



# KEARNY MESA INDUSTRIAL FOR LEASE ± 882 - 4,756 SF Available

8280 CLAIREMONT MESA BLVD, SAN DIEGO, CA 92111

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**8280** CLAIREMONT MESA BLVD / 2

## FEATURES



**8280 CLAIREMONT MESA BLVD**  
SAN DIEGO, CA 92111



**± 882 - 4,756 SF SF AVAILABILITY**



**SURROUNDED BY AN ABUNDANCE OF AMENITIES**



**DIRECT ACCESS TO I-805, SR-52, HWY-163**



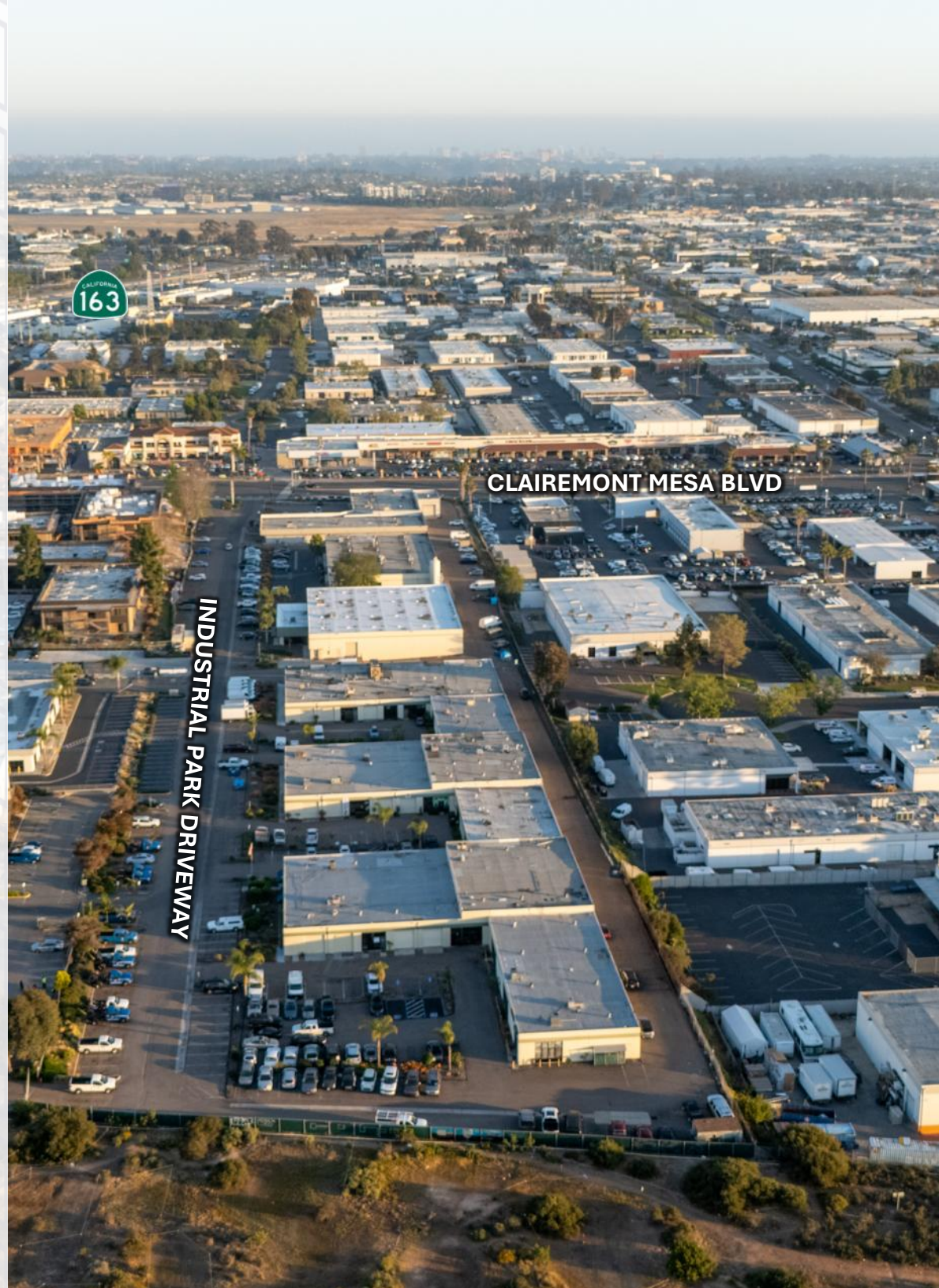
**GRADE LEVEL LOADING & NATURAL GAS**



**BUILDING & MONUMENT SIGNAGE**



**2.86:1,000 AMPLE PARKING**



# 8280 AVAILABILITY



## SUITE 114

± 1,234 SF  
Occupied  
(60 Days' Notice)



## SUITE 118

± 968 SF



## SUITE 117

± 2,888 SF  
PREP KITCHEN BUILD  
OUT WITH CUT ROOM  
FREEZER / COOLER  
ROOMS  
GREASE TRAP & FLOOR  
DRAINS  
NATURAL GAS  
12' COOKING HOOD\* -  
CONTACT AGENT



## SUITE 121

± 953 SF



## SUITE 122

± 882 SF



## SUITE 124

± 1,944 SF



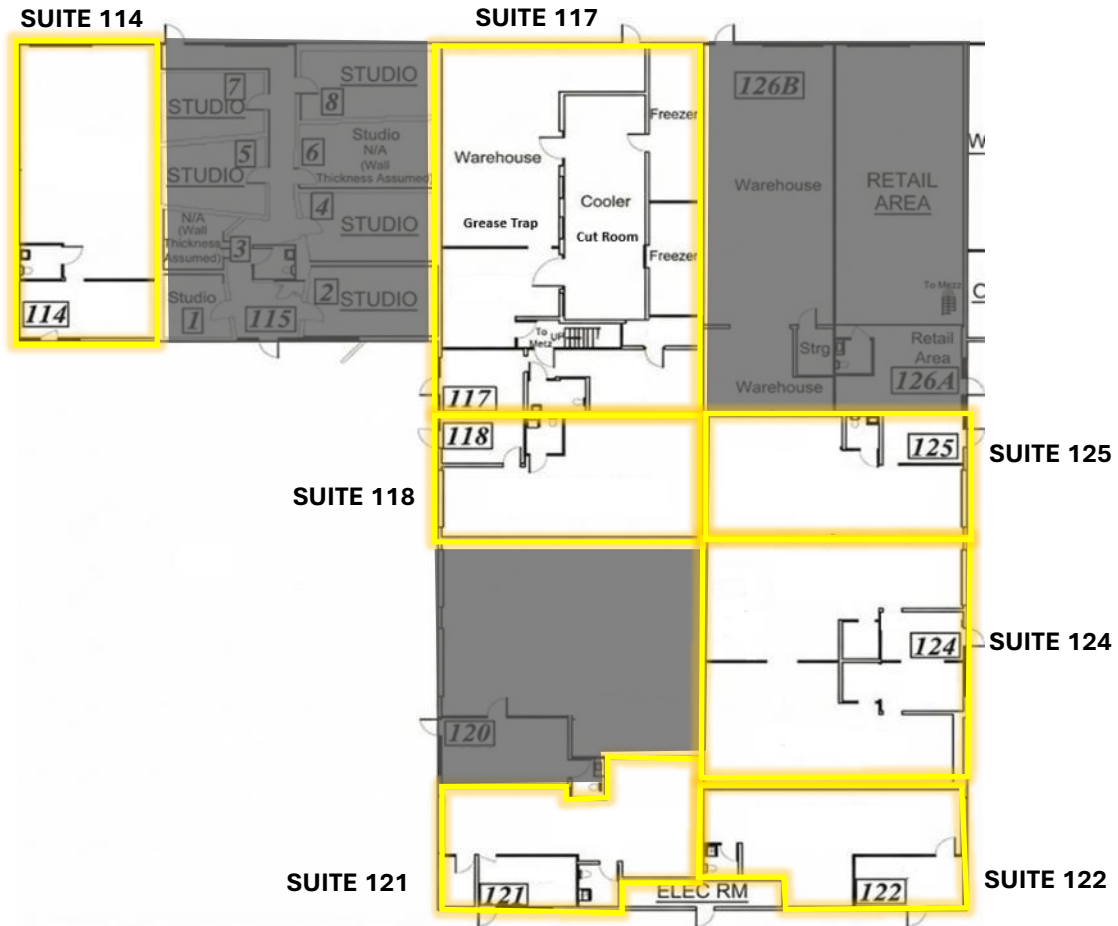
## SUITE 125

± 977 SF



## LEASE RATE & AVAILABILITY

CONTACT AGENT



**8280**

CLAIREMONT MESA BLVD

# 8280 AVAILABILITY



**SUITE 117**  
± 2,888 SF

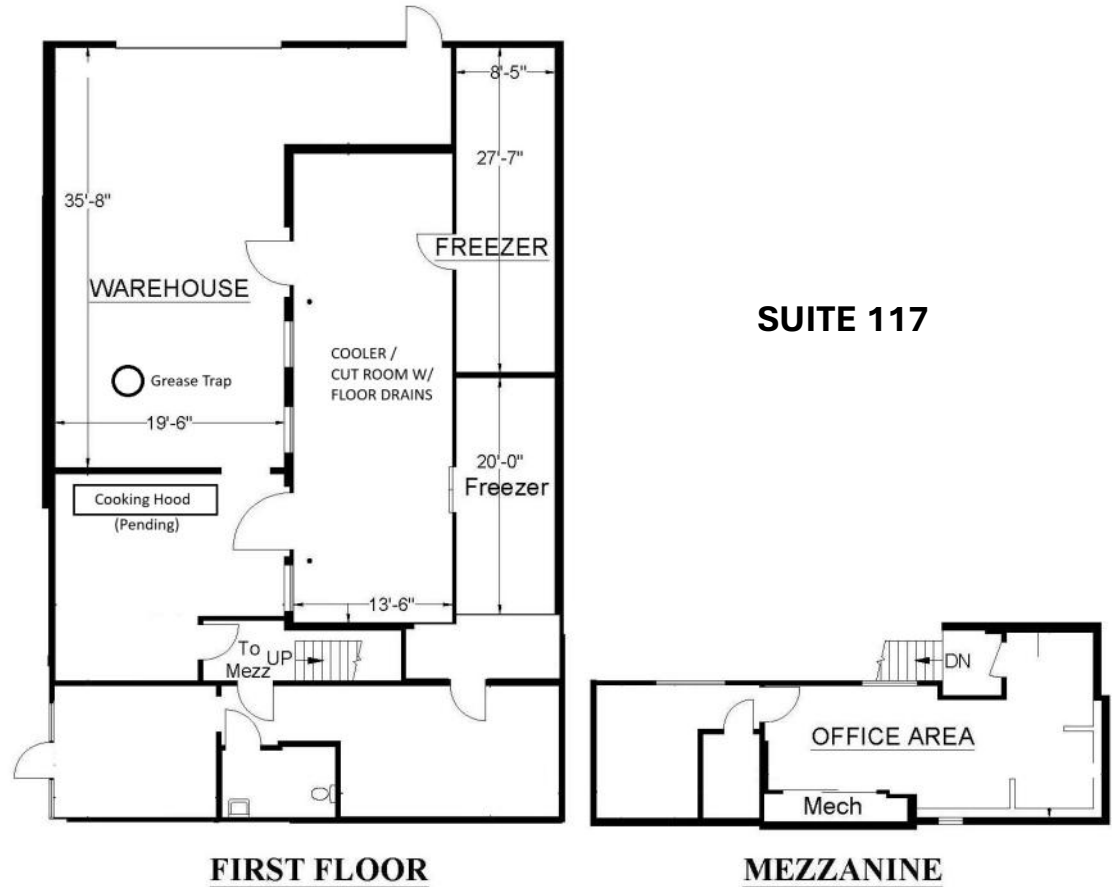


## SUITE FEATURES

- PREP KITCHEN BUILD OUT WITH CUT ROOM
- FREEZER / COOLER ROOMS
- GREASE TRAP & FLOOR DRAINS
- NATURAL GAS
- 12' COOKING HOOD\* - CONTACT AGENT



**LEASE RATE & AVAILABILITY**  
CONTACT AGENT



# 8280 AVAILABILITY



**SUITE 138**  
± 973 SF  
STORAGE MEZZANINE



**SUITE 139**  
± 963 SF



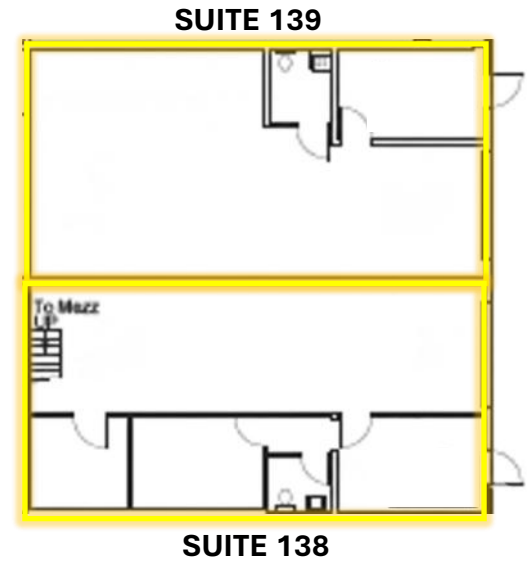
**SUITE FEATURES**  
WAREHOUSE  
RESTROOM  
3 STORAGE ROOMS



**SUITE FEATURES**  
WAREHOUSE  
RESTROOM  
RECEPTION/OFFICE



**LEASE RATE & AVAILABILITY**  
CONTACT AGENT



# ABUNDANT AMENITIES

8280 CLAIREMONT MESA BLVD / 6



## WHATS IN MY COMMUNITY



**686**  
Restaurants  
(Enjoyment)



**865**  
Healthcare  
(Lifestyle)



**167**  
Sports  
(Community)



**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

## EATING OUT

# KEARNY MESA / CONVOY

8280 CLAIREMONT MESA BLVD / 7



**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

**8262-8280**  
CLAIREMONT MESA  
BLVD

AAA MANAGEMENT  
251-UNIT PROJECT

ZION MARKETPLACE  
REDEVELOPMENT

CLAIREMONT MESA BLVD

RESIDENTIAL  
REDEVELOPMENT  
PLANNED  
432 UNITS

ON RAMP

CALIFORNIA  
163

OFF RAMP


CALIFORNIA  
163

KEARNY MESA RD



# DEMOGRAPHICS


8280 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





# 8280

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*Industrial Space For Lease*

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