

10,400 SF INDUSTRIAL SPACE FOR LEASE



8835 BALBOA AVE, UNIT A, SAN DIEGO, CA 92123 | KEARNY MESA

BRANT ABERG, SIOR

Direct: 858.546.5464
Mobile: 858.413.5600
brant.aberg@cushwake.com
CA Lic. 01773573

TRINITY CARSON

Direct: 619.928.6034
Mobile: 602.489.4876
trinity.carson@cushwake.com
CA Lic. 02343245



12830 El Camino Real, Suite 100 | San Diego, CA 92130
858.452.6500 | 858.630.6320 | cushmanwakefield.com

PROPERTY FEATURES



Located in San Diego, CA in the Kearny Mesa submarket



10,400 SF Available



65% HVAC Office



1 Grade Level Loading Door



20' Warehouse Clearance



2 per 1,000 SF



600A 208V power

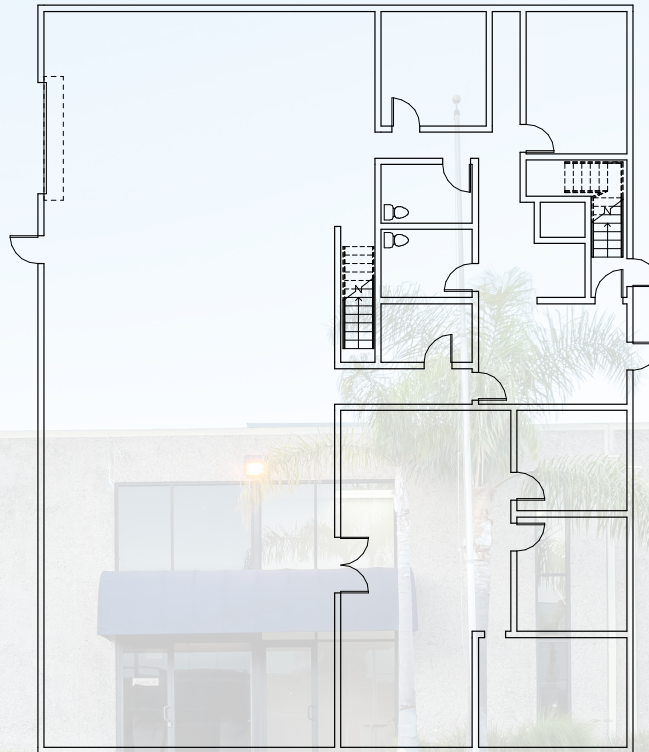


Sprinklered

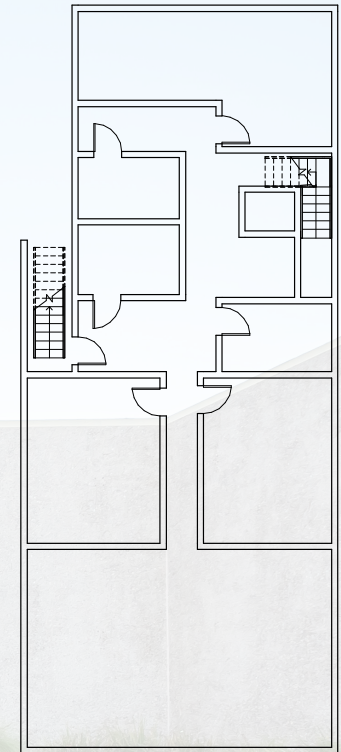


Lease Rate: \$1.80 PSF NNN
NNN: \$0.28 PSF

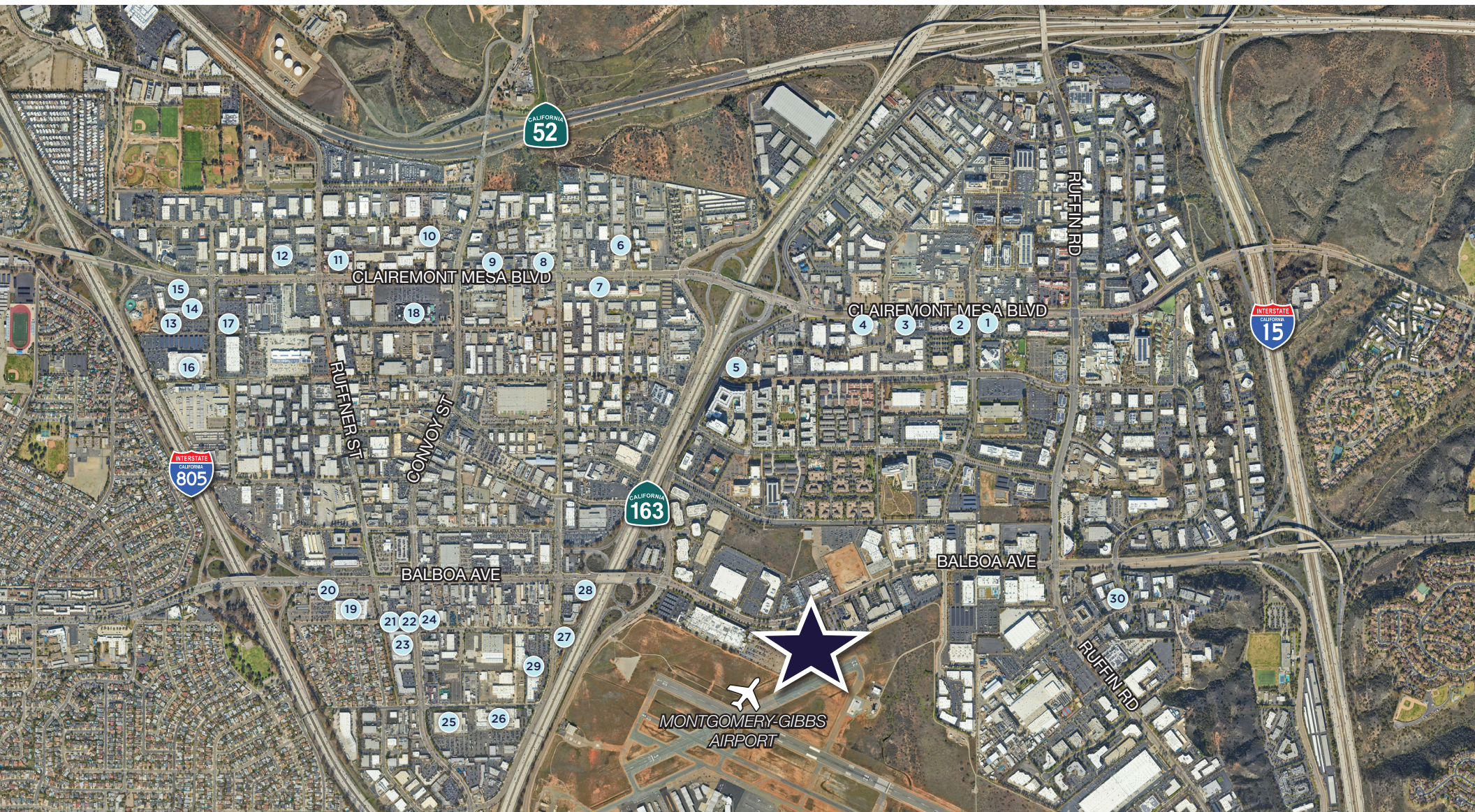
First Floor



Second Floor



LOCATION



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Starbucks	Firehouse Subs	Panera Bread	McDonalds	Sonic Drive-In	Societe Brewing Co.	Kearny Plaza	Mercury Village SC	The Godfather	Hopnonyous Brewing Co.	Rubios	99 Ranch Market	LA Fitness	Chipotle	McDonalds
16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Walmart	Food 4 Less	Zion Market	H Mart	Applebee's	Coco Ichibanya	Manna BBQ	Convoy Village SC	Cross Street Chicken	Costco	Target	In-N-Out	Marukai	Hawthorne Crossings	Bud's Louisiana Cafe