

CMK KEARNY PARK 8252-8280

— CLAIREMONT MESA BOULEVARD —
SAN DIEGO, CA 92111

UNDER NEW LEASING & MANAGEMENT / PARK RENOVATIONS UNDERWAY



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Voit
REAL ESTATE SERVICES

8252-8280

— CLAIREMONT MESA BOULEVARD —
SAN DIEGO, CA 92111

UNDER NEW LEASING & MANAGEMENT / PARK RENOVATIONS UNDERWAY

PROPERTY DETAILS

- » Located in the heart of Kearny Mesa, San Diego's most centralized industrial/retail submarket
- » Easily accessible from I-805, I-15, CA-52, & CA-163.
- » Quick access to Clairemont Mesa Blvd., Balboa Avenue, and Convoy Street
- » Grade and dock level loading (suite dependent, confirm individual suites)
- » Clear Height: $\pm 16'$ - $18'$
- » Building and monument signage available
- » Close proximity to Kaiser Permanente Hospital
- » Quick access to prominent Asian grocery stores, retail, and restaurants
 - Zion Market, 99 Ranch Market, & Target, Costco & Dumpling Inn

$\pm 2,932$ & $\pm 5,671$ SF
(CONTIGUOUS TO $\pm 8,603$ SF)

RETAIL SPACE AVAILABILITIES

± 882 - $\pm 9,070$ SF
INDUSTRIAL SPACE AVAILABILITIES



RETAIL AVAILABILITY

8252 CLAIREMONT MESA BOULEVARD

SUITE	SIZE	TYPE	LEASE RATE	OCCUPANCY	COMMENTS
A	±5,671 SF	Retail	Contact Broker	Vacant	Contiguous with Suite A1 for ±8,603 SF
A1	±2,932 SF	Retail	Contact Broker	Vacant	Contiguous with Suite A for ±8,603 SF

INDUSTRIAL AVAILABILITY

8268 CLAIREMONT MESA BOULEVARD

SUITE	SIZE	TYPE	LEASE RATE	OCCUPANCY	COMMENTS
A	±9,070 SF	Industrial	Contact Broker	July 1, 2026	75% warehouse, Dock & Grade loading
B	±9,037 SF	Industrial	Contact Broker	July 1, 2026	75% warehouse, Dock & Grade loading
A/B	±18,107 SF	Industrial	Contact Broker	July 1, 2026	75% warehouse, Dock & Grade loading

8280 CLAIREMONT MESA BOULEVARD

SUITE	SIZE	TYPE	LEASE RATE	OCCUPANCY	COMMENTS
117	±2,888 SF	Industrial	Contact Broker	Vacant	Existing commercial coolers & grease trap
118	±968 SF	Industrial	Contact Broker	Vacant	Contiguous with Suite 117 for ±3,586 SF
121	±953 SF	Industrial	Contact Broker	Vacant	Contiguous with Suite 122 for ±4,756 SF
122	±882 SF	Industrial	Contact Broker	Vacant	Spec suite
123	±902 SF	Industrial	Contact Broker	Vacant	Contiguous with Suite 124 for ±2,896 SF
124	±1,994 SF	Industrial	Contact Broker	Vacant	Contiguous with Suite 125 for ±2,971 SF
125	±977 SF	Industrial	Contact Broker	Vacant	Contiguous with Suite 124 for ±2,971 SF
138	±973 SF	Industrial	Contact Broker	Vacant	Contiguous with Suite 139 for ±1,936 SF
139	±963 SF	Industrial	Contact Broker	Vacant	Contiguous with Suite 138 for ±1,936 SF

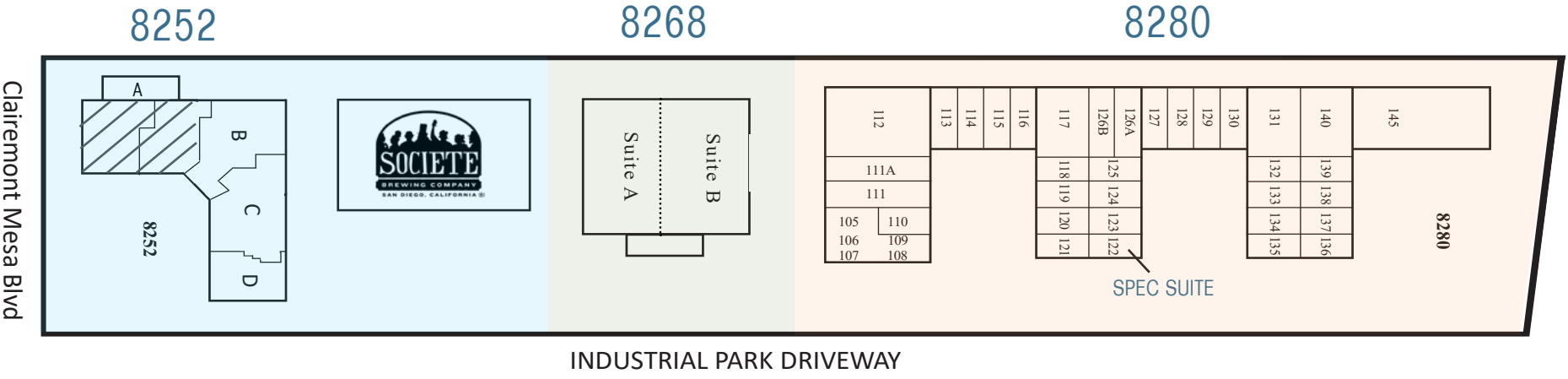
NNN EXPENSES: \$0.40/SF

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CLAIREMONT MESA BOULEVARD

SITE PLAN



Monument
Signage Available



8280

8268

8262

8252

CLAIREMONT MESA BOULEVARD

INDUSTRIAL PARK DRIVEWAY



8252 CLAIREMONT MESA BOULEVARD

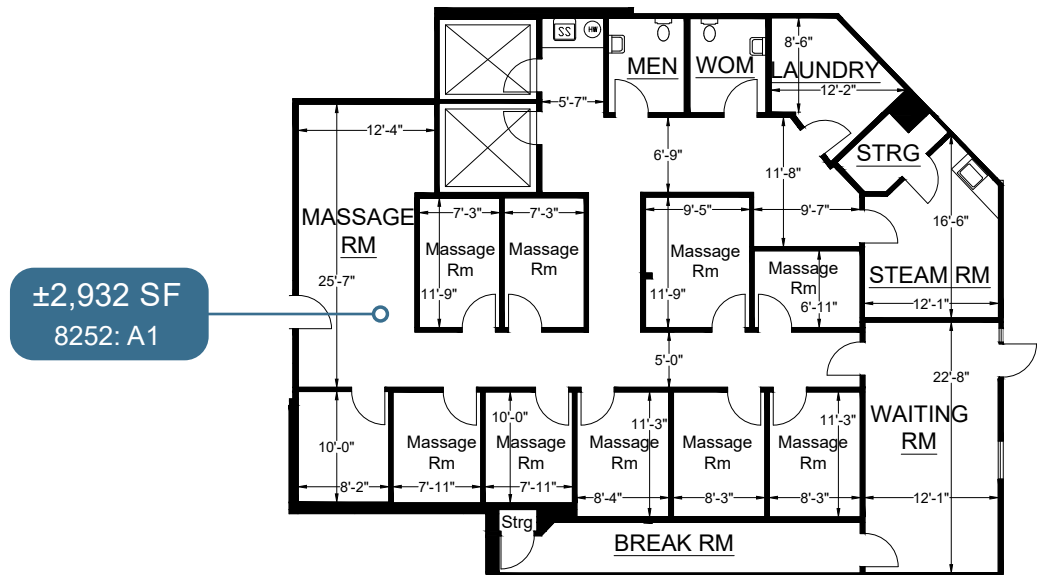
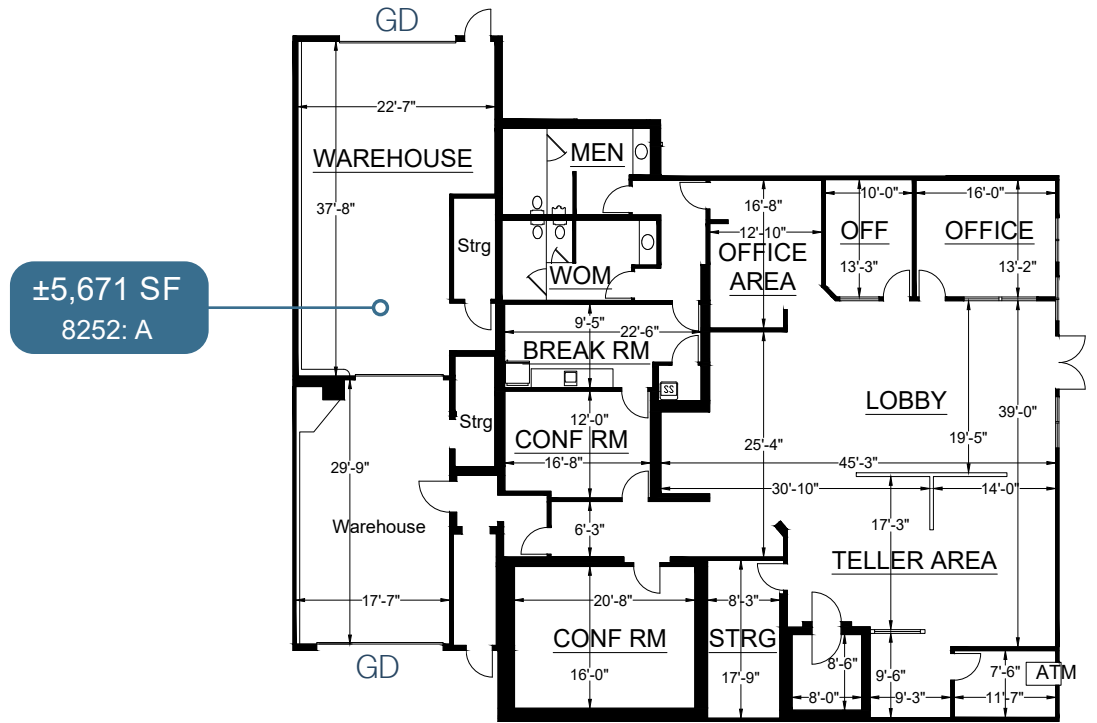
SUITE	SIZE	TYPE	AVAILABLE
A	±5,671 SF	Retail	Now
A1	±2,932 SF	Retail	30 Days

Suite A1 Features:

- » Contiguous with Suite A2 to ±8,603 SF
- » 400 amps
- » ±1,600 SF warehouse area with roll up doors
- » Former Bank Branch, Vault removed
- » Contact Broker for Pricing (Low NNN's = \$.40/SF)

Suite A2 Features:

- » Contiguous to Suite A1 to ±8,603 SF
- » 200 amps
- » Additional plumbing with showers
- » Contact Broker for Pricing (Low NNN's = \$.40/SF)





8268 CLAIREMONT MESA BOULEVARD

SUITE	SIZE	TYPE	AVAILABLE
A	±9,070 SF	Industrial	July 1, 2026
B	±9,037 SF	Industrial	July 1, 2026
A/B	±18,107 SF	Industrial	July 1, 2026

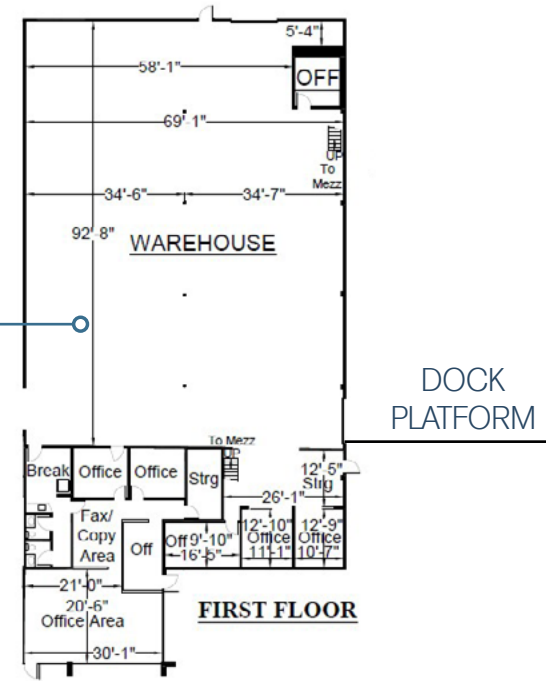
Suite A Features:

- » Grade and dock level loading
- » 75% warehouse
- » ±18' clear height
- » 200a/120 - 208v 3p power
- » Can be combined with Suite B for ±18,107 SF
- » Contact Broker for Pricing

Suite B Features:

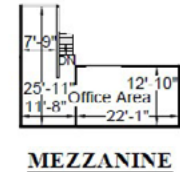
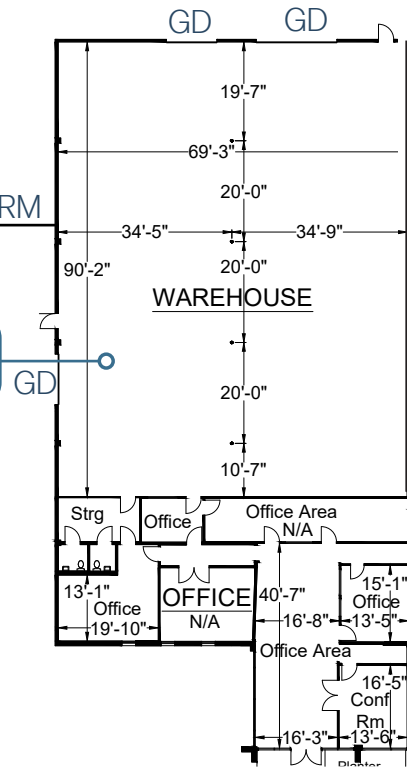
- » Grade and dock level loading
- » 75% warehouse
- » ±18' clear height
- » 200a/120 - 208v 3p power
- » Can be combined with Suite A for ±18,107 SF
- » Contact Broker for Pricing

±9,037 SF
8268: B



DOCK PLATFORM

±9,070 SF
8268: A





8280 CLAIREMONT MESA BOULEVARD

SUITE	SIZE	TYPE	AVAILABLE
117	±2,888 SF	Commercial Kitchen/ Industrial	Now
118	±968 SF	Contact	Now

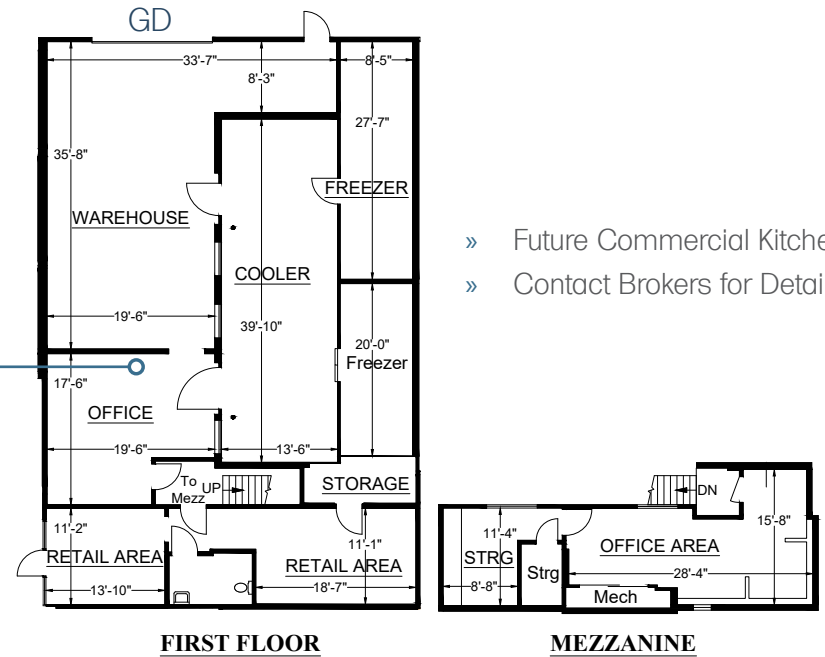
Suite 117 Features:

- » Contiguous with Suite 118 to ±3,856 SF
- » Warehouse
- » 2 offices with mezzanine
- » Cooler & 2 freezers
- » Grease Trap
- » Retail areas
- » Grade Level loading
- » Contact Broker for Pricing

Suite 118 Features:

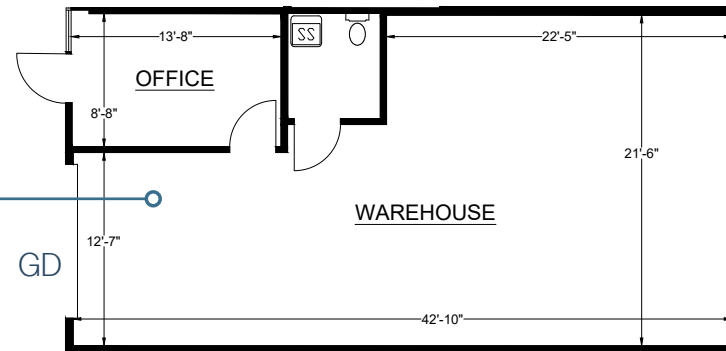
- » Contiguous with Suite 117 to ±3,856 SF
- » Warehouse
- » Private office
- » Grade Level loading
- » Contact Broker for Pricing

±2,888 SF
8280: 117



- » Future Commercial Kitchen
- » Contact Brokers for Details

±968 SF
8280: 118





8280 CLAIREMONT MESA BOULEVARD

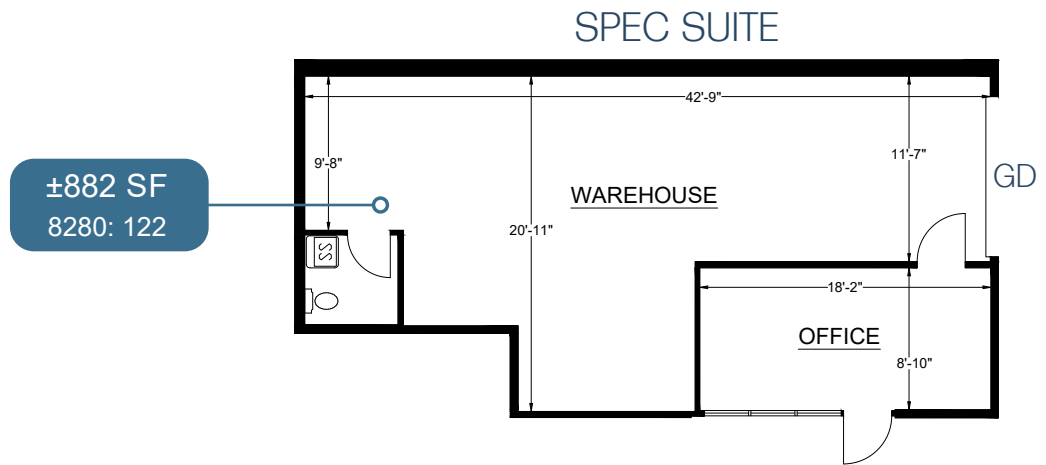
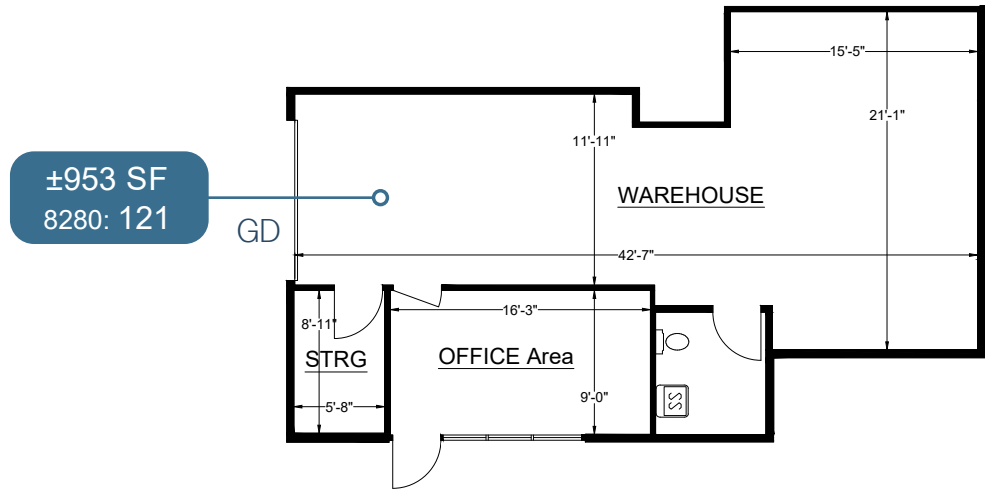
SUITE	SIZE	TYPE	AVAILABLE
121	±953 SF	Industrial	Now
122	±882 SF	Industrial	Now

Suite 121 Features:

- » Contiguous with Suite 122 to ±1,835 SF
- » Private office
- » Warehouse
- » Grade Level loading
- » Storage
- » Contact Broker for Pricing

Suite 122 Features:

- » Spec Suite
- » Contiguous with Suite 121 to ±1,835 SF
- » Private office
- » Grade Level loading
- » Contact Broker for Pricing





8280 CLAIREMONT MESA BOULEVARD

SUITE	SIZE	TYPE	AVAILABLE
123	±902 SF	Industrial	Now
124	±963 SF	Industrial	Now
125	±977 SF	Industrial	Now

Suite 123 Features:

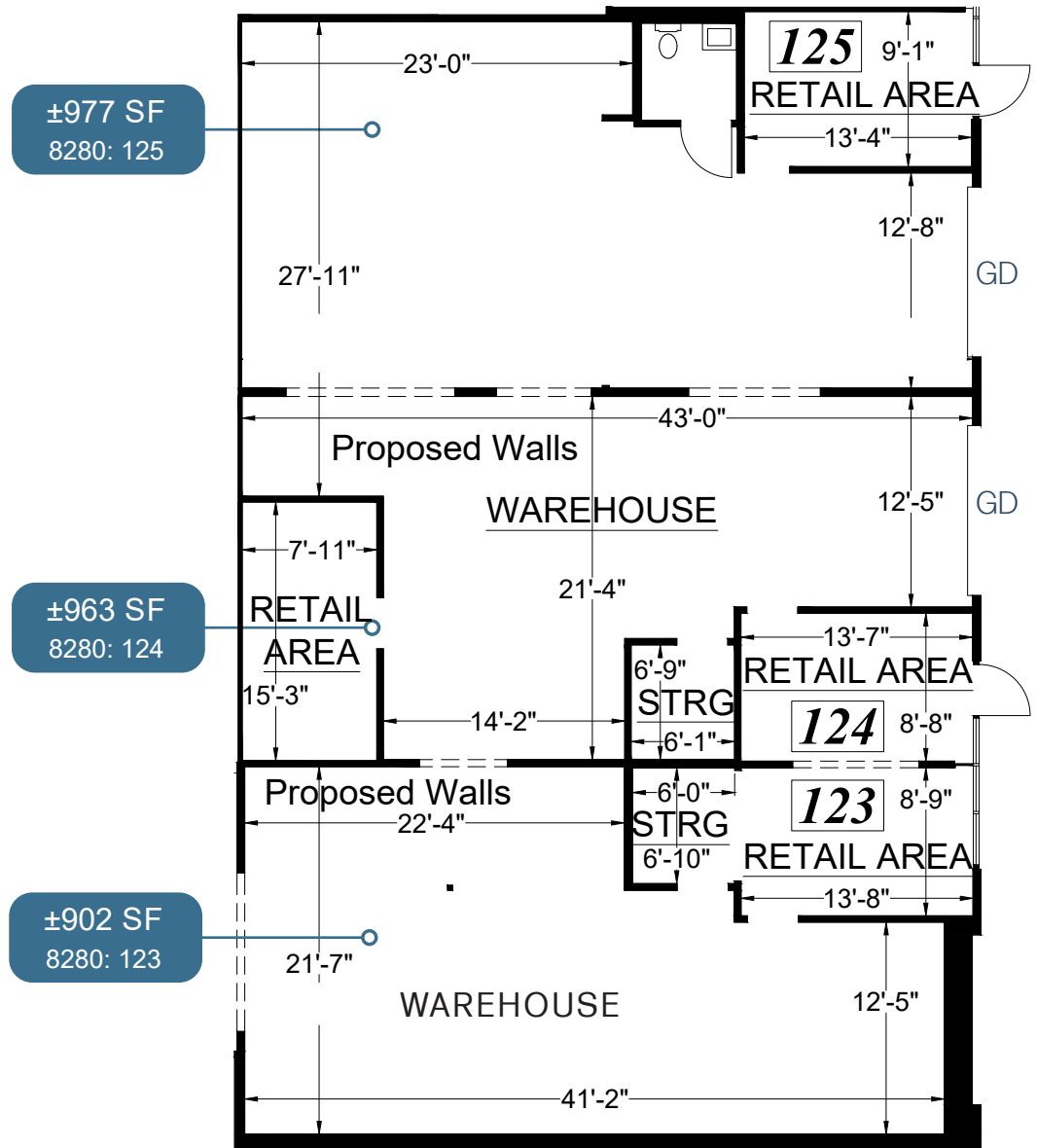
- » Contiguous with Suite 124 & 125 to ±2,842 SF
- » Warehouse
- » Contact Broker for Pricing

Suite 124 Features:

- » Contiguous with Suite 125 to ±1,940 SF
- » Warehouse
- » Contact Broker for Pricing

Suite 125 Features:

- » Contiguous with Suite 124 to ±1,940 SF
- » Warehouse
- » Retail area
- » Contact Broker for Pricing





8280 CLAIREMONT MESA BOULEVARD

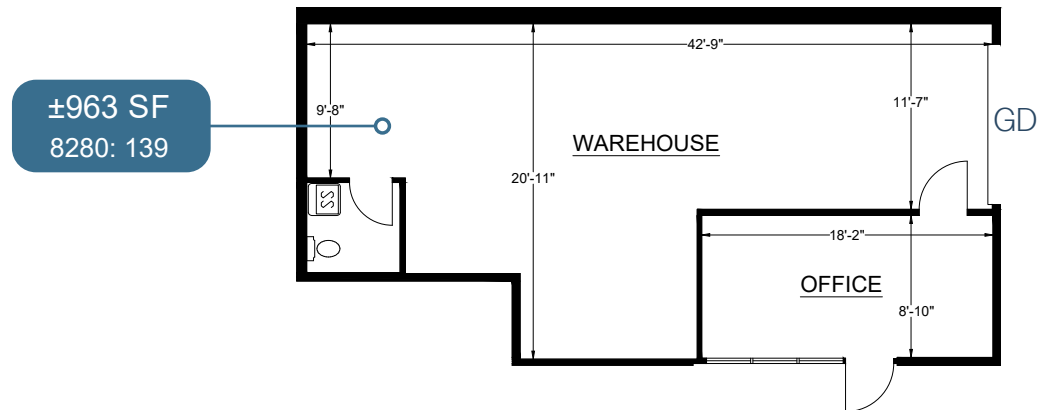
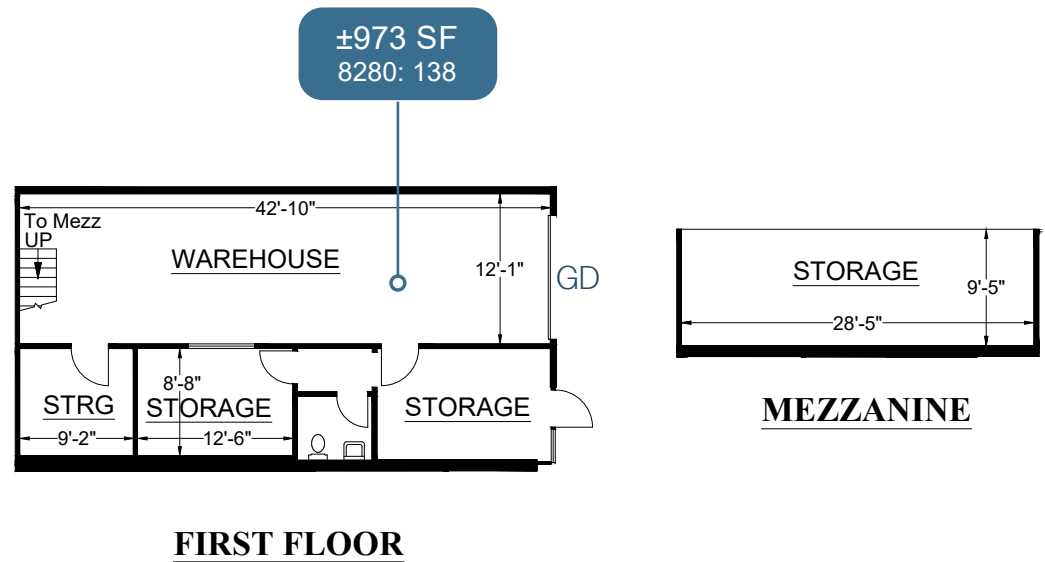
SUITE	SIZE	TYPE	AVAILABLE
138	±973 SF	Industrial	Now
139	±963 SF	Industrial	Now

Suite 138 Features:

- » Contiguous with Suite 139 to ±1,936 SF
- » Warehouse
- » Grade Level loading
- » Mezzanine storage
- » Contact Broker for Pricing

Suite 139 Features:

- » Contiguous with Suite 138 to ±1,936 SF
- » Warehouse
- » Grade Level loading
- » Contact Broker for Pricing



805

52

163

15

52

8252-8280

CLAIREMONT MESA BOULEVARD
SAN DIEGO, CA 92111

VONS
Burlington
ROSS
DRESS FOR LESS

BIG LOTS!
Michael's
Where Creativity Happens
T.J. MAXX

3's
Denny's

Starbucks
Walmart
Save money. Live better.
FOOD 4 LESS
LA FITNESS
Santitas
Santitas a new collection

Clairemont Mesa Blvd

James Madison High School

GRAINGER
FOR THE GEEKS WHO GET IT DONE

Denny's

Starbucks

Clairemont Mesa Blvd

VONS

Junipero Serra High School

Clairemont Dr

THE HOME DEPOT

COCO'S
Bakery • Restaurant

BIG 5
SPORTING GOODS

SONIC

Y

TARGET

Balboa Ave

ISLANDS
fine burgers & drinks

24 FITNESS

COURTYARD
Marriott

Smart & Final

KOHL'S

VONS

Applebees

Montgomery-Gibbs Executive Airport

COSTCO WHOLESALE

TARGET

DOLLAR TREE

STAPLES

IN-N-OUT
Burgers

Starbucks

Sizzler

Hilton

VONS

DOLLAR TREE

Walmart
Save money. Live better.

Fry's

Tecolote Canyon Natural Park

San Diego Mesa College

Stephen Kearny High School

Rady Children's Hospital

Sharp Mesa Vista Hospital

Walmart

Admiral Baker Golf Course

Clairemont Dr

Baptist College

163

805

COSTCO WHOLESALE

Qualcomm Stadium

LOWE'S

8

Fashion Valley Center

Neiman Marcus
bloomingdale's
JCPenney
FOREVER 21
NORDSTROM

University of San Diego

Friars Rd

Marshall's

DOUBLE TREE
BY HILTON

Food 4 Less

Ralphs

ROSS
DRESS FOR LESS

Office DEPOT

LIVING SPACES

IKEA

COSTCO WHOLESALE

ISLANDS
fine burgers & drinks

Westfield Shoppingtown Mission Valley

TARGET

macys

BED, BATH & BEYOND
The legend of value of us kind

NORDSTROM

1 RACK

24 FITNESS

AMC THEATRES

KAISER PERMANENTE

15



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	4,653	81,889	283,008
2030 Population Projection	4,787	82,360	285,627
2025 Households	2,307	31,043	111,656
2030 Household Projection	2,371	31,199	112,700
Median Household Income	\$136,570	\$107,986	\$109,232
Median Home Value	\$770,215	\$831,599	\$878,423

TRAFFIC COUNTS

Collection Street	Cross Street	Cars/Day
Clairemont Mesa Boulevard	Kearny Mesa Road	30,548
Clairemont Mesa Boulevard	Overland Avenue	16,676
SR-52	-	113,183
Mercury Street	Raytheon Road	6,491
SR-52	Convoy Street	8,312
Clairemont Mesa Boulevard	Convoy Street	29,805



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