

OWNER / USER OPPORTUNITY

5205 KEARNY VILLA WAY
SAN DIEGO, CA 92123

±26,666 SF

TWO-STORY OFFICE / FLEX Building

OFFERED AT

\$8,266,460 (\$310 / SF)

Office • Flex



Matt Reynolds

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PROPERTY FEATURES

- ±26,666 SF Two-Story Office / Flex
- ±36,155 SF Lot (0.83 Acres)
- Eleven (11) Individual Suites
- Mezzanine Warehouse Space
- Two (2) Roll-Up Doors
- Covered Patio / Break Area
- 67 On-Site Parking Spaces
- Zoning: IL-2-1
- Immediate Access to SR-163 and SR-52
- Multiple Vacant Suites Available
- Entire Second Floor Available November 1, 2026
- In-Place Rental Income from Existing Tenants

Matt Reynolds

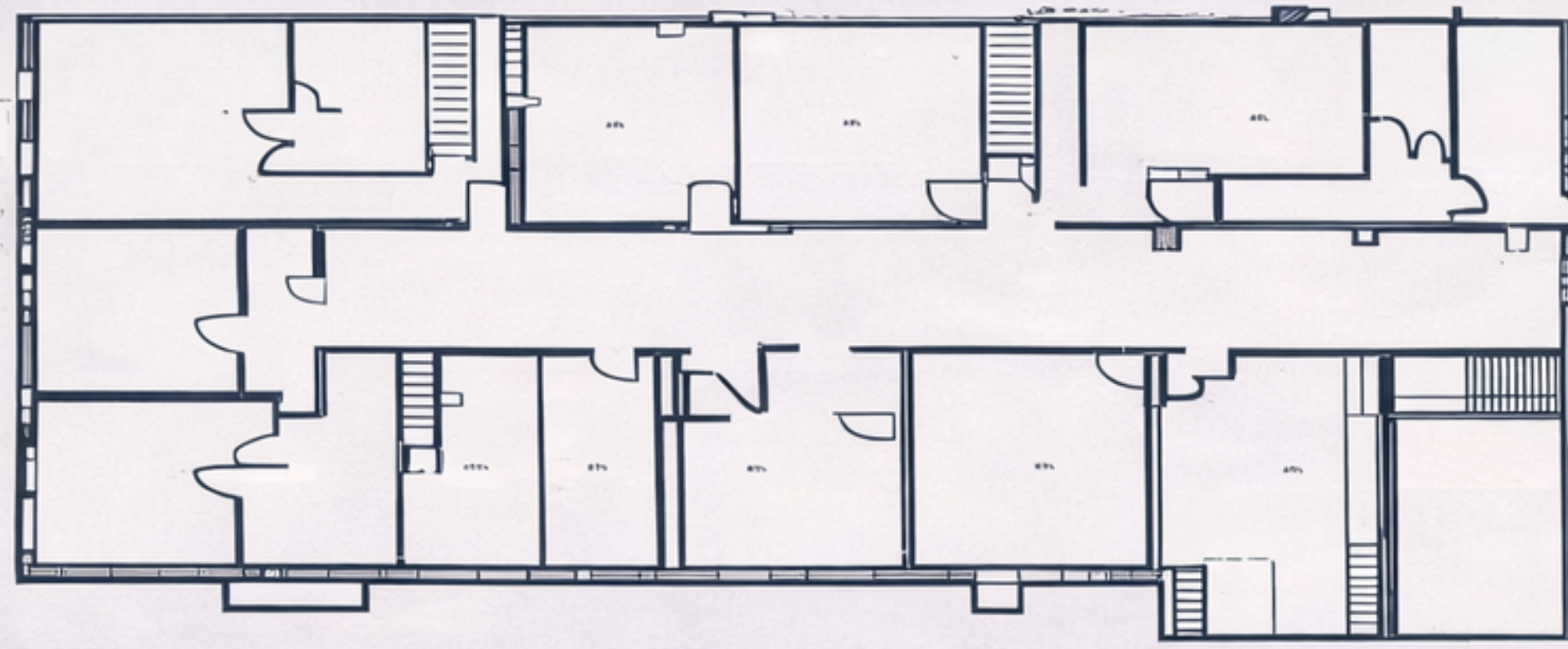
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FLOOR PLAN OVERVIEW | 5205 Kearny Villa Way | San Diego, CA

Owner / User Opportunity

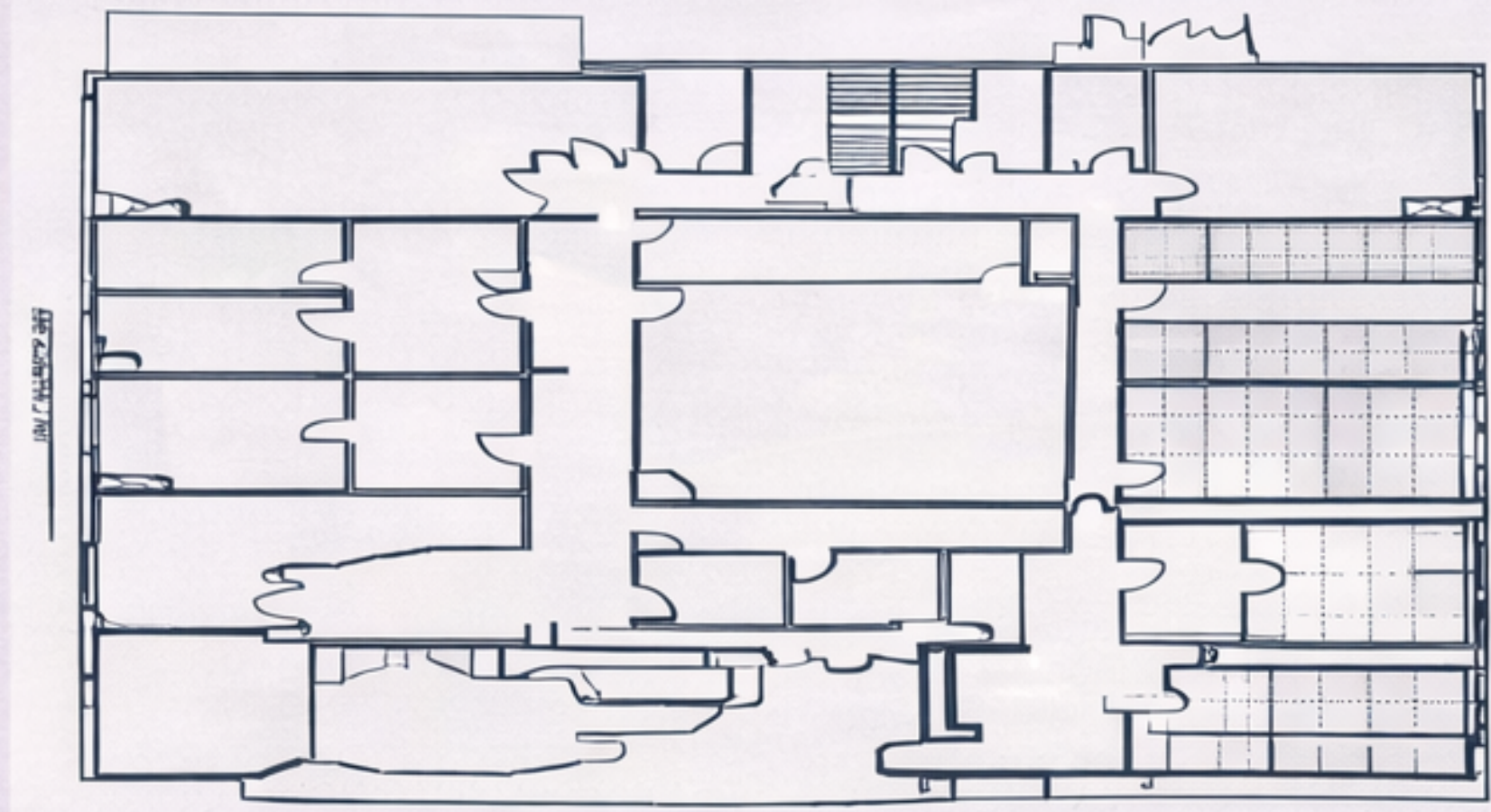
FIRST FLOOR PLAN



FIRST FLOOR HIGHLIGHTS

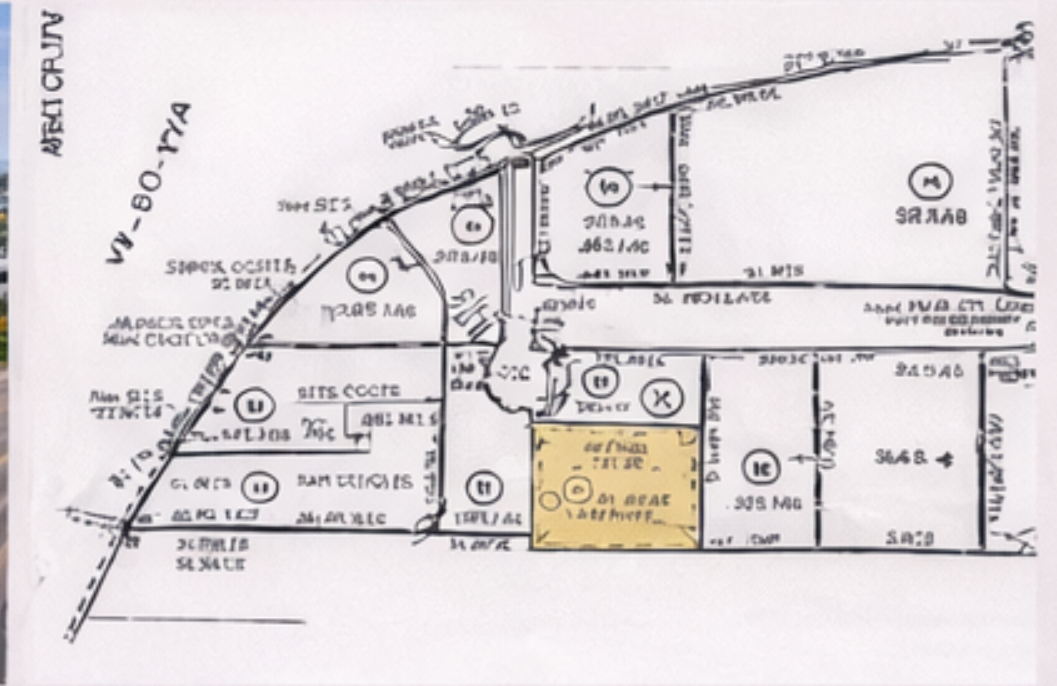
- Multiple private office suites
- Central double-loaded corridor
- Restrooms & service areas
- Open flex / assembly rooms

SECOND FLOOR PLAN



SECOND FLOOR HIGHLIGHTS

- Large open bullpen zones
- Multiple perimeter window offices
- Central conference / training rooms
- Restrooms and support rooms
- Entire second floor available November 1, 2026



IN-PLACE TENANCY SUMMARY

Tenant	SF	Lease Expiration
Integris Corporation	±11,191 SF + Storage	Oct 31, 2026
Mironova Classical Ballet Academy	±3,798 SF	July 31, 2026
California Commercial Properties	±966 SF	Sept 30, 2026
Click2Bind Insurance Services	±952 SF	Oct 31, 2026
Healthpeaker Home Health	±980 SF	April 1, 2025
Vic Salazar Communications	±746 SF	Oct 31, 2026
Jones BEB Co., Inc.	±1,074 SF	July 31, 2026
Expert Staffing West	±965 SF	Aug 31, 2026



Total Suites

12 Total Suites



Occupied

±24,707 SF In-Place



In-Place Income

±\$37,144 / Month

Multiple vacant suites provide immediate owner-user occupancy with stable in-place cash flow.

CONTACT



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California Commercial Properties



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Please contact to schedule an inquiry or private tour.
