

POINT LOMA BUSINESS CENTER

3405 Kenyon St, San Diego, CA 92110



PROMOTIONAL RATE

Months 1-12 \$1.75/SF FSG

Months 13-24 \$2.00/SF FSG

Months 25-36 \$2.25/SF FSG
(Minimum 3-Year Lease Term)

UNDER NEW OWNERSHIP! OFFICE SPACE FOR LEASE



COLTON SPEAS
Broker Associate
(858) 598-2873
Lic. 02062812

JASON VIEIRA
Senior Advisor - Sales & Leasing
(858) 300-0375
Lic. 01896589

TOMMAS GOLIA, CCIM
President | Brokerage
(858) 598-2891
Lic. 01890744

PROPERTY FEATURES



3405 Kenyon Street, San Diego, CA 92110



Approx. 46,000 SF Multi-Tenant Professional Office Building



Approx. 792 SF - 3,401 SF Available Suites



New Xeriscape Landscaping



Centrally Located with Close Proximity to Coastal Amenities



Abundance of Surface Parking Spaces



Recent Renovations - Remodeled Elevators, Common Area Carpet & Paint, Electric Directory



Close Proximity to Retail Amenities, Liberty Station, Old Town, Mission Bay, Ocean Beach, & More



Private and Shared Restrooms Available Including Shared Laundry Room



PHOTOS



AVAILABILITY

Suite 211:

± 3,401 SF

Available Now

Lease Rate: \$1.75/SF, FSG*

*Fully Serviced Gross: Landlord Pays Electricity, Tenant Pays Janitorial

2
Floor



Floor Plan Not Fit to Scale; for Reference Purposes Only.

AVAILABILITY

Suite 303:

± **792 SF**

Reception, 1 Private Office

Available Now

Lease Rate: \$1.75/SF, FSG*

*Fully Serviced Gross: Landlord Pays Electricity, Tenant Pays Janitorial

3
Floor



Floor Plan Not Fit to Scale; for Reference Purposes Only.

WALKABLE AMENITIES



NEARBY AMENITIES

SAN DIEGO BAY

3405
KENYON STREET



SPORTS ARENA BLVD



ROSECRANS ST



NEARBY AMENITIES

3405
KENYON STREET

MISSION BAY

LIBERTY STATION
SAN DIEGO, CALIFORNIA

VONS

IHOP
RESTAURANT

THE HOME DEPOT

OLD NAVY

Ralphs

TARGET

ROSS
DRESS FOR LESS

TACO BELL

petco

CHIPOTLE
MEXICAN

Georgia's
GREEK
CUISINE

rubio's
COASTAL GRILL

corepower
YOGA

Walgreens

crumbl
COOKIES

WING STOP

NATIVE FOODS

Carl's Jr.

Smart
& Final

ULTA
BEAUTY

SPROUTS
FARMERS MARKET

Jamba Juice

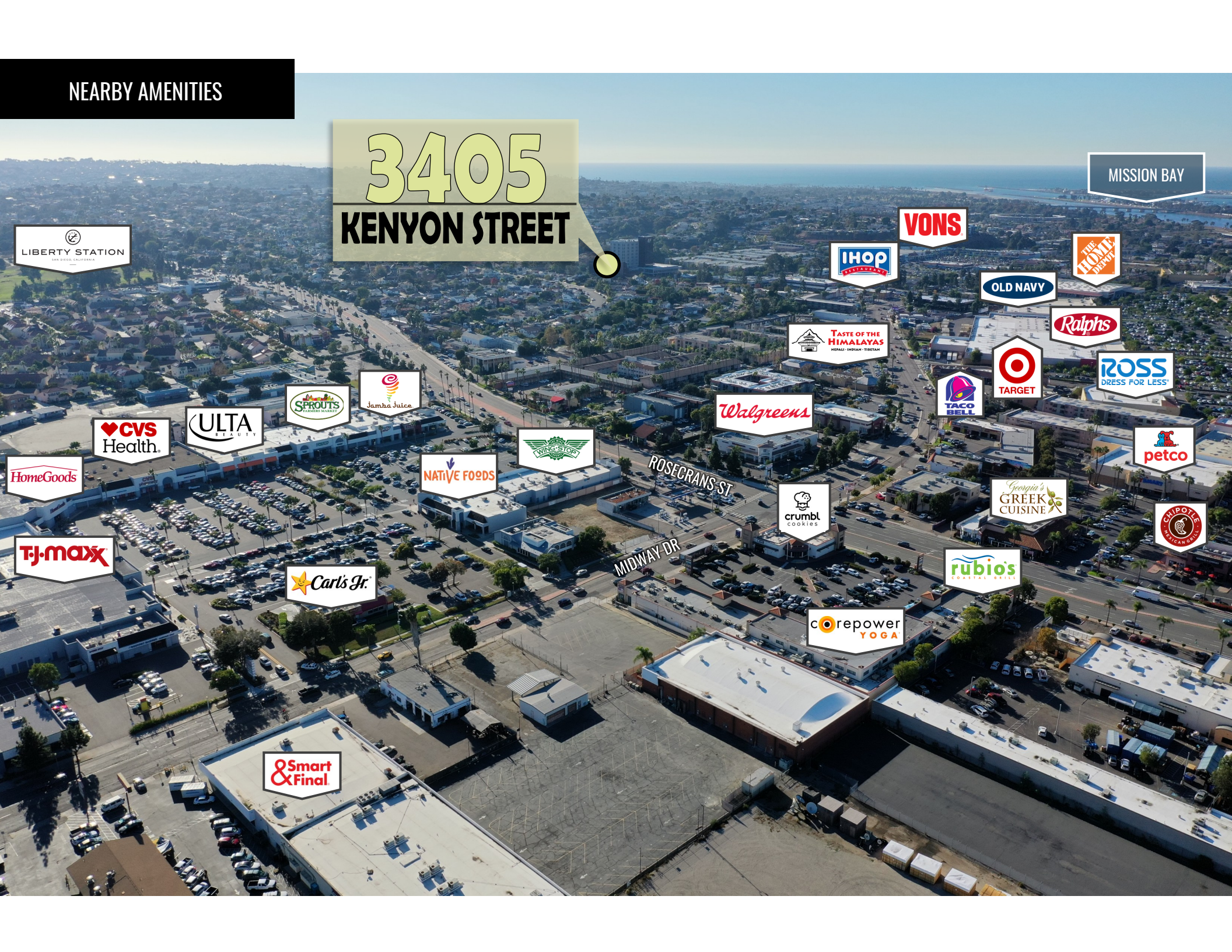
CVS
Health

HomeGoods

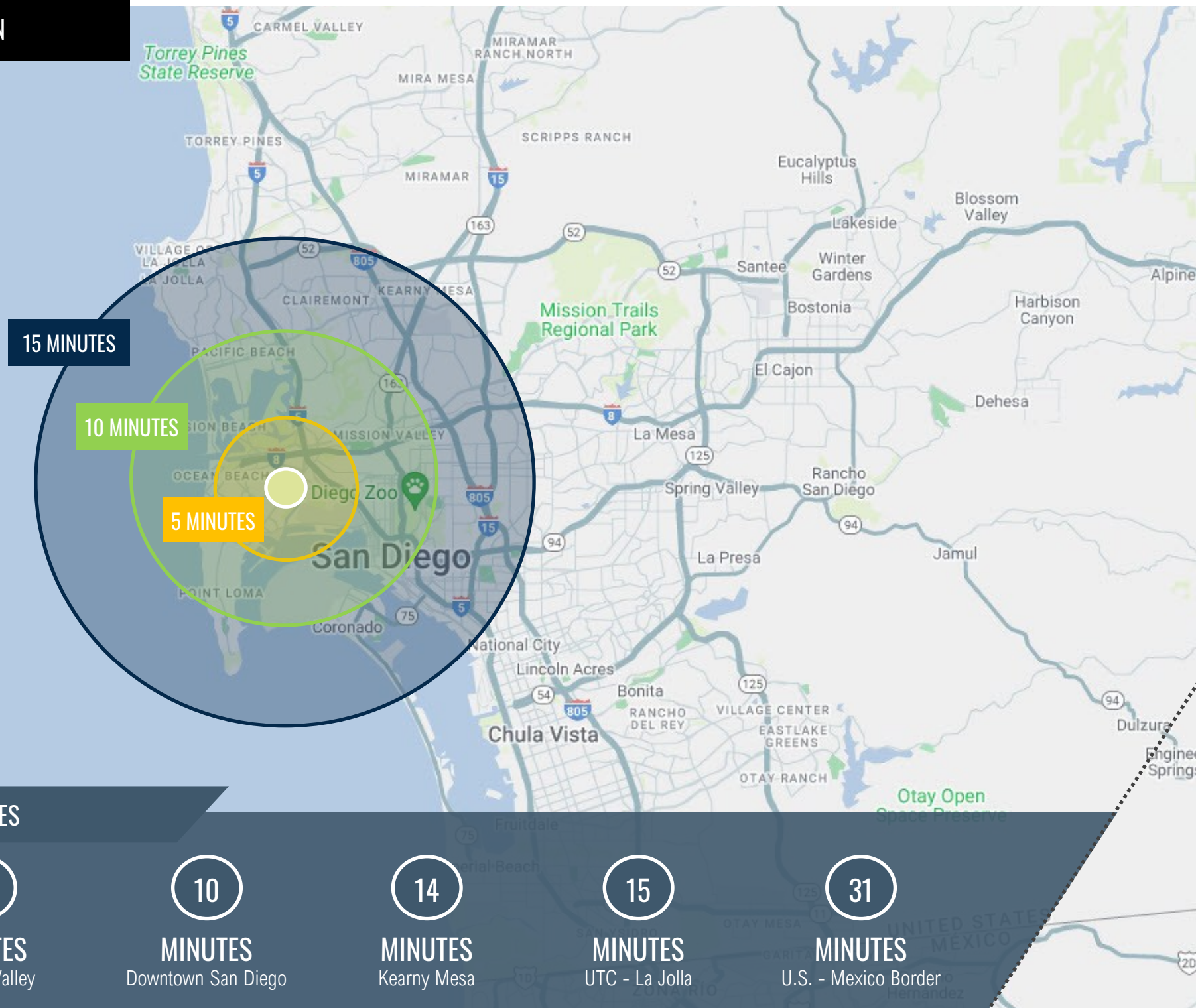
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ROSECRANS ST

MIDWAY DR



LOCATION



DRIVE TIMES

7

MINUTES

Mission Valley

10

MINUTES

Downtown San Diego

14

MINUTES

Kearny Mesa

15

MINUTES

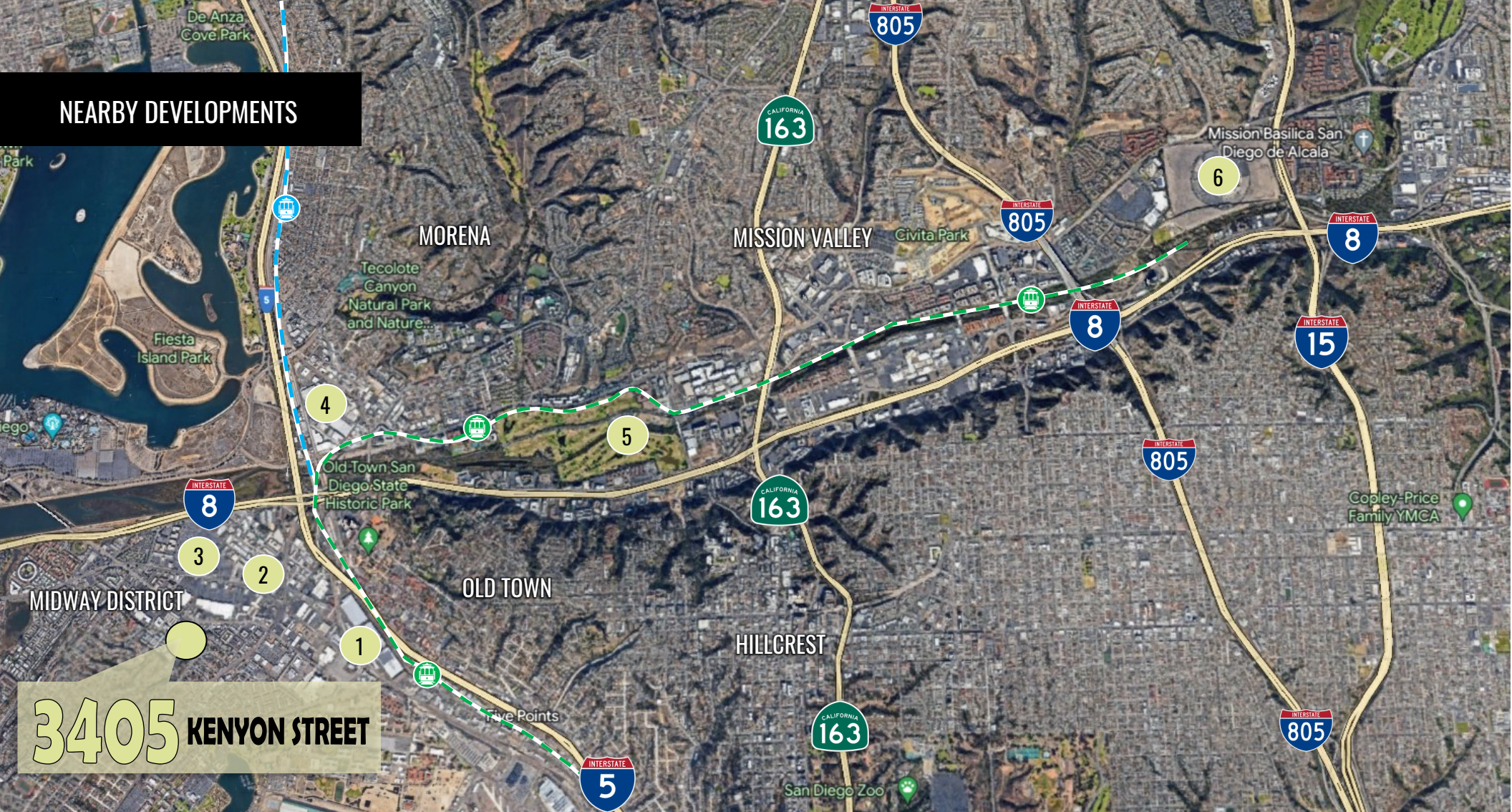
UTC - La Jolla

31

MINUTES

U.S. - Mexico Border

NEARBY DEVELOPMENTS



3405 KENYON STREET



**NAVWAR REDEVELOPMENT
NAVY + SANDAG**
70-Acre Airport Serving
Transportation Hub
Navy Facilities, Commercial Space,
& Up to 10,000 Residential Units

**MIDWAY COMMUNITY
PLAN UPDATE**
Extensive Mobility & Infrastructure
Updates. Only 300K of Commercial
Development Planned
Proposed Density Increase of
10,155 Residential Units

**SPORTS ARENA
REDEVELOPMENT
MIDWAY RISING**
48-Acre Development
20 Acres of Public Parks
250,000 SF Commercial Space
4,250 Housing Units

**MORENA CORRIDOR
SPECIFIC PLAN**
280-Acre Mixed-Use Village
Enhancement. Pedestrian, Retail &
Residential Oriented
Proposed Density Increase of
6,050 Residential Units

**RIVERWALK
MISSION VALLEY**
200-Acre Development Project
152,000 SF Retail, 1 M SF Office
New Transit Station, 97-Acre Parks
4,300 Apartments and Condos

**SDSU MISSION VALLEY
UNIVERSITY & COMMUNITY**
80-Acre Park & 34-Acre River Park
35,000 Seat Stadium
1.6 M SF Research/Innovation
95,000 SF Retail & 400 Hotel Rooms

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OFFICE (619) 469-3600 | 10721 Trenea St., Ste 200, San Diego, CA 92131 | www.PacificCoastCommercial.com | Lic. 01209930

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