



# KEARNY MESA INDUSTRIAL FOR LEASE

## Fenced Dock Loading

8268 CLAIREMONT MESA BLVD, SAN DIEGO, CA 92111

**MICHAEL SIKORSKI**

(619) 960-1352  
MichaelS@PacificCoastCommercial.com  
Lic. 02204470

**JASON VIEIRA**

(858) 300-0375  
Jason@PacificCoastCommercial.com  
Lic. 01896589

**OFFICE (619) 469-3600**

10721 Treena St., Ste 200, San Diego, CA 92131  
www.PacificCoastCommercial.com  
Lic. 01209930



**8268** CLAIREMONT MESA BLVD / 2

## FEATURES



**8268 CLAIREMONT MESA BLVD**  
SAN DIEGO, CA 92111



**± 9,070 SF AVAILABILE**



**SURROUNDED BY AN ABUNDANCE OF AMENITIES**



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



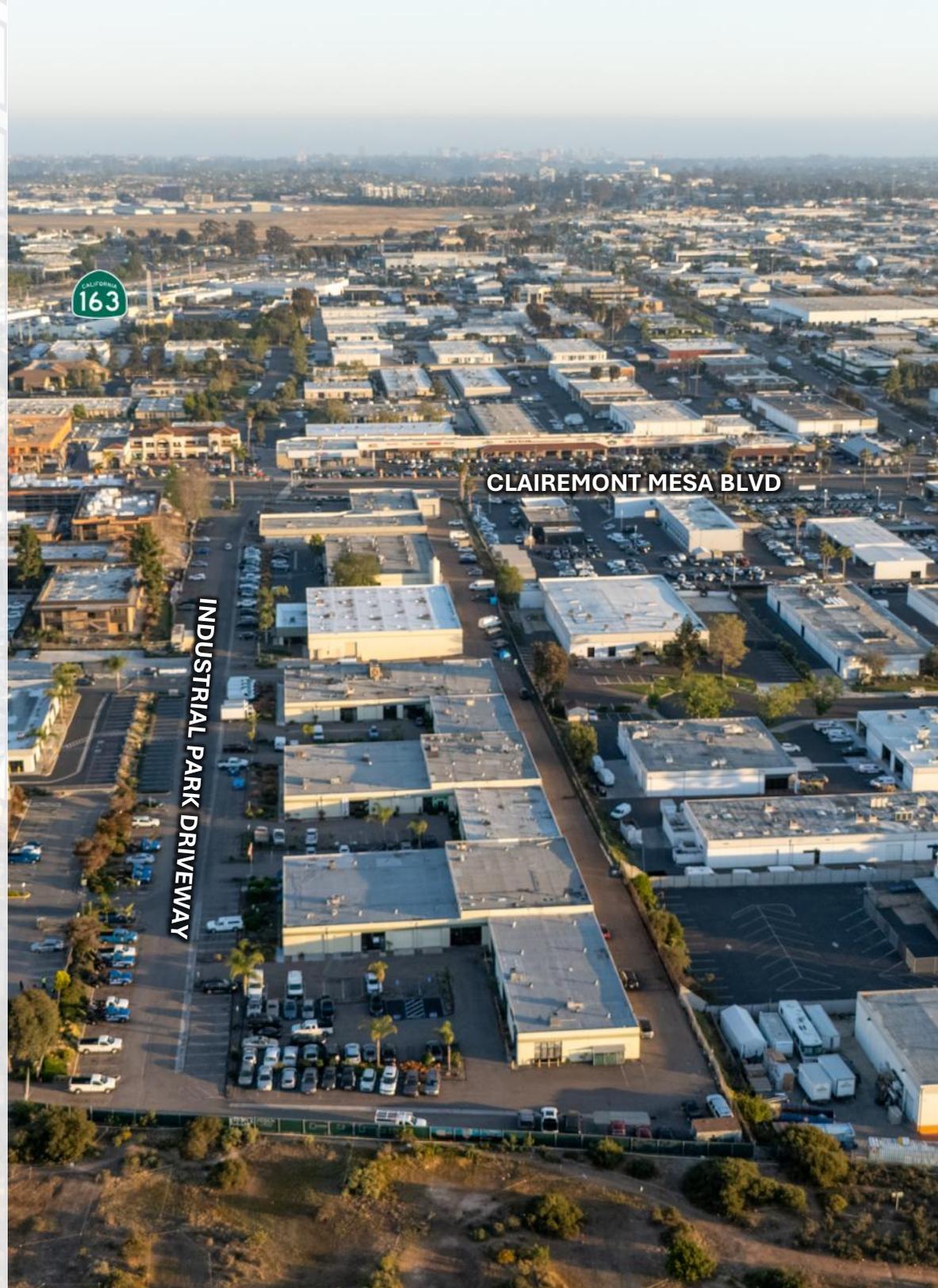
**DOCK HIGH & GRADE LEVEL LOADING**



**BUILDING & MONUMENT SIGNAGE**



**2.44:1,000 AMPLE PARKING**



# 8268 AVAILABILITY



## SUITE 301: ± 9,070 SF

Three Overhead Doors– 10'x12' & 16'x12'  
Shared Loading Dock Area  
Occupied– Available with 60 Days' Notice  
(Do Not Disturb Existing Tenant)



## SUITE FEATURES

DOCK LOADING SPACE



## LEASE RATE & AVAILABILITY

CONTACT AGENT



# 8268 AVAILABILITY



## SUITE 301: ± 9,070 SF

Three Overhead Doors– 10'x12' & 16'x12'  
Shared Loading Dock Area  
Occupied– Available with 60 Days' Notice  
(Do Not Disturb Existing Tenant)



## SUITE FEATURES

DOCK LOADING SPACE



## LEASE RATE & AVAILABILITY

CONTACT AGENT



# ABUNDANT AMENITIES

8268 CLAIREMONT MESA BLVD / 5



## 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

8268 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

**8252-8280**  
CLAIREMONT MESA  
BLVD

AAA MANAGEMENT  
251-UNIT PROJECT

ZION MARKETPLACE  
REDEVELOPMENT

CLAIREMONT MESA BLVD

RESIDENTIAL  
REDEVELOPMENT  
PLANNED  
432 UNITS

ON RAMP



OFF RAMP



KEARNY MESA RD



# DEMOGRAPHICS

8268 CLAIREMONT MESA BLVD / 8



**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



# 8268

## CLAIREMONT MESA BLVD

*Industrial Space For Lease*



**MICHAEL SIKORSKI**

(619) 960-1352  
MichaelS@PacificCoastCommercial.com  
Lic. 02204470

**JASON VIEIRA**

(858) 300-0375  
Jason@PacificCoastCommercial.com  
Lic. 01896589

**OFFICE (619) 469-3600**

10721 Treena St., Ste 200, San Diego, CA 92131  
www.PacificCoastCommercial.com  
Lic. 01209930

The information in this brochure is provided for general marketing purposes only and is believed to be reliable but not guaranteed. Interested parties should verify all details independently, including zoning, measurements, and property condition. The property owner and agents make no warranties or representations and reserve the right to change or withdraw the property or terms at any time without notice. This is not an offer or contract.

