



Voit

REAL ESTATE SERVICES

AOP

AERO OFFICE PARK

8825 aero drive • san diego, ca 92123

PROMOTIONAL RATE

Months 1-6: \$1.25 SF + Electric per month

Months 7-12: \$1.75 SF + Electric per month

JON BOLAND, PARTNER

Senior Vice President | Lic #00999843
jboland@voitco.com | 858.458.3312

RYAN BRACKER, PARTNER

Senior Vice President | Lic. #01353870
rbracker@voitco.com | 858.458.3355

PATRICK BLACK

Office Specialist | Lic #02206670
(619) 993-3605 | pblack@voitco.com



PROPERTY OVERVIEW



PROJECT SPECIFICATIONS



ADDRESS:	8825 Aero Drive, San Diego, CA 92123
LAND SIZE:	2.04 AC
BUILDING SIZE:	36,922 SF
YEAR BUILT:	1981
PARKING RATIO:	4.00/1,000 RSF
ZONING:	RMX-1
# OF STORIES:	Three (3)
MAX LEASE TERM:	December 31, 2028

PROPERTY HIGHLIGHTS

ELEVATOR

One (1) Passenger

INTERNET/TELECOM

Existing Fiber provided by AT&T into the Building

HVAC

Individual Package units

ELECTRICAL SERVICE

Separately metered suites

BASIC CONSTRUCTION

Wood & steel frame with masonry and reinforced concrete slab foundation

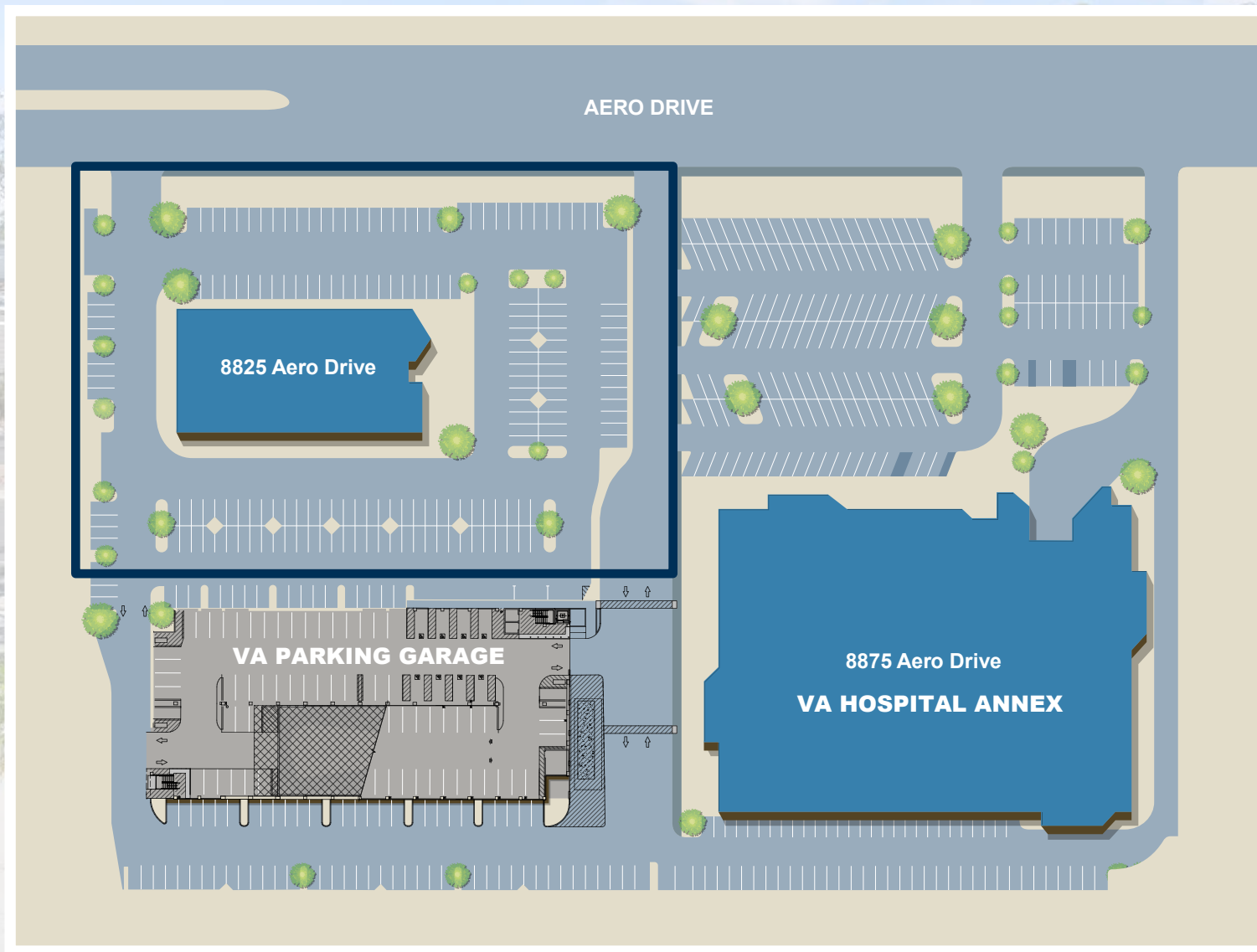
FREEWAY ACCESS

Close proximity to I-805, I-15, and Hwy-163 via Aero Drive

CLOSE PROXIMITY TO

- Adjacent to Kearny Mesa VA Clinic
- Multiple food and beverage amenities within walking distance
- Montgomery Airfield directly across the street
- Close to newly developed multi-family projects and hotels
- Café Aero located in adjacent building



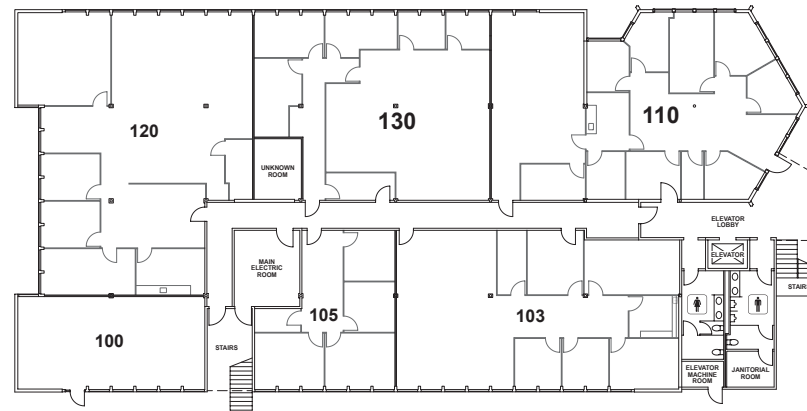




AVAILABILITY & FLOOR PLANS

1ST FLOOR

100% Leased



1ST

2ND FLOOR

Suite 200 | ±2,437 RSF

- Reception, three (3) executive offices and four (4) private offices

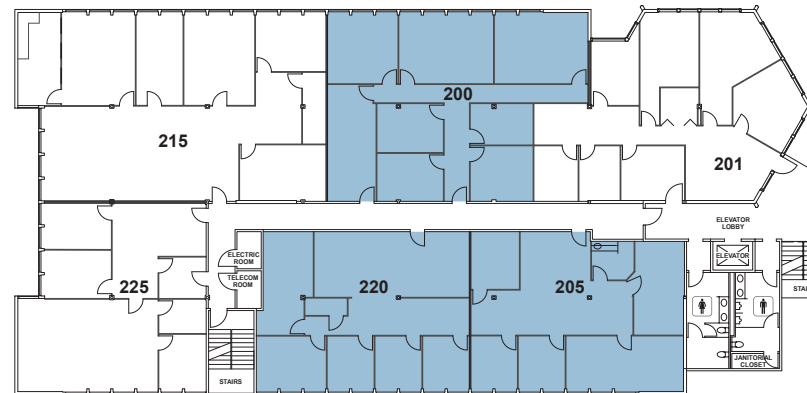
Suite 205 | ±1,709 RSF

- Reception, one (1) executive offices, and three (3) private offices, conference room, and break room

Suite 220 | ±1,729 RSF

- Reception, 4 private offices, conference room, and storage room

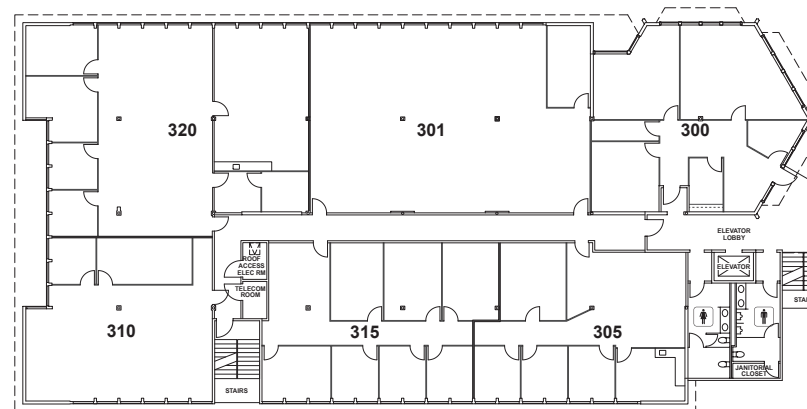
» Suites 205 & 220 are contiguous for a total of approximately 3,438 RSF.



2ND

3RD FLOOR

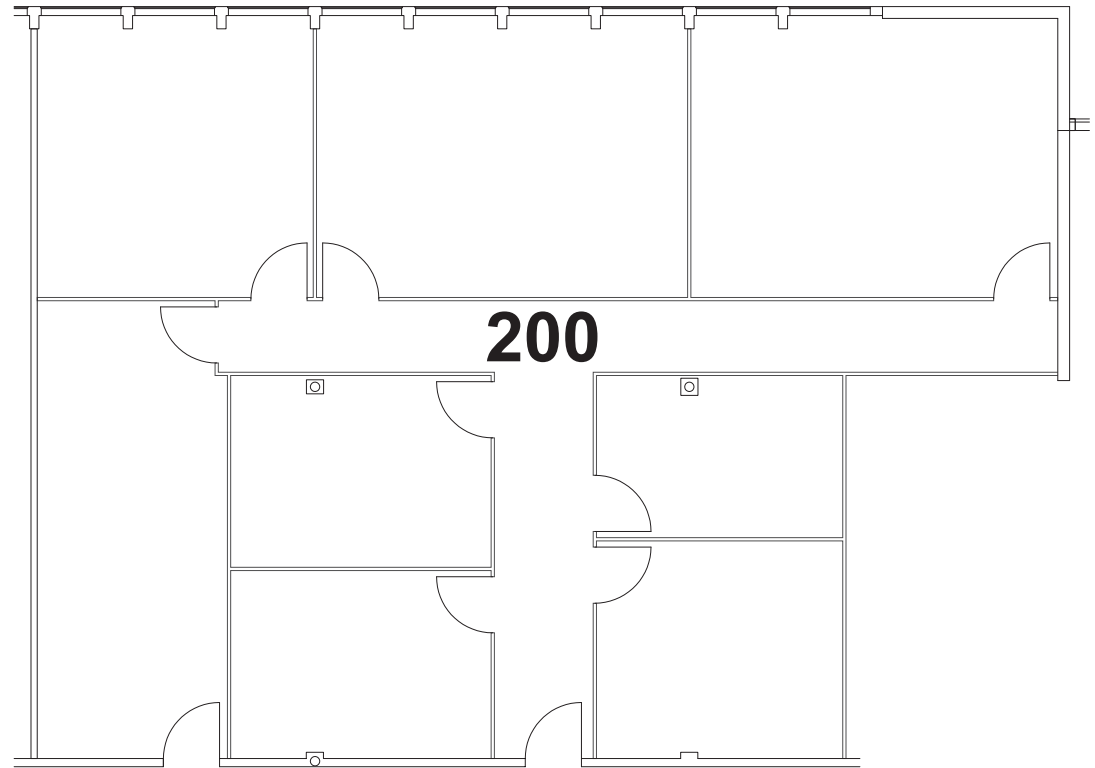
100% Leased



3RD

AVAILABILITY

SUITE SPECIFICATIONS



SUITE NO.: 200

SIZE: 2,437 RSF

PROMO RATE: \$1.25 /SF + Electric /Mo.

VACANCY: May 1, 2026

NOTES: Reception, three (3) executive offices, and four (4) private offices



SUITE SPECIFICATION PLAN

SUITE NO.: 205

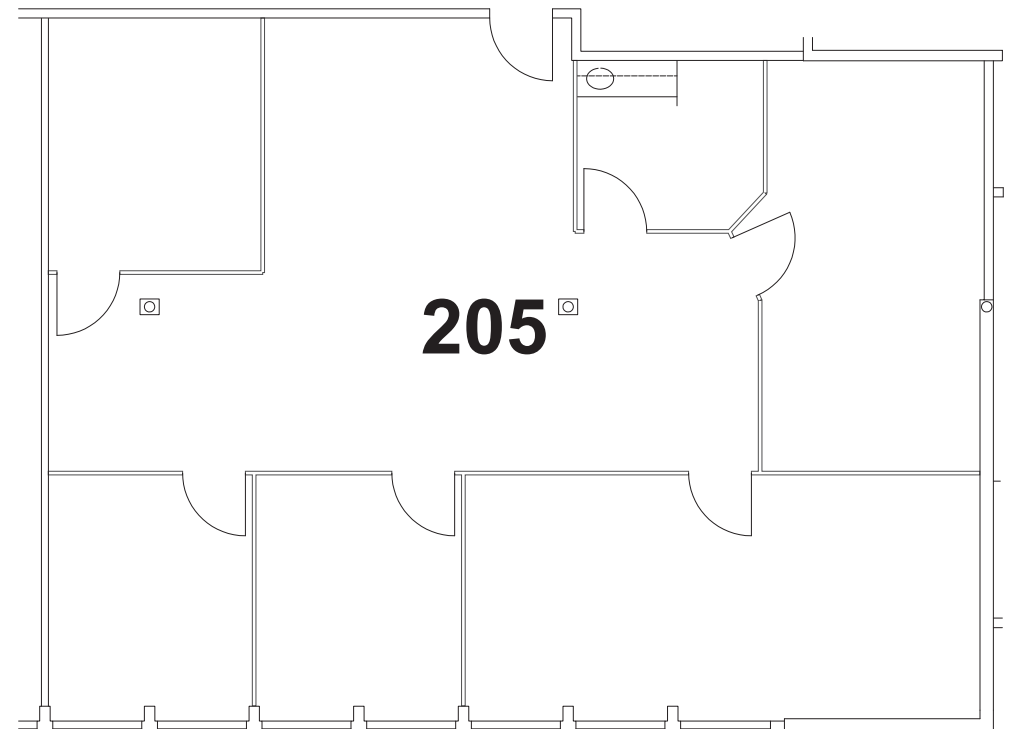
SIZE: 1,709 RSF

PROMO RATE: \$1.25 /SF + Electric /Mo.

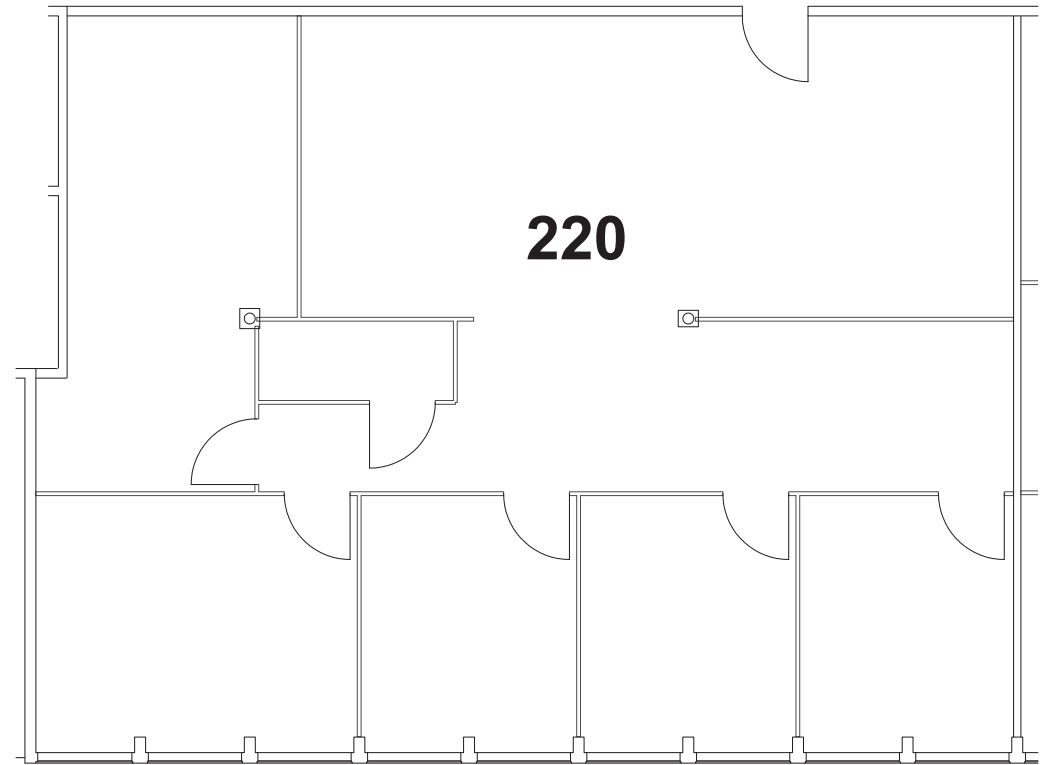
AVAILABLE: Now

NOTES: Reception, one (1) executive office and three (3) private offices, conference room, and break room

» Suites 205 & 220 are contiguous for a total of ±3,438 RSF.



SUITE SPECIFICATION PLAN



SUITE NO.: 220

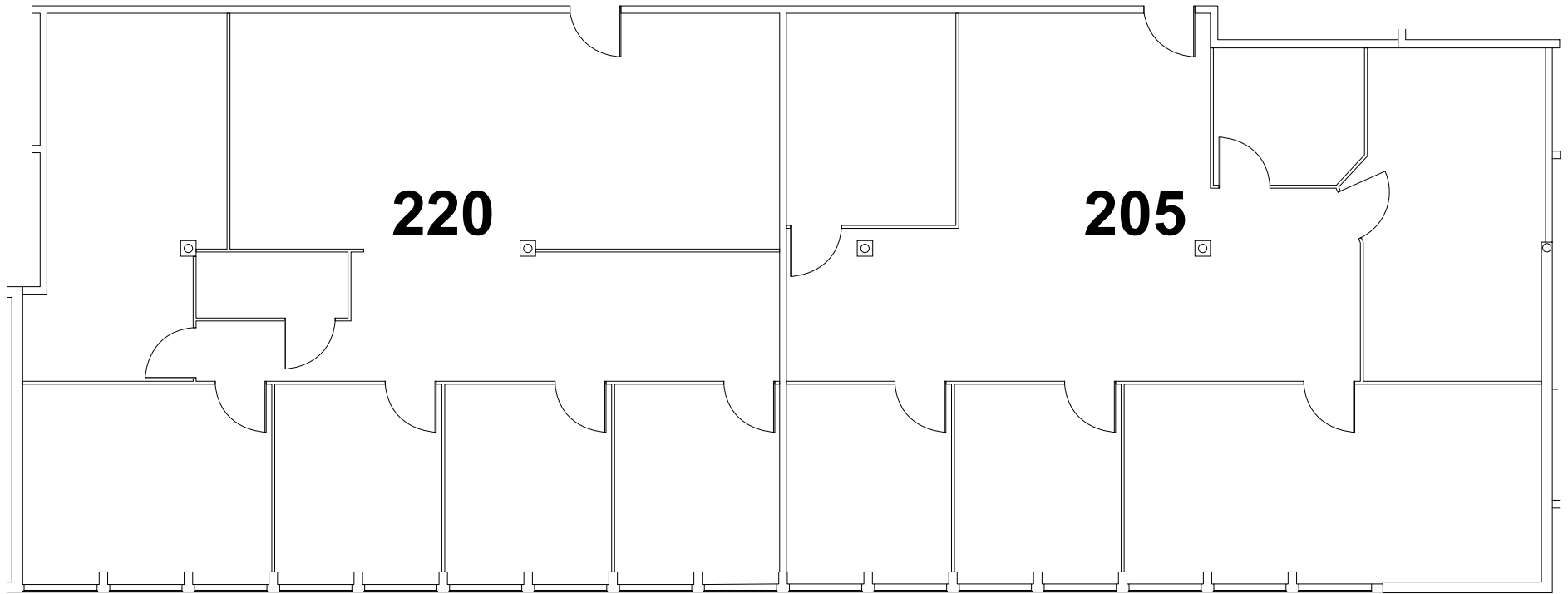
SIZE: 1,729 RSF

PROMO RATE: \$1.25 /SF + Electric /Mo.

AVAILABLE: 30-days notice

NOTES: Reception, 4 private offices, conference room, and storage room

» Suites 205 & 220 are contiguous for a total of ±3,438 RSF.



CONTIGUOUS PLAN

SUITE NO.: 205 & 220

SIZE: 3,438 RSF

PROMO RATE: \$1.25 /SF + Electric /Mo.

AVAILABLE: 30-days notice

NOTES: Suites 205 & 220 are contiguous





MARKET OVERVIEW

STABLE TENANT BASE

The Kearny Mesa tenant base provides an optimal combination of growth and stability and includes many of San Diego's distinguished corporate tenants including Sharp Healthcare, Kaiser Permanente, Northrop Grumman, North Island Federal Credit Union, ResMed, Cubic Corporation, Kyocera, Raytheon Bridgepoint Education, Sempra Energy, Jack-in-the-Box and Solar Turbines.



KEARNY MESA

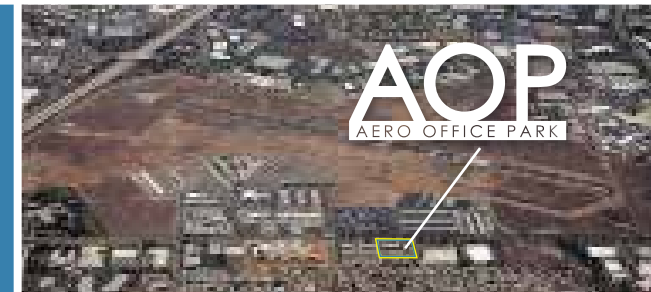
STEADY SUBMARKET

Kearny Mesa is the second largest suburban office submarket in San Diego County with 8.2 million square feet of inventory. Fueled by strong tenant demand, Kearny Mesa continues to be the best performing submarket in San Diego County.

SUPERIOR CENTRAL LOCATION

Kearny Mesa's highly desirable central location is framed by several freeways, including the 805, 15 and 52, providing a convenient commute for San Diego's large and diverse labor force.

A relatively well-to-do population base and proximity to several universities feed a pipeline of employees.



KEARNY MESA

919,464
Work force of residents
over the age of 18



1,318,734
Expected population
decline by 2029

\$114,676
Average Household
Income



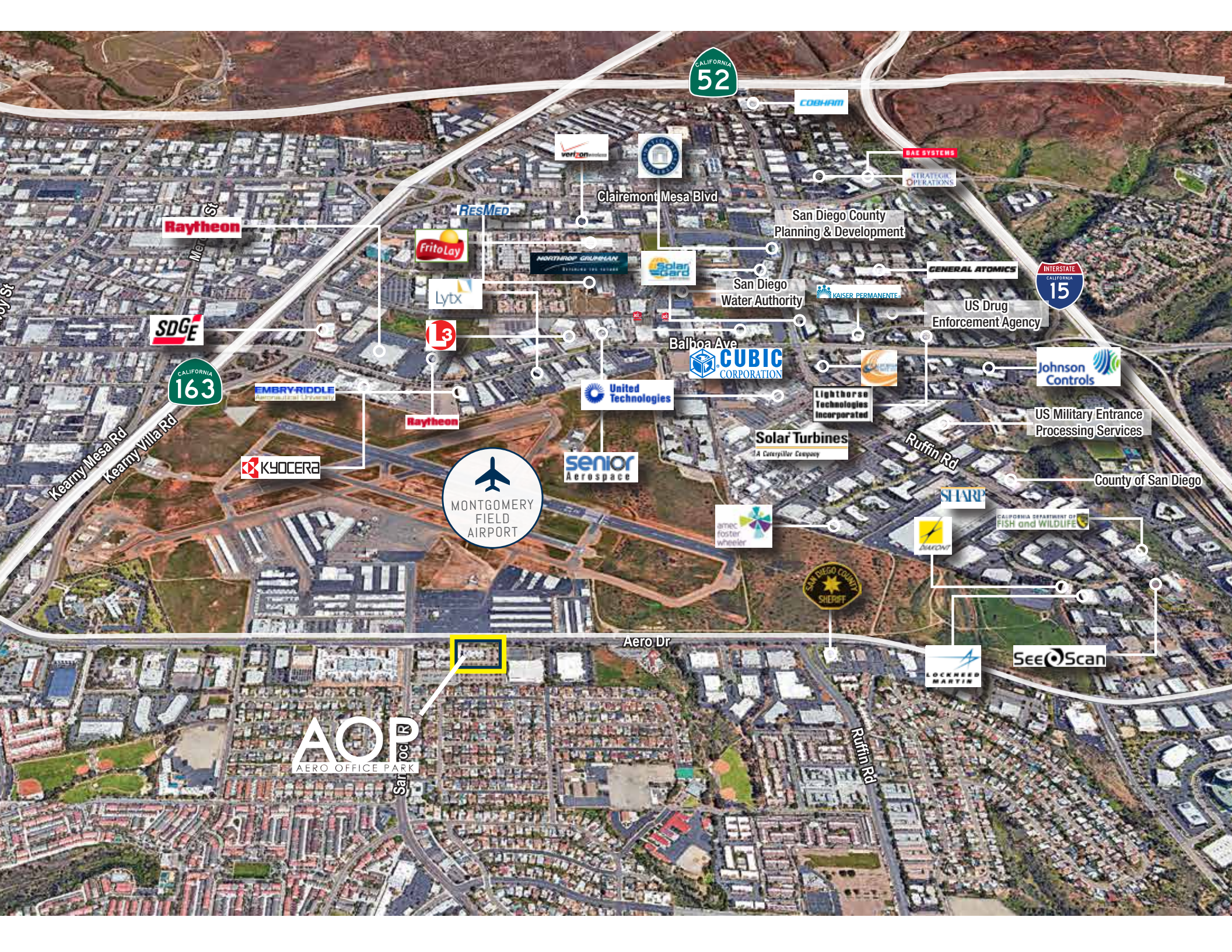
98,432
Businesses within a
10 mile radius



506,589
Total Households



*Census numbers are based on a 10 mile radius



COBHAM

BAE SYSTEMS
STRATEGIC OPERATIONS

Clairemont Mesa Blvd

San Diego County
Planning & Development

Raytheon

RESMED



MONTGOMERY GOLDMANN
ESTABLISHED 1904



San Diego
Water Authority

GENERAL ATOMICS



SDGE



Balboa Ave
CUBIC CORPORATION

KAISER PERMANENTE

US Drug
Enforcement Agency



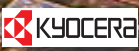
EMBRY-RIDDLE
UNIVERSITY OF AERONAUTICS & SPACE

United Technologies



US Military Entrance
Processing Services

Kearny Mesa Rd
Kearny Villa Rd



senior
Aerospace

Solar Turbines
A Corvallis Company

Ruffin Rd

County of San Diego



SITARI

CALIFORNIA DEPARTMENT OF
FISH AND WILDLIFE



Aero Dr



SeeoScan

AOP
AERO OFFICE PARK

Saroc R

Ruffin Rd



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4180 La Jolla Village Drive, Suite 100, La Jolla, California 92037 | 858.453.0505 | 858.408.3976 Fax | Lic #01991785 | www.voitco.com

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