

# 4650 Overland Avenue



FOR SALE OR LEASE  
IN KEARNY MESA



- Highly Improved Flex/Industrial Opportunity • San Diego Spectrum Center
- ±56,000 SF Freestanding Building • ±47,000–56,000 SF Available • Dedicated Parking
- Dock & Grade Loading • Heavy Power • Truck Court/Yard - Can Be Fenced





# Property Highlights

4650 Overland Avenue



Truck Loading: Dock and Grade-Level Loading Doors — *With Pit Levelers*

## Flex/Industrial Ready

Ideal for Flex or Highly Improved Industrial Users

## Available Now

±47,000–56,000 SF of Functional Space, up to Entire Property

## High-Image Architecture

Spanish Design with Above-Standard Building Finishes

## Heavy Power Capacity

4,000 Amps, 277/480V Power Expandable for Operations

## Dedicated Yard

Parking and Truck Court with Fully Fenceable Yard Potential

## Substantial HVAC

Ample Tonnage to Climate Control the Entire Building

## Dock & Grade Loading

Efficient Loading With Dock and Grade-Level Doors

## Master-Planned Park

Located Within San Diego Spectrum Center Business Park

**(\$)** **Asking Rent:** \$2.39 PSF NNN/Month  
**Low NNNs:** Currently ±\$0.33 PSF/Month  
**Sale Price:** Contact Agent

## CONTACT

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Distinctive Spanish Architectural Design & Strong Curb Appeal



30' Lobby-Reception Area with Fireplace | Above-Standard Finishes Throughout

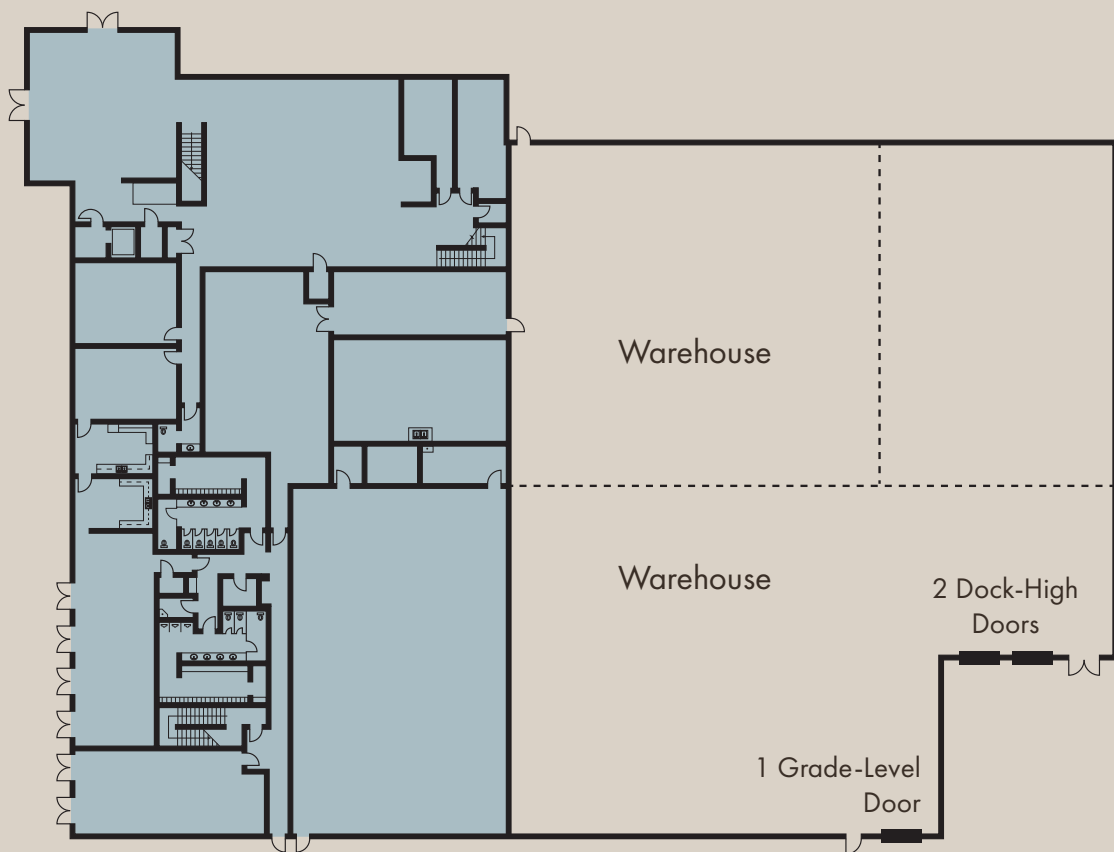


Dedicated Parking/Yard and Truck Court — Fenceable

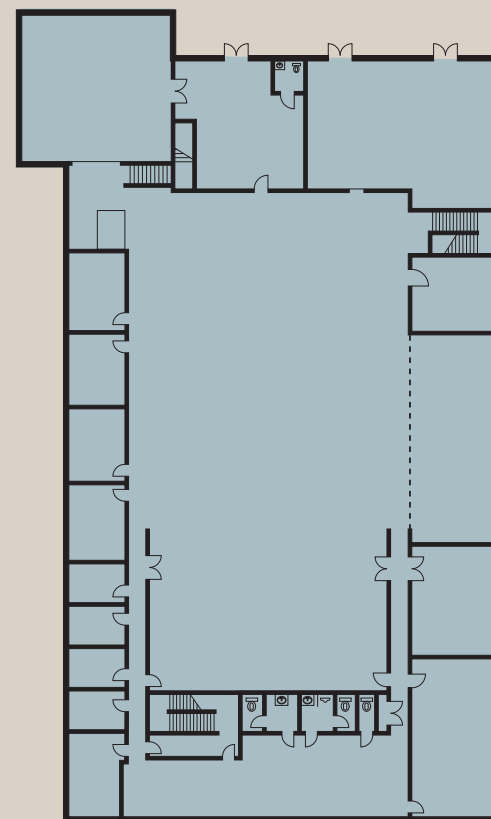


±2.5 Acre Lot | Dedicated Parking | Prestigious Spectrum Center Location

# Floorplans



First Floor – 38,917 SF

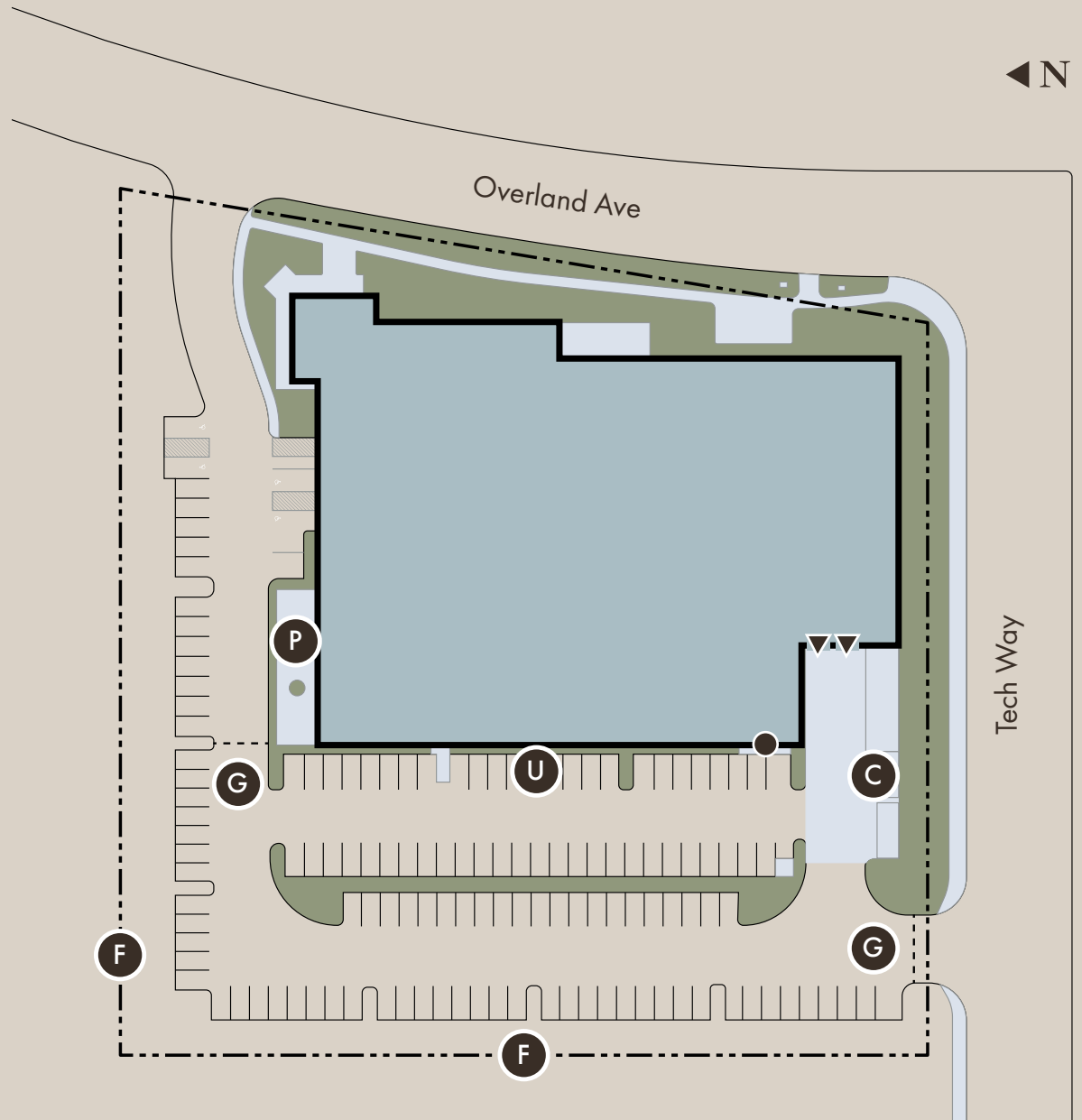


Second Floor  
8,500 SF to 17,242 SF  
*Divisible*



# Site Plan

- Possible:
  - **G**: Sliding Gate
  - **F**: Fenced Parking/Truck Court
- Truck Doors:
  - 2 Dock-High Doors – Including Pit-Levelers
  - 1 Grade-Level Door
- **P**: Patio – Enclosed, Includes Built-In Grill
- **C**: Compressor Area
- **U**: Uninterruptible Power Supply – Backup Diesel Generator





CLAIREMONT MESA BLVD

17

KEARNY MESA

CONVOY STREET

16

15

14

BALBOA AVE

11

12

MONTGOMERY-GIBBS EXECUTIVE AIRPORT

18



TOBY WELLS YMCA

13

4650 Overland Avenue

NEARBY FREEWAYS

- 1.0 Miles East to I-15
- 1.2 Miles West to SR-163
- 1.9 Miles North to SR-52
- 2.0 Miles West to I-805



# Kearny Mesa: Where Business Meets Convenience

Kearny Mesa's central location and immediate freeway access make it one of San Diego's most convenient business hubs. Just minutes from major regional corridors, the area also offers effortless access to everyday amenities, anchored by the Convoy Pan-Asian Cultural District—home to renowned dining, international markets, entertainment, and professional services.

## 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        |
| Original Pancake House | Fish With You            | Koon Thai Kitchen                  |
| Costco Business Center | Target                   | Starbucks                          |

## 4 Corporate Neighbors

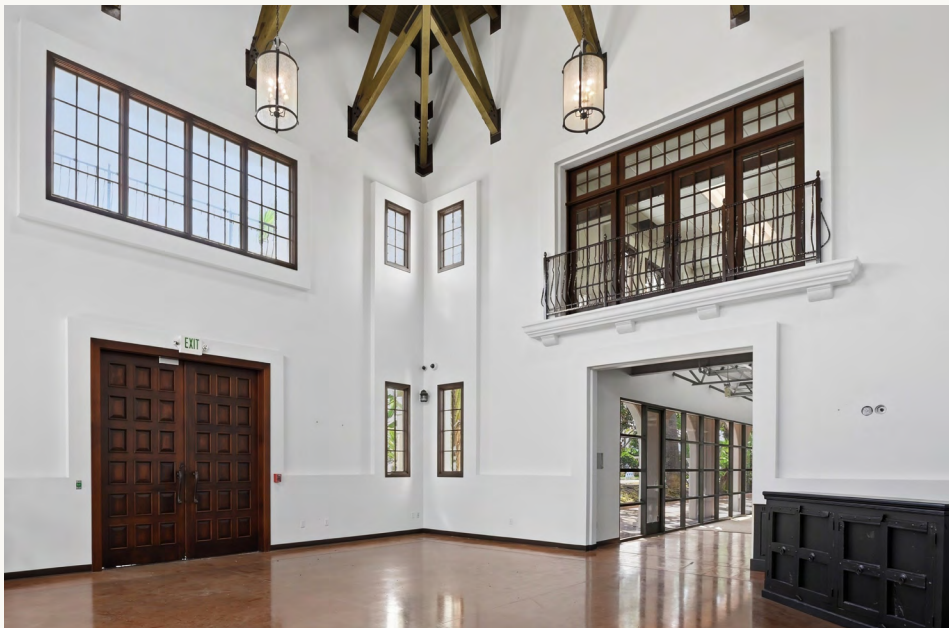
- |                     |                          |                             |
|---------------------|--------------------------|-----------------------------|
| ① ResMed            | ② Cal Coast Credit Union | ③ SD County Water Authority |
| ④ Northrup Grumman  | ⑤ LightEdge Solutions    | ⑥ Amazon                    |
| ⑦ Frito Lay         | ⑧ ODIN Technologies      | ⑨ Taoglas USA               |
| ⑩ L3 Harris         | ⑪ Cubic Corporation      | ⑫ Solar Turbines            |
| ⑬ Kaiser Permanente | ⑭ Kyocera                | ⑮ Raytheon                  |
| ⑯ SDGE              | ⑰ Lockheed Martin        | ⑱ 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

Lobby with 33-Foot Ceilings



Striking Spanish Architecture



# Architecturally Distinctive by Design

High-Image Presence

## Iconic Spanish Architecture

Distinctive Spanish architecture with modern enhancements creates a memorable presence and an exceptional experience for clients and employees alike.

## Dramatic Lobby Arrival

Dramatic lobby with 33-foot ceilings, featuring grand wood entry doors, an inviting fireplace, and richly detailed exposed wood beam ceilings.

## Courtyards & Exterior Detail

The property features two landscaped courtyards, recessed windows framed in mahogany and wrought iron, and a Spanish triple-stacked tile roof crowning the lobby entrance.

## Highly Improved Interiors

Inside, the building offers a versatile mix of conference rooms, private offices, open-plan bullpen areas, a kitchen/lunchroom/lounge, patios, numerous skylights, exposed steel ceilings, locker rooms, and showers.

Workplace Gathering Spaces



Outdoor Enclosed Patio for Meals, Entertaining or Meetings — With Grill



Courtyards for Fresh Air

# Industrial Infrastructure Built to Perform

## Climate-Controlled Warehouse

Warehouse designed for full climate control with two dock-high doors with levelers, one grade-level door, abundant natural light, compressed air, and clear heights of 17–19 feet.

## Expandable Climate Capability

Remaining warehouse area can be climate controlled using existing HVAC capacity with additional ducting.

## Comprehensive Building Systems

Distributed HVAC, floor drains, integrated waterlines, and full sprinkler coverage supporting a wide range of operational uses.

## Gas, Air & Backup Power

Extensive gas and compressed-air network supported by a backup diesel generator for uninterrupted operation.

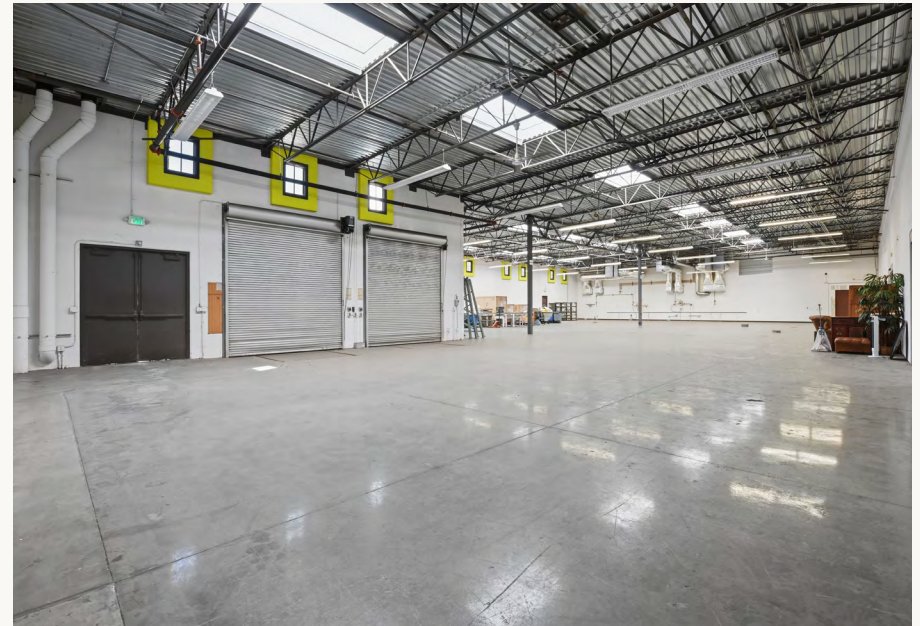
## Secure Site Potential

Conduit already installed for security gates enabling a fully enclosed facility.

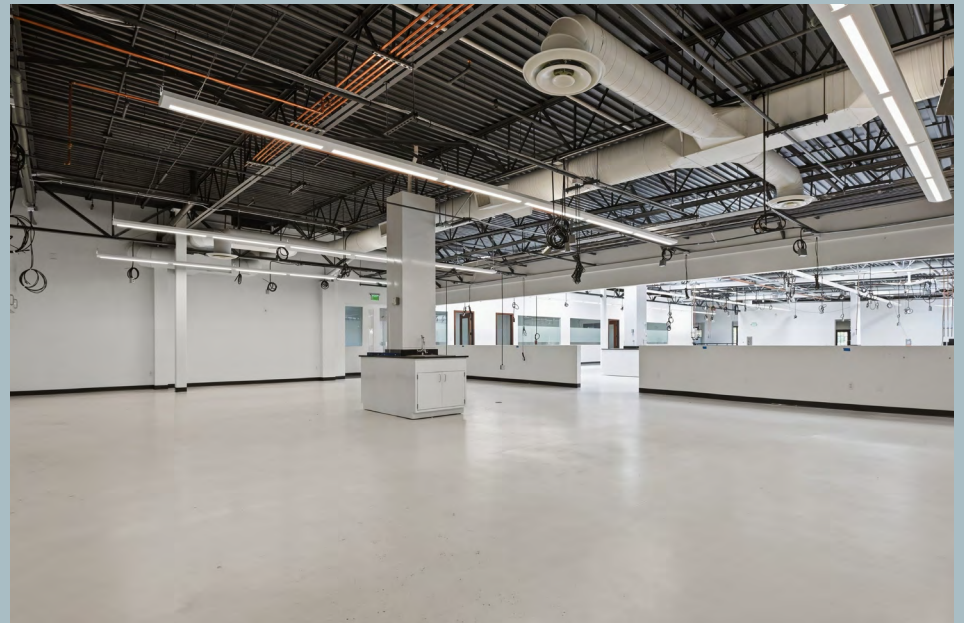
## Ample On-Site Parking

137 parking spaces with potential for expansion.

2 Dock-High Doors



Ample Parking : 137 Spaces





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