



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

8280 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



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



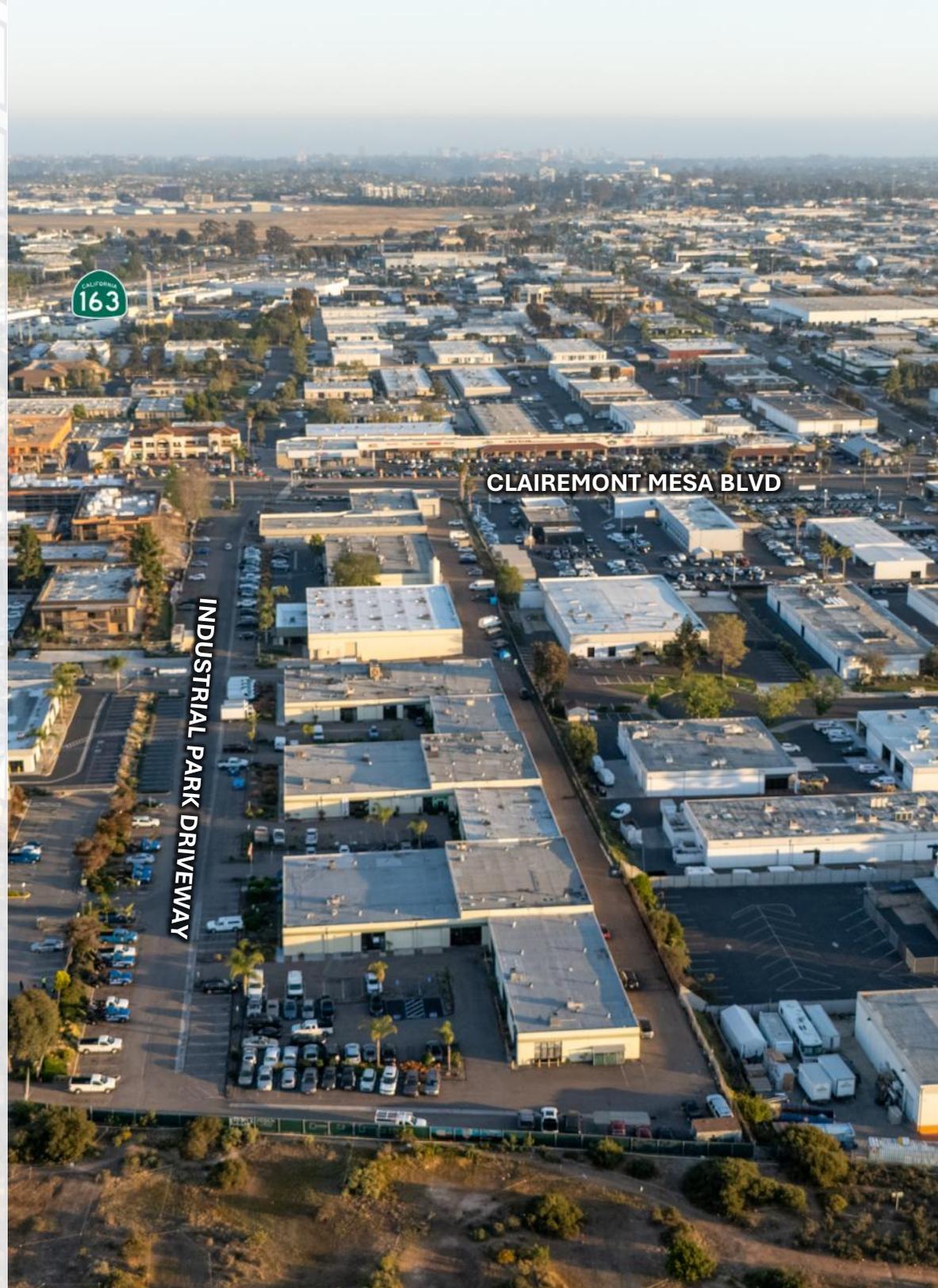
GRADE LEVEL LOADING & NATURAL GAS



BUILDING & MONUMENT SIGNAGE



2.86:1,000 AMPLE PARKING



8280 AVAILABILITY



SUITE 114

± 1,234 SF
Occupied
(60 Days' Notice)



SUITE 121

± 953 SF



SUITE 117

± 2,888 SF
Kitchen Buildout with
Grease Trap, Cooler/
Freezer and
Cut-Room



SUITE 122

± 882 SF



SUITE 118

± 968 SF



SUITE 124

± 1,944 SF

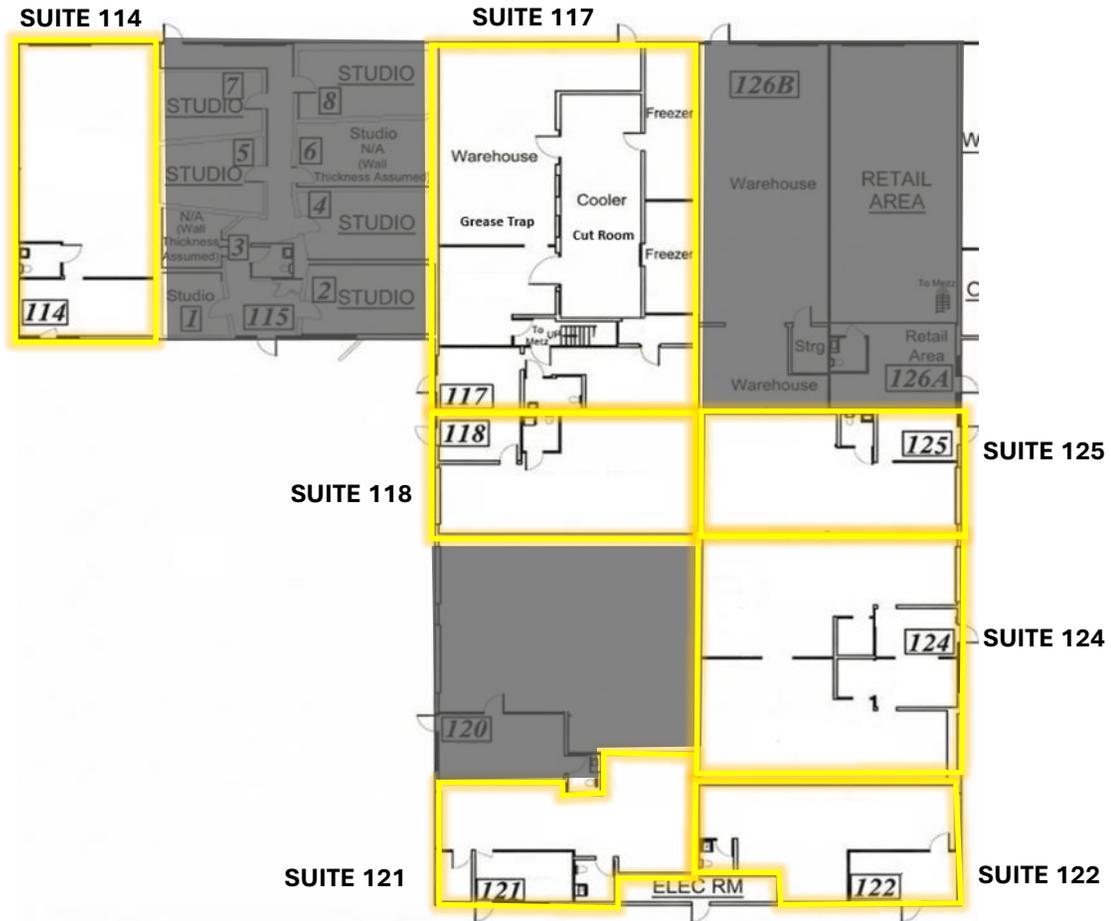


SUITE 125

± 977 SF



LEASE RATE & AVAILABILITY
CONTACT AGENT



8280

CLAIREMONT MESA BLVD

8280 AVAILABILITY



SUITE 117
± 2,888 SF

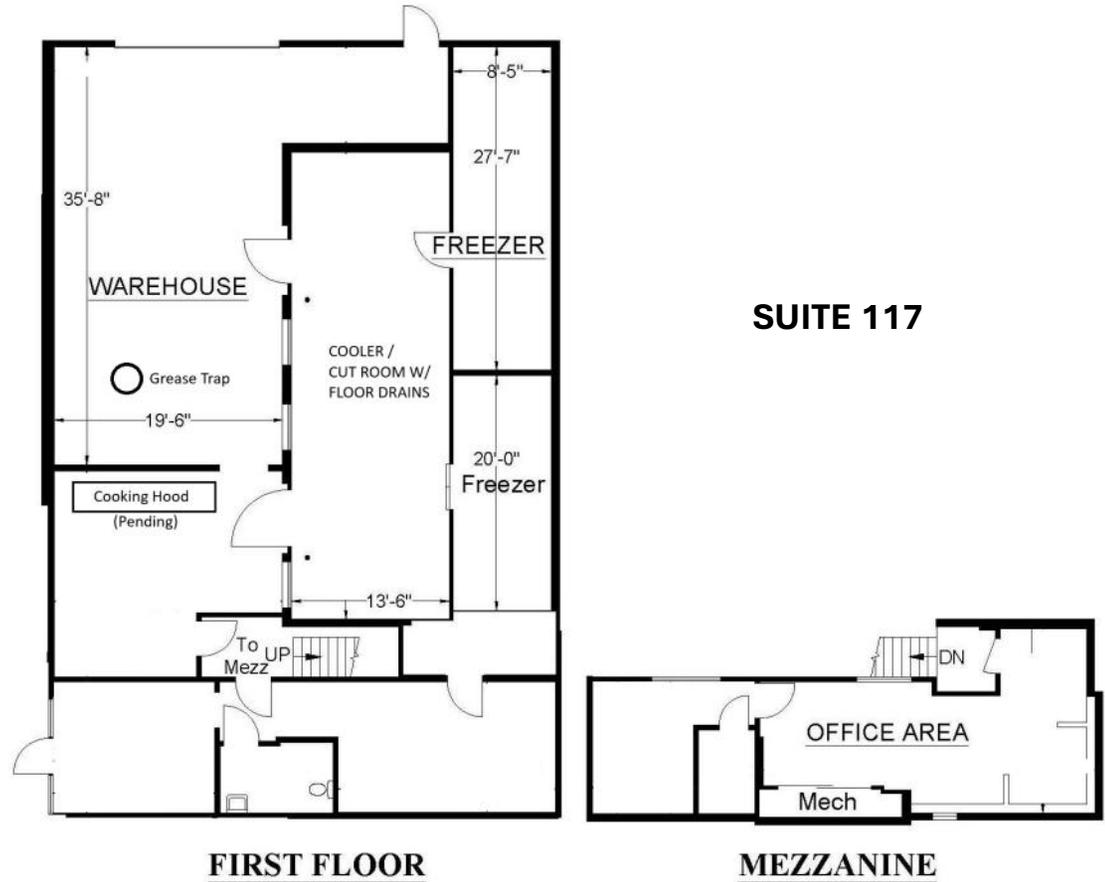


SUITE FEATURES

- PREP KITCHEN BUILD OUT WITH CUTROOM
- FREEZER
- COOLER
- FLOOR DRAINS
- NATURAL GAS
- COOKING HOOD POTENTIAL - CONTACT AGENT



LEASE RATE & AVAILABILITY
CONTACT AGENT



8280 AVAILABILITY



SUITE 138
± 973 SF
Occupied (30 Days' Notice)



SUITE 139
± 963 SF



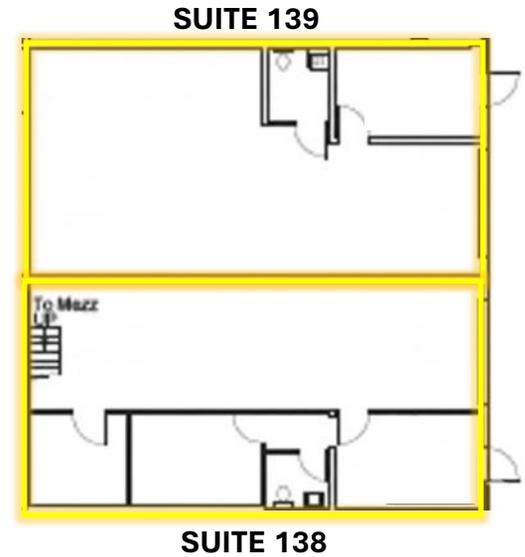
SUITE FEATURES
WAREHOUSE
RESTROOM
3 STORAGE ROOMS



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

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.