



CONSTRUCTION UNDERWAY
SPECIFICS ON PAGE 3



FOR LEASE | CONSTRUCTION UNDERWAY

9606 AERO DRIVE | KEARNY MESA

±25,840 SF INDUSTRIAL OUTSIDE STORAGE FACILITY ON A 4.27 ACRE LOT | CENTRAL SAN DIEGO



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PROPERTY
FEATURES

- Industrial Outdoor Storage Facility
- Building SF: ±25,840 SF
- Lot Size: 4.27 Acres
- Loading: 3 Grade Level Doors
- 2,000 Amps / 480 Volts
- Zoning: IL-2-1
- Ideal Uses: Outdoor Storage, Building Materials, Equipment Storage, Contractor Yard, Storage Yard, Fleet Storage, Automotive Service Facility
- Centrally located with immediate access to I-15 and within minutes of SR-52, I-8, SR-163, I-805 & I-5
- Private, Fenced, & Secured Yard
- Pricing: Contact Broker



ZONING INFO



**MOST CENTRALIZED
LOCATION IN SAN DIEGO**



**14 ON/OFF RAMPS IN
THE SUBMARKET**

9606 Aero Drive | San Diego, CA 92123

1

KEARNY MESA OFFICE TO IOS CONVERSION

PROPERTY CURRENTLY UNDER CONSTRUCTION

REPOSITIONING
TENANT IMPROVEMENTS
SITE PLAN

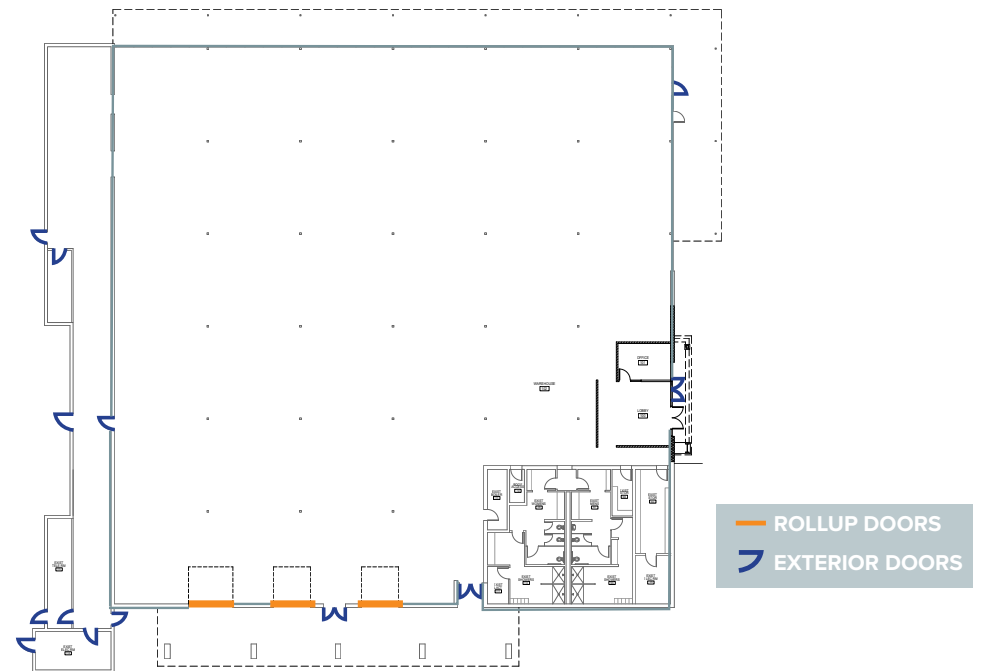
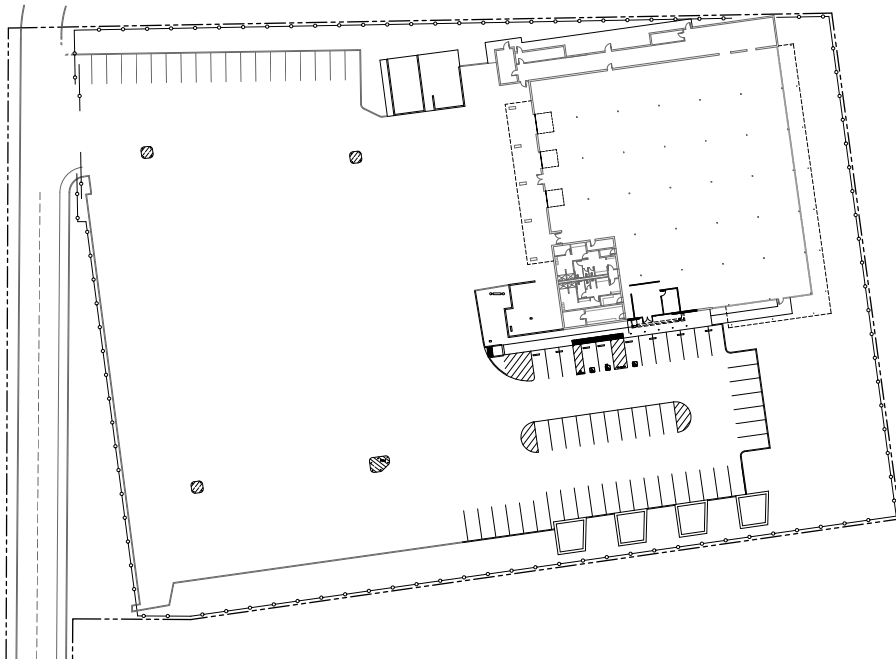
The property is being repositioned into a modern Industrial Outdoor Storage (IOS) facility with significant site and building improvements underway.

SITE IMPROVEMENTS

- Expansion of the outdoor storage yard through removal of existing landscape islands
- Additional heavy-duty paving installed on the east side of the property to increase usable yard area
- Installation of new perimeter fencing to secure the site
- Secured electric gate installed at the primary entrance
- New landscaping and refreshed site aesthetics

BUILDING IMPROVEMENTS

- Demolition of excess office area to increase functional warehouse/shop space
- Conversion of the building to a flexible shop / warehouse configuration
- Installation of three new grade-level roll-up doors serving the warehouse
- Construction of new spec office space for tenant operations



KEARNY MESA

SAN DIEGO'S MOST CENTRALIZED CORPORATE SUBMARKET

AREA OVERVIEW

Kearny Mesa is one of San Diego's most dynamic submarkets, offering a prime central location and exceptional connectivity. The submarket is anchored by a strong commercial and industrial base that includes auto dealerships, supermarkets, national retailers, and local businesses, all complemented by a diverse dining scene. This mix of commerce and convenience continues to attract both businesses and residents. Looking ahead, regional mobility will be strengthened by the planned Purple Line, a future high-speed transit connection from San Ysidro through Kearny Mesa to Sorrento Mesa. Approved by the SANDAG Board in 2019, this trolley expansion will reinforce the area's position as a connected urban center.

Northrop Grumman, L3 Communications, and Raytheon. This broad industry mix—spanning healthcare, professional services, defense, and aerospace—provides long-term stability and strategic significance.

LOOKING FORWARD

The 2020 update to the Kearny Mesa Community Plan paves the way for the next phase of growth, with a focus on compact land use, multimodal transportation, and sustainable development. Over the coming years, the plan is expected to add 25,000 new jobs, further cementing Kearny Mesa's role as one of San Diego's largest employment centers and driving continued demand for high-quality commercial space.





9606
AERO DRIVE

Excellent Central San Diego County location with immediate access to the I-805, I-15, SR-163 and SR-52 Freeways, providing convenient access throughout San Diego County.

1 min to Interstate



5 mins to State Route



5 mins to Interstate



10 mins to Interstate



- 1 Kaiser Permanente
- 2 Northrop Grumman
- 3 ResMed
- 4 Cubic
- 5 Solar Turbines
- 6 L3 Communications
- 7 SDGE
- 8 Raytheon
- 9 Cox Communications
- 10 Kaiser Garfield Specialty

CORPORATE NEIGHBORS & LOCAL AMENITIES



9 10

52

805

Chipotle

LA FITNESS

Food4Less

THE KOREAN ROSE ESTABLISHED 2019

COMMON THEORY PUBLIC HOUSE

SOCIETE

4

CUBIC CORPORATION

KYOCERA

NORTHROP GRUMMAN

SHARP

KAISER PERMANENTE

LOCKHEED MARTIN

DSD BUSINESS SYSTEMS

SDGE

ResMed

Raytheon

2

Walmart

3

Starbucks

MOCHINUT

THE Original PANCAKE HOUSE

FRIEND'S HOUSE

CHOPSTICKS

RAKIRAKI

COSTCO WHOLESALE

target

1

ROBEKS

ups

CHASE

Panera BREAD

usbank

WELLS FARGO

Starbucks

PANDA EXPRESS

9606
AERO DRIVE



MONTGOMERY-GIBBS EXECUTIVE AIRPORT

CLAIREMONT MESA BOULEVARD

KEARNY MESA

BALBOA AVENUE

AERO DRIVE

163

15

9 10

52

805

2

3

7

8

3

2

1

1

4

5

6

6



Downtown San Diego



9606
AERO DRIVE



Aero Dr




Montgomery Field

Ruffin Rd



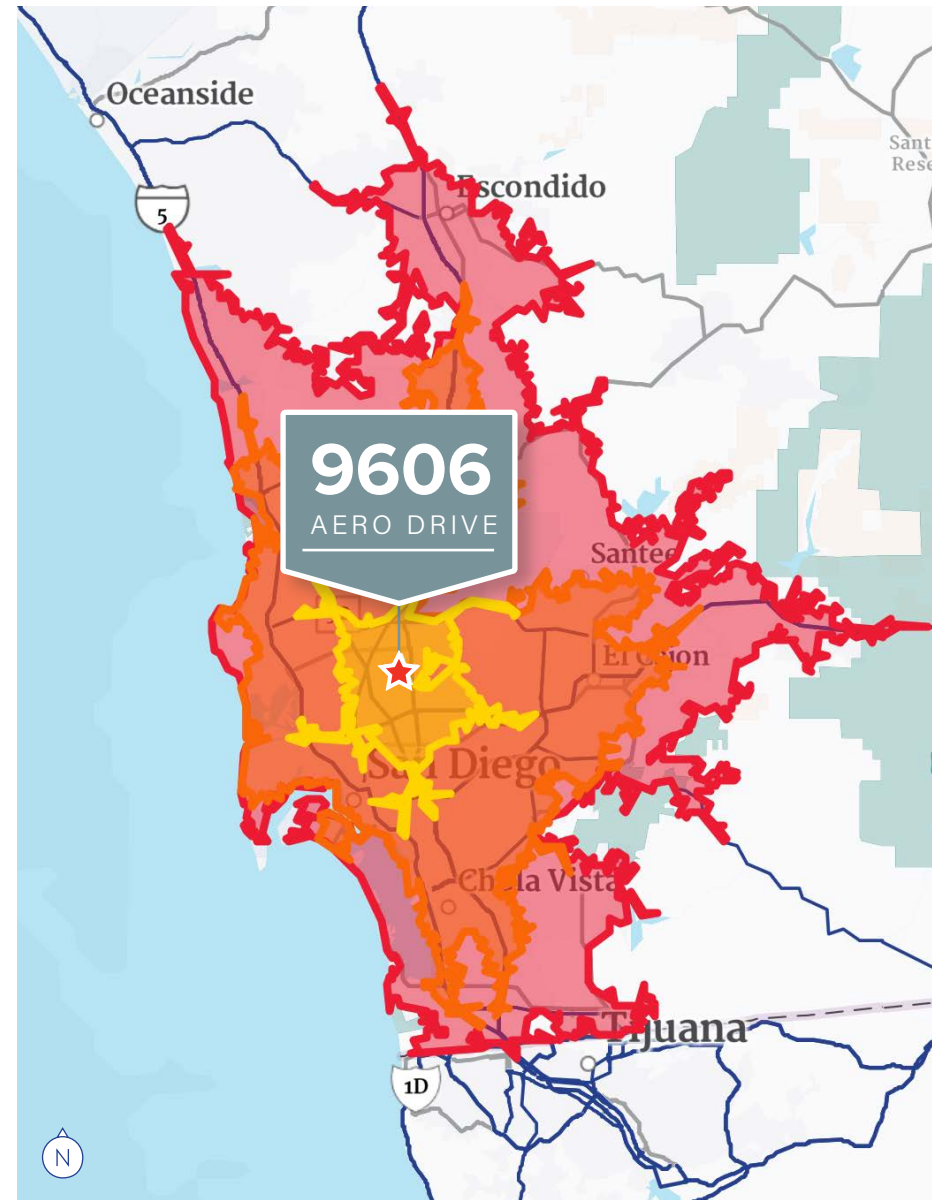
Balboa Ave

LOCATION INFO

	DISTANCES	DAYTIME POPULATION
	10 Minutes	116,574
	20 Minutes	394,046
	30 Minutes	1,436,000

Miles to Downtown San Diego	10
Miles to Chula Vista	14
Miles to United States - Mexico Border	21
Miles to Oceanside	34
Miles to Port of Long Beach	112
Miles to Yuma, AZ	170

LOCATION DISTANCES & POPULATIONS



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