

±26,974 SF INVESTMENT OPPORTUNITY IN KEARNY MESA

FOR SALE

5205 KEARNY VILLA WAY | SAN DIEGO, CA 92123



100% OCCUPIED | TWO-STORY OFFICE BUILDING

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## HIGHLIGHTS

5205 KEARNY VILLA WAY | SAN DIEGO, CA 92123

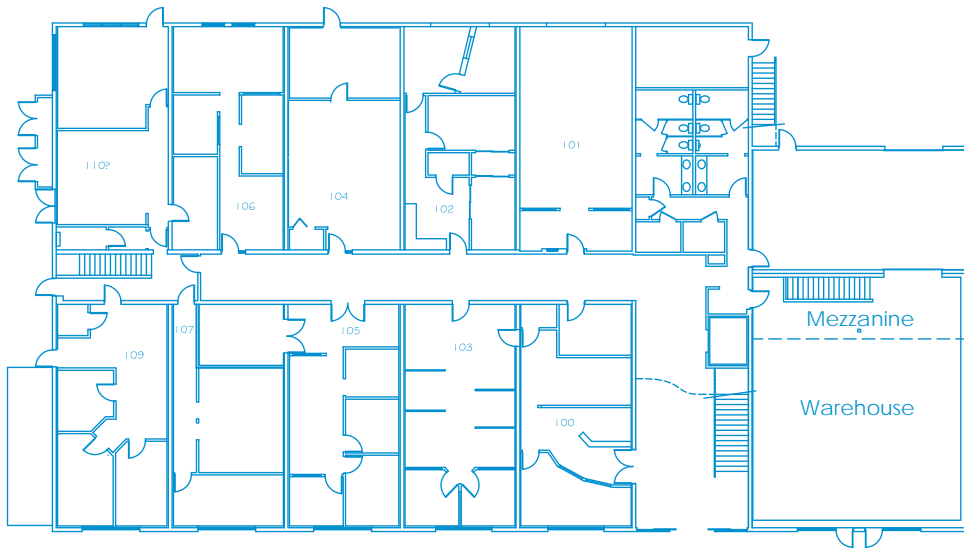


- ± 26,974 two-story office building
- 100% occupied
- Lot size: ± 36,155 SF (0.83 acres)
- Ten (10) individual suites
- Lobby, waiting area, covered patio / lunch area
- Two (2) roll up doors
- Includes extensively upgraded studio/warehouse - ideal for hot pilates, yoga, training studio, etc.
- Sixty-seven (67) parking spaces
- Zoning: IL-2-1
- Easy access to SR-163 and SR-52

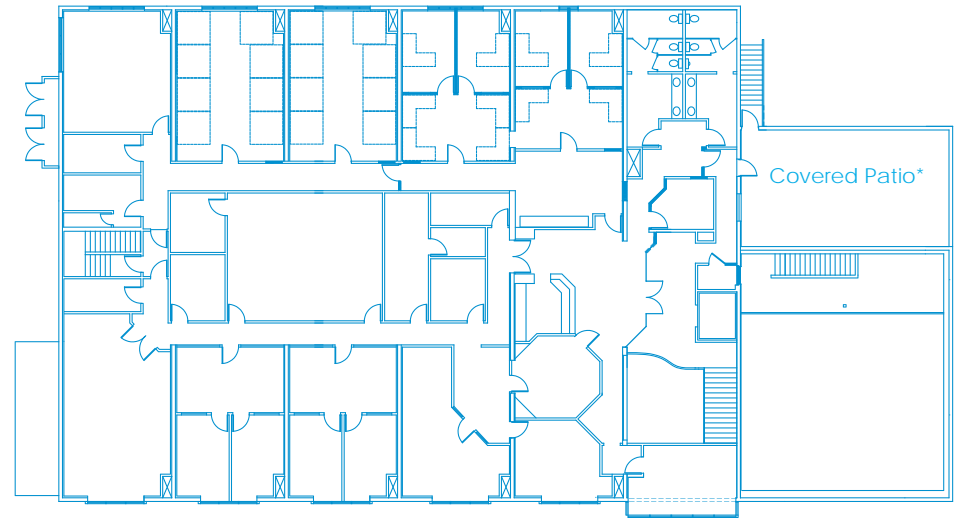
OFFERED AT: \$8,227,070 (\$305 / SF)

# FLOORPLAN

## 26,974 SF TWO-STORY OFFICE BUILDING | 100% LEASED



FIRST FLOOR



SECOND FLOOR

Floorplans not to scale, for reference only.

\*Building Amenities: BBQ, attractive lighting, and fan system

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.



5205 KEARNY VILLA WAY  
SAN DIEGO, CA 92123



26,974 SF two-story  
office building



Extensively upgraded  
studio/warehouse



Two roll-up doors



10 individual suites,  
lobby and waiting area



Close proximity to many  
retail amenities



Back of building



Lobby



# AREA AMENITIES

## 5205 KEARNY VILLA WAY

### Miramar Landfill

- Coco's Bakery
- Carl's Jr
- Rubio's
- Jersey Mike's
- Mama's Grill

- Subway
- Sizzling Pot King
- Dumpling Hut
- Pho Fusion
- Bualberto's Mexican Food
- Chaba Thai Kitchen
- AT&T

- 99 Ranch Market
- T-Mobile

- Walmart
- LA Fitness
- Starbucks
- Souplantation
- Chipotle
- McDonald's
- Players Sports Bar

- Lolita's Taco Shop
- Katsu Cafe
- Pho T Cali
- Subway
- Tea Station
- Ethan Allen
- Dunn-Edwards Paints

- Bull Pen's Bar & Grill
- Szechuan Taste
- Yesonia's Mexican & Seafood
- Red Wing
- Turner's Outdoorsman

- Staples
- Ross
- Dollar Tree
- Mitsuwa Marketplace
- Starbucks
- Nishiki Ramen
- Poke One N Half
- Lil Farmers Cafe

- Sonic Drive-In
- The Butcher Shop
- McDonalds
- Panera Bread
- Tahini
- Firehouse Subs
- Lit'l Pepper Gourmet
- Rubio's
- Jersey Mike's
- Burros & Fries
- Robeks Fresh Juices

- Starbucks
- Blush Desserts
- Original Tommy's
- Wendy's
- Zion Market
- Dixieline
- Big 5 Sporting Goods

- Target
- Costco

- McDonald's
- Einstein Bros.

- Walmart
- Von
- Dollar Tree
- FedEx
- Taco Bell





# SAN DIEGO AREA MAP



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For information or to tour the property, please contact:

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