

9050 KENAMAR DR

SAN DIEGO, CA 92121



INTERACTIVE LEASING BROCHURE



FOR SUBLEASE | $\pm 17,080$ SF AND ± 1.31 AC LOT

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

EXCLUSIVE LEASING AGENTS

CADE REMY

ASSOCIATE

DIR +1 (858) 337-0599

cade.remy@matthews.com

License No. 02209620 (CA)

CHRIS NELSON

VP AND SENIOR DIRECTOR

DIR +1 (858) 257-4562

MOB +1 (949) 280-6217

chris.nelson@matthews.com

License No. 02055962 (CA)

DAVID HARRINGTON

Broker of Record

License No. 02150960 (CA)

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REAL ESTATE INVESTMENT SERVICES



AVAILABLE SPACE FOR SUBLEASE

CONTACT BROKER FOR RATE



9050 KENAMAR DRIVE, SAN DIEGO, CA 92121
ADDRESS



±17,080 SF
SQUARE FOOTAGE



**4 (10' X 14') GRADE LEVEL DOORS AND
18' CLEAR HEIGHT**



1986/ 2006
YEAR BUILT/ YEAR RENOVATED



MASONRY CONSTRUCTION



IL-2-1 ZONING



**1,200A/120-208V 3P
3W HEAVY POWER**
SUBLESSEE TO VERIFY

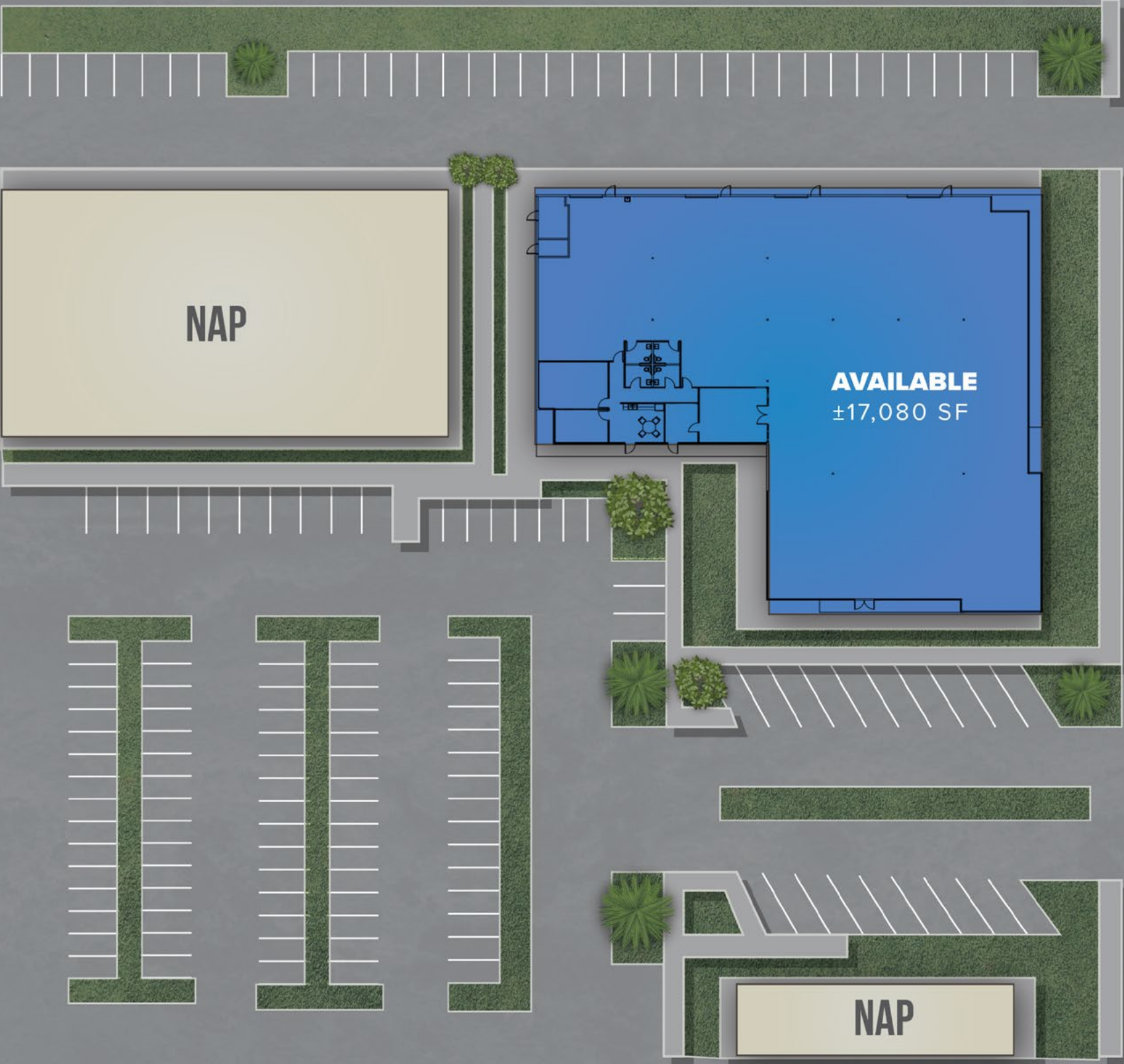


3.70/1,000 SF
PARKING RATIO





KENAMAR DR



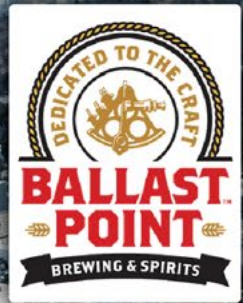


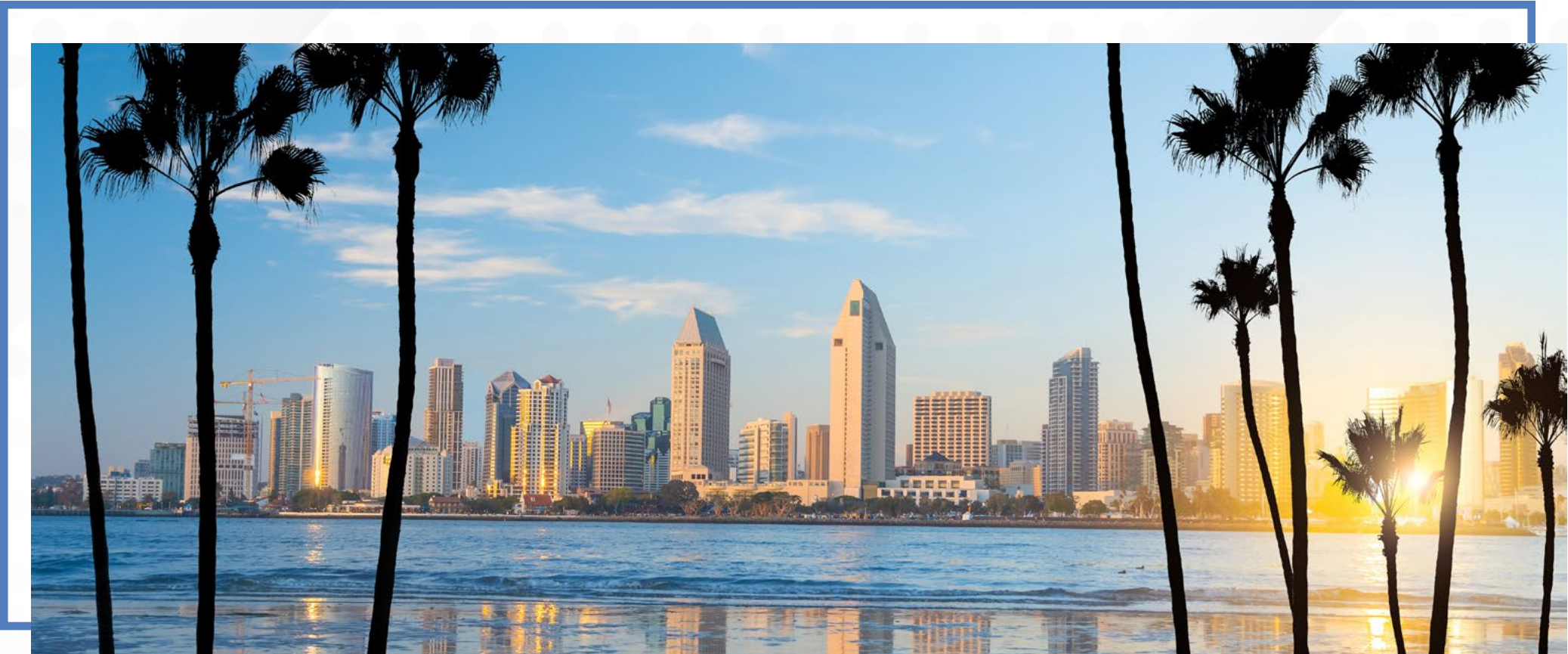
MIRAMAR RD ± 48,000 VPD



KENAMAR DR



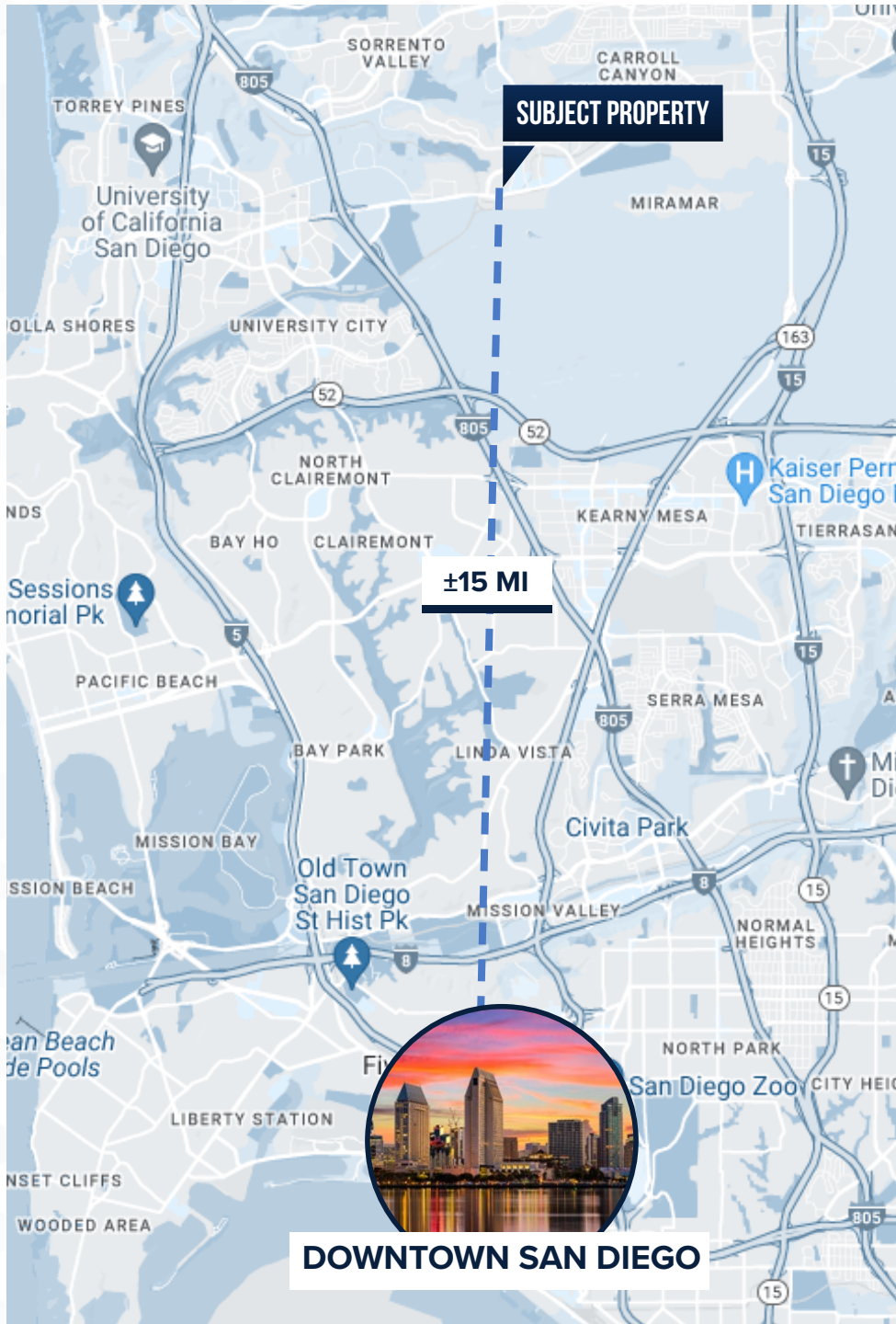




SAN DIEGO, CA

San Diego, California, is a vibrant coastal city renowned for its perfect blend of sun-soaked beaches, diverse cultural attractions, and a laid-back Southern California lifestyle. Nestled along the Pacific Ocean, San Diego boasts a mild Mediterranean climate, making it an ideal destination year-round. The city is home to iconic landmarks such as Balboa Park, a sprawling urban oasis featuring museums, gardens, and the world-famous San Diego Zoo. San Diego’s multicultural identity is reflected in its diverse culinary scene, with an array of delicious options ranging from fresh seafood to innovative farm-to-table cuisine. With its great weather, miles of sandy beaches, and major attractions, San Diego is known worldwide as one of the best tourist destinations **and a great place for residents to relax year-round**. California’s second-largest city and the United States’ eighth-largest, San Diego boasts a metro population of **1.38 million residents and more than 3.29 million residents countywide**. Within its borders of 4,200 sq. miles, San Diego County encompasses 18 incorporated cities and numerous other charming neighborhoods and communities, including downtown’s historic Gaslamp Quarter, Little Italy, Coronado, La Jolla, Del Mar, and Carlsbad, just to name a few.

POPULATION	1-MILE	3-MILE	5-MILE
2028 Population Projection	1,267	68,583	225,749
2023 Population	1,265	69,837	228,041
2010 Population	1,096	68,229	212,897
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Household Projection	395	22,266	82,287
2023 Households	395	22,700	83,262
2010 Households	350	22,288	78,340
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$130,726	\$123,701	\$131,740



ECONOMY

The economy of San Diego, California, is robust and diverse, contributing significantly to the region's prosperity. Recognized as a major economic hub on the West Coast, San Diego's economy is characterized by a mix of industries, including technology, defense, tourism, healthcare, and biotechnology. The presence of major defense contractors, research institutions, and military bases, such as Naval Base San Diego, plays a pivotal role in the local economy. The city is a burgeoning tech hub, with a growing number of startups and established companies in industries ranging from telecommunications to biotech. The healthcare sector thrives with world-class medical facilities and research centers, contributing to San Diego's reputation as a center for medical innovation. Additionally, the city's stunning coastline, cultural attractions, and favorable climate make tourism a significant economic driver. The Port of San Diego facilitates international trade, further enhancing the city's economic vitality. Overall, San Diego's diverse economic landscape and commitment to innovation position it as a key player in the global economy.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **ADDRESS** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;

FOR SUBLEASE

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