

7901 VICKERS ST., SAN DIEGO, CA 92111



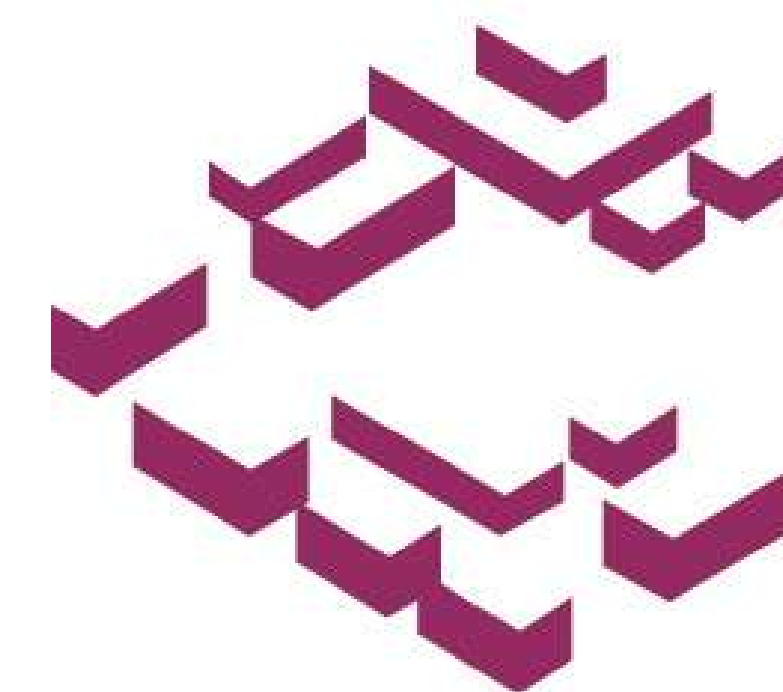
FOR LEASE:

FULLY FUNCTIONAL OFFICE/LAB SPACE WITH ONSITE PARKING IN KEARNY MESA



TODD LAW
Senior Vice President

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CA DRE 01309241 - WA DOL 27587

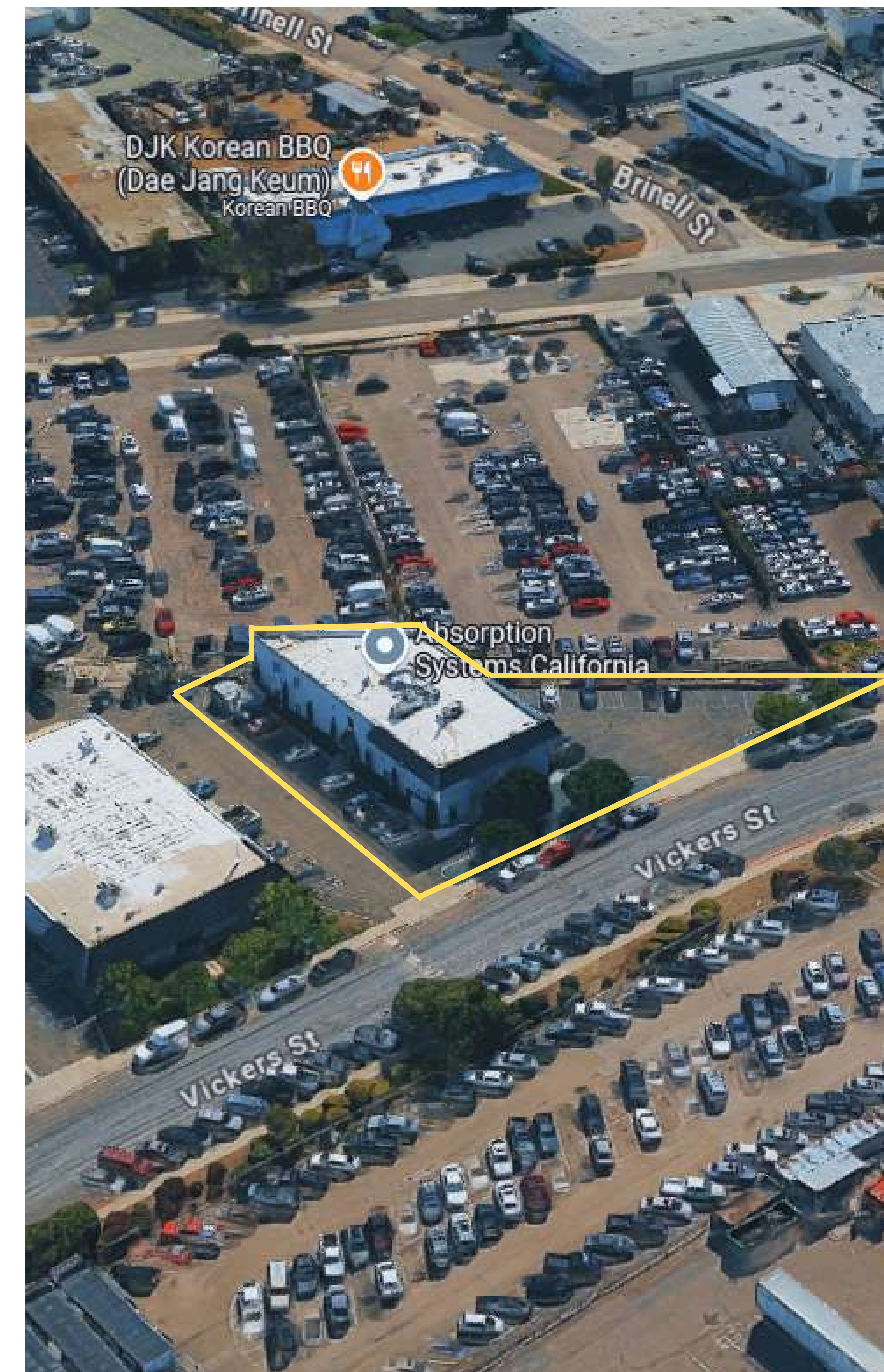


**CAPITAL GROWTH
PROPERTIES, INC.**

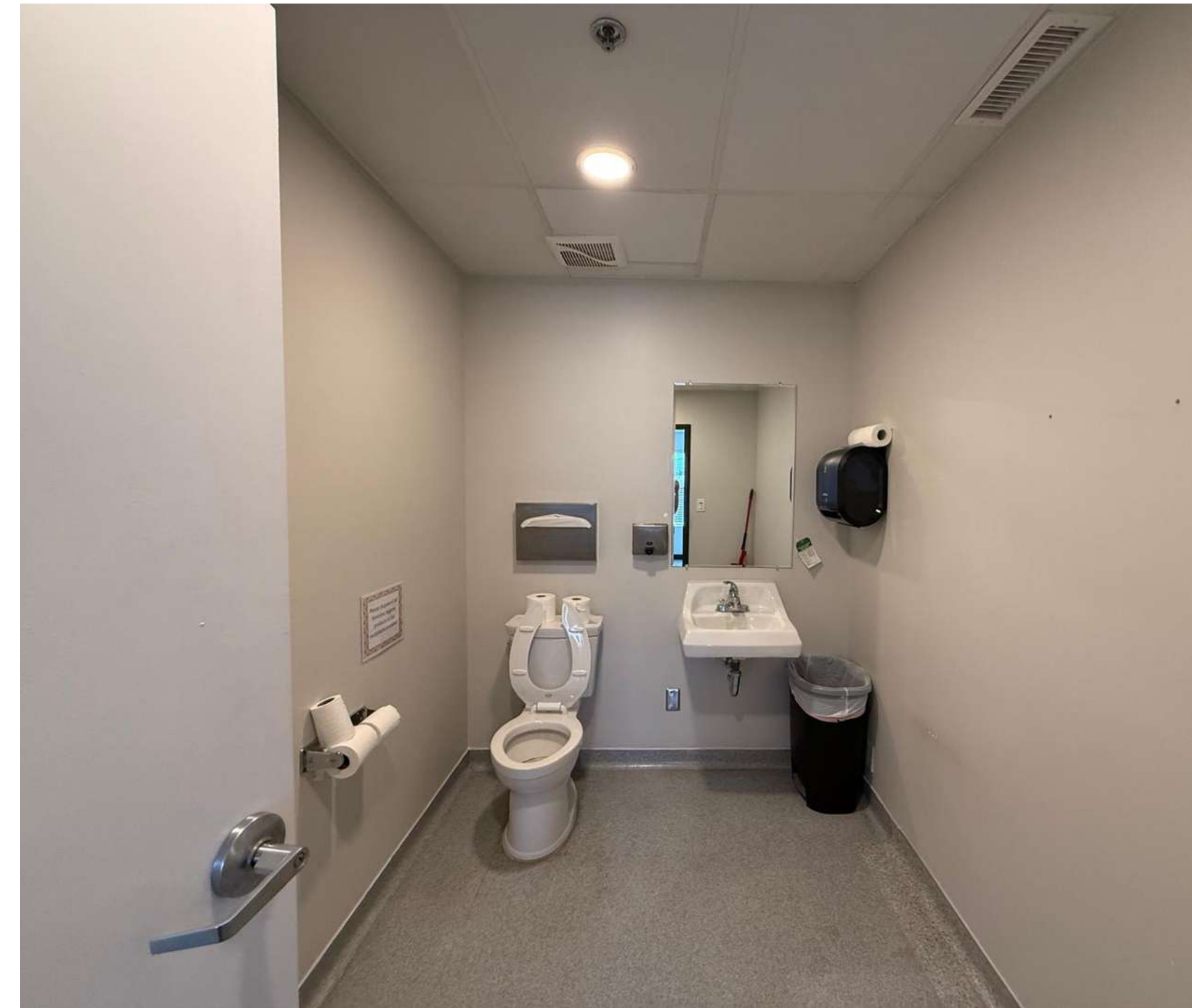
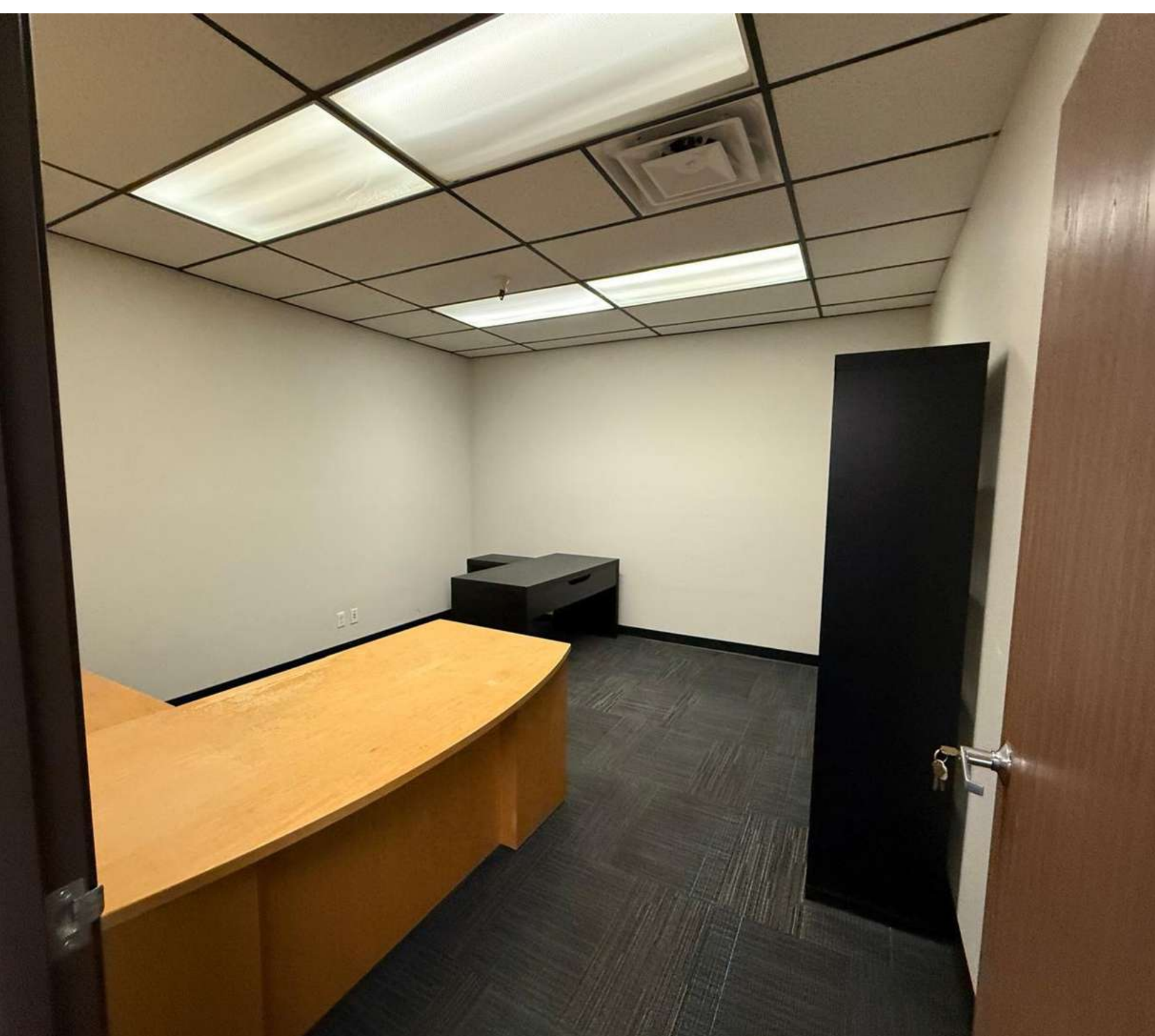
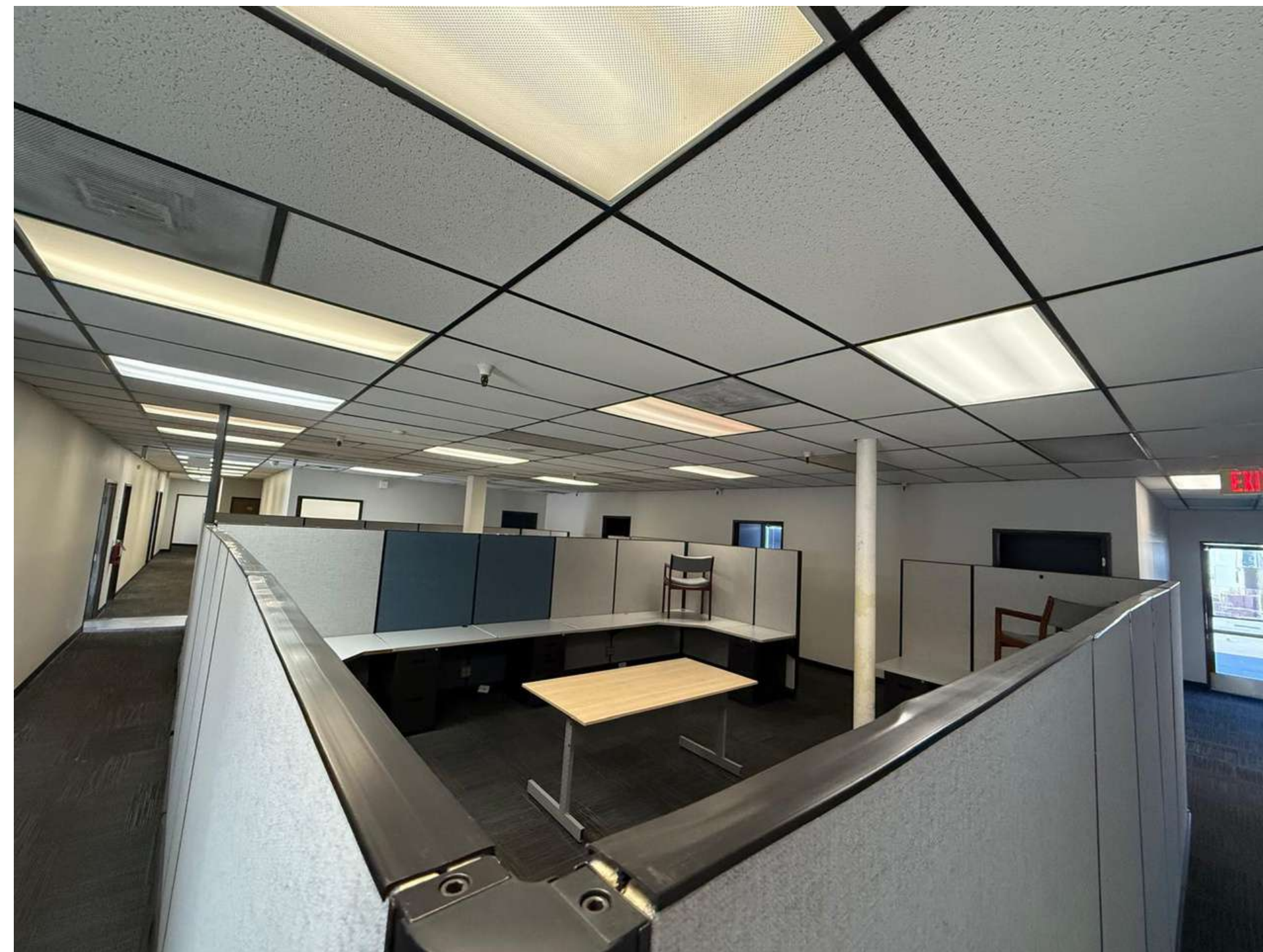
Please do not disturb the tenants, owner, employees and patrons. Please contact the broker only.

PROPERTY HIGHLIGHTS

- **Offices & Labs:** 13 Offices | 19 Labs
- **Restrooms:** 4 Total (1 with Shower)
- **Amenities:** Kitchenette & Lounge Area
- **Availability:** Immediate
- **Extras:** Furnishings Included



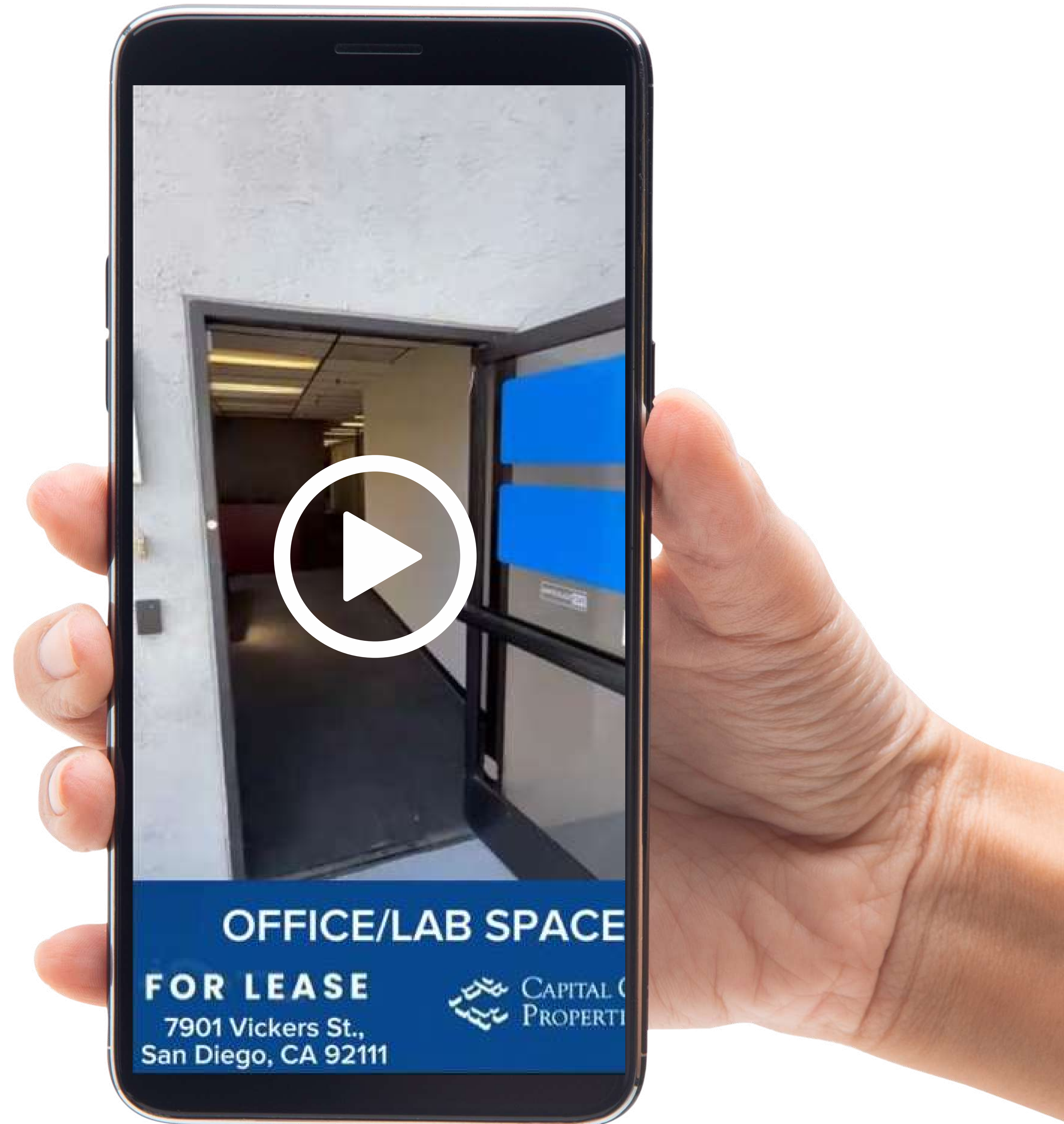
PHOTOS



WHAT ABOUT A VIRTUAL TOUR?

Dive into a virtual
walkthrough of this
potential game-
changing space.
Don't just imagine,
experience it.

Press play and feel
the opportunity.



PROPERTY HIGHLIGHTS



BUILDING
± 10,253 SF



LOT
± 5,488 SF



LEASE RATE
\$1.65 PSF
+ NNN (\$0.80)



FLOORPLAN

Two-Story Standalone Building

- Includes Fully Built-Out Lab Space, Multiple Restrooms, and a Shower

Prime Access

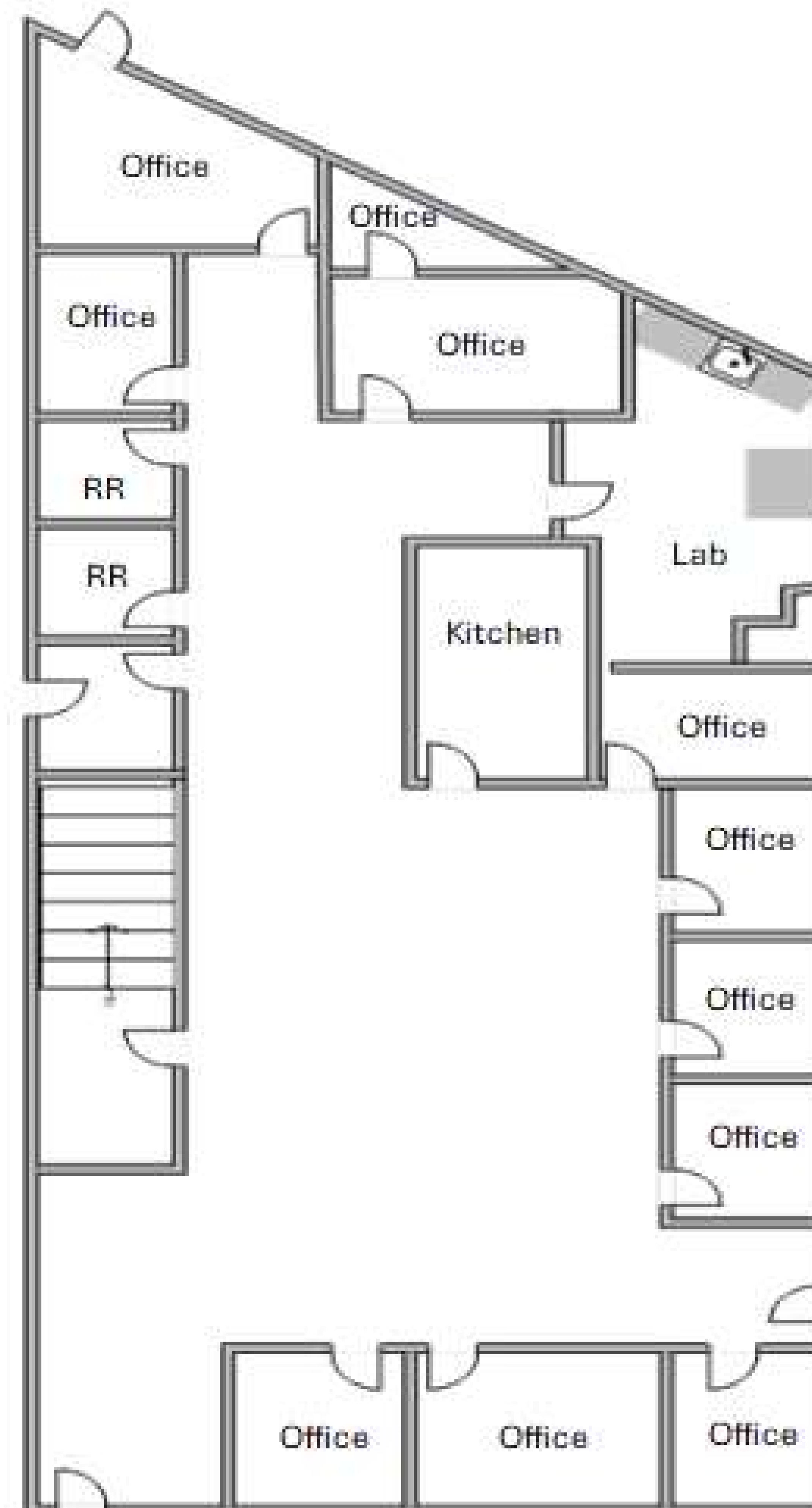
- Strategically Located Near I-805, Highway 163, and Highway 52

Vibrant Location

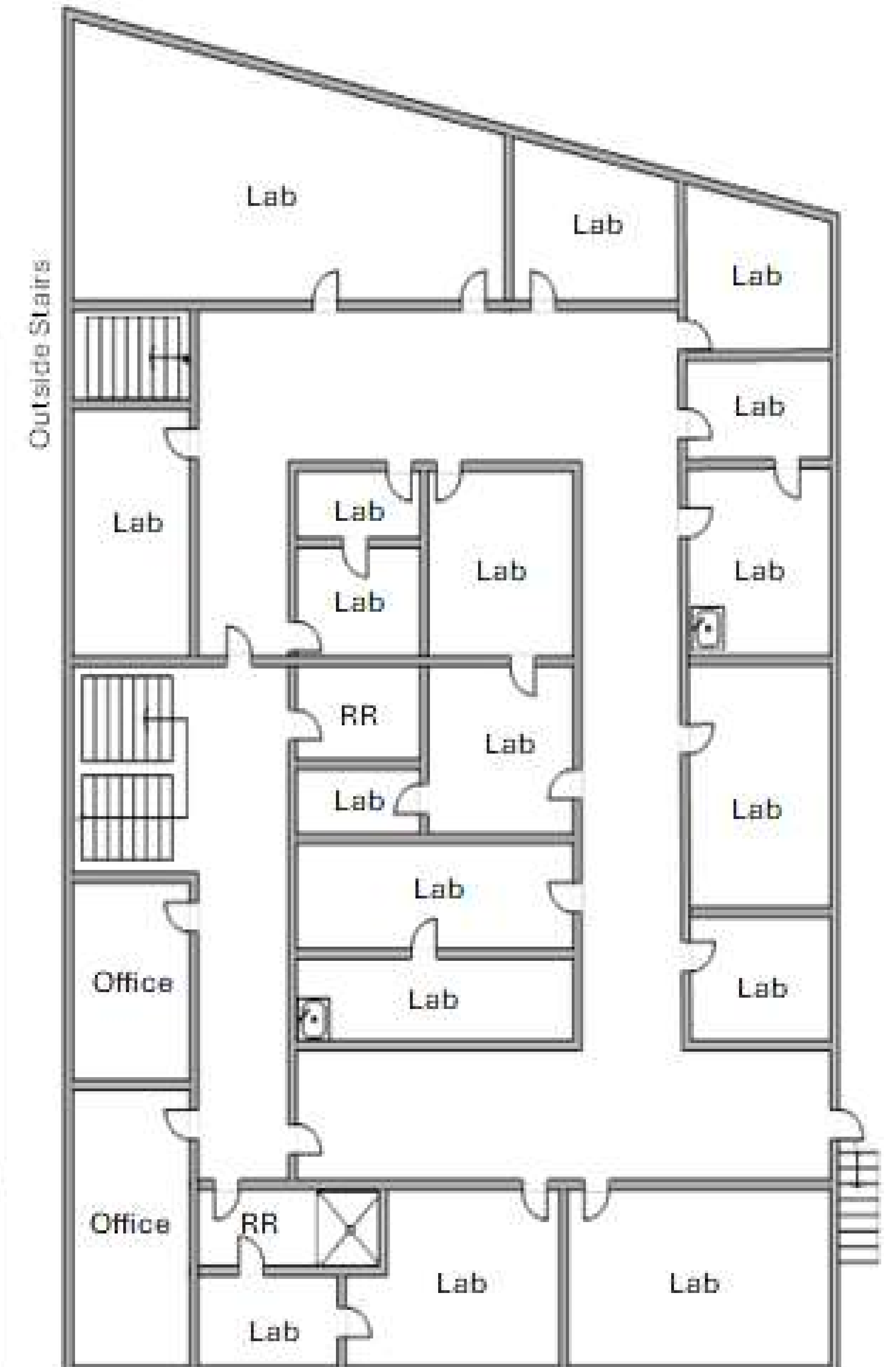
- Situated in the Heart of the Popular Convoy District, Surrounded by Dining, Retail, and Local Businesses

Ample Parking

- Generous Onsite Parking Available

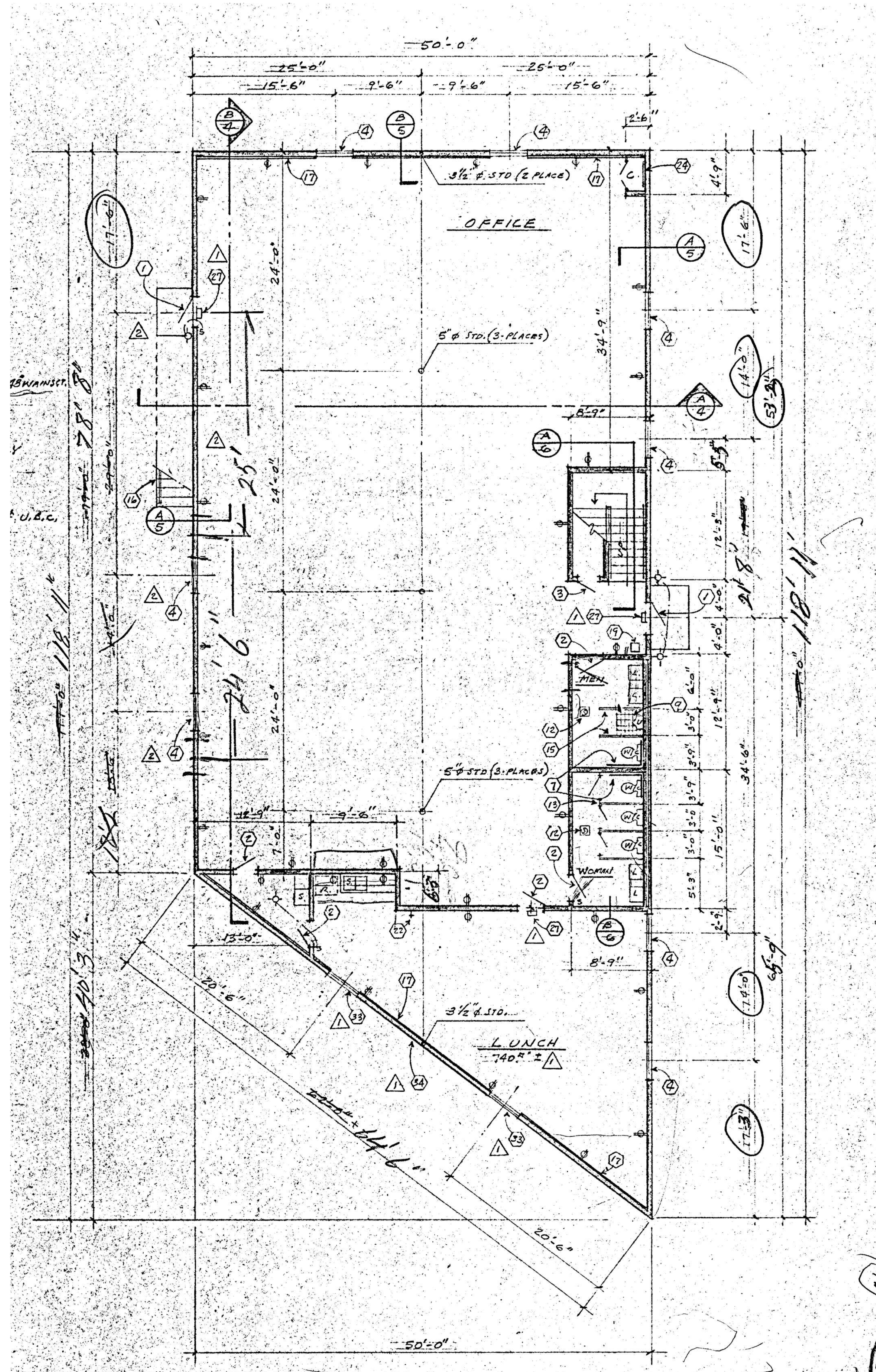


First Floor

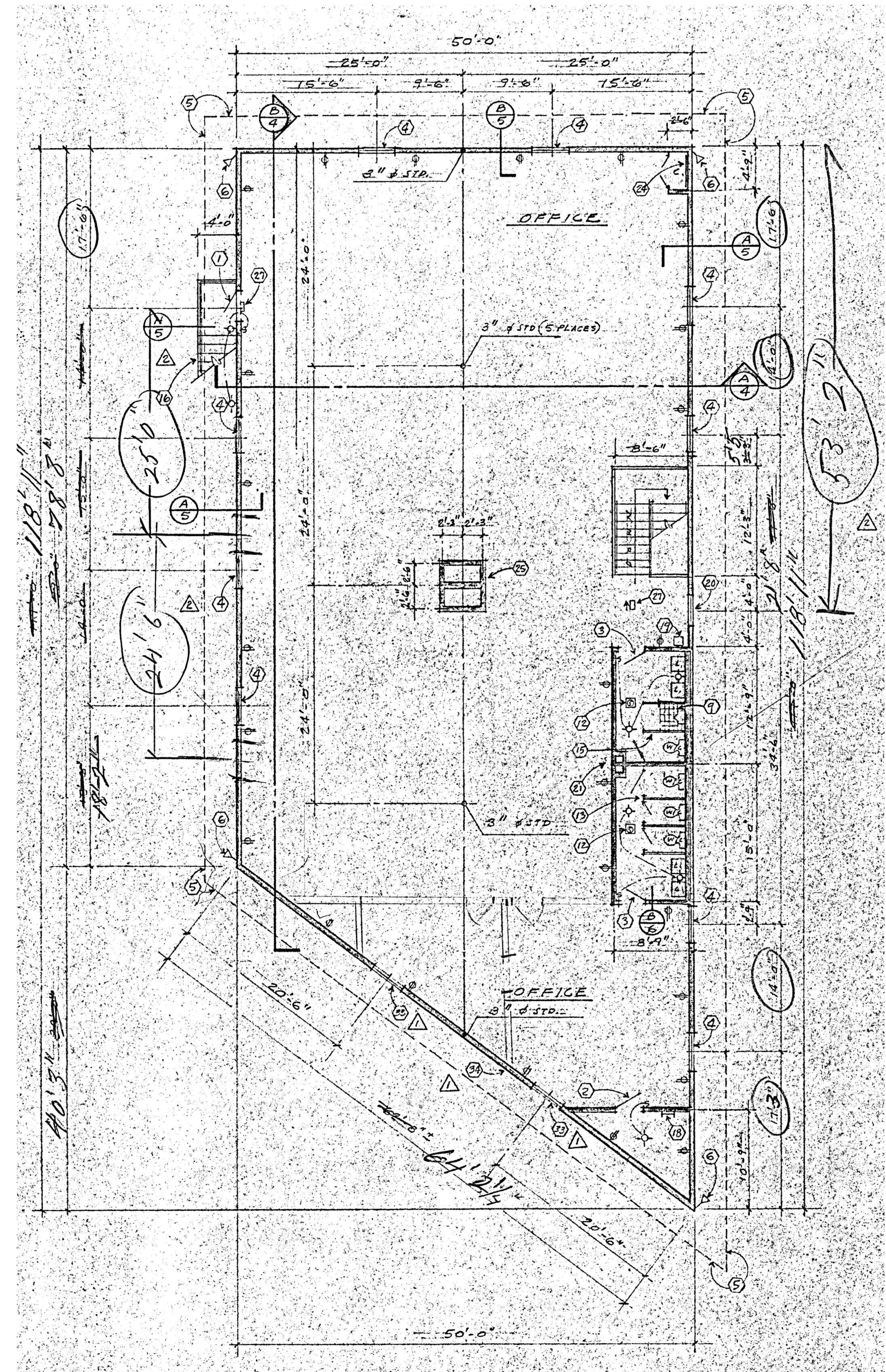


Second Floor

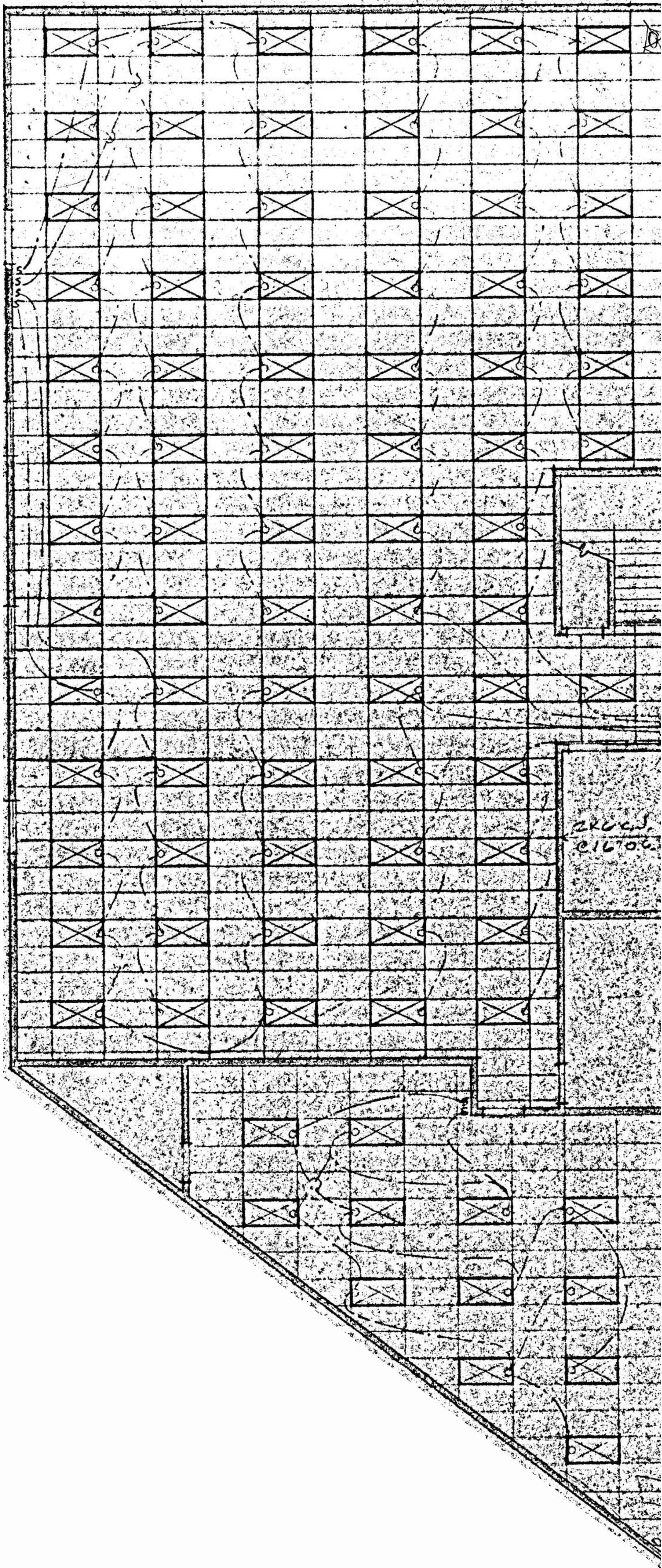
FLOORPLAN



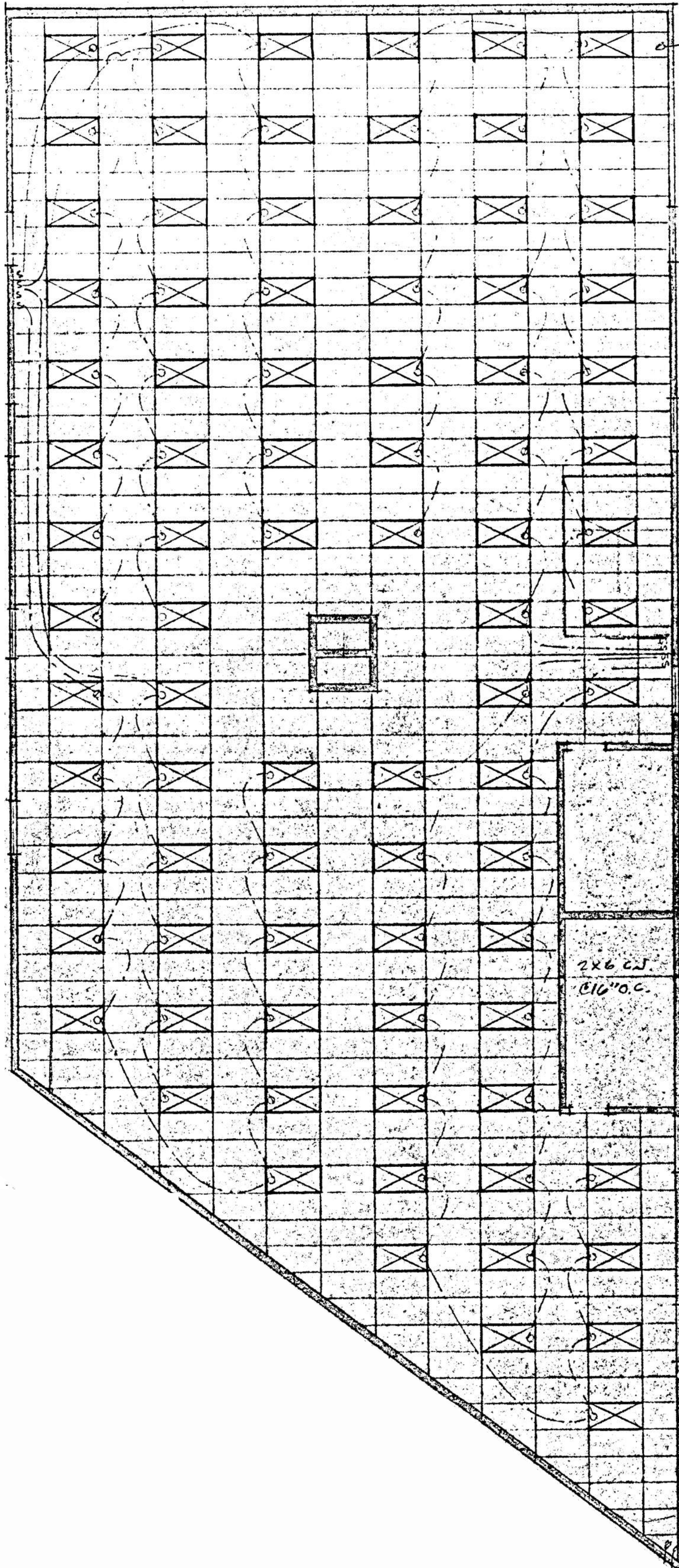
First Floor



Second Floor



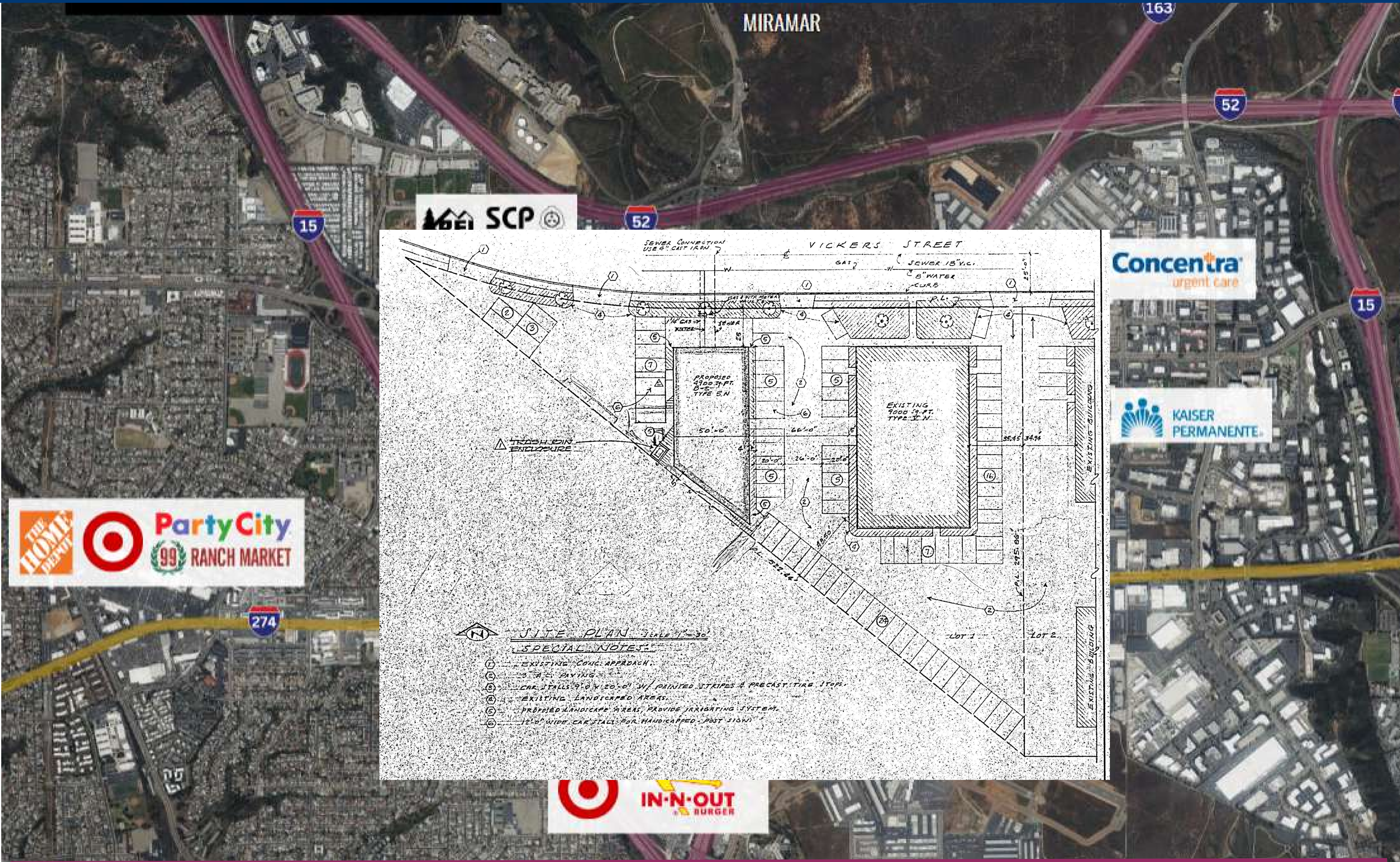
First Floor



Second Floor

Site Plan

Located in the Trendy Convoy Neighborhood with restaurants, retail, offices and more.





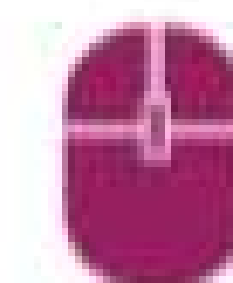
Capital Growth Properties, Inc.



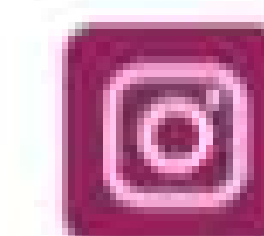
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@cgpinc



"Todd is an extremely professional Realtor that has helped clients of mine find commercial properties. Whenever I send a client his way, I know that they will be very well taken care of and I get nothing but rave reviews. I highly recommend Todd!" – Alan Cox

Don't miss out—request the full property details now!