

KIRKHAM RIDGE
BUSINESS PARK

14035-14055

KIRKHAM WAY

34,614 SF

THREE-BUILDING MULTI-TENANT
INDUSTRIAL PARK



FOR LEASE | POWAY, CA



**KIRKHAM RIDGE
BUSINESS PARK**

14035

14045

14055

Project Highlights

14035-14055 KIRKHAM WAY

14035

14045

14055



\$1.69 PSF/MO
RENTAL RATE:
NET OF OPERATING
EXPENSES

14035

14055



\$1.79 PSF/MO
RENTAL RATE:
NET OF OPERATING
EXPENSES

14045



\$0.45 PSF/MO
EST. OPERATING
EXPENSES



NOW
AVAILABLE



Project Features

14035-14055 KIRKHAM WAY

THE PROPERTY

- Kirkham Ridge Business Park is a three building multi-tenant industrial project situated on the East end of the Poway Industrial Park, overlooking Beeler Canyon. The project has been recently painted and features modern improvements.
- Flexibility for various small business operations.

ACCESS

- Central San Diego County location
- Direct access to Kirkham Way
- Easy access to Highway 67 and to I-15

THE OWNERSHIP

- The Gildred Companies has 93 years' experience in the San Diego real estate market
- Honest and direct communication
- Full-service leasing and management team
- Local ownership closeby and available
- Well maintained buildings and funded for improvements
- Self Managed

Project Details

14035-14055 KIRKHAM WAY

The front two buildings (14035 and 14055) are comprised of ~2,000 SF spaces with varying buildout, making for an ideal location for small businesses with production, manufacturing and storage needs. The rear building (14045) offers pure dead storage spaces ranging from ~500 SF to ~2,500 SF bay sizes. All spaces at Kirkham Ridge Business Park come with grade level loading.

14035

- **LOADING:** 12' X 14'
Grade-level loading doors
- **POWER:** 200 A 120/208
3-Phase
- **ZONING:** LI/S - City of
Poway
- **PARKING:** 3/1,000
- **CLEAR HEIGHT:** 18'
- **FIRE SPRINKLERED**

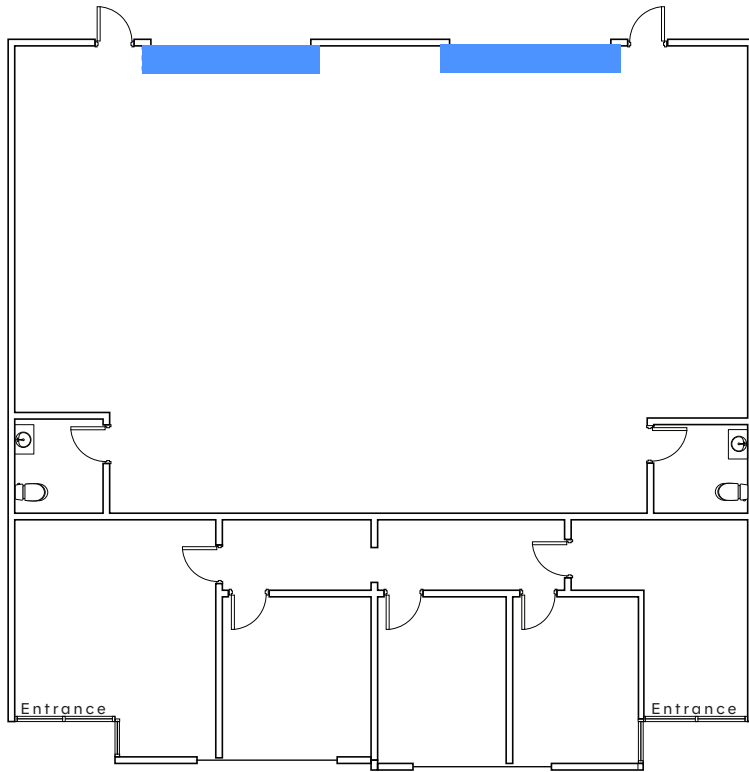
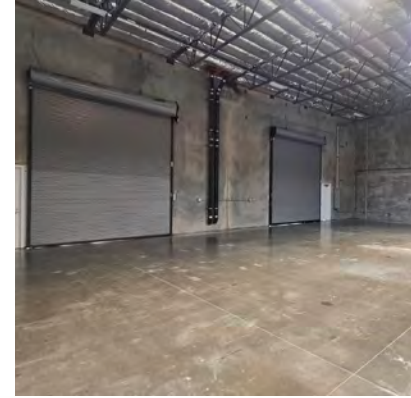
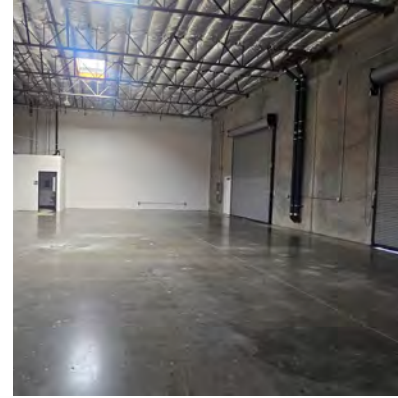
14055

14045

- **LOADING:** 12' X 14' OR 16' X 16'
Grade-level loading doors
- **POWER:** Minimal, Shared Meter
- **ZONING:** LI/S - City of Poway
- **PARKING:** .90/1,000
- **CLEAR HEIGHT:** 18'
- **FIRE SPRINKLERED**

Floor Plan Layout

14035 KIRKHAM WAY | SUITE 102/103
Move-in ready spec suite



4,008
Square
Footage



\$1.69 + NNNs
Price per SF



AS BUILT LAYOUT

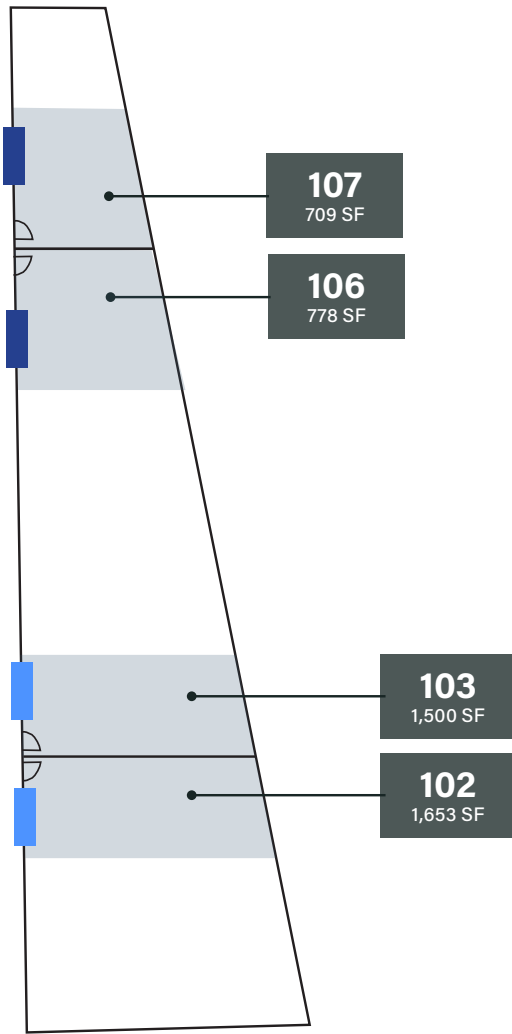
Floor plan provided for general reference only, and may not be to scale.

Floor Plan Layout

14045 KIRKHAM WAY | SUITE 102, 103, 106 & 107



\$1.79 + NNNs
Price per SF



AS BUILT LAYOUT

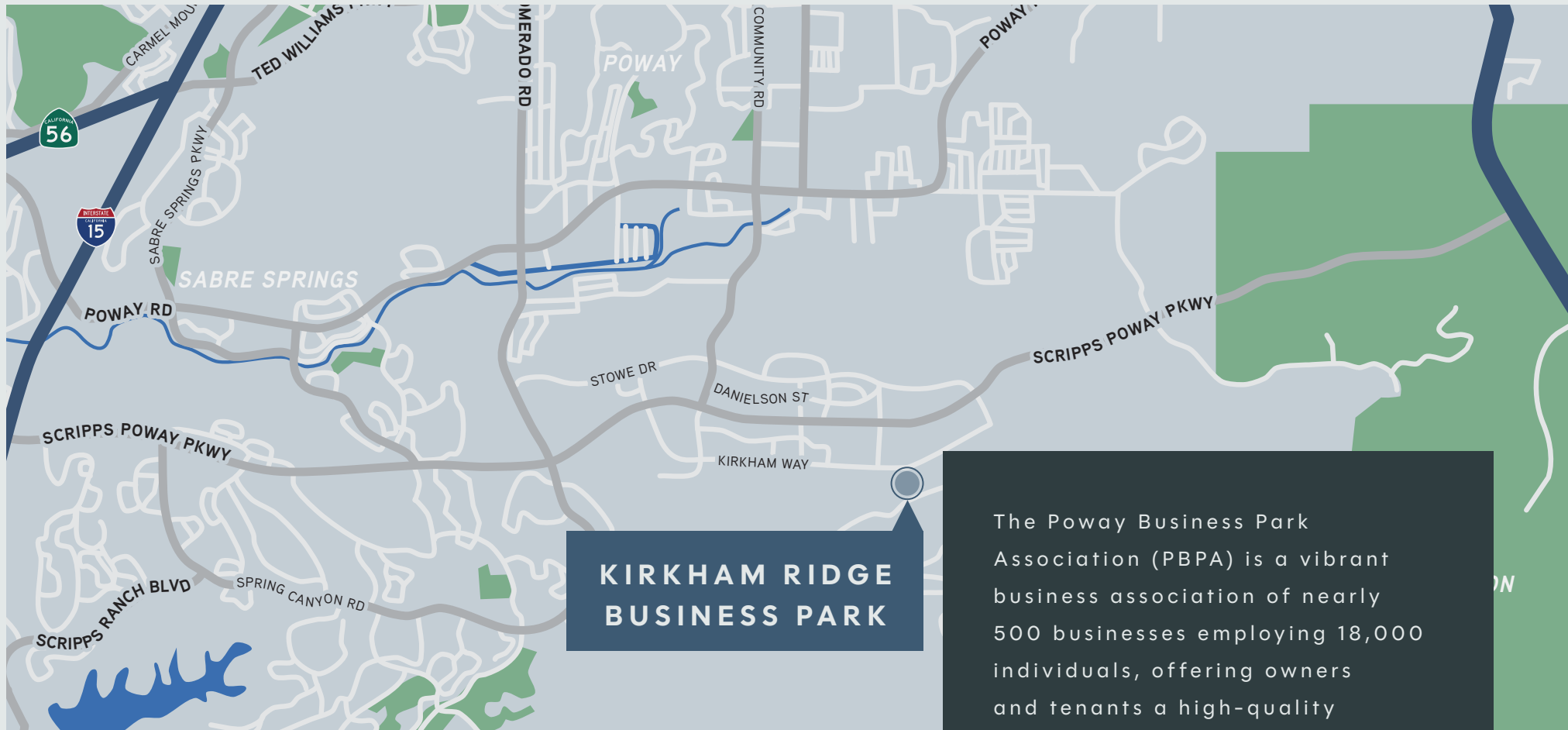
Floor plan provided for general reference only, and may not be to scale.

- 12' X 14' Roll-up Door
- Oversized 16' X 16' Roll-up Door



14035-14055
KIRKHAM WAY





KIRKHAM RIDGE BUSINESS PARK

The Poway Business Park Association (PBPA) is a vibrant business association of nearly 500 businesses employing 18,000 individuals, offering owners and tenants a high-quality infrastructure and numerous amenities.

Amazon has leased more than 500K SF industrial space in Poway at Vantage Point. It is one of the largest lease deals by square footage in the region.

The Location

14035-14055 KIRKHAM WAY

POWAY

Poway is a thriving city that has a dedicated commercial work area. It was ranked as the sixth best city in California in which to locate a business by Outlook Magazine. Spaced out traffic lights provide less traffic congestion.

Neighbors & Amenities

14035-14055 KIRKHAM WAY

BUSINESSES

- | | | |
|-------------------|-------------|----------------------|
| ① Amazon | ⑦ Allstate | ⑬ ABC |
| ② General Atomics | ⑧ Cohu, Inc | ⑭ Best Buy |
| ③ Corovan | ⑨ Ferguson | ⑮ California Closets |
| ④ ChefWorks | ⑩ Teledyne | ⑯ NAPA Auto Parts |
| ⑤ Sysco | ⑪ Geico | |
| ⑥ Allied | ⑫ Bilstein | |

AMENITIES

- | | | |
|--------------------|--|--|
| ① Papa Duke's Deli | ⑦ Costco | ⑪ Walgreens, Wingstop, Poway's Irish Pub, Bongiorno's |
| ② Kohl's | ⑧ Carl's Jr / Subway | ⑫ Starbucks, Chipotle, Stater Bros, Kai Sushi, AMC Dine-in |
| ③ In N Out | ⑨ Hampton Inn | ⑬ Walmart, USPS, Vons, City Dragon Chinese Food, Chik-Fil-A, Rubio's, Iron Pan Thai, Sprouts, McDonald's |
| ④ Lighting Brewery | ⑩ Grocery Outlet, Little Caesars, Five Guys, Auto Zone, Mainstream Bar & Grill | |
| ⑤ Sportsplex USA | | |
| ⑥ Home Depot | | |



KIRKHAM RIDGE BUSINESS PARK

14035-14055

KIRKHAM WAY

CBRE



CHRIS WILLIAMS

Senior Vice President
+1 858 646 4743
chris.williams1@cbre.com
Lic. No. 01791013

CYNTHIA CARTER

Senior Associate
+1 858 546 4674
cynthia.carter@cbre.com
Lic. No. 02015870

SEBASTIAN SAK

Associate
+1 858 546 2603
sebastian.sak@cbre.com
Lic. No. 02196608

TED CUTHBERT

Senior Vice President
+1 858 546 4688
ted.cuthbert@cbre.com
Lic. No. 00964042

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.