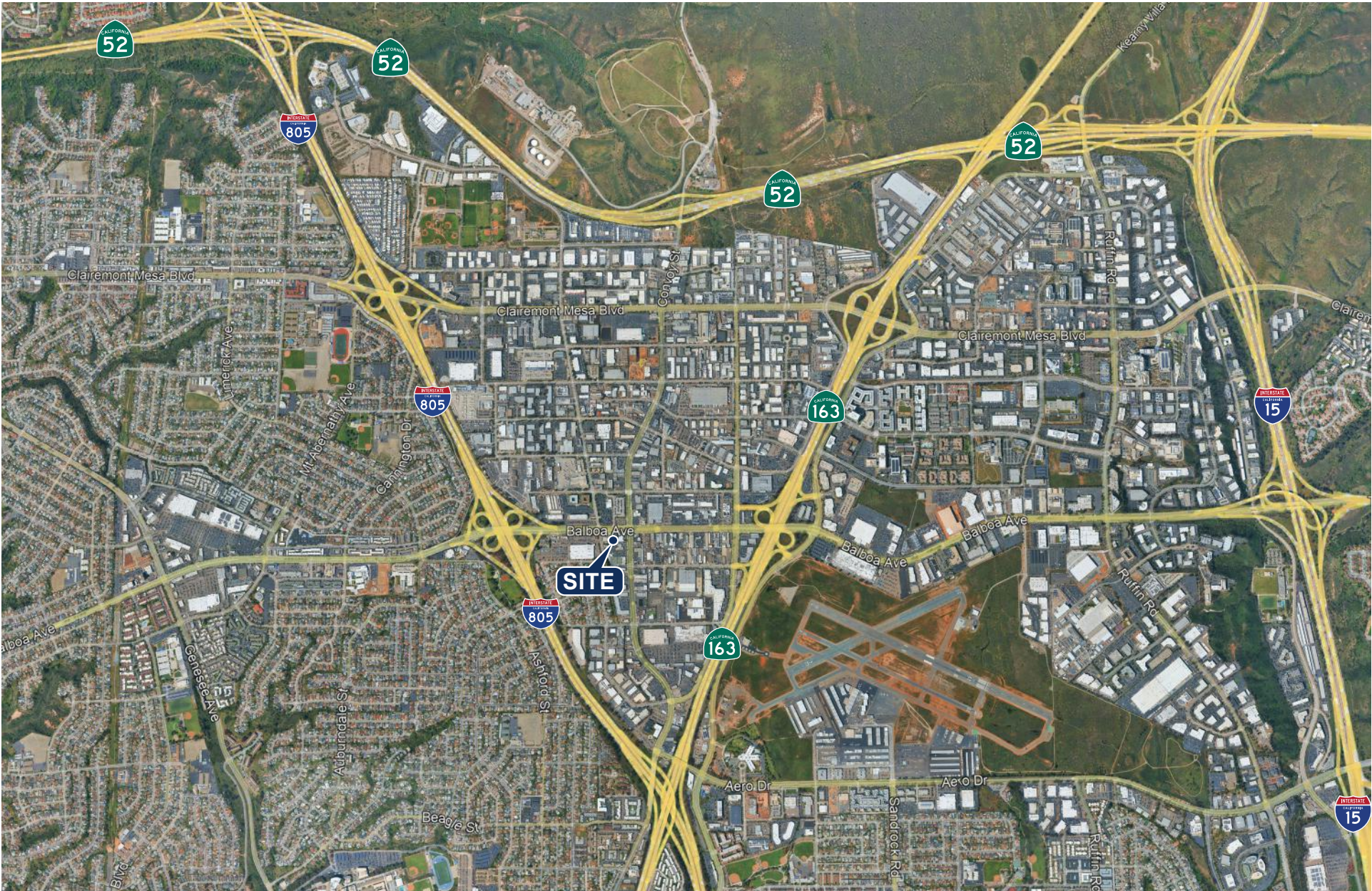


FLOOR PLAN

7767 BALBOA AVENUE
SUITE A
±2,744 SF



AERIAL MAP



AMENITIES MAP



DRIVE TIMES MAP

12

MINUTES TO: UTC

15

MINUTES TO: MIRAMAR

16

MINUTES TO: SORRENTO MESA

20

MINUTES TO: DOWNTOWN / SAN DIEGO INT'L AIRPORT

20

MINUTES TO: SCRIPPS RANCH

30

MINUTES TO: US/MEXICO BORDER



7767
BALBOA
AVE

BALBOA AVE



7767

BALBOA AVENUE
SAN DIEGO, CA 92111



FOR MORE INFORMATION, PLEASE CONTACT:

BRANDON KEITH | Senior Vice President/Partner | Lic. #01177792 | 858.458.3326 | bkeith@voitco.com

SPENCER KERRIGAN | Vice President | Lic. #01921490 | 858.458.3310 | skerrigan@voitco.com

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 Fax | Lic. #01991785 | www.voitco.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2026 Voit Real Estate Services, Inc. All Rights Reserved.

Voit

REAL ESTATE SERVICES