



KEARNY MESA INDUSTRIAL FOR LEASE ± 882 - 4,756 SF Available

8280 CLAIREMONT MESA BLVD, SAN DIEGO, CA 92111

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8280 CLAIREMONT MESA BLVD / 2

FEATURES



8280 CLAIREMONT MESA BLVD
SAN DIEGO, CA 92111



± 882 - 4,756 SF AVAILABILITY



SURROUNDED BY AN ABUNDANCE OF AMENITIES



DIRECT ACCESS TO I-805, SR-52, HWY-163



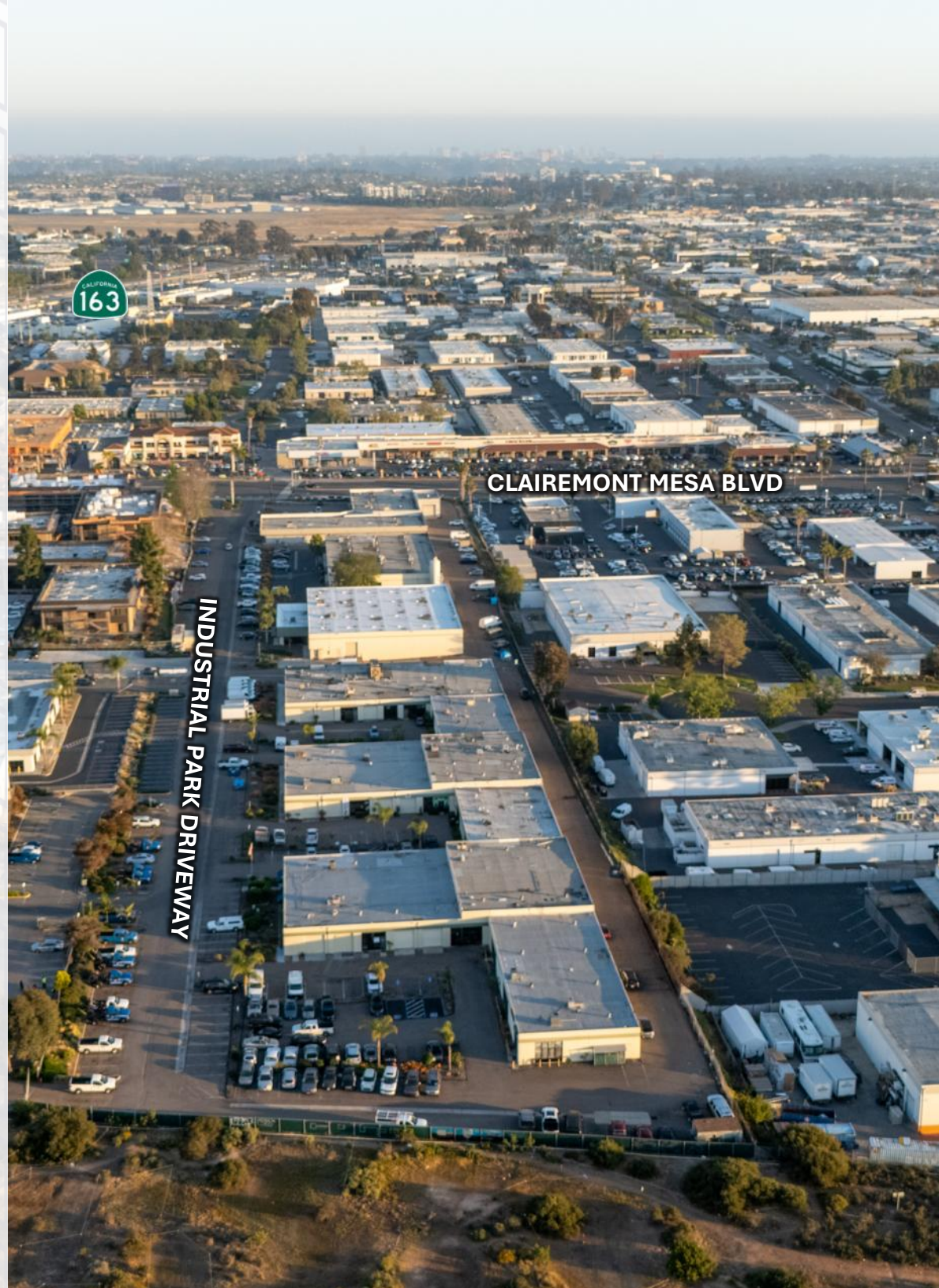
GRADE LEVEL LOADING & NATURAL GAS



BUILDING & MONUMENT SIGNAGE



2.86:1,000 AMPLE PARKING



8280 AVAILABILITY



SUITE 114

± 1,234 SF
Occupied
(60 Days' Notice)



SUITE 118

± 968 SF



SUITE 117

± 2,888 SF
PREP KITCHEN BUILD
OUT WITH CUT ROOM
FREEZER / COOLER
ROOMS
GREASE TRAP & FLOOR
DRAINS
NATURAL GAS
12' COOKING HOOD* -
CONTACT AGENT



SUITE 121

± 953 SF



SUITE 122

± 882 SF



SUITE 124

± 1,944 SF



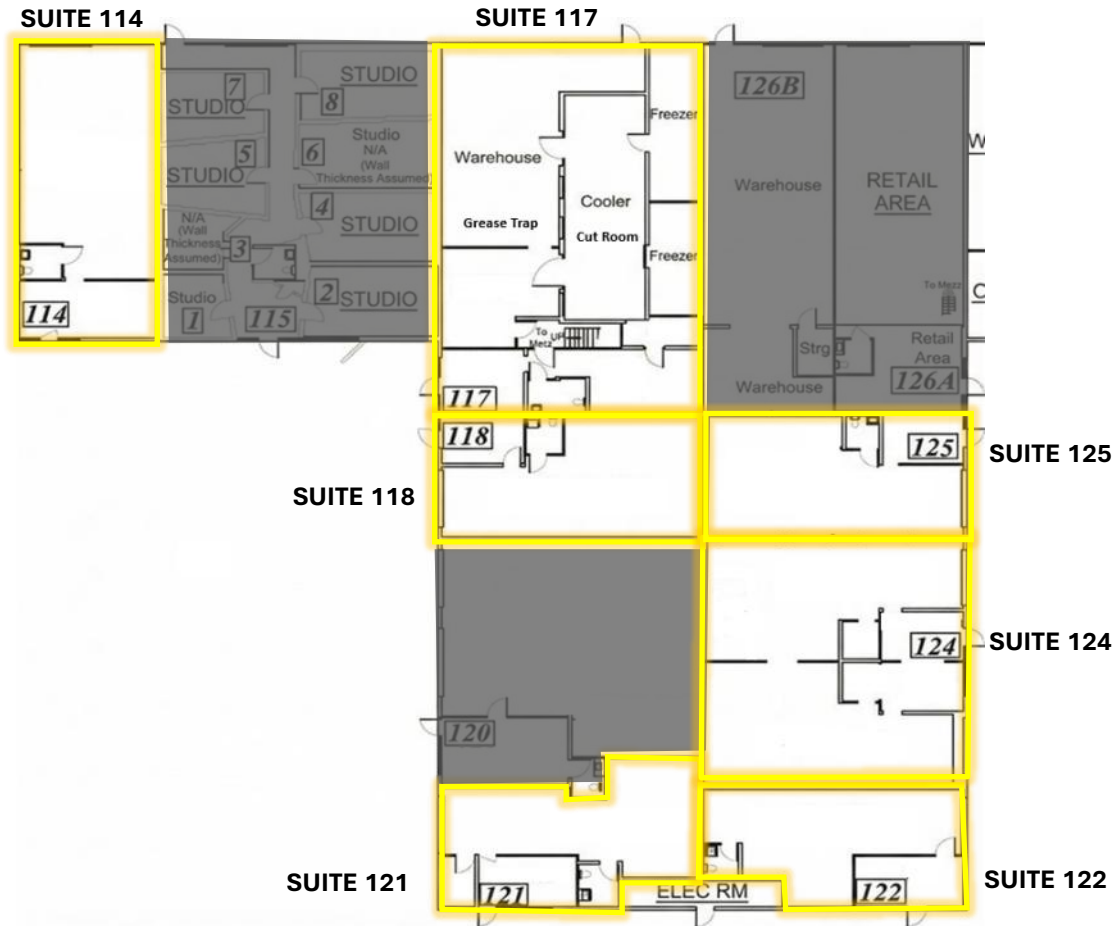
SUITE 125

± 977 SF



LEASE RATE & AVAILABILITY

CONTACT AGENT



8280

CLAIREMONT MESA
BLVD

8280 AVAILABILITY



SUITE 117
± 2,888 SF



SUITE FEATURES

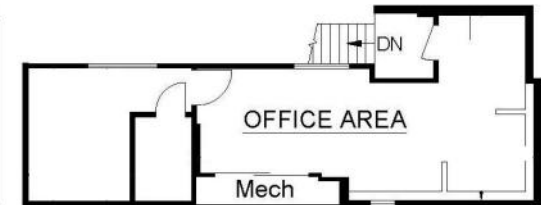
- PREP KITCHEN BUILD OUT WITH CUT ROOM
- FREEZER / COOLER ROOMS
- GREASE TRAP & FLOOR DRAINS
- NATURAL GAS
- 12' COOKING HOOD* - CONTACT AGENT



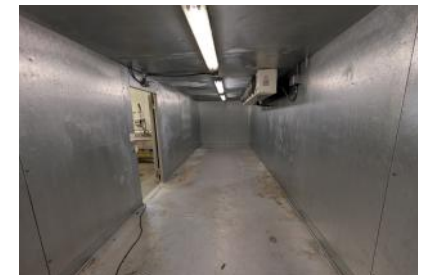
LEASE RATE & AVAILABILITY
CONTACT AGENT



FIRST FLOOR



MEZZANINE



8280 AVAILABILITY



SUITE 138
± 973 SF
STORAGE MEZZANINE



SUITE 139
± 963 SF



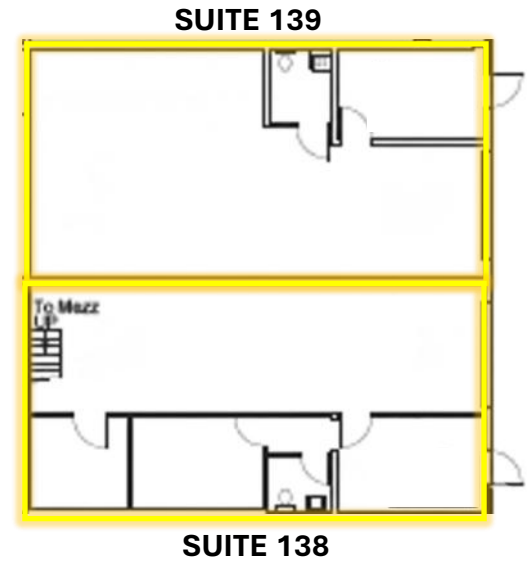
SUITE FEATURES
WAREHOUSE
RESTROOM
3 STORAGE ROOMS



SUITE FEATURES
WAREHOUSE
RESTROOM
RECEPTION/OFFICE



LEASE RATE & AVAILABILITY
CONTACT AGENT



ABUNDANT AMENITIES

8280 CLAIREMONT MESA BLVD / 6



WHATS IN MY COMMUNITY



686
Restaurants
(Enjoyment)



865
Healthcare
(Lifestyle)



167
Sports
(Community)



56
Bakers
(Retail)



46
Bars and
Cubs



80
Coffee
Shops



13
Juice
Bards



13
Doughnut
Shops



22
Ice Cream
Parlors



34
Pizza
Restaurants



194
Other
Restaurants

EATING OUT

KEARNY MESA / CONVOY

8280 CLAIREMONT MESA BLVD / 7



Kearny Mesa is a dynamic, centrally located neighborhood in San Diego, widely recognized for its strong commercial base and diverse cultural landscape. As a major employment center, the area hosts a broad mix of industries, including aerospace, automotive, tech, and retail. A standout feature is the **Convoy District**—San Diego’s premier Asian cultural and culinary hub—offering an exciting blend of restaurants, specialty markets, and boutique shops that attract locals and visitors alike. Kearny Mesa is also at the forefront of transformation, with city-led initiatives focused on adding thousands of new residential units and developing walkable, mixed-use environments. Though still largely car-oriented and adjacent to airport traffic, its excellent freeway connectivity, growing amenities, and ongoing redevelopment position Kearny Mesa as one of San Diego’s most forward-looking and vibrant communities.

TRAMMELL CROW
531 UNIT
APARTMENT COMPLEX

GH PALMER
1,622 UNIT
PROJECT

8280
CLAIREMONT MESA
BLVD

AAA MANAGEMENT
251-UNIT PROJECT

ZION MARKETPLACE
REDEVELOPMENT

CLAIREMONT MESA BLVD

RESIDENTIAL
REDEVELOPMENT
PLANNED
432 UNITS

ON RAMP
CALIFORNIA
163


OFF RAMP
CALIFORNIA
163

KEARNY MESA RD



DEMOGRAPHICS


8280 CLAIREMONT MESA BLVD / 9




102,291
POPULATION



1.9
AVE
HOUSEHOLD SIZE



36.7
MEDIAN AGE



102,565
MEDIAN HOUSEHOLD
INCOME



131,368
PER CAPITA INCOME



102,262
TOTAL BUSINESSES



131,368
TOTAL EMPLOYEES



\$136,687
MEDIAN NET WORTH

DRIVE TIMES

8 MIN	Miramar
10 MIN	Mission Valley
12 MIN	Downtown San Diego
15 MIN	Pacific Beach
15 MIN	La Jolla UTC





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Industrial Space For Lease

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