

FOR SALE

5785 5795

+/- 38,961 SF FLEX BUILDING ON 2.92 ACRES IN KEARNY MESA

5785-95 KEARNY VILLA ROAD | SAN DIEGO, CA 92123

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

KEARNY VILLA TECH CENTER

5785-95 KEARNY VILLA ROAD | SAN DIEGO, CA 92123

CONTACT BROKER FOR PRICING



+/- 38,961 SF BUILDING ON 2.92 ACRE LAND
FIRST FLOOR: 26,392 SF, PARTIAL SECOND FLOOR: 12,678 SF



RECENTLY RENOVATED,
LAB / R&D IMPROVEMENTS, LIGHT DATACENTER IMPROVEMENTS



26' BAY HEIGHT



4,000 A x 480 V POWER



FREIGHT ELEVATOR



THREE GRADE-LEVEL LOADING DOORS



PRIVATE AND SECURE



DIVISIBLE FOR MULTIPLE TENANTS



NON-PRIME INDUSTRIAL ZONING



IMMEDIATE FREEWAY ACCESS



IS-1-1 ZONING

CLICK TO VIEW SAN DIEGO MUNICIPAL CODE



5785-95 KEARNY VILLA ROAD
SAN DIEGO, CA 92123

+/- 38,961 SF BUILDING ON 2.92 ACRES

FIRST FLOOR - 26,392 SF

PARTIAL 2ND FLOOR - 12,678 SF

DIVISIBLE

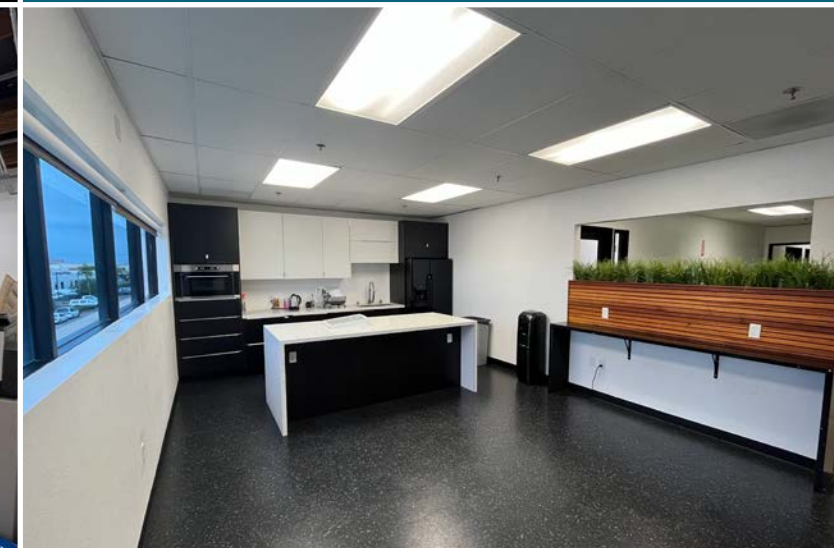
RECENTLY RENOVATED

4,000 A x 480 V POWER

3 GRADE-LEVEL LOADING DOORS

FREIGHT ELEVATOR

26' BAY HEIGHT



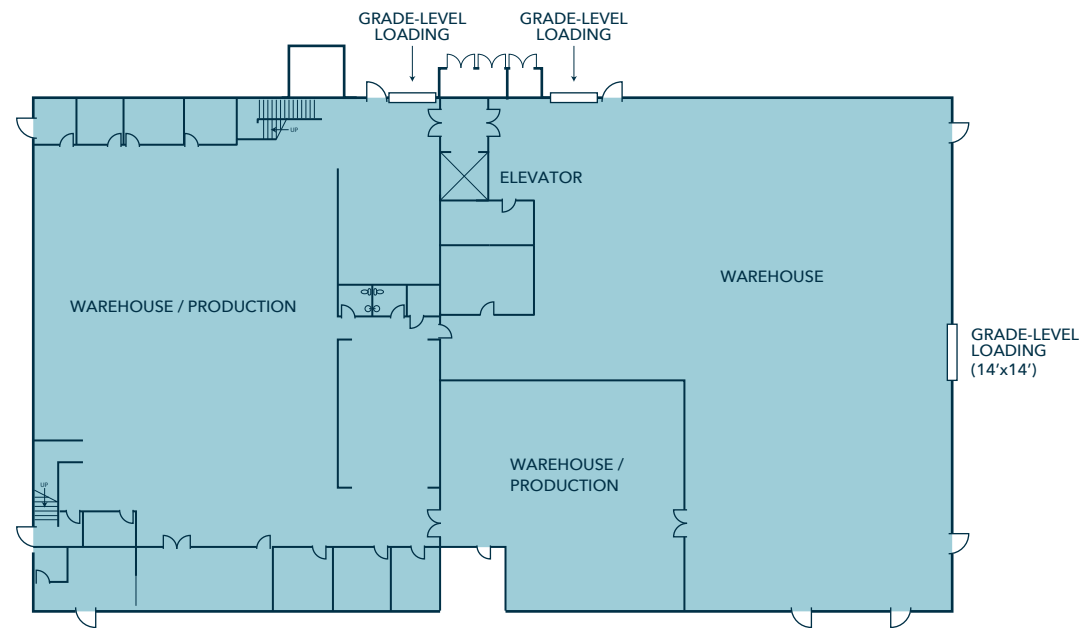


5785-95 KEARNY VILLA ROAD | SITEPLAN

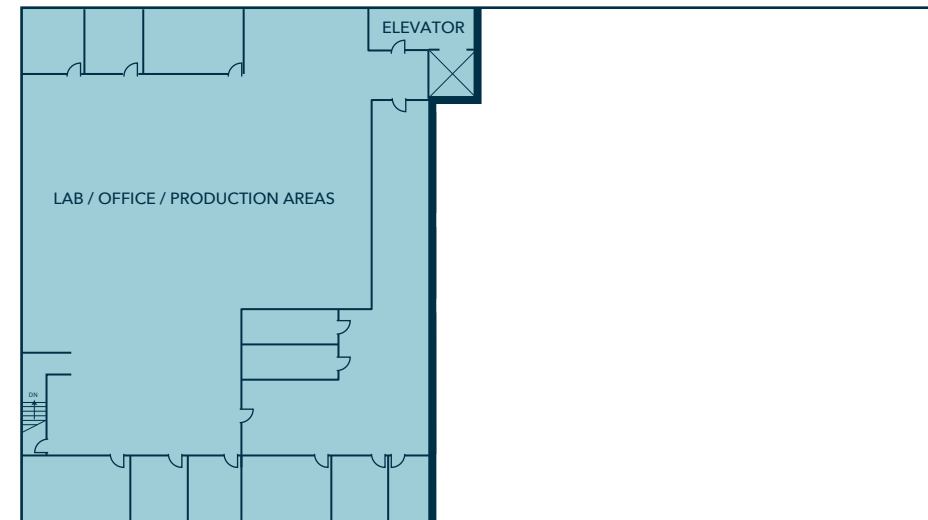


All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to error, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

5785-95 KEARNY VILLA ROAD | FLOORPLAN



FIRST FLOOR



SECOND FLOOR

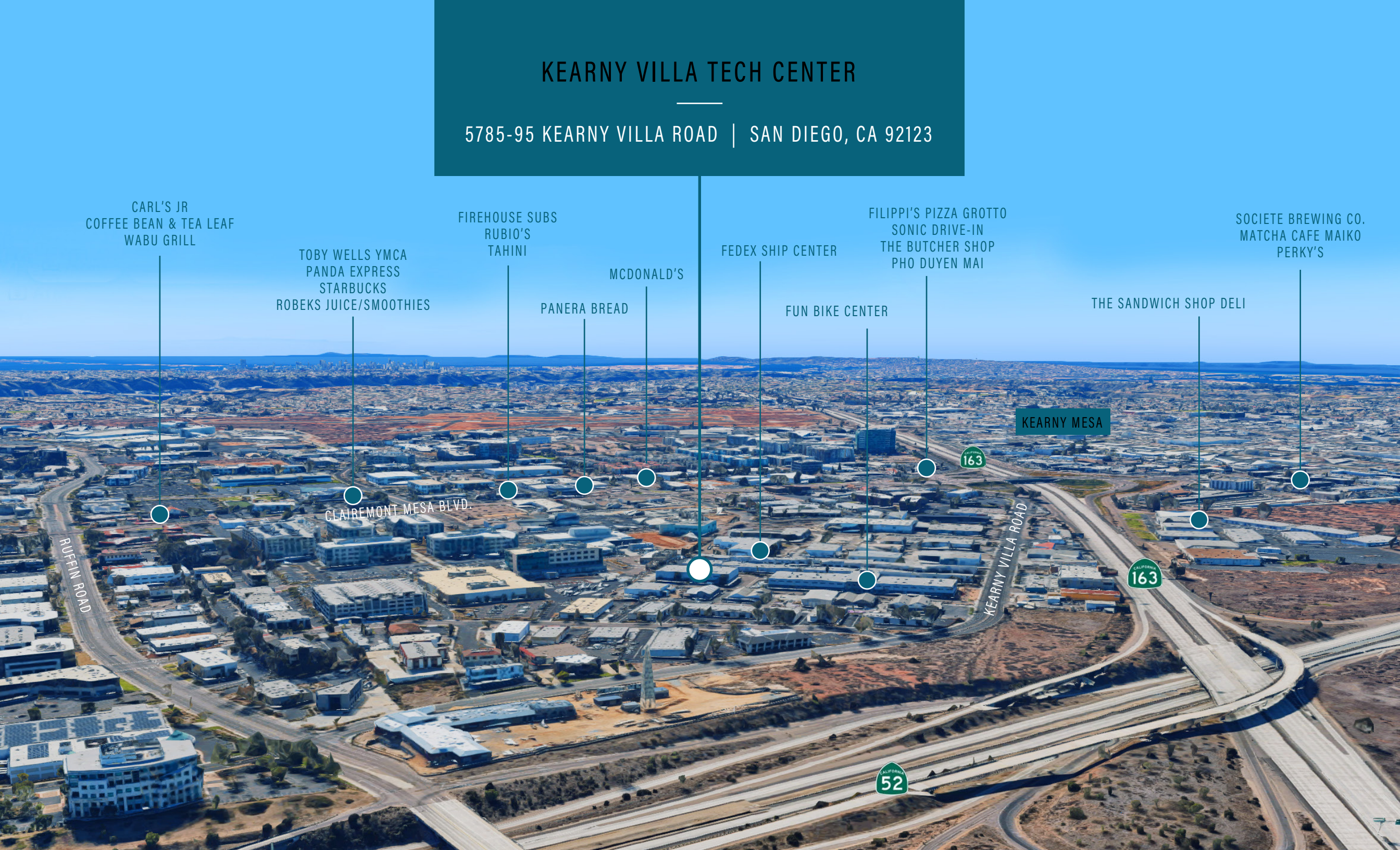
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CARL'S JR
COFFEE BEAN & TEA LEAF
WABU GRILL

TOBY WELLS YMCA
PANDA EXPRESS
STARBUCKS
ROBEKS JUICE/SMOOTHIES

FIREHOUSE SUBS
RUBIO'S
TAHINI

PANERA BREAD

MCDONALD'S

FEDEX SHIP CENTER

FUN BIKE CENTER

FILIPPI'S PIZZA GROTTO
SONIC DRIVE-IN
THE BUTCHER SHOP
PHO DUYEN MAI

THE SANDWICH SHOP DELI

SOCIETE BREWING CO.
MATCHA CAFE MAIKO
PERKY'S

KEARNY MESA

RUFFIN ROAD

CLAIREMONT MESA BLVD.

KEARNY VILLA ROAD

52

163

163

5785-95 KEARNY VILLA ROAD | AREA AMENITIES



KEARNY MESA | THE CENTER OF SAN DIEGO

53,258

KEARNY MESA
EMPLOYEES

\$108,841

AVERAGE HH INCOME
5 MILE RADIUS

9.23%

GROWTH (2021-2026)
1 MILE RADIUS

Kearny Mesa is known as a diverse employment area with leading companies and quality jobs that connect the region to the global economy. Office and industrial space in the Kearny Mesa submarket exceeds 22.9 million square feet. 5785-95 Kearny Villa Road is located amongst well-known headquarters for companies such as Kyocera, Amazon, Senior Aerospace Jet Products, Blue Sky Tech, Raytheon, Cubic, MedImpact, and a number of other organizations who offer prospective buyer occupants locational credibility and geographical desirability. Historically major industries have included insurance companies, defense contractors and financial services; however, the region's magnetic appeal has continued to attract companies in more industries and sectors – 65% of San Diego's jobs are within a 10-mile radius.

The Kearny Mesa area is rapidly developing into a denser and more populated submarket with residential features that give employers the ability to offer convenient housing options to employees. Due to the centrality of the Kearny Mesa submarket, it appeals to occupants of all industries – financial services, logistics, department of defense operators, manufacturing and service companies who have a need for county wide-access. The geographical features will weigh in heavily to prospective buyers – adding value to the opportunity.

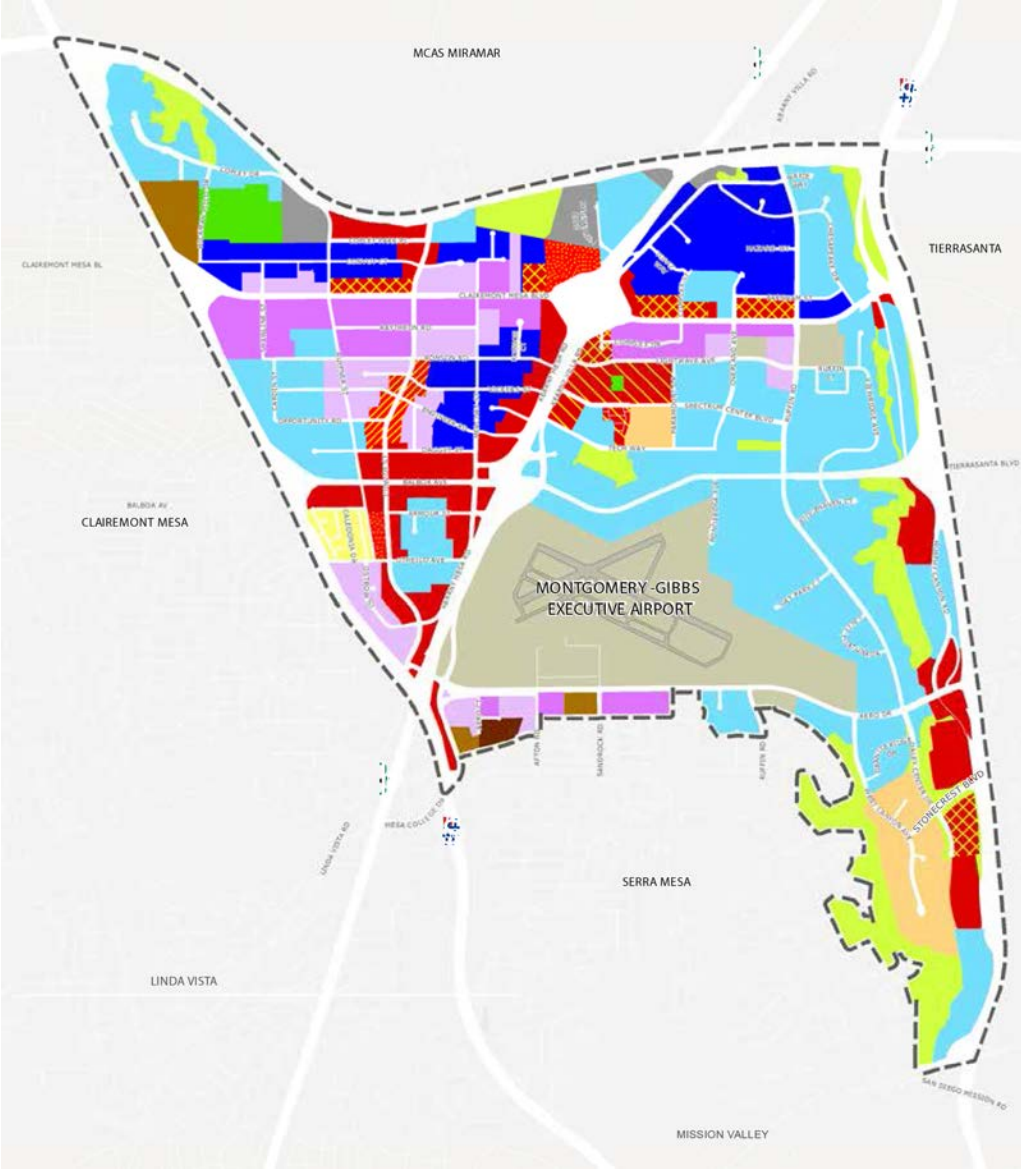
The property is strategically located where employers can attract talent with minimal commute time due to proximity to housing options. To the south is Mission Valley, to the West is Clairemont, La Jolla and Pacific Beach, to the east is Tierrasanta, a popular and well-known region for families.

KEARNY MESA COMMUNITY PLAN

PLANNING FOR THE FUTURE

A comprehensive update to the Kearny Mesa Community Plan was approved in 2020 to guide future development in Kearny Mesa so it continues to thrive as a key employment center for the City. The updated Community Plan's compact land use strategy, policy framework, and multimodal network achieve a vision for a vibrant employment community consistent with the General Plan City of Villages Strategy and the City's Climate Action Plan goals. The updated community plan, which received a recommendation from the Kearny Mesa Community Planning Group and Planning Commission and was then adopted by the City Council in 2020.

- Residential - Low (10-40 du/ac)
- Residential - Medium (15-44 du/ac)
- Residential - High (45-74 du/ac)
- Residential - Very High (75-109 du/ac)
- Community Commercial
- Community Commercial (0-29 du/ac)
- Community Commercial (0-44 du/ac)
- Community Commercial (0-74 du/ac)
- Community Commercial (0-109 du/ac)
- Urban Employment Village - Medium (0-74 du/ac)
- Urban Employment Village - High (0-109 du/ac)
- Industrial and Technology Park**
- Urban Industrial
- Institutional
- Military
- Population-Based Park
- Open Space



Note: The Airport Influence Areas (AIA) of both the Montgomery-Gibbs Executive Airport and MCAS Miramar Airport Land Use Compatibility Plans (ALUCPs) extend into Kearny Mesa. Additional land use restrictions may apply to properties within the AIA. Refer to the Airport Land Use Compatibility Overlay Zone of the San Diego Municipal Code and ALUCPs. Categories/zoning have no effect on a federally-owned property as long as the property remains in federal ownership.

SAN DIEGO | AMERICA'S FINEST CITY

Located on the coast of the Pacific Ocean in Southern California, San Diego is widely known as "America's Finest City." Famous for its miles and miles of white-sand beaches and amazing weather, the city offers an abundance of fun attractions for visitors of all ages.

Boasting a citywide population of more than 1.3 million and more than 3 million residents countywide, San Diego is California's second largest city and the United States' eighth largest. San Diego County is made up of 18 incorporate cities and towns along with other charismatic neighborhoods and communities, such as Carlsbad, Coronado, Del Mar, Downtown San Diego's Gaslamp Quarter, Point Loma, Chula Vista, Old Town, La Jolla, Pacific Beach, and North Park.

San Diego is renowned for its incredible climate, which is characterized as warm, dry summers and mild winters with most of the annual precipitation falling between December and March. The average yearly temperature measures above 70 degrees, with an average of just 42 rainy days per year.

America's Finest City also showcases many popular attractions for the whole family to enjoy. Some of these include Sea World San Diego, LEGOLAND California, the world-famous San Diego Zoo, the Cabrillo National Monument, Balboa Park, several casinos, and many historic parks and museums.

Another attraction of San Diego is its immediacy to Mexico. Because they share an international border, Tijuana and San Diego are grouped together as an international metropolitan area. Many visitors make their way south to enjoy luxury spas, beachfront resorts, golf courses, multicultural festivals and celebrations, colorful neighborhoods, and the nightlife.



3,286,069
2021 POPULATION
SAN DIEGO COUNTY



6.6%
POPULATION GROWTH
2010-2020

2

LARGEST CITY
IN CALIFORNIA

8

LARGEST CITY
IN UNITED STATES



70'
AVERAGE
TEMPERATURE



80%
SUNNY
DAYS

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For information or to tour the property, please contact:

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