

KEARNY MESA RETAIL FOR LEASE
FROM 2,932 SF - 8,603 SF

8252

CLAIREMONT MESA BLVD

San Diego / California 92111



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**PACIFIC COAST
COMMERCIAL**
SALES • MANAGEMENT • LEASING

FEATURES



8252 CLAIREMONT MESA BLVD
SAN DIEGO, CA 92111



± 2,932 SF - 8,603 SF RETAIL
AVAILABILITY



SURROUNDED BY AN ABUNDANCE OF AMENITIES
IN THE HEART OF KEARNY MESA



DIRECT ACCESS TO I-805, SR-52, SR-163
FREEWAY ACCESSIBILITY



30,548 VEHICLES PER DAY
ON CLAIREMONT MESA BLVD



BUILDING & MONUMENT SIGNAGE
HIGH-VISIBILITY SIGNALIZED INTERSECTION



AMPLE PARKING & OVERHEAD DOOR LOADING
EASY TENANT ACCESS



LOCATED NEAR KAISER PERMANENTE HOSPITAL
APPROXIMATELY 1,800 NEW APARTMENT UNITS
UNDER CONSTRUCTION



A

FLOOR PLAN



SUITE 8252-A

APPROX. 4,071 SF - 5,671 SF



SUITE FEATURES

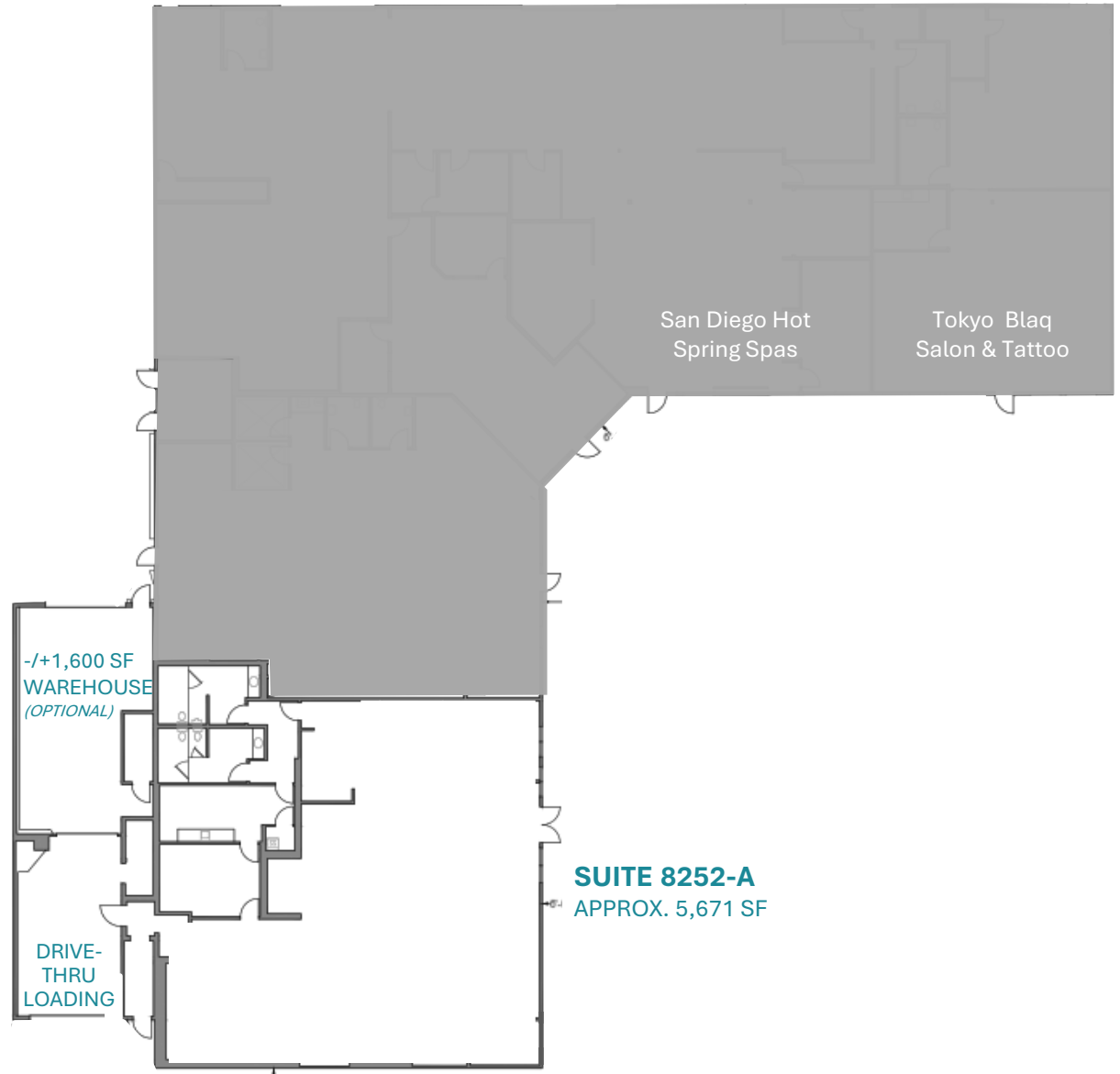
- 400 AMPS
- +/-1,600 SF WAREHOUSE
- DRIVE-THRU LOADING



LEASE RATE & AVAILABILITY

CONTACT AGENT

Floor Plan Not Fit to Scale;
for Reference Purposes Only.



A1

FLOOR PLAN



SUITE 8252-A1
APPROX. 2,932 SF



SUITE FEATURES

- 200 AMPS
- ADDITIONAL PLUMBING
FEATURING SHOWERS
- TENANT OCCUPIED



LEASE RATE & AVAILABILITY
CONTACT AGENT

DO NOT DISTURB EXISTING TENANT

Floor Plan Not Fit to Scale;
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ABUNDANT AMENITIES

8252 CLAIREMONT MESA BLVD / 5



WHATS IN MY COMMUNITY



686

Restaurants
(Enjoyment)



865

Healthcare
(Lifestyle)



167

Sports
(Community)

EATING OUT



56

Bakers
(Retail)



46

Bars and
Cubs



80

Coffee
Shops



13

Juice
Bars



13

Doughnut
Shops



22

Ice Cream
Parlors



34

Pizza
Restaurants



194

Other
Restaurants

KEARNY MESA / CONVOY

8252 CLAIREMONT MESA BLVD / 6



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

8252
CLAIREMONT MESA
BLVD

AAA MANAGEMENT
251-UNIT PROJECT

ZION MARKETPLACE
REDEVELOPMENT

RESIDENTIAL
REDEVELOPMENT
PLANNED
432 UNITS

ON RAMP
163

OFF RAMP
163

CLAIREMONT MESA BLVD

KEARNY MESA RD



DEMOGRAPHICS

8252 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

8252

CLAIREMONT MESA BLVD

Retail Space For Lease



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