

FOR SALE / LEASE | ±33,715 SF ON ±1.67 AC PARCEL

INDUSTRIAL / FLEX BUILDING WITH AMPLE PARKING

7740 KENAMAR CT
SAN DIEGO, CA 92121

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS

 **SIZE**
±33,715 SF industrial/flex building

 **PARCEL**
±1.67 AC

 **LOADING**
1 Dock + 2 grade-level doors

 **CLEAR HEIGHT**
22-24' In warehouse

 **BUILD OUT**
50% Warehouse / 50% office

 **POWER**
480Y/277V, 3-phase, 4-wire, 1,200 amps

 **FENCED-IN**
Yard (±10,000 SF)

 **YEAR BUILT**
1985

 **ZONING**
IL-2-1

 **PARKING**
±85 Parking spaces, expandable with yard

 **CONSTRUCTION**
Concrete tilt-up with steel frame, glass curtain wall, and wood truss

LEASE RATE: \$1.40/SF NNN (NNN'S ±\$0.35/SF)

SALE PRICE: \$8,765,900 (\$260/SF)

AVAILABLE: JANUARY 1, 2027 - MAY 31, 2027*

*Contact broker for details



Property line for reference only.



DOCK LOADING

GRADE LOADING

GRADE LOADING

FENCED YARD ±10,000 SF

Property line for reference only.

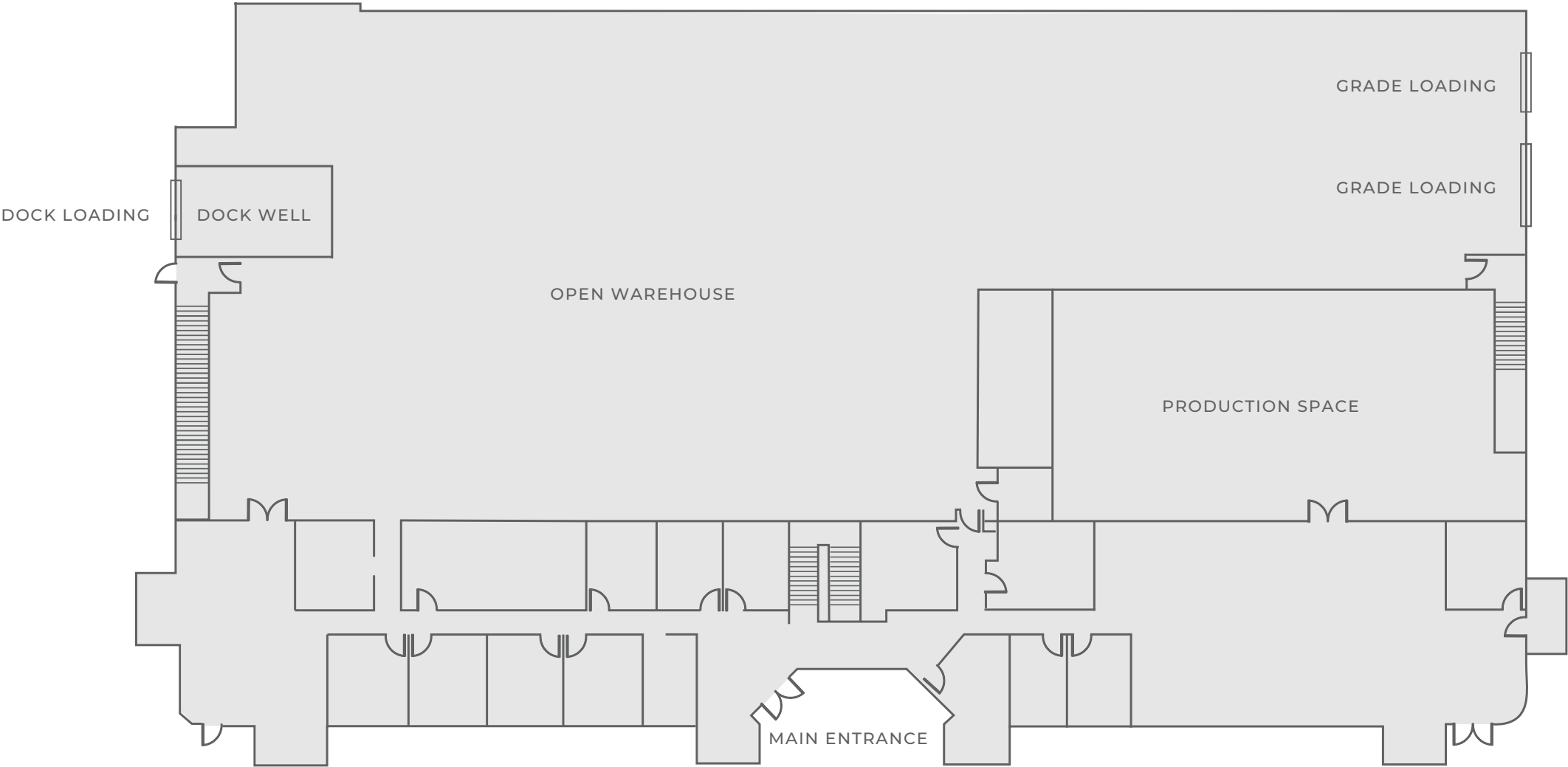




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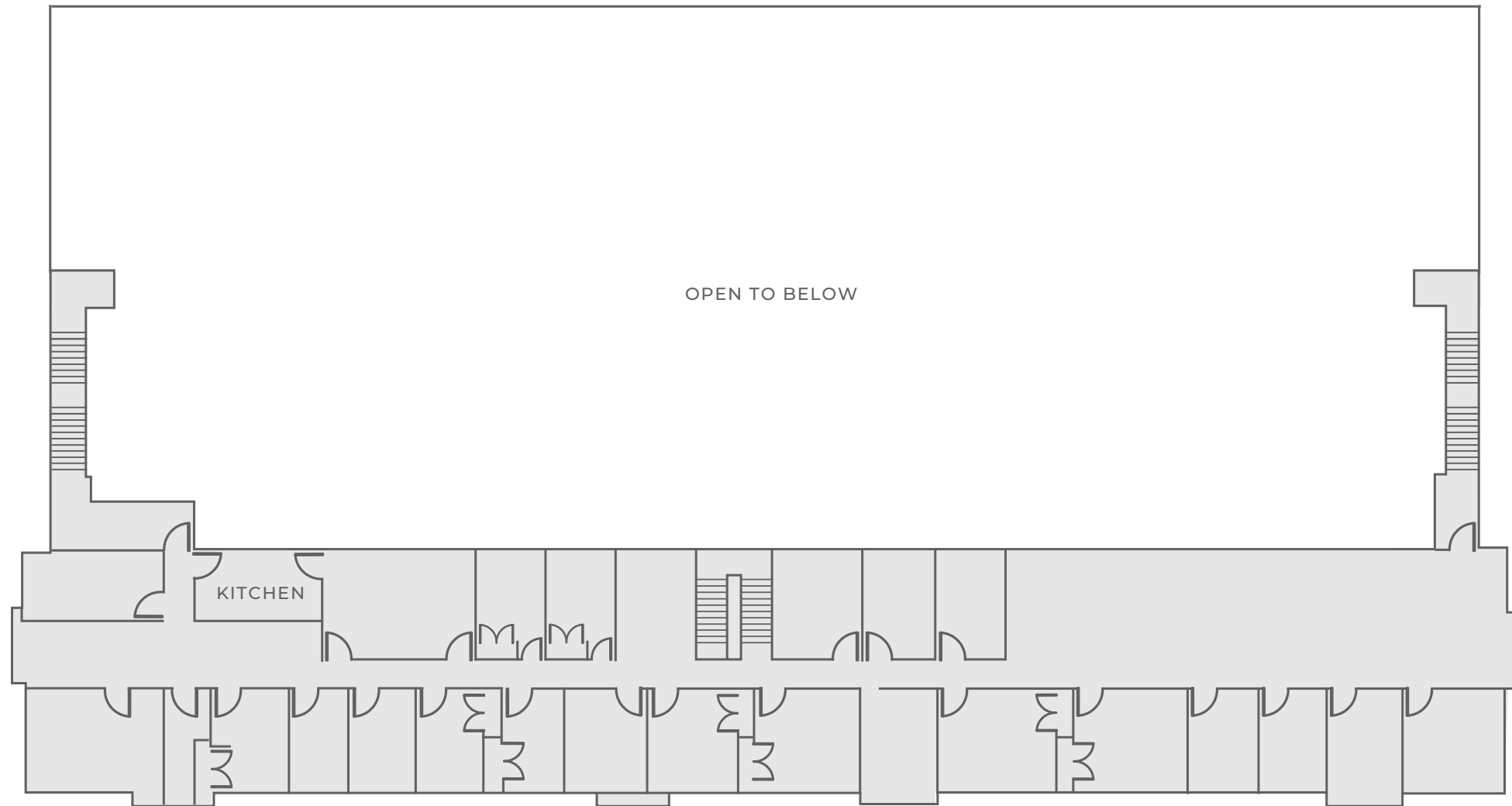


FIRST FLOOR



Floor plans not to scale, for reference only.

SECOND FLOOR



Floor plans not to scale, for reference only.

MIRA MESA COMMUNITY PLAN UPDATE (2022)

In December 2022, the City of San Diego adopted the updated Mira Mesa Community Plan, a long-range framework guiding land use, mobility, and economic development for the region's 10,700-acre planning area, which includes the Miramar industrial hub. The Update reinforces Mira Mesa / Sorrento Mesa as one of San Diego's most important employment and innovation districts, with land-use protections that strongly support long-term industrial relevance.

1. Reinforced Industrial / Employment Importance

- The Plan identifies Mira Mesa–Miramar as a Prime Industrial and Employment Hub, essential for job creation, goods movement, and regional competitiveness.
- Industrial land is largely preserved, with strategic flexibility added only in select areas to support future job-generating uses.

2. Land-Use Stability With Strategic Flexibility

- Most industrial zones (IL-2-1 and related) remain intact and protected, offering predictable long-term use for warehouse, distribution, and R&D/tech.
- Some areas transition to Prime Industrial – Flex, allowing future mixed-employment opportunities. This enhances long-term optionality without undermining core industrial zoning.

3. Strong Growth in Surrounding Population & Workforce

- The Plan accommodates up to 24,000 new housing units, significantly expanding the local labor pool that supports industrial and tech tenants.
- Increased density and improved mobility strengthen workforce access to Miramar's industrial corridor.

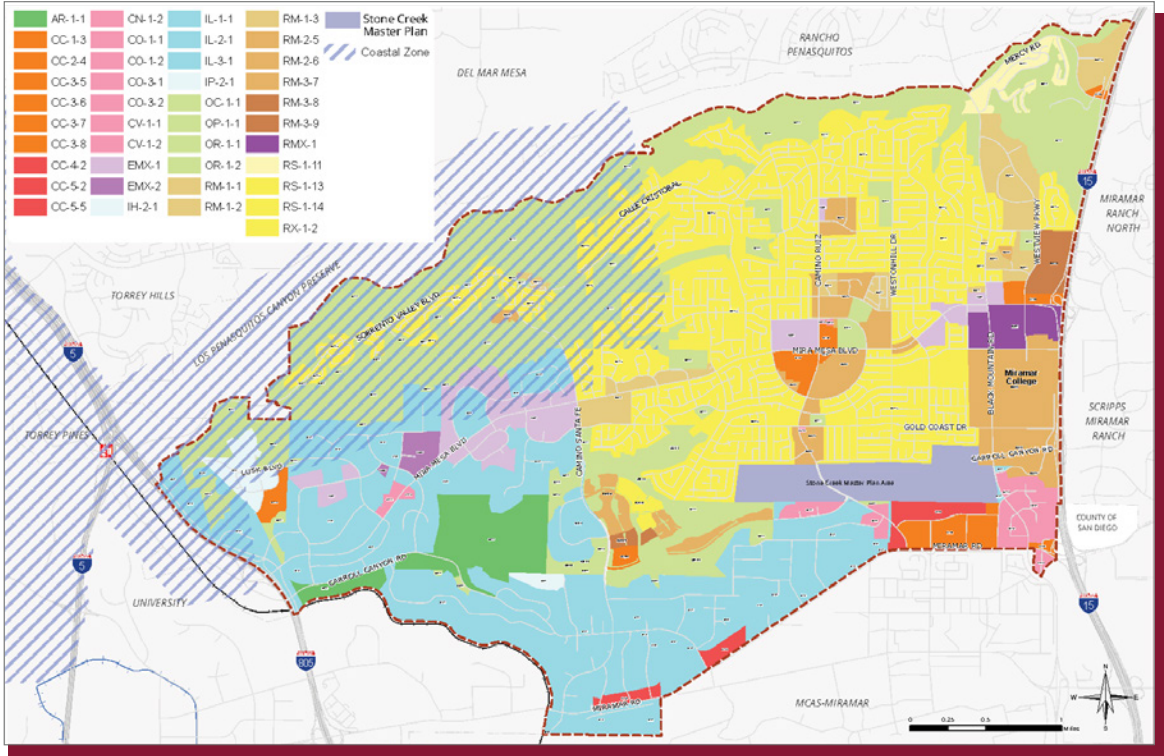
4. Mobility & Infrastructure Improvements

- Major emphasis on improving east-west and north-south connectivity, transit access, and circulation around employment centers.
- Enhances truck flow, employee access, and overall operational efficiency for industrial users.

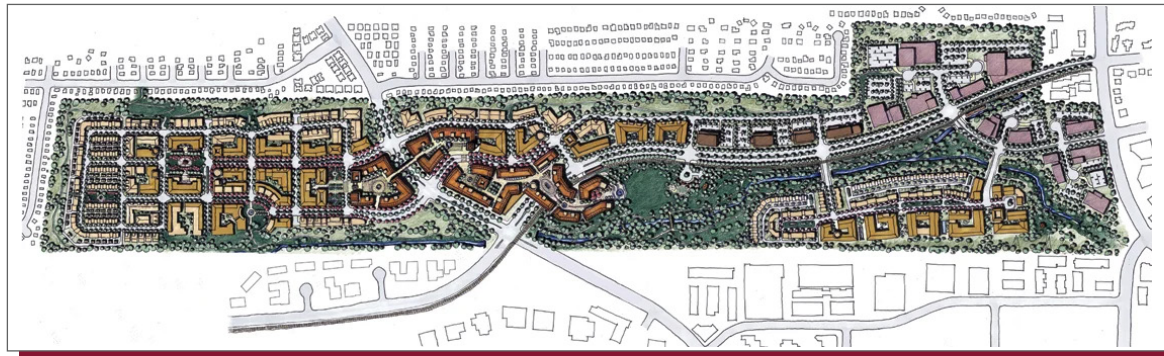
5. Long-Term Upside Potential

- With protected industrial zoning today—and emerging flex/mixed-employment nodes—the area offers both stability and future redevelopment optionality.
- Demand for well-located infill industrial space remains strong as Mira Mesa / Miramar continues to evolve as a core San Diego economic engine.

MIRA MESA COMMUNITY PLAN



STONE CREEK MASTER PLAN





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For more information or tours, please contact:

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