



±11.25 ACRES
FOR SALE

NAI San Diego



EXECUTIVE SUMMARY

The offering for 11.25 Acres of land located in the heart of Kearny Mesa between Tech Way and Balboa Drive just East of the 163 freeway. The property, owned by Teledyne Industries, sits directly behind Raytheon Technologies office and is surrounded by Industrial, Health Care, and Apartments. The property is fenced and currently consists of Wetlands, Coastal Sage Scrubb, Grassland Communities, and several Vernal Pools. The property, formerly zoned for Industrial Uses, was changed to OC-1-1 (Open Space) zoning in the 2020 Kearny Mesa Community Plan.

PROPERTY PROFILE



PROPERTY ADDRESS

8660 Balboa Avenue, San Diego, CA 92123

PARCEL NUMBER

Single Parcel | APN 369-140-23

SUBMARKET

Kearny Mesa



SIZE

11.25 Acres | 490,050 SF

LOCATION

One block west of 163 Freeway in between Tech Way & Balboa Avenue

ACCESS

From Tech Way

ZONING

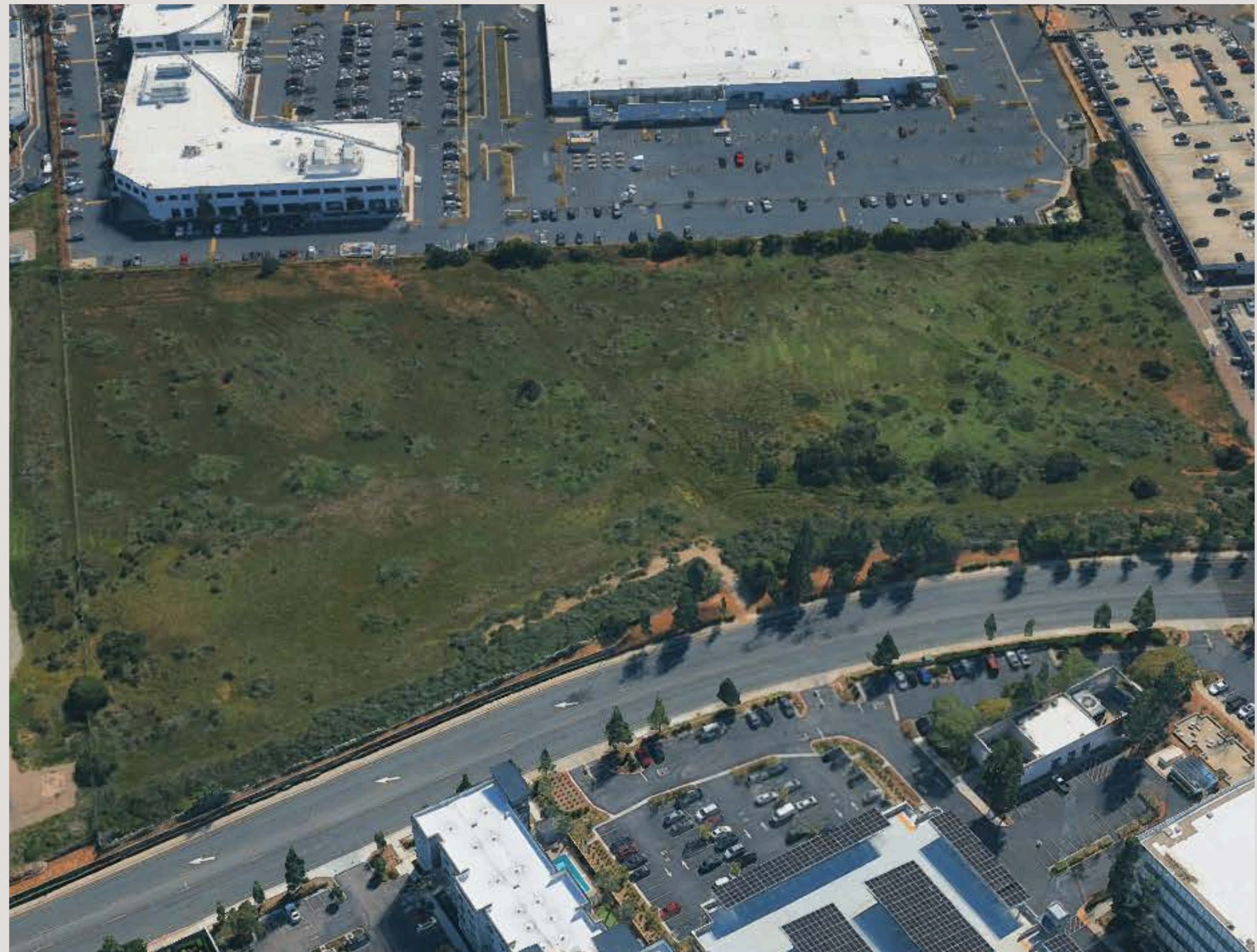
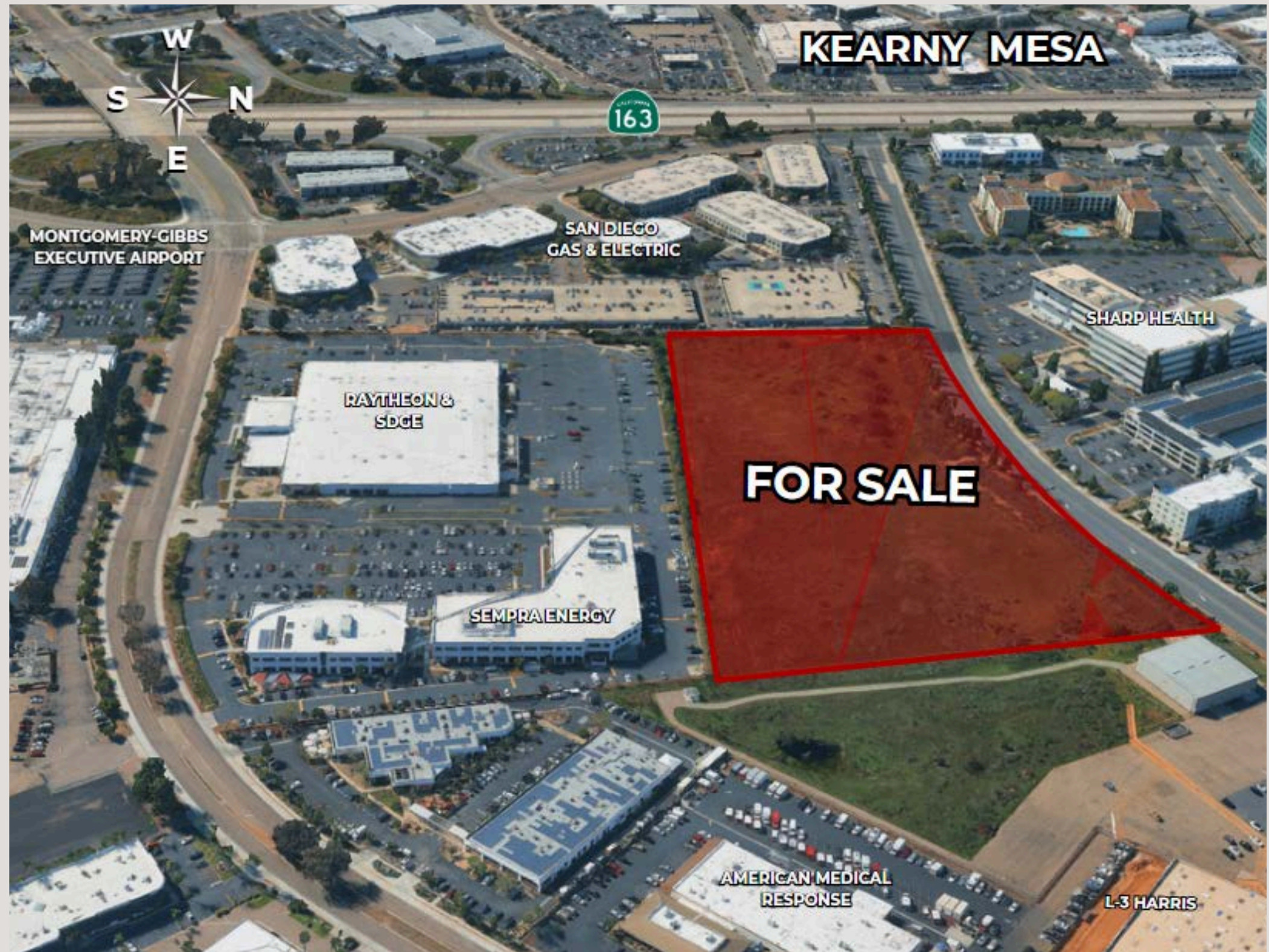
OC-1-1 [*\(Click For Zoning Information\)](#)

CONDITIONS

Wetlands, Coastal Sage Scrubb, Grassland Communities & Vernal Pools

PRICING

Unpriced





ADDITIONAL INFORMATION

[CLICK HERE FOR MORE PHOTOS](#)

[OC-1-1 ZONING INFORMATION](#)

[ENVIRONMENTAL ASSESMENT REPORT](#)

[ENVIROSTOR DATABASE REPORT](#)

[2020 KEARNY MESA COMMUNITY PLAN](#)

[VERNAL POOL - PLANT - SPECIES MAPS](#)

[TITLE REPORT](#)

[CONTACT BROKER DIRECTLY FOR ABOVE LINKS](#)

FOR MORE INFORMATION,

CONTACT



Mark Silverman

Executive Vice President

msilverman@naisandiego.com

c: (619) 857-2813

d: (619) 241-2336



Jason Smithson

Senior Vice President

jsmithson@naisandiego.com

c: (858) 361-1195

d: (619) 241-2394