

FOR LEASE



8020 Ronson Rd, San Diego, CA 92111

8020



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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

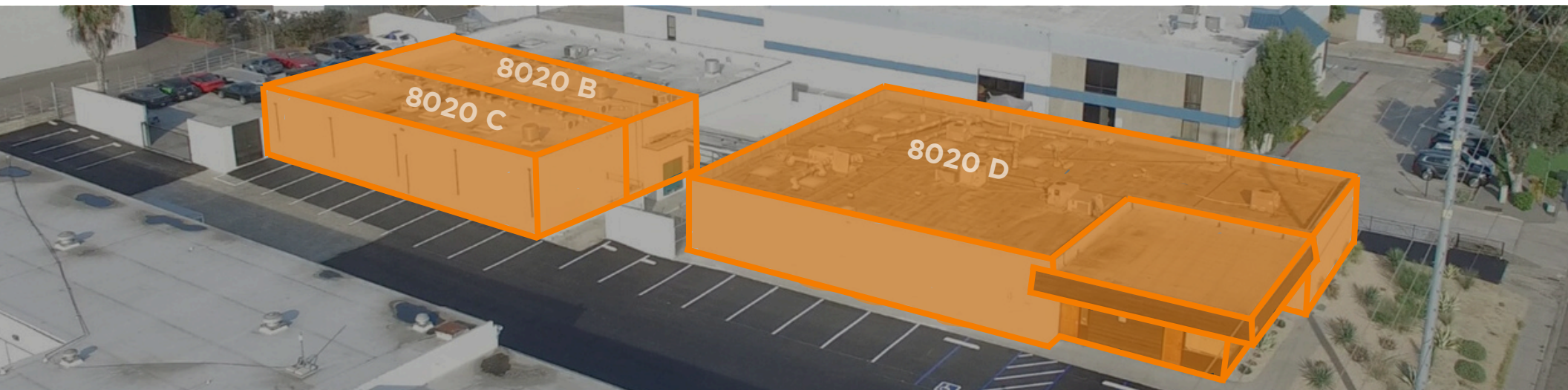
LOCATION	Kearny Mesa, CA
ZONING	IL-2-1
HVAC	Yes
TENANCY	Multiple
PARKING	1.92/1,000 SF



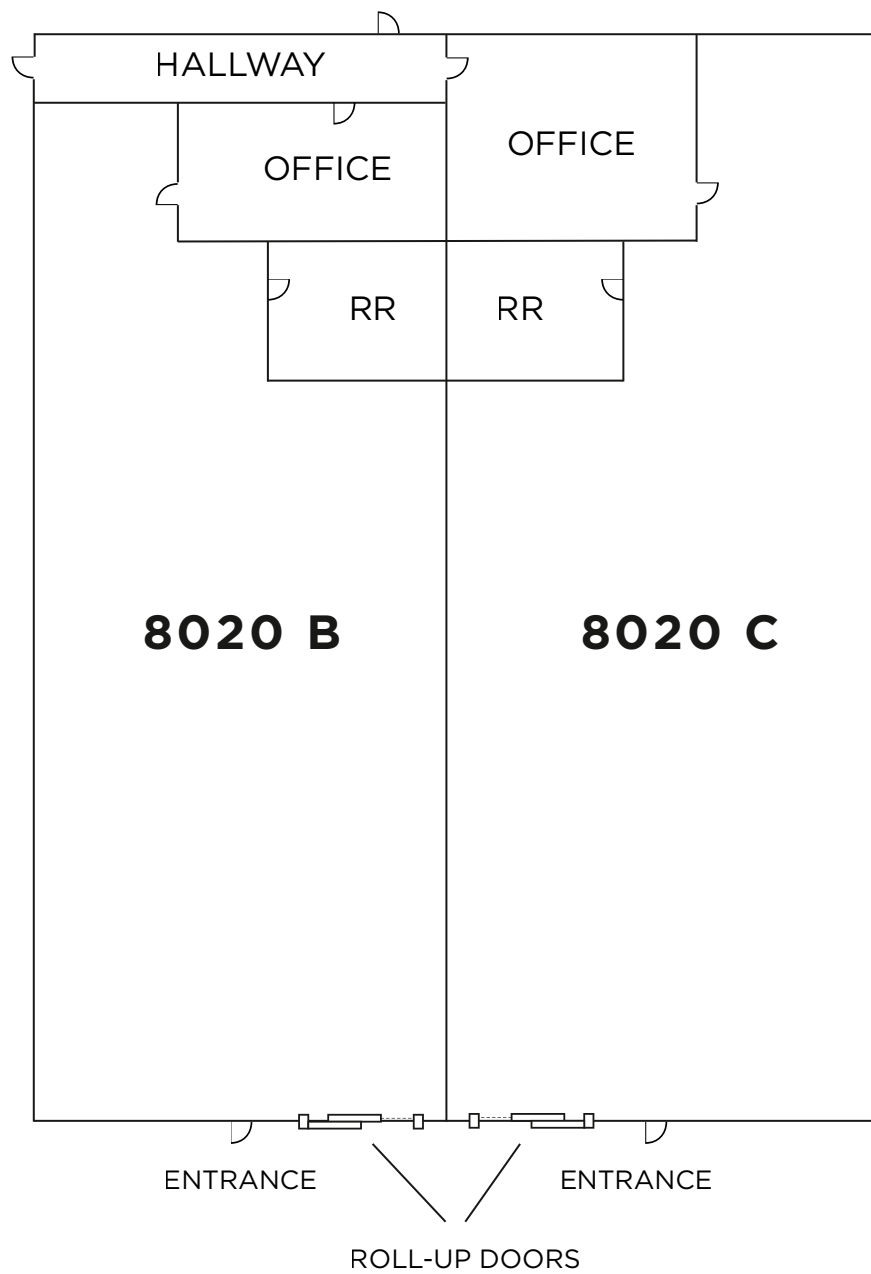
LEASE SUMMARY

SPACE(S) AVAILABLE

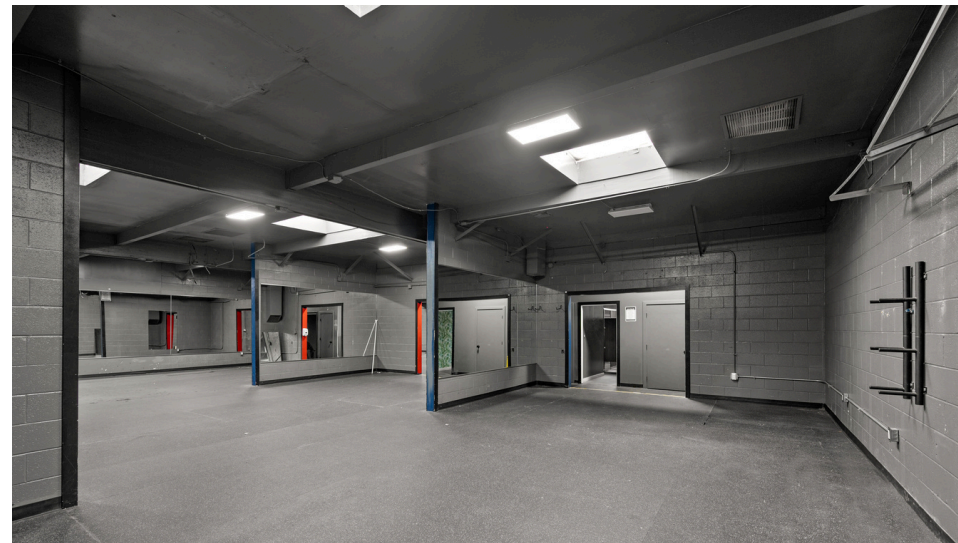
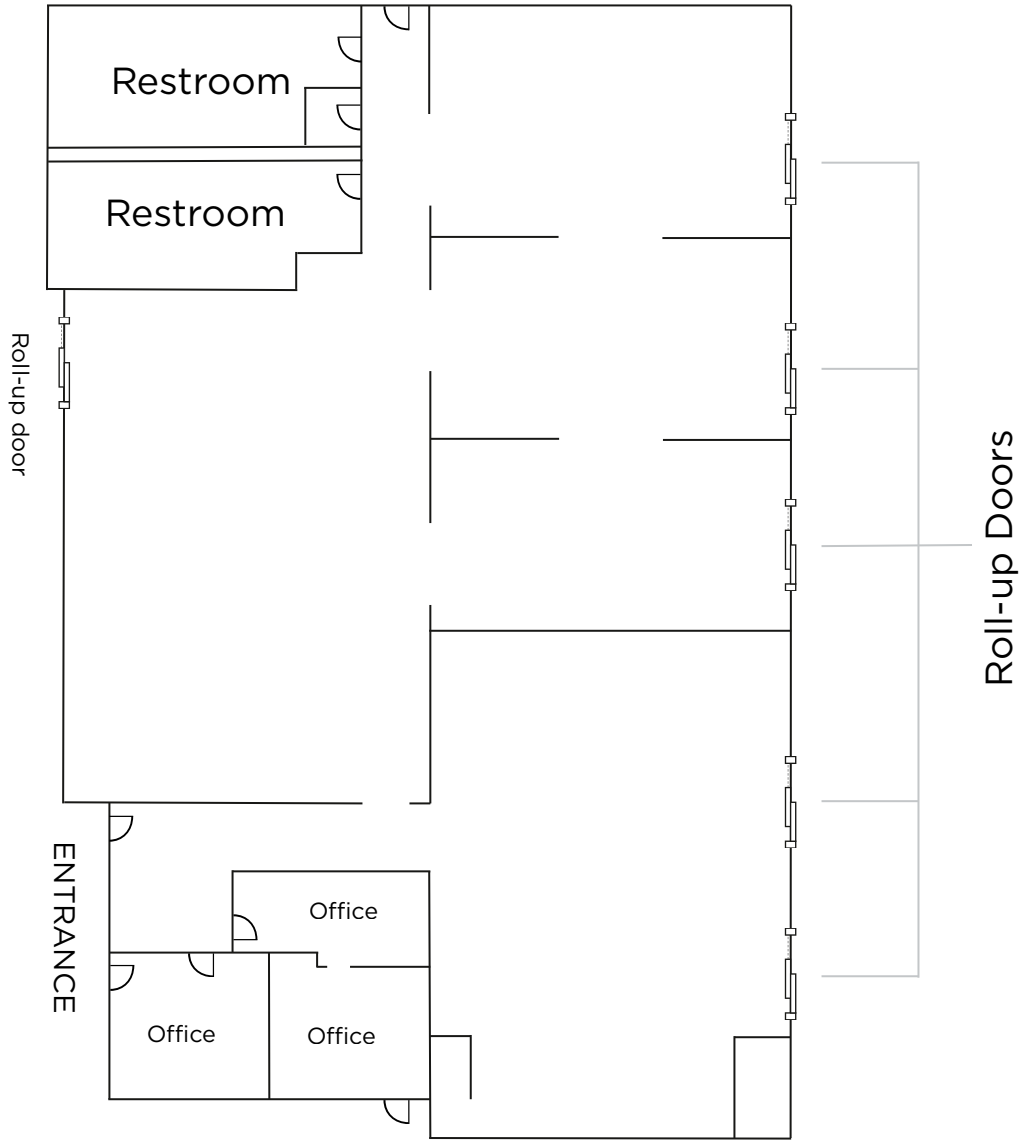
SUITE	SPACE SIZE	POTENTIAL USES	LEASE RATE
8020 B	±2,012 SF	Industrial/Warehouse	\$2.15 PSF+ NNN
8020 C	±2,027 SF	Industrial/Warehouse	\$2.15 PSF + NNN
8020 D	±6,765 SF	Retail/Flex	\$2.15 PSF+ NNN



SUITES 8020 B & C



SUITE 8020 D





LOCATION MAP

A map of the San Diego area showing major highways and cities. A red pin marks the location of 8020 Ronson Rd. The map includes labels for Torrey Pines, Sorrento Valley, Miramar, University City, Clairemont, Pacific Beach, Mission Bay, Mission Beach, Ocean Beach, Village of La Jolla, and La Jolla. Major highways shown include I-5, I-8, I-15, I-805, SR-52, and SR-163. The coastline is visible on the left side of the map.

8020 RONSON RD

VILLAGE OF
LA JOLLA

LA JOLLA

UNIVERSITY CITY

CLAIREMONT

PACIFIC BEACH

MISSION BAY

MISSION BEACH

OCEAN BEACH

SORRENTO
VALLEY

MIRAMAR

SCRIPPS RANG

SAN

LOCATION SUMMARY



KEARNY MESA, CALIFORNIA

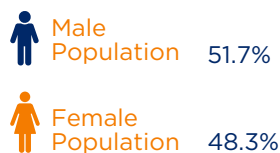
Kearny Mesa is one of San Diego's premier industrial and employment hubs, centrally located with immediate access to I-805, SR-52, and I-163, allowing efficient connectivity to Downtown San Diego, UTC, and the broader region. The area is characterized by a dense concentration of industrial, flex, and 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

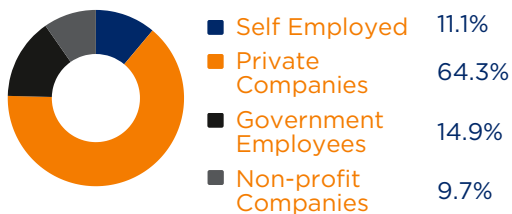
KEARNY MESA, CA

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



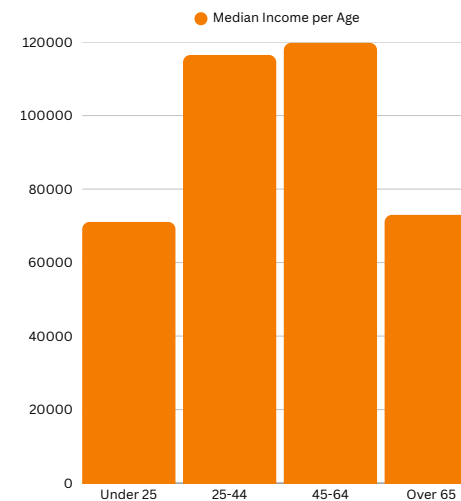
EMPLOYMENT



HOUSEHOLDS



INCOMES



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



DISCLAIMER

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DISCLAIMER STATEMENT:

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

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