

**KEARNY MESA RETAIL FOR LEASE
FROM 2,932 SF - 8,603 SF**

8252

CLAIREMONT MESA BLVD

San Diego / California 92111



LEE SURYANI
(619) 210-5265
Lee@PacificCoastCommercial.com
Lic. 01384873

JASON VIEIRA
(858) 300-0375
Jason@PacificCoastCommercial.com
Lic. 01896589


**PACIFIC COAST
COMMERCIAL**
SALES • MANAGEMENT • LEASING

FEATURES



8252 CLAIREMONT MESA BLVD
SAN DIEGO, CA 92111



± 2,932 SF - 8,603 SF RETAIL
AVAILABILITY



SURROUNDED BY AN ABUNDANCE OF AMENITIES
IN THE HEART OF KEARNY MESA



DIRECT ACCESS TO I-805, SR-52, SR-163
FREEWAY ACCESSIBILITY



30,548 VEHICLES PER DAY
ON CLAIREMONT MESA BLVD



BUILDING & MONUMENT SIGNAGE
HIGH-VISIBILITY SIGNALIZED INTERSECTION



AMPLE PARKING & OVERHEAD DOOR LOADING
EASY TENANT ACCESS



LOCATED NEAR KAISER PERMANENTE HOSPITAL
APPROXIMATELY 1,800 NEW APARTMENT UNITS
UNDER CONSTRUCTION

8252 CLAIREMONT MESA BLVD / 2



A

FLOOR PLAN



SUITE 8252-A

APPROX. 4,071 SF - 5,671 SF



SUITE FEATURES

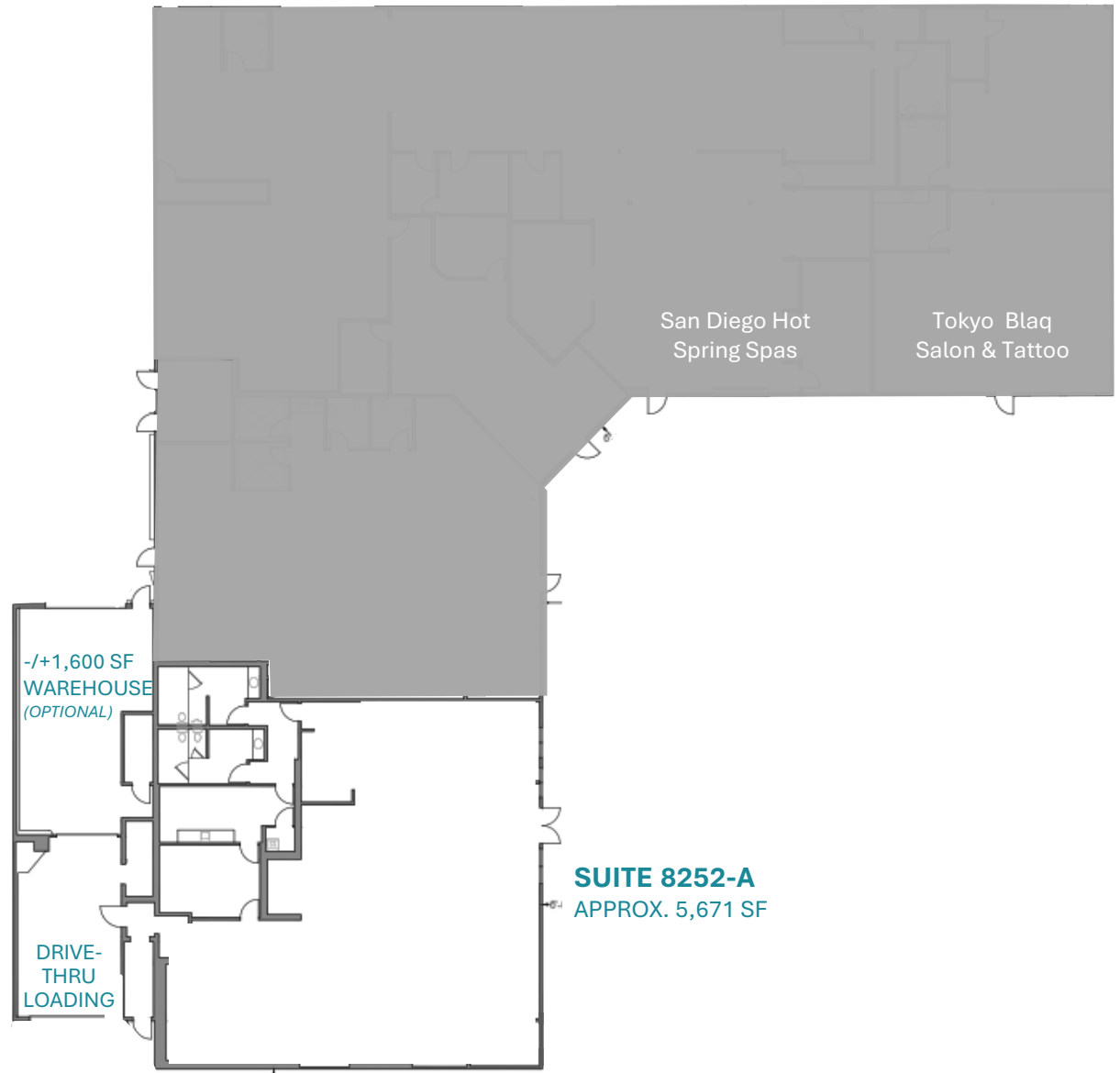
- 400 AMPS
- +/-1,600 SF WAREHOUSE
- DRIVE-THRU LOADING



LEASE RATE & AVAILABILITY

CONTACT AGENT

Floor Plan Not Fit to Scale;
for Reference Purposes Only.



A1

FLOOR PLAN



SUITE 8252-A1
APPROX. 2,932 SF



SUITE FEATURES

- 200 AMPS
- ADDITIONAL PLUMBING
FEATURING SHOWERS
- TENANT OCCUPIED



LEASE RATE & AVAILABILITY
CONTACT AGENT

DO NOT DISTURB EXISTING TENANT

Floor Plan Not Fit to Scale;
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ABUNDANT AMENITIES

8252 CLAIREMONT MESA BLVD / 5



WHATS IN MY COMMUNITY



686
Restaurants
(Enjoyment)



865
Healthcare
(Lifestyle)



167
Sports
(Community)

EATING OUT



56
Bakers
(Retail)



46
Bars and
Cubs



80
Coffee
Shops



13
Juice
Bards



13
Doughnut
Shops



22
Ice Cream
Parlors



34
Pizza
Restaurants



194
Other
Restaurants

KEARNY MESA / CONVOY

8252 CLAIREMONT MESA BLVD / 6



Kearny Mesa is a dynamic, centrally located neighborhood in San Diego, widely recognized for its strong commercial base and diverse cultural landscape. As a major employment center, the area hosts a broad mix of industries, including aerospace, automotive, tech, and retail. A standout feature is the **Convoy District**—San Diego’s premier Asian cultural and culinary hub—offering an exciting blend of restaurants, specialty markets, and boutique shops that attract locals and visitors alike. Kearny Mesa is also at the forefront of transformation, with city-led initiatives focused on adding thousands of new residential units and developing walkable, mixed-use environments. Though still largely car-oriented and adjacent to airport traffic, its excellent freeway connectivity, growing amenities, and ongoing redevelopment position Kearny Mesa as one of San Diego’s most forward-looking and vibrant communities.

TRAMMELL CROW
531 UNIT
APARTMENT COMPLEX

GH PALMER
1,622 UNIT
PROJECT

8252
CLAIREMONT MESA
BLVD

AAA MANAGEMENT
251-UNIT PROJECT

ZION MARKETPLACE
REDEVELOPMENT

RESIDENTIAL
REDEVELOPMENT
PLANNED
432 UNITS

CLAIREMONT MESA BLVD

ON RAMP
163

OFF RAMP
163


KEARNY MESA RD





DEMOGRAPHICS


8252 CLAIREMONT MESA BLVD / 9




102,291
POPULATION



1.9
AVE
HOUSEHOLD SIZE



36.7
MEDIAN AGE



102,565
MEDIAN HOUSEHOLD
INCOME



131,368
PER CAPITA INCOME



102,262
TOTAL BUSINESSES



131,368
TOTAL EMPLOYEES



\$136,687
MEDIAN NET WORTH

DRIVE TIMES

| | |
|--------|--------------------|
| 8 MIN | Miramar |
| 10 MIN | Mission Valley |
| 12 MIN | Downtown San Diego |
| 15 MIN | Pacific Beach |
| 15 MIN | La Jolla UTC |



8252

CLAIREMONT MESA BLVD

Retail Space For Lease



LEE SURYANI

(619) 210-5265

Lee@PacificCoastCommercial.com

Lic. 01384873

JASON VIEIRA

(858) 300-0375

Jason@PacificCoastCommercial.com

Lic. 01896589

OFFICE (619) 469-3600

10721 Treena St., Ste 200, San Diego, CA 92131

www.PacificCoastCommercial.com

Lic. 01209930

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