



PROPERTY
VIDEO

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

8225 MERCURY COURT
SAN DIEGO, CALIFORNIA 92111



▶ ±20,800 SF INDUSTRIAL / FLEX BUILDING

▶ ±1.40 ACRES LOT

▶ SECURED FENCED YARD

▶ HEAVY POWER

▶ ONE DOCK LOADING PLATFORM

▶ TWO GRADE-LEVEL LOADING DOORS

▶ 16' CLEAR-HEIGHT

▶ SPRINKLERED

▶ EMX-2 ZONING

▶ TWO CURB CUTS

▶ AMPLE PARKING (±50 SURFACE SPACES)

▶ FREEWAY PROXIMATE

LEASE RATE | \$1.85 / SF NNN (NNN'S: ±\$0.28 / SF)

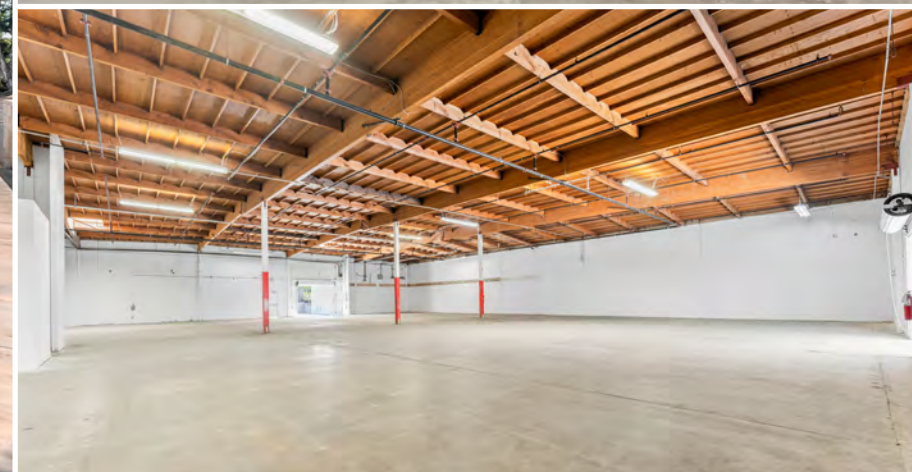
SITE PLAN



Site plans not to scale, for reference only.









8225 MERCURY COURT

— Park

- ▶ CENTRALLY LOCATED
- ▶ EASY FREEWAY ACCESS
- ▶ AMENITY RICH

10 minutes to
UNIVERSITY TOWN CENTER

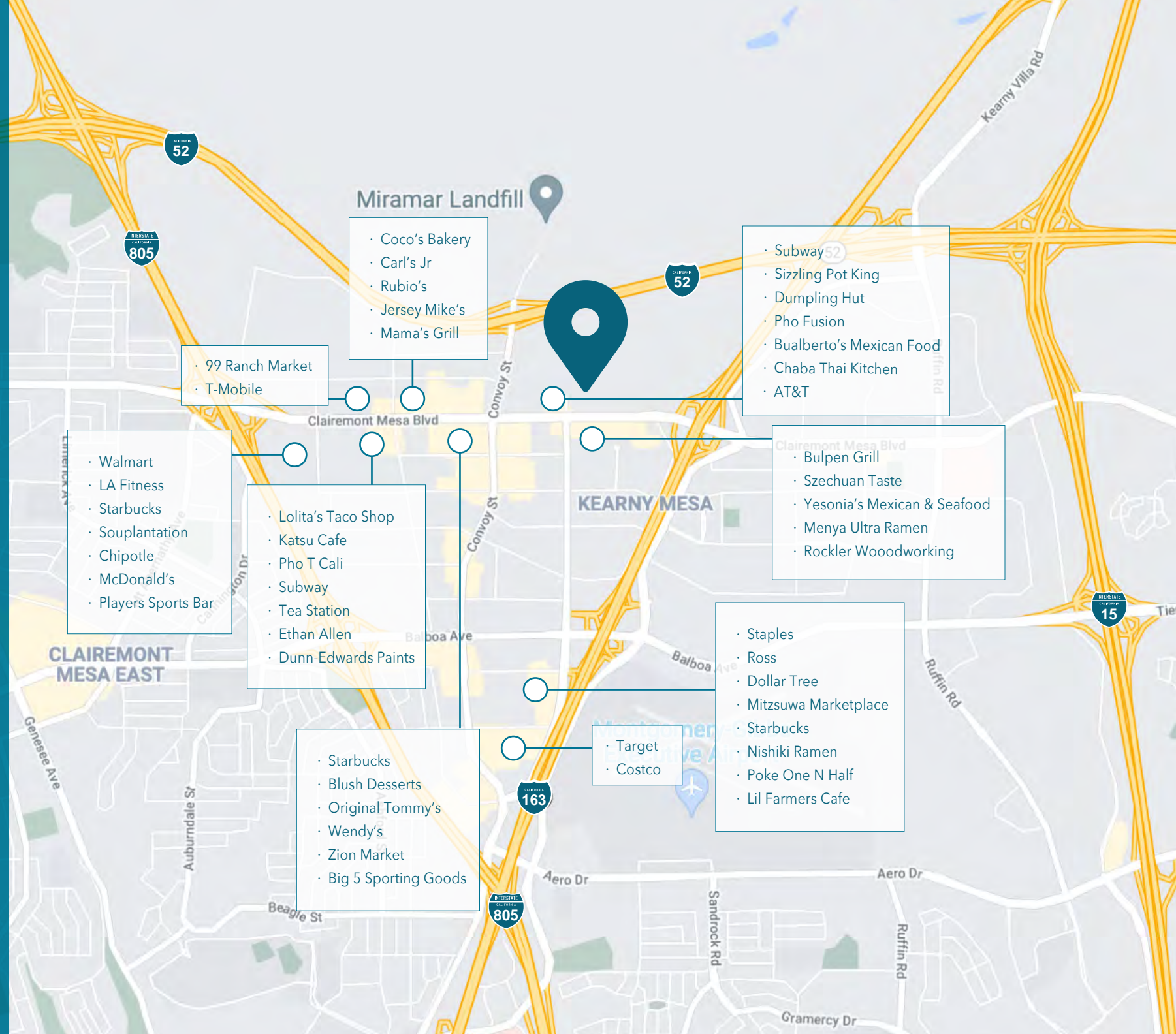
15 minutes to
DOWNTOWN SAN DIEGO

17 minutes to
SAN DIEGO AIRPORT (SAN)

25 minutes to
U.S. / MEXICO BORDER

30 minutes to
OCEANSIDE

120 minutes to
LOS ANGELES AIRPORT (LAX)



KEARNY MESA

THE CENTER OF SAN DIEGO

Many investors have been attracted to the formidable tenant base, central location in proximity to a huge north-central county population node, and strong rent growth. Institutional, private equity and REIT entities own roughly 20% of the market share here.

8225 Mercury Court 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.

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 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 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, and to the east is Tierrasanta, a popular and well-known region for families.

83,088

2023 POPULATION
3 MILE RADIUS

123,337

DAYTIME EMPLOYEES
3 MILE RADIUS

\$112,380

AVERAGE HH INCOME
3 MILE RADIUS

\$1.17B+

CONSUMER SPENDING
3 MILE RADIUS

37.7

MEDIAN AGE
3 MILE RADIUS

\$677,657

MEDIAN HOME VALUE
3 MILE RADIUS

KEARNY MESA AT A GLANCE

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 a mild 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, festivals and celebrations, colorful neighborhoods, and the nightlife.



3,276,208

2022 POPULATION
SAN DIEGO COUNTY



6.6%

POPULATION GROWTH
2010-2020

2

**LARGEST
CITY**

IN CALIFORNIA

8

**LARGEST
CITY**

IN UNITES STATES



70'

AVERAGE
TEMPERATURE

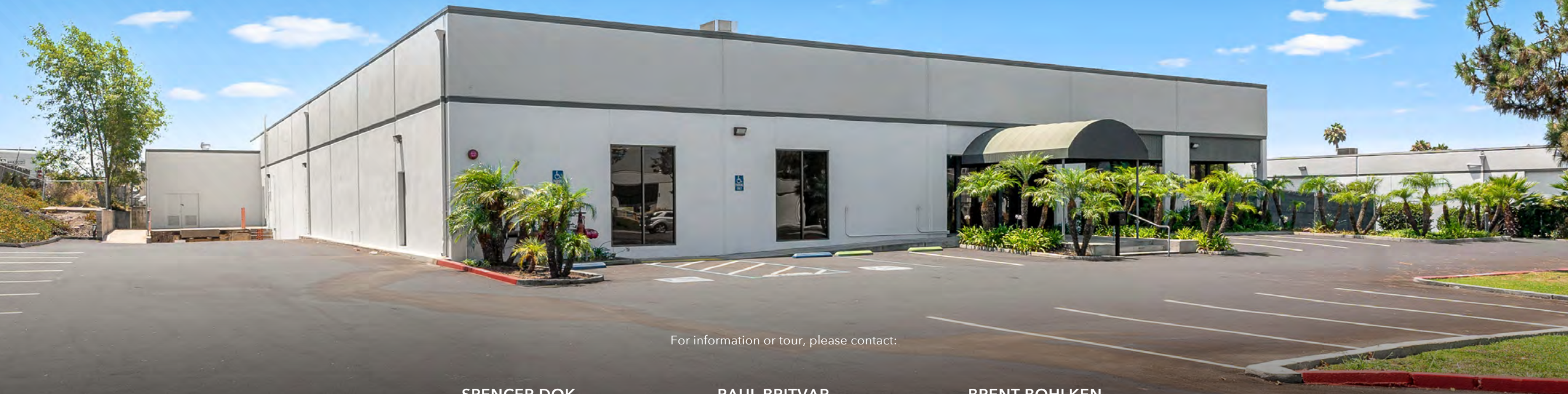


80%

SUNNY
DAYS

8225 MERCURY COURT

SAN DIEGO, CALIFORNIA 92111



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