

# FOR LEASE

8020 Ronson Rd, San Diego, CA 92111



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DRE # 02068445

# LEASE SUMMARY

## THE PROPERTY

8020 Ronson Road is a well-located **industrial/flex** property situated in the Kearny Mesa submarket, one of San Diego's most established industrial hubs. The property features functional warehouse, office/retail spaces with ample on-site parking and efficient access for a variety of industrial users. Its central location provides immediate connectivity to I-805, SR-52, and I-163, offering excellent regional access and supporting strong long-term tenant demand driven by limited infill industrial supply.

*For more details and leasing options, contact advisor.*



# LEASE SUMMARY

## PROPERTY DETAILS

PROPERTY TYPE	Industrial/Warehouse
BUILDING SIZE	±13,000 SF
LOT SIZE	±38,333 SF
YEAR BUILT	1989
YEAR RENOVATED	2019

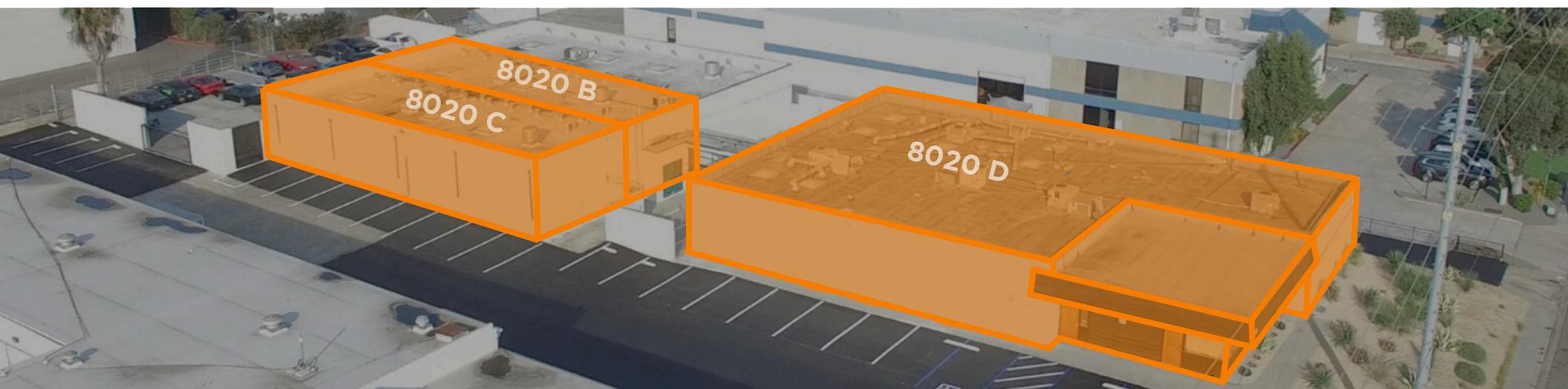
LOCATION	Kearny Mesa, CA
ZONING	IL-2-1
HVAC	Yes
TENANCY	Multiple
PARKING	1.92/1,000 SF



# LEASE SUMMARY

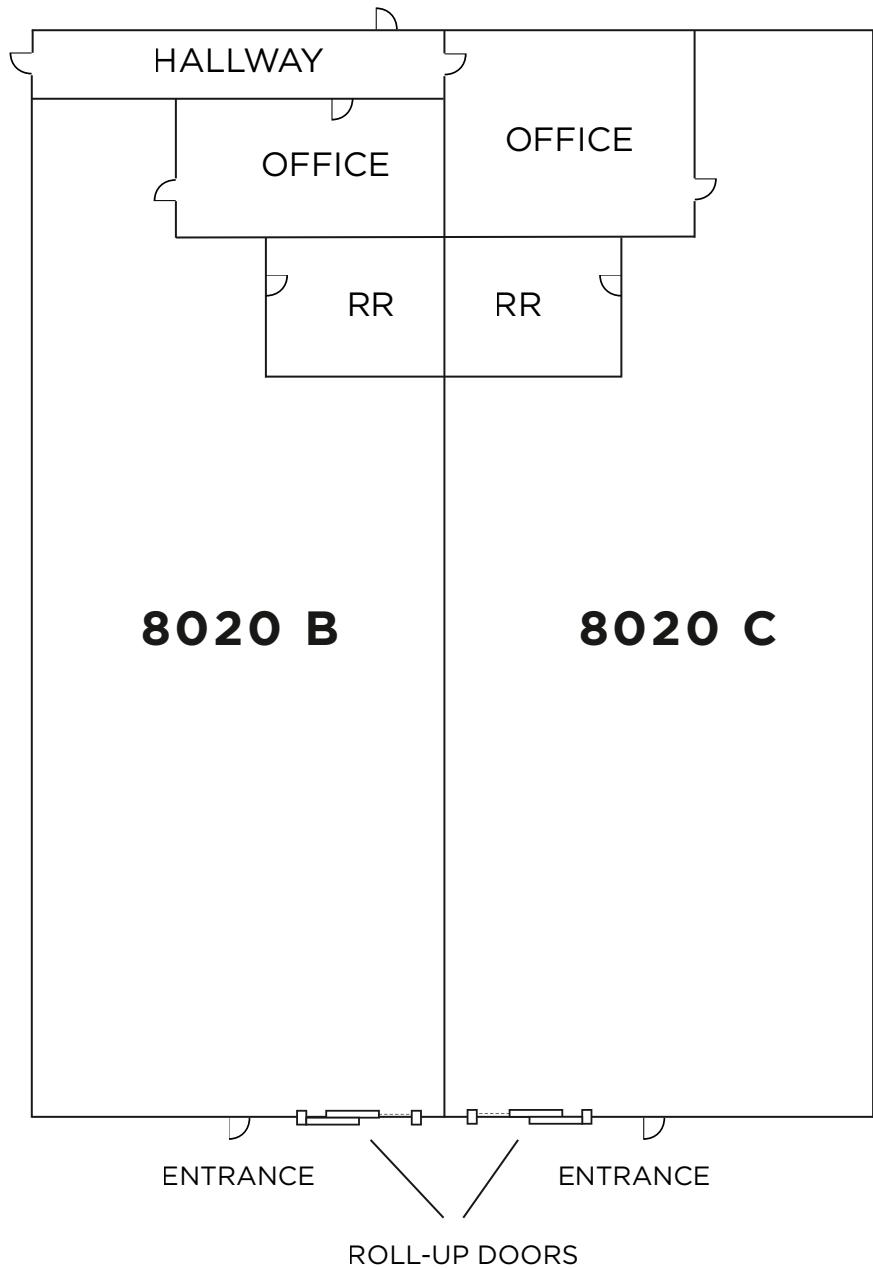
## SPACE(S) AVAILABLE

SUITE	SPACE SIZE	POTENTIAL USES	LEASE RATE
8020 B	±2,012 SF	Industrial/Warehouse	\$2.15 PSF+ NNN
8020 C	±2,027 SF	Industrial/Warehouse	\$2.15 PSF + NNN
8020 D	±6,765 SF	Retail/Flex	\$2.15 PSF+ NNN



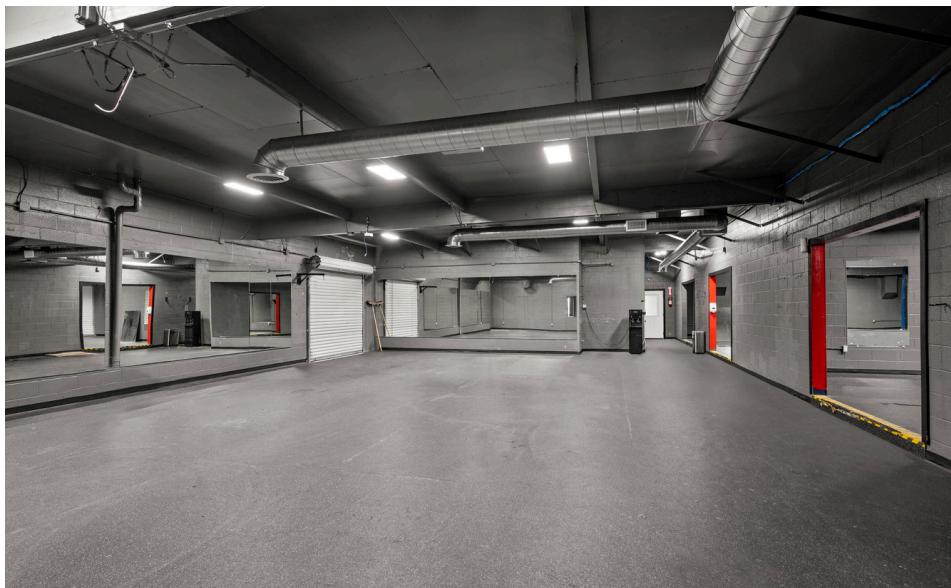
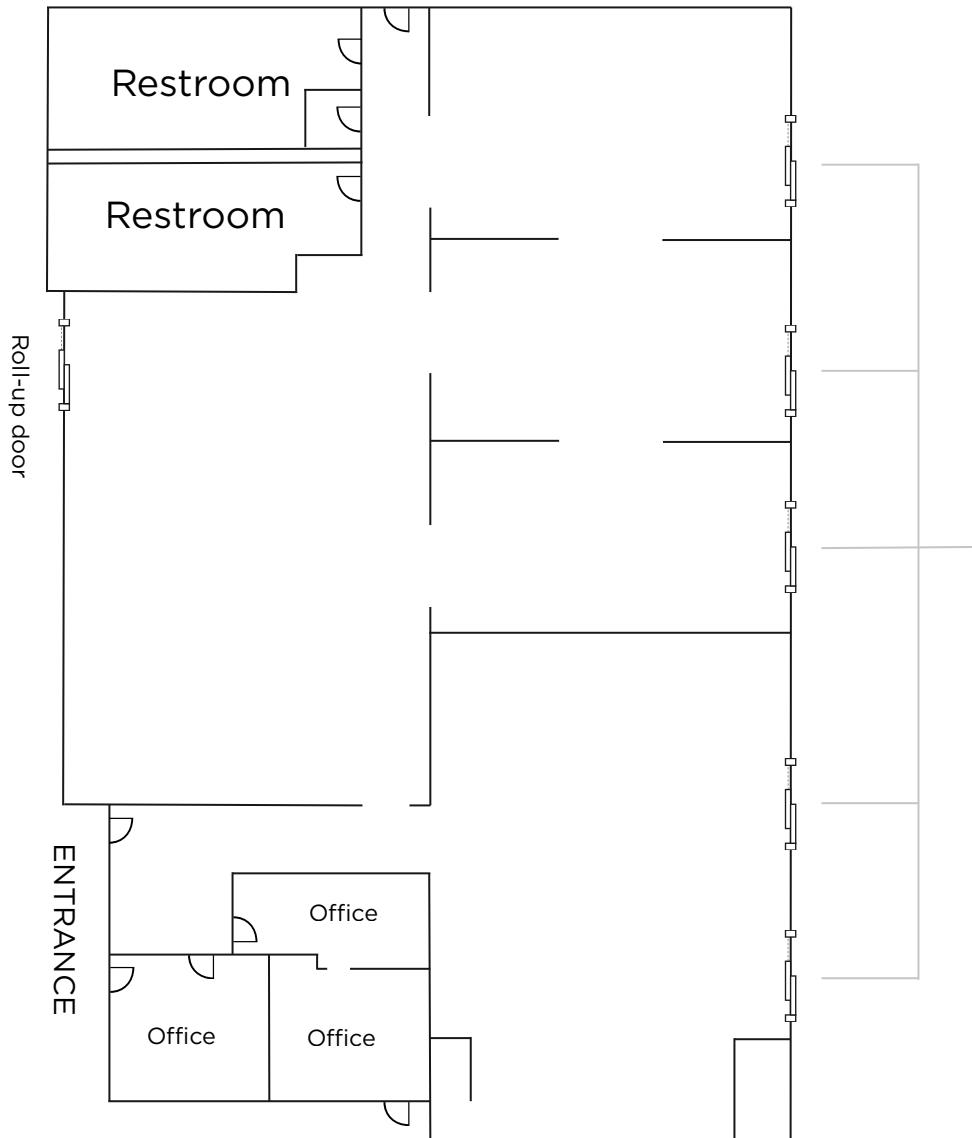


# SUITES 8020 B & C



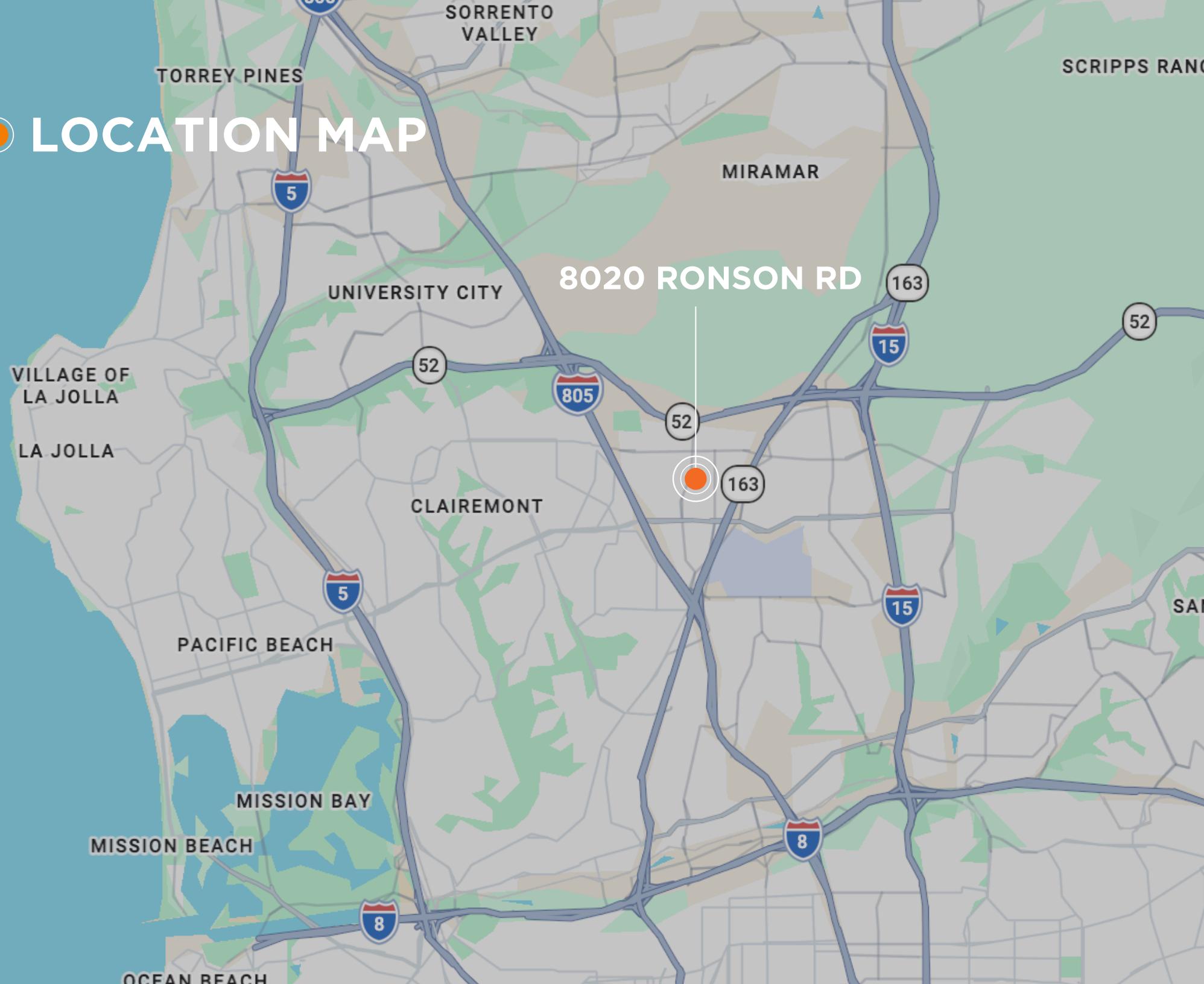


# SUITE 8020 D





# LOCATION MAP





# LOCATION SUMMARY



## KEARNY MESA, CALIFORNIA

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Kearny Mesa is one of San Diego's premier industrial and employment hubs, centrally located with immediate access to I-805, SR-52, and I-163, allowing efficient connectivity to Downtown San Diego, UTC, and the broader region. The area is characterized by a dense concentration of industrial, flex, and office users, supported by a large daytime workforce and strong demand fundamentals. Limited developable land, infill positioning, and ongoing conversion pressure from industrial to higher-density



# DEMOGRAPHICS

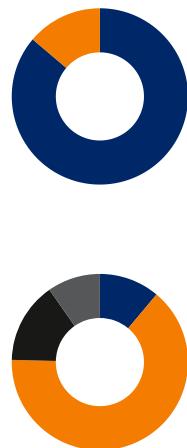
## KEARNY MESA, CA

There are 23,055 residents in Kearny Mesa, with a median age of 34.7. Of this, 51.62% are male and 48.38% are female. U.S.-born citizens make up 57.18% of the population, while non-U.S.-born citizens account for 23.13%, and non-citizens represent 19.69%. A total of 17,230 people in Kearny Mesa currently live in the same home as they did last year, reflecting a relatively stable population base.

### POPULATION



### EMPLOYMENT



White Collar  
Blue Collar

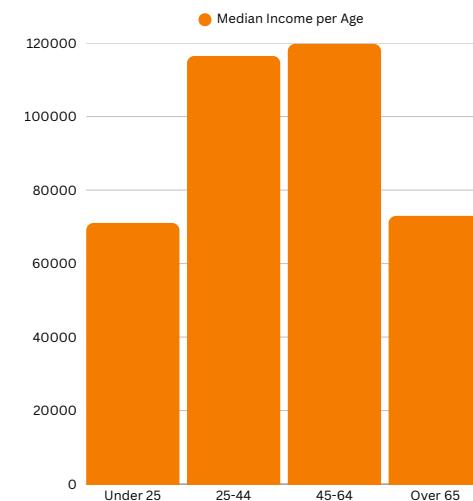
86.2%  
13.8%

### HOUSEHOLDS



Family Households  
Non-family households

### INCOMES



By Point2homes. Demographic data shown in this section was gathered from the latest U.S. Census Bureau release.



# DISCLAIMER

8020 RONSON RD, SAN DIEGO, CA 92111

## DISCLAIMER STATEMENT:

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**SVN® VANGUARD COMMERCIAL REAL ESTATE ADVISORS**

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