

# FOR SALE! 8949 Complex Drive, Unit #A, San Diego CA 92123

Office Condominium: Approx. 1241 sq. ft. Only \$497,000



Exclusively Offered by:



***Commercial Properties Services***  
**Steve Salmons - 619-275-3900**

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# Prime Office Leasing Highlights

•**Prominent Building Signage potentially available.** Build name recognition, prestige, and further brand your business with highly visible top-of-building signage.

•**Exceptional Accessibility and Central Kearny Mesa Location:**

Situated in a central area of San Diego, this property provides convenient access to major freeways, including Fwy. #805, 15, 5, and Hwy #52—ensuring seamless connectivity for your team and clients. Employee pool and client pool is enormous, with 100k population within 5 miles and 500K within 10 miles.

•**Walkable Amenities:** Employees and visitors can easily walk to nearby restaurants, banks, and other amenities, including the on-site deli/restaurant for added convenience.

•**Unique Outdoor Features:** The office building benefits from a private balcony and has two functional sliding glass doors, providing abundant natural light and fresh air. In addition, right outside the front door is a picnic area.

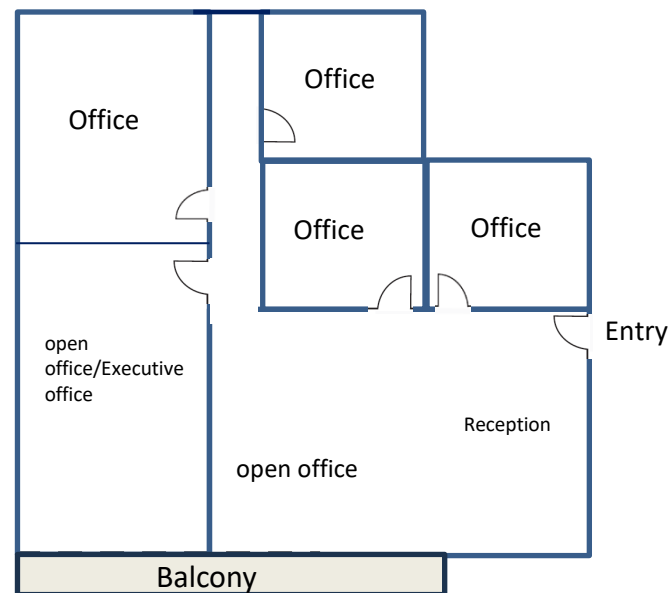
•**Ample Parking:** Enjoy abundant parking directly adjacent to the unit, with spaces available both at the front and rear for maximum convenience.

•**Ideal for Professional Services:** Perfectly suited for insurance agencies, accounting firms, outside sales teams, attorneys, and general administrative offices.

•**Efficient & Adaptable Floor Plan:** The office features a modern, efficient layout designed for productivity, while offering flexibility for easy customization to suit your business needs.

**Approx. 1,241 sq. ft.  
For Sale: \$497,000**

**8949 Complex Dr., Unit A  
Approx. Floor Plan**



2<sup>nd</sup> floor walk up location with nice views



**Commercial Properties Services**

Licensed CA Real Estate Broker #00874893. The information contained herein has been obtained from sources we deem reliable, but we do not guarantee or warranty it for errors. Buyer is to verify all information contained herein with its own independent experts..









Fwy  
#163

Kearny Villa Rd.

Municipal  
Court  
House

COMPLEX ST.

8949 Complex Drive, Unit A

Approx. 1,241 sq. ft.  
For Sale: \$497,000

CLAIREMONT MESA BLVD.



Panera  
Bread

Kearny Villa Rd.

Kearny Villa Way

COMPLEX DRIVE

Entry  
Driveway

Pepper's  
Gourmet  
Deli/Catering

8909-  
8911  
Complex

8913 Complex

8969-  
8971  
Complex

8959-  
8961  
Complex

8915-  
8925  
Complex

8949 #A  
Complex

UNIT 4-9S  
8947 A  
1,393 RSF

East  
2nd

8949 Units A Subject Property

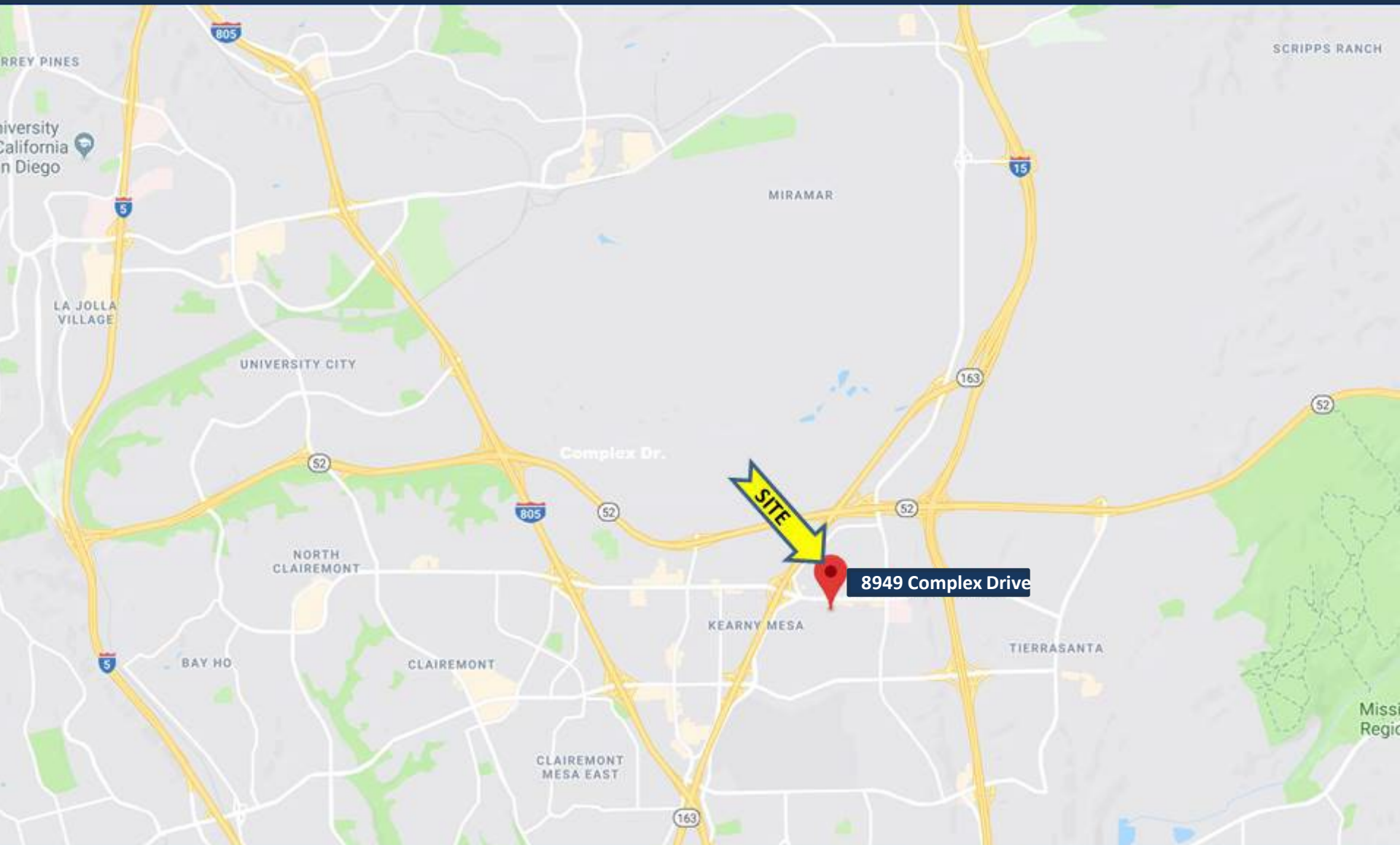
8915-8925 Complex

South  
2nd

Broker/CPS does not  
guarantee or warrant the  
accuracy of said  
information. Buyer is to  
verify the information  
contained herein with its  
own independent experts.

Not to scale

# Area Map-8949 Complex Drive, San Diego CA 92123



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