

# TIERRASANTA RESEARCH PARK

9755 - 9775 Clairemont Mesa Blvd  
San Diego, CA 92124

**FOR LEASE**

9771 CLAIREMONT MESA BLVD.

5,029 SF AVAILABLE



Jones Lang LaSalle Brokerage, Inc. RE license #01856260





9771  
Clairemont Mesa Blvd.

# THE HIGHLIGHTS

» **Excellent Location**

Most immediate freeway access of any project in Kearny Mesa. No stop lights between the property and freeway.

» **Ideal Corporate Setting**

Prime location in a peaceful setting on bluff overlooking surrounding canyons.

» **Flexible Building Design**

Building sets up well to accommodate 100% office Tenants, or Flex R&D Tenants in need of ground floor manufacturing/warehouse space.

» **Good Parking Ratio**

3.5/1,000 SF with historic underutilization

» **Access to**

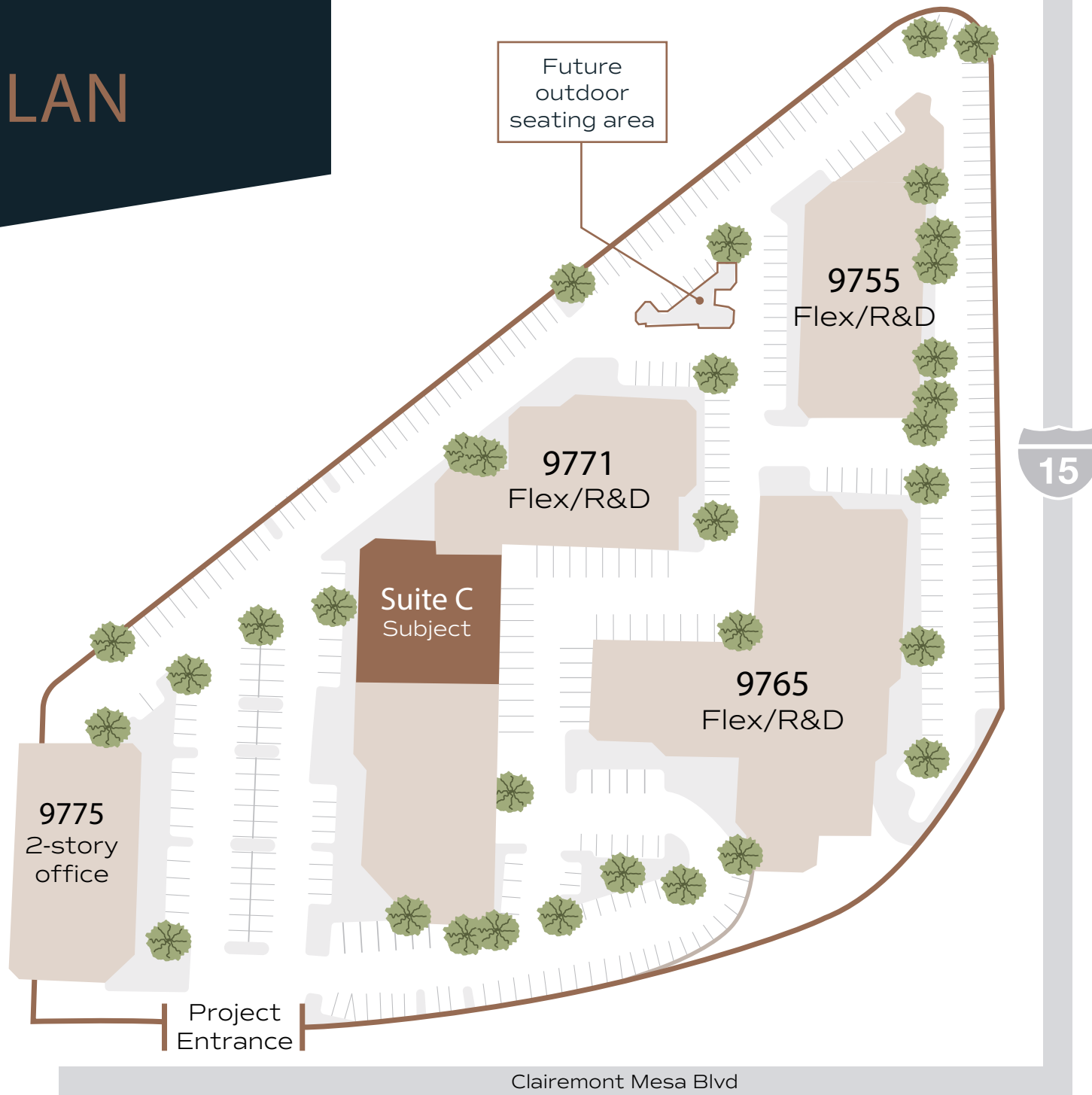
**Kearny Mesa Amenities**

Great access to numerous restaurant and retail options in vibrant Kearny Mesa

» **Local, Responsive Ownership**

Professionally owned and managed by Monro Capital, Inc.

# THE SITE PLAN



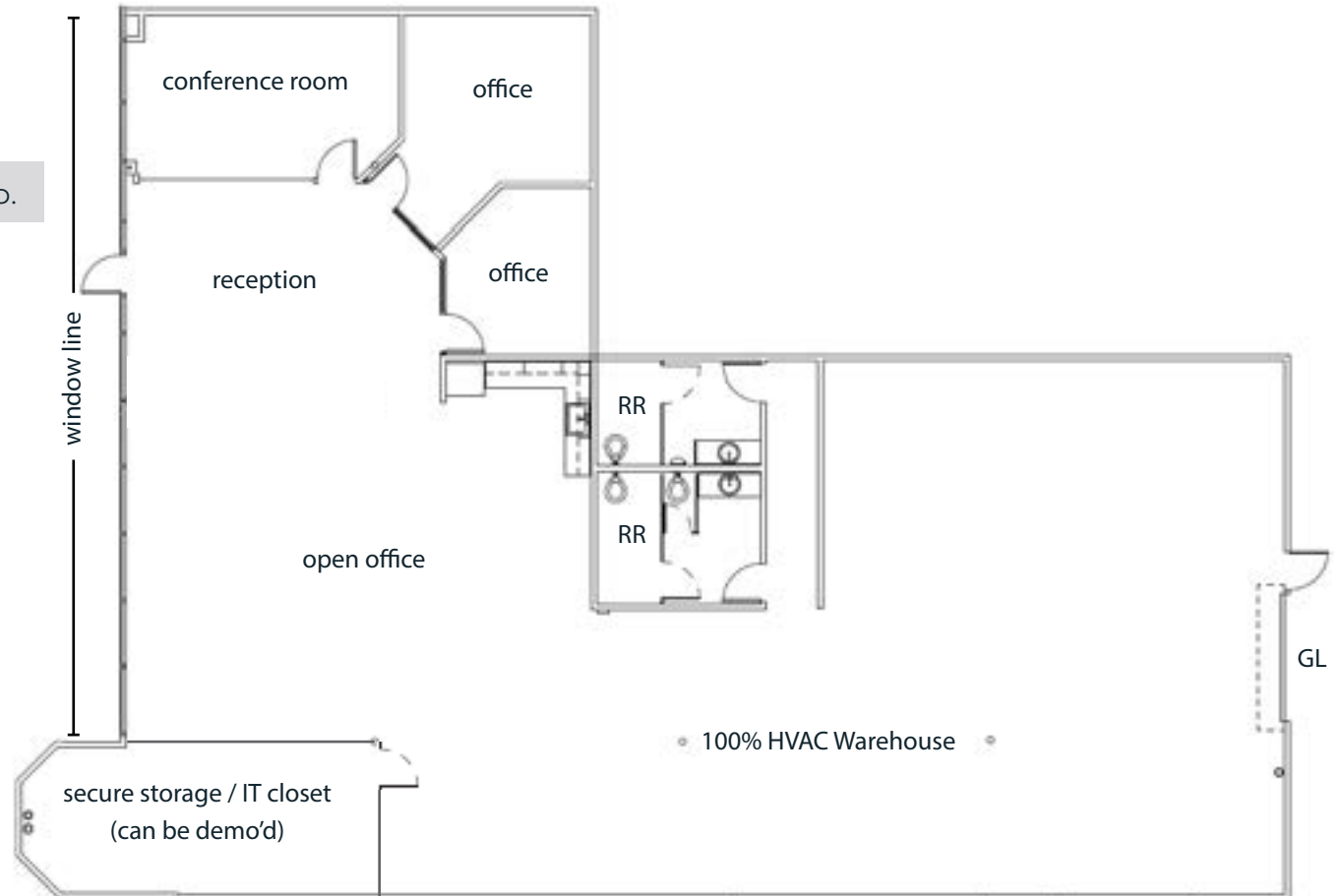
# TIERRASANTA RESEARCH PARK

9771 Clairemont Mesa Blvd.  
Total building RSF: 35,717 SF

## Suite C | 5,029 SF

\$2.25 NNN - OpEx at  $\pm$  \$0.57/sf/mo.

- 100% HVAC Flex Space
- Conference Room
- 2 Private Offices
- 2 Restrooms
- Oversized Grade Level Door
- $\pm$  14' Clear Height
- No Core Factor
- Direct Suite Access from Parking Area



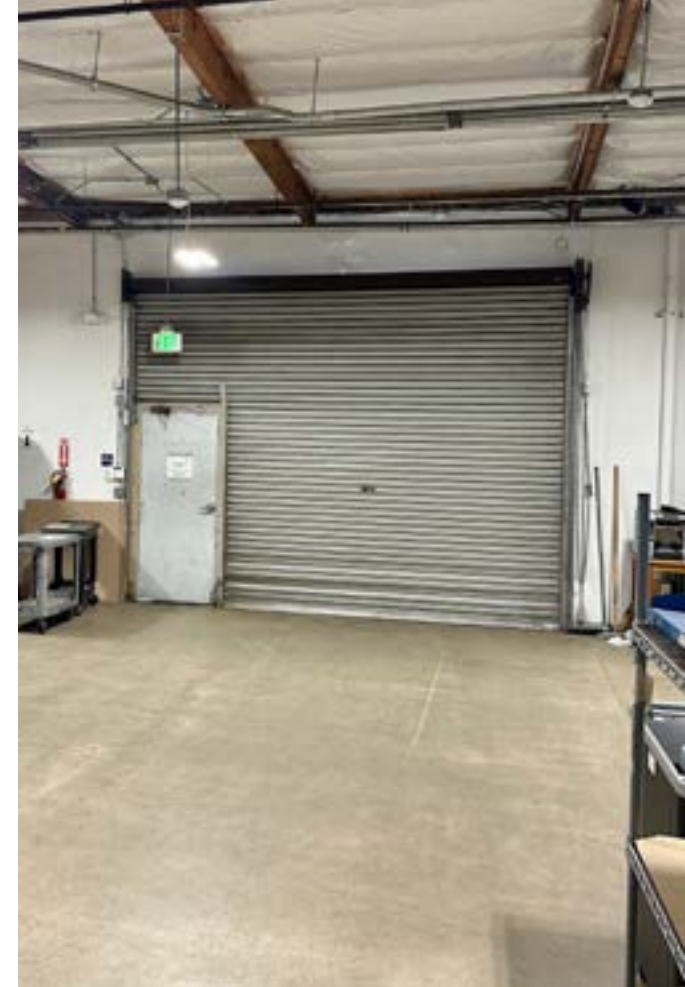
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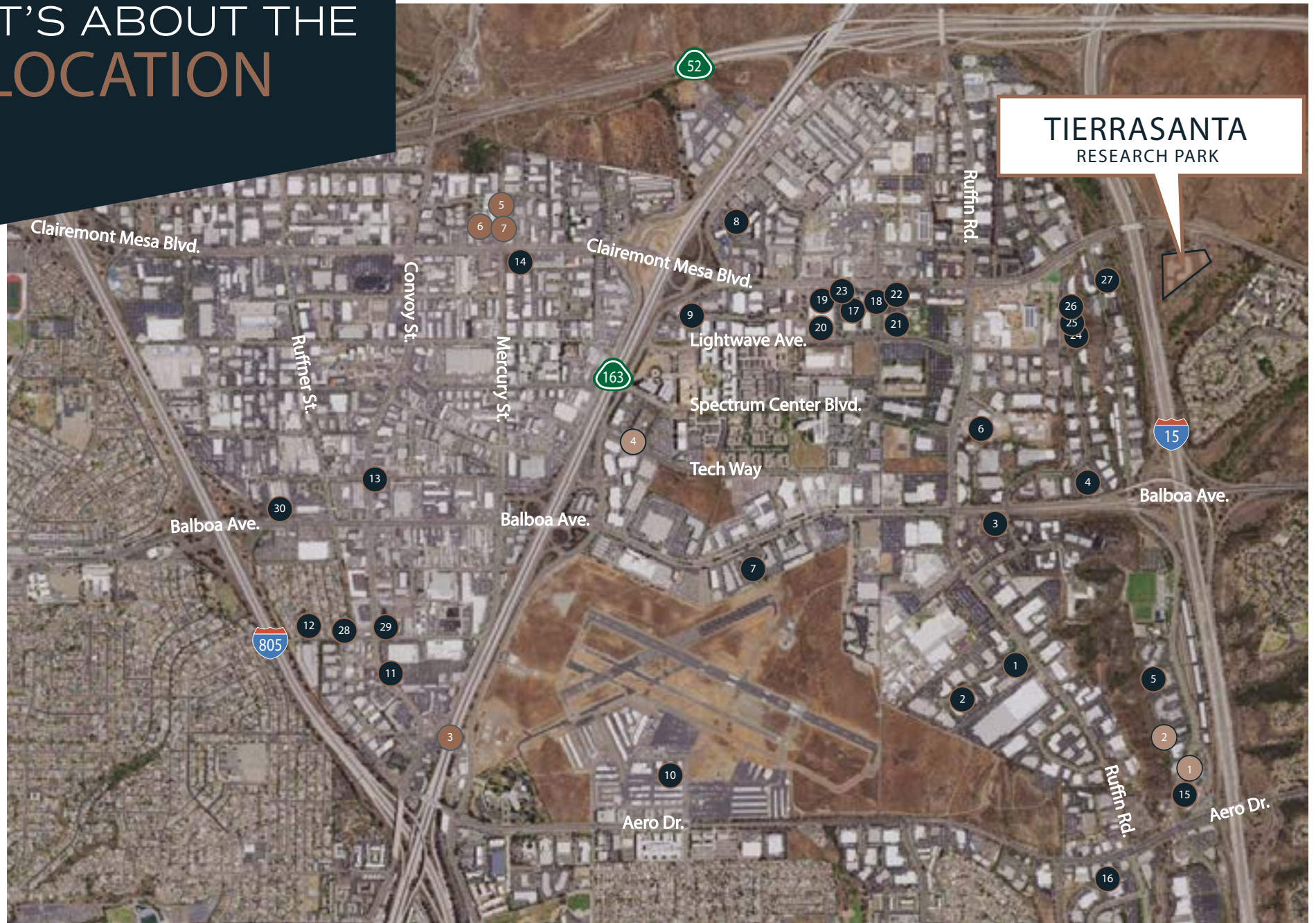
# TIERRASANTA RESEARCH PARK

9771 Clairmont Mesa Blvd.  
Interior Photos





# IT'S ABOUT THE LOCATION



## RESTAURANTS

- 1 Good On Ya Diner
- 2 Sky Park Cafe
- 3 Bud's Louisiana Cafe
- 4 Corner Deli and Cafe
- 5 Deli Mart
- 6 Studio Diner
- 7 94th Aero Squadron Restaurant
- 8 Shogun Kobe Restaurant
- 9 Butcher Shop Restaurant
- 10 Pampa's Argentine Grill
- 11 Emerald Restaurant
- 12 Original Pancake House
- 13 Jasmine Seafood Restaurant
- 14 The Godfather Restaurant
  
- 15 Daley Square
  - FedEx Kinko's
  - Jack in the Box
  - Sizzler
  - Submarina
  - Roberto's Taco Shop
  - Joe's Pizza
  - Baskin Robbins

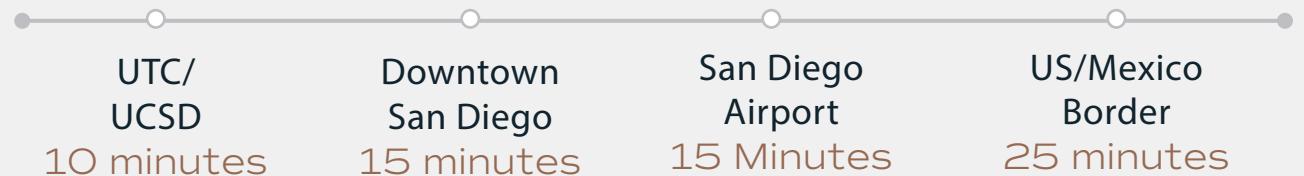
- 16 Stonecrest Plaza
  - Vons
  - Baja Fresh
  - Walmart
  - Chevron
  - Fry's
  - Quiznos
  - Starbucks
  - Panda Express
  - Verizon
  - Petsmart
  - Einstein Bros.
  - Payless ShoeSource
  - McDonalds
  - Taco Bell
  - Papa John's Pizza
  
- 17 Rubios
- 18 Panda Express
- 19 Starbucks
- 20 Quiznos

- 21 LaSalsa
- 22 Togos
- 23 Sprint
- 24 The Coffee Bean
- 25 FedEx
- 26 Subway
- 27 Carl's Jr.
- 28 Costco
- 29 Target
- 30 24 Hour Fitness

## HOTELS

- 1 Holiday Inn
- 2 Extended Stay America
- 3 Four Points Sheraton
- 4 Courtyard Marriott
- 5 Hampton Inn
- 6 Residence Inn Marriott
- 7 Ramada Inn

## Drive Times







For more information, please contact

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