

AERO | KEARNY MESA

9797 AERO DRIVE



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9797 AERO DRIVE



PROPERTY OVERVIEW



NOW LEASING

9797 AERO is perfect for companies and their employees seeking a progressive work environment in Central San Diego. Open and inviting, the building features overhead roll-up doors that welcome the outdoors into the ground floor tenant interiors and fitness center. There is a spacious outdoor gathering area, that works as open air collaborative space or a friendly place to relax. 9797 AERO is walking distance to numerous restaurants and retail shops and is conveniently located two minutes off of the I-15.

PROPERTY HIGHLIGHTS

- Two-story atrium lobby with seating
- On-site security
- Outdoor area with seating
- Wi-Fi throughout
- Fitness Center with showers and lockers
- Walking distance to restaurants and retail
- 23,500 SF floor plates
- Covered parking
- Electric car charging stations
- Freeway visibility, prominent signage opportunity



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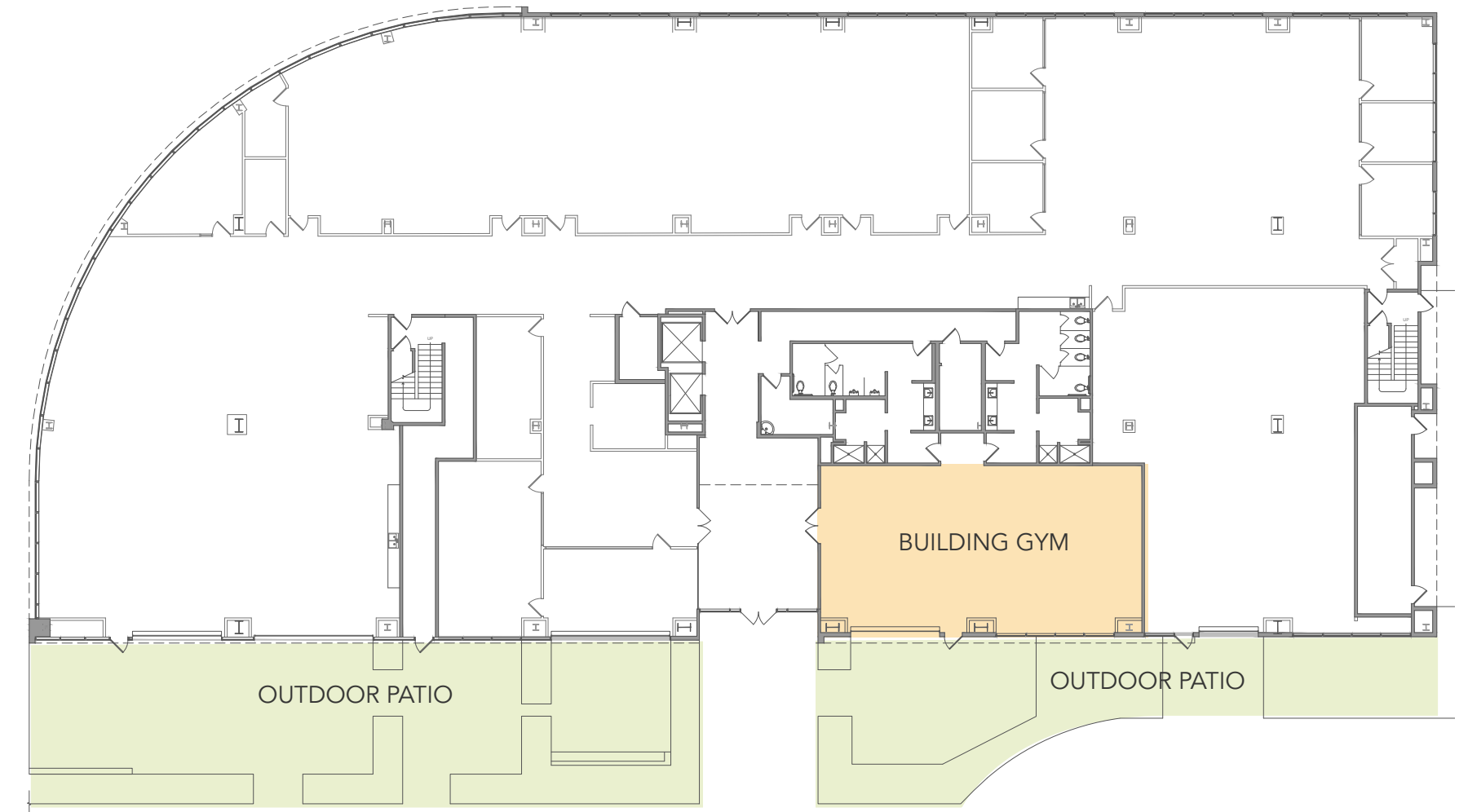
9797 AERO DRIVE



FIRST FLOOR

20,960 SF TURNKEY FULL FLOOR OPPORTUNITY

NEW AND MODERN FURNITURE, FIXTURES AND EQUIPMENT AVAILABLE



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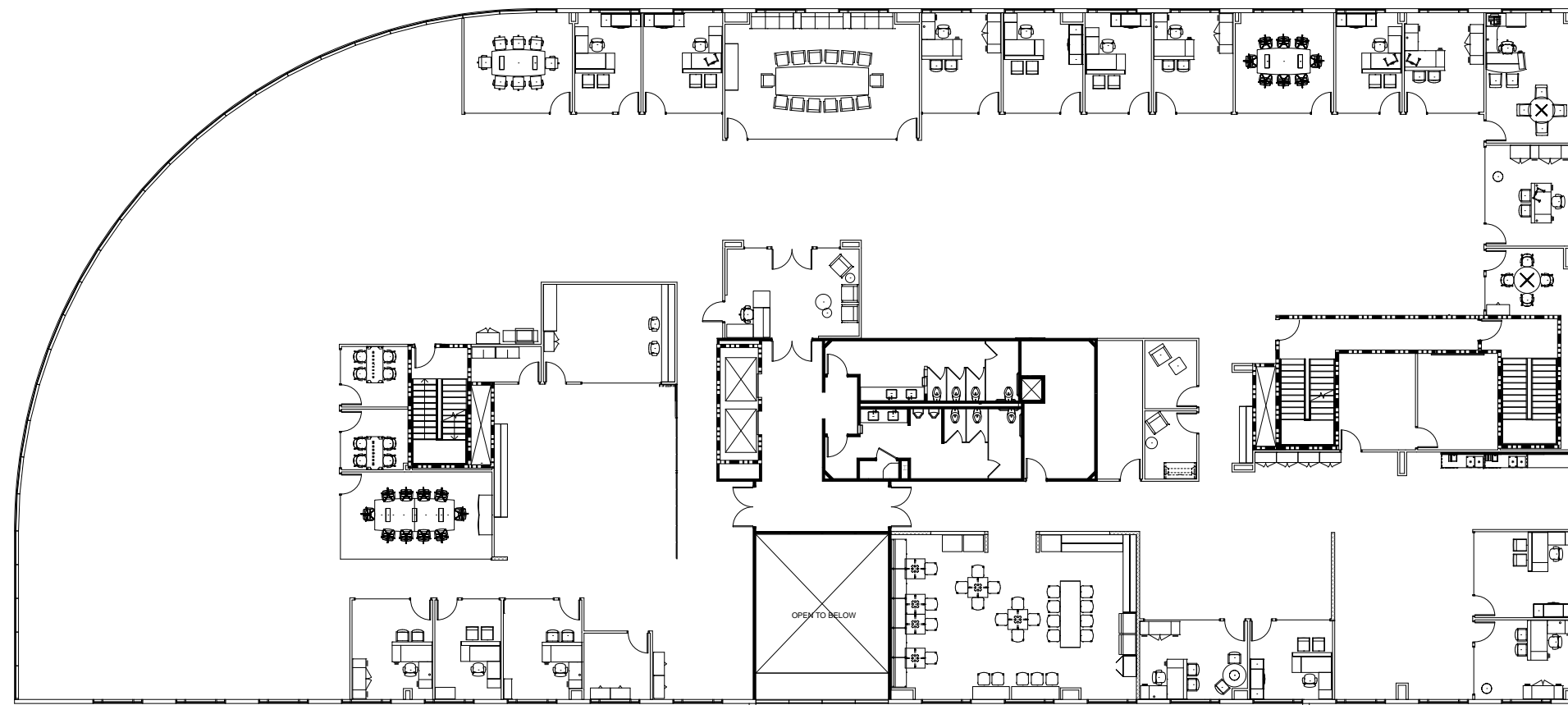
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SECOND FLOOR

22,967 SF FULL FLOOR OPPORTUNITY - AVAILABLE APRIL 2025

RECEPTION AREA, 16 PRIVATE OFFICES, 1 LG CONFERENCE ROOM, 3 MEDIUM CONFERENCE ROOMS, 6 SMALL CONFERENCE ROOMS, COPY AREA, BREAK ROOM, QUIET ROOM, WORK ROOM, STORAGE & ABUNDANT OPEN OFFICE



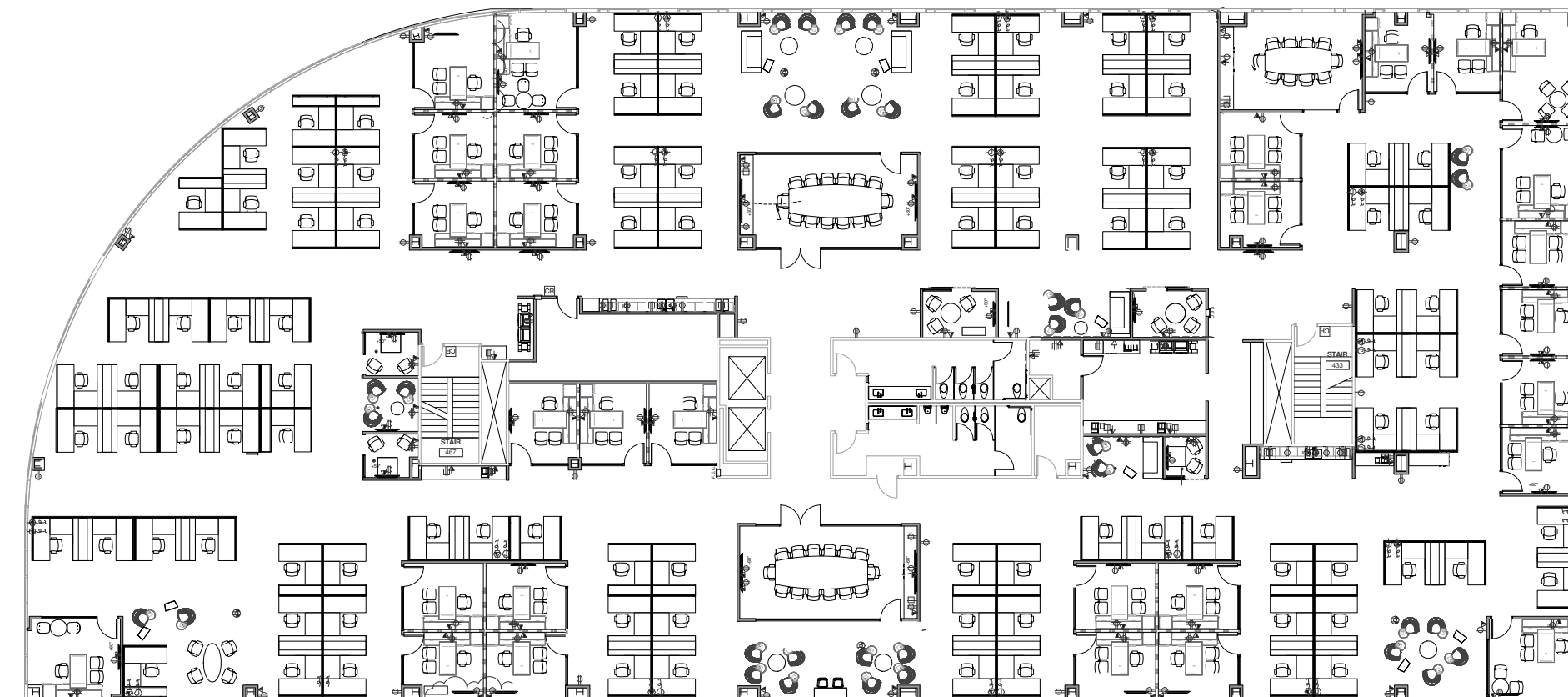
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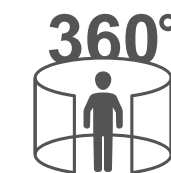
FOURTH FLOOR

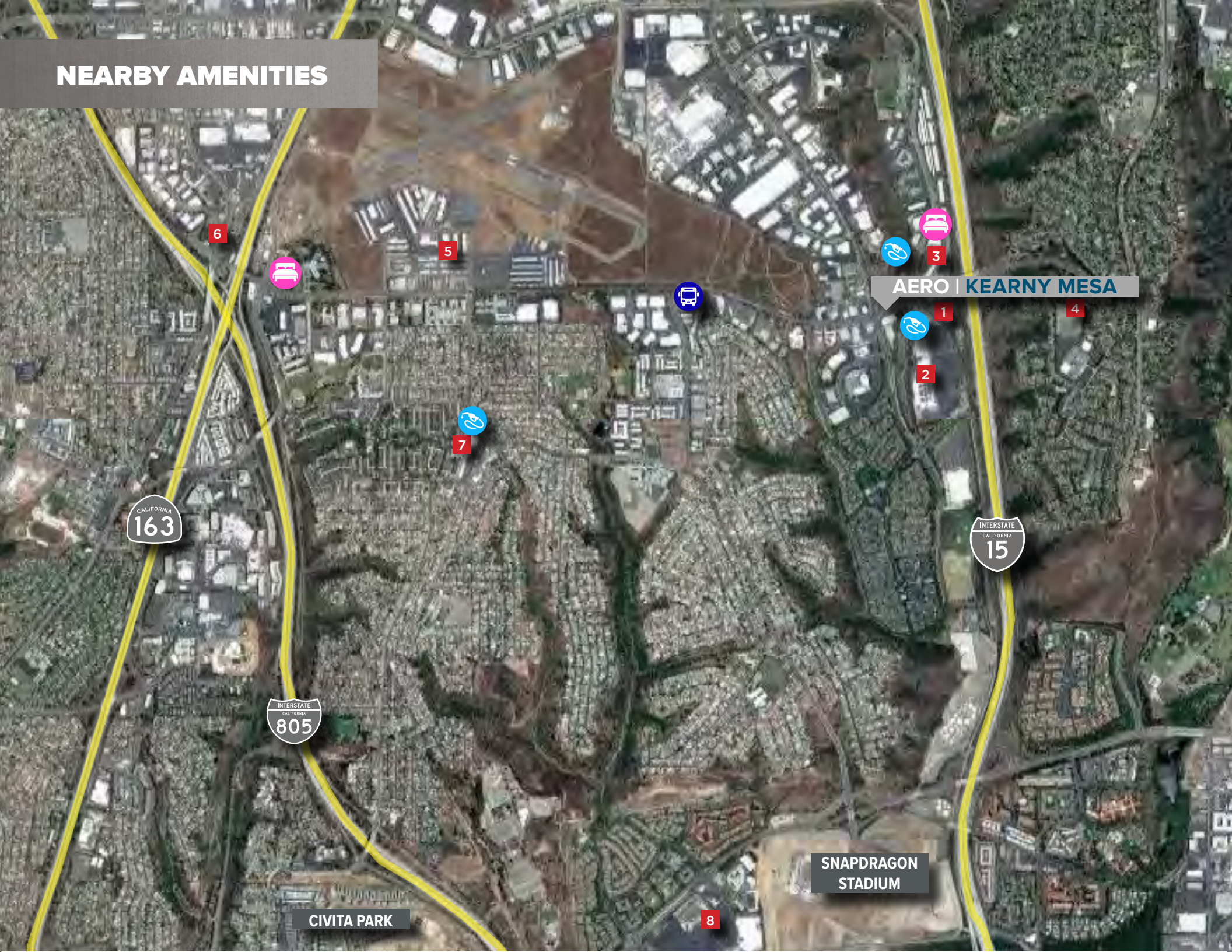
24,289 SF TURNKEY FULL FLOOR OPPORTUNITY

NEW AND MODERN FURNITURE, FIXTURES AND EQUIPMENT AVAILABLE



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NEARBY AMENITIES

- 1

RANDYS DONUTS
BANK OF AMERICA
PICK UP STIX
MCDONALDS
PAPA JOHNS
RUBIOS COASTAL GRILL
EINSTEIN BROS. BAGELS
STARBUCKS
- 2

EL COSTENO MEXICAN FOOD
VONS
PETSMART
WALMART
- 3


OBI SUSHI
LUXE BOBA
JACK IN THE BOX
- 4


ROUND TABLE PIZZA
SUBWAY
PINTO THAI BISTRO
HOMESTYLE HAWAIIAN PUB
FRESH GOLDEN DONUTS
STARBUCKS
GAETANO'S
MCDONALDS
COTIJAS MEXICAN FOOD
MOM'S PHO & GRILL
DOMINOS
JACK IN THE BOX
HEAVENLY YOGURT
NAVY FEDERAL CREDIT UNION
SMART & FINAL
CIRCLE K
- 5


CASA MACHADO RESTUARANT
PEARS THAI CUISINE
LA FUENTE MEXICAN FOOD
SOUP DU JOUR
- 6

EMERALD CHINESE CUISINE
STARBUCKS
CARLS JR
SUNRISE BUFFET
KETCH BREWING
THE ORIGINAL PANCAKE HOUSE
KOON THAI KITCHEN
POPEYES LOUISIANA KITCHEN
THE GREAT GREEK MEDITERRANEAN GRILL
COSTCO
TARGET
- 7

SAN DIEGO SANDWICH CO
THAI PEPPER CUISINE
CALI CAFE
CVS PHARMACY
SUBWAY
KOKORO
YOGURT LOUNGE
LITTLE SAM'S PIZZA
COTIXAN MEXICAN FOOD
MAGGIES CAFE
BEAR BUNS BAKERY
GOODY'S DONUTS AND COFFEE
CHANNEL 2 SPORTS BAR
- 8

COSTCO
IKEA
MCDONALDS
SUSHI KUCHI
LOWES
STARBUCKS
PHO CA DAO VIETNAMESE
ISLANDS RESTAURANT
COLD STONE CREAMERY
LUNA GRILL
OGGI'S SPORTS BREWHOUES
IHOP
DRAGON CHINESE CUISINE
FEDEX
SDCCU MISSION VALLEY
COMERICA BANK
-  GAS STATION

 LODGING

 AERO DR/RUFFIN ROAD BUS STOP
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FOR MORE INFORMATION, PLEASE CONTACT

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