



8825

AOP

AERO OFFICE PARK

8825 aero drive • san diego, ca 92123

JON BOLAND, PARTNER

Senior Vice President | Lic #00999843
jboland@voitco.com | 858.458.3312

RYAN BRACKER, PARTNER

Vice President | Lic. #01353870
rbracker@voitco.com | 858.458.3355

Voit
REAL ESTATE SERVICES



PROPERTY OVERVIEW



PROJECT SPECIFICATIONS



ADDRESS:	8825 Aero Drive, San Diego, CA 92123
LAND SIZE:	2.04 AC
BUILDING SIZE:	36,922 SF
YEAR BUILT:	1981
PARKING RATIO:	4.00/1,000 RSF
ZONING:	RMX-1
# OF STORIES:	Three (3)
MAX LEASE TERM:	Through February 29, 2024

PROPERTY HIGHLIGHTS

ELEVATOR

One (1) Passenger

INTERNET/TELECOM

Existing Fiber provided by AT&T into the Building

HVAC

Individual Package units

ELECTRICAL SERVICE

Separately metered suites

BASIC CONSTRUCTION

Wood & steel frame with masonry and reinforced concrete slab foundation

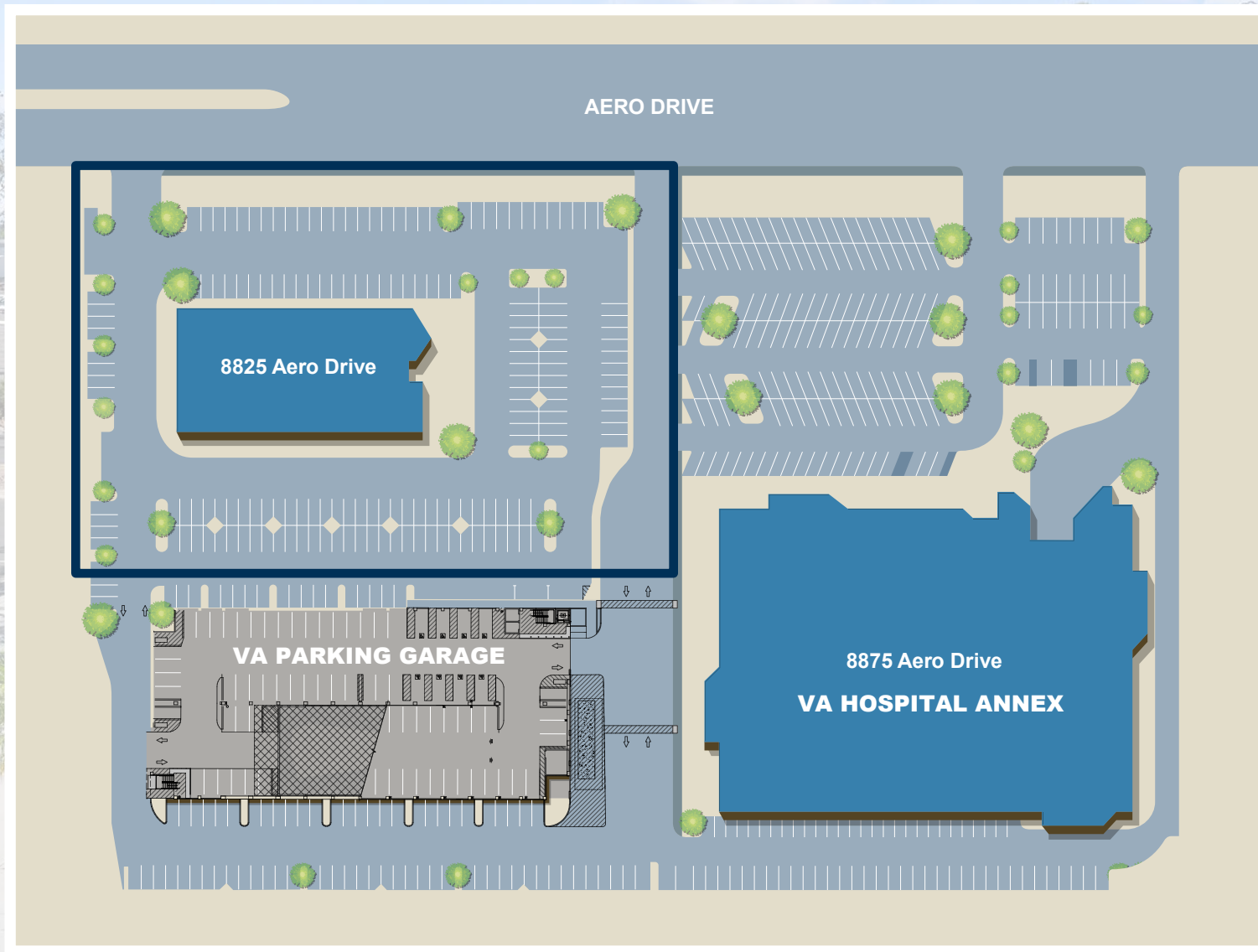
FREEWAY ACCESS

Close proximity to I-805, I-15, and Hwy-163 via Aero Drive

CLOSE PROXIMITY TO

- Adjacent to new VA Hospital Annex
- Multiple food and beverage amenities within walking distance
- Montgomery Airfield directly across the street
- Close to newly developed multi-family projects and hotels
- Café Aero located in adjacent building







AVAILABILITY & FLOOR PLANS

1ST FLOOR

100 % Leased

2ND FLOOR

Suite 225 | ±1,721 RSF

Mix use of private offices, reception, conference room, and large open area; Available Now

3RD FLOOR

Suite 300 | ±5,524 RSF

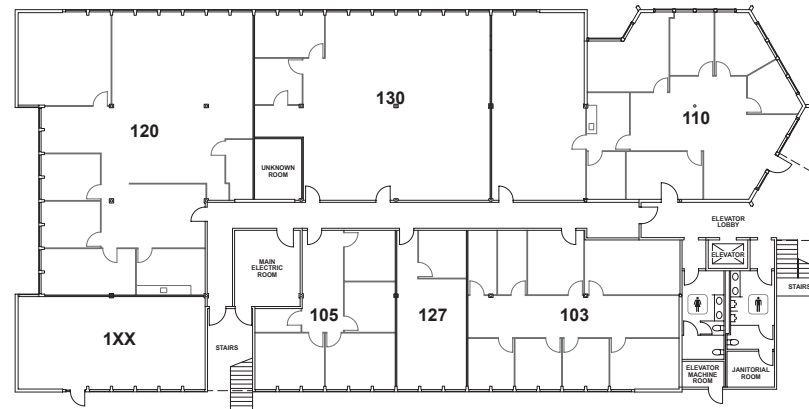
Mix use of private offices, conference room, break rooms, reception, and telecom room; Available Now

Suite 320 | ±1,936 RSF

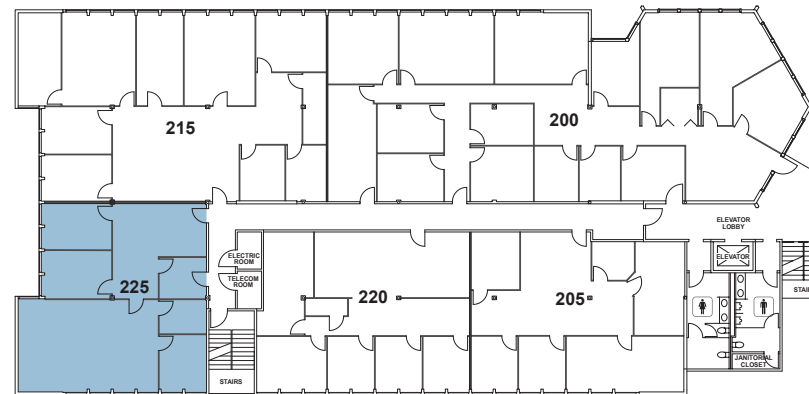
Large open area, reception, and 2 private offices; Available Now

*Suites 300 & 320 can be contiguous for ±7,460 RSF

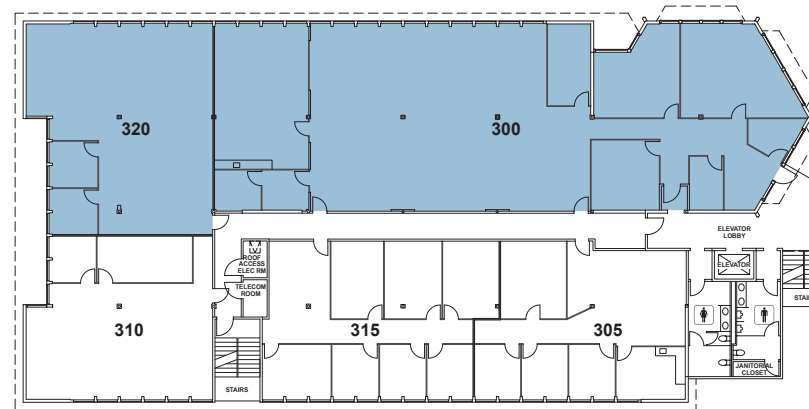
AVAILABILITY



1ST



2ND



3RD

SUITE SPECIFICATIONS

SUITE NO.: 225

SIZE: 1,721 RSF

LEASE RATE: \$1.25 + Electric

VACANCY: Available Now

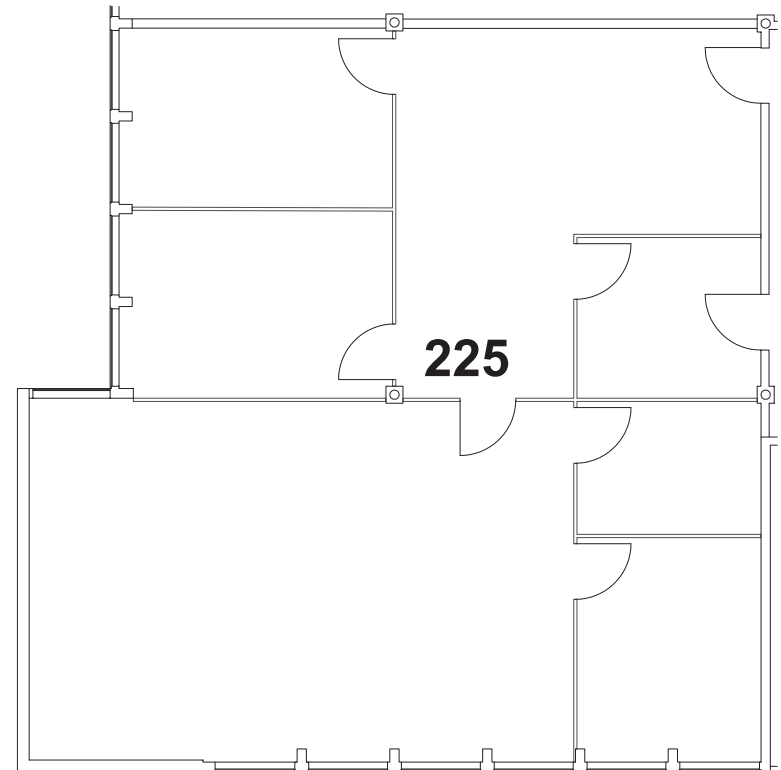
NOTES: Mix use of private offices, reception, conference room , and large open area

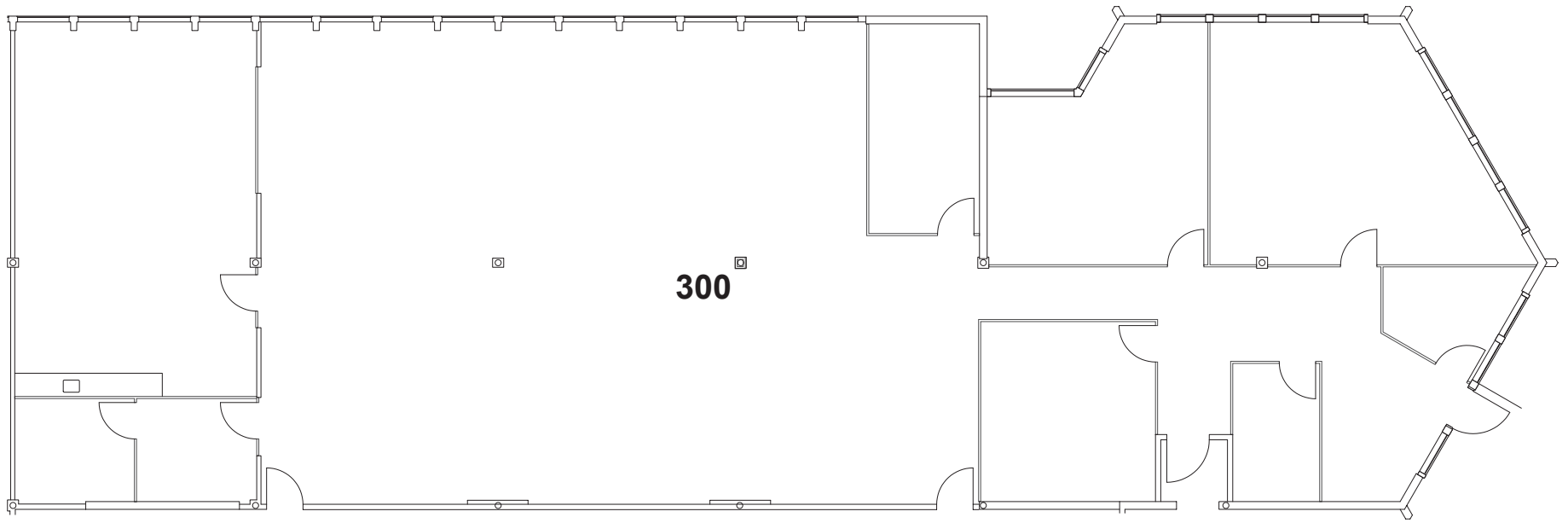
SUITE 225



SCAN ME
OR CLICK THE LINK

Matterport Link Pending





SUITE SPECIFICATIONS

SUITE NO.:	300
SIZE:	5,524 RSF
LEASE RATE:	\$1.25 + Electric
VACANCY:	Available Now
NOTES:	Mix use of private offices, break rooms, conference room, telecom room, and reception

*Suites 300 and 320 can be contiguous for a total of approximately 7,460 RSF

SUITE 300



SCAN ME

OR CLICK THE LINK

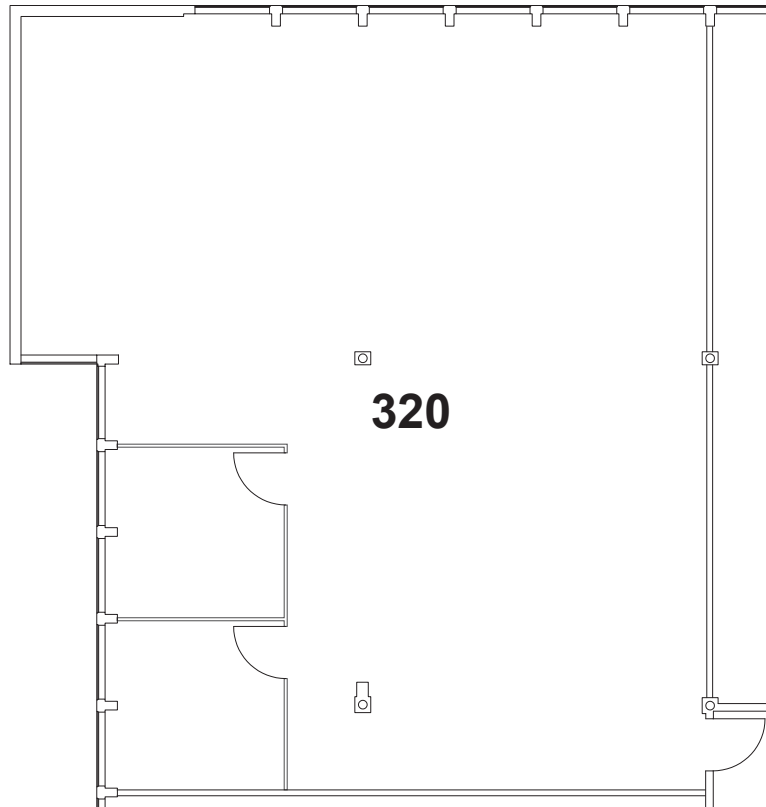
<https://my.matterport.com/show/?m=ZfhNPUMBtv9>

SUITE 320



SCAN ME
OR CLICK THE LINK

<https://my.matterport.com/show/?m=p4Nnqw16rpK>



SUITE NO.: 320

SIZE: 1,936 RSF

LEASE RATE: \$1.25 + Electric

VACANCY: Available Now

NOTES: Large open area, reception, and two (2) private offices

*Suites 300 and 320 can be contiguous for a total of approximately 7,460 RSF





MARKET OVERVIEW

STABLE TENANT BASE

The Kearny Mesa tenant base provides an optimal combination of growth and stability and includes many of San Diego's distinguished corporate tenants including Sharp Healthcare, Kaiser Permanente, Northrop Grumman, North Island Federal Credit Union, ResMed, Cubic Corporation, Kyocera, Raytheon Bridgepoint Education, Sempra Energy, Jack-in-the-Box and Solar Turbines.



KEARNY MESA

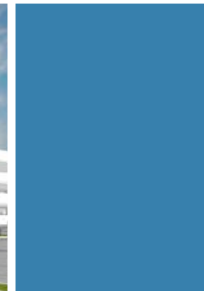
SUPERIOR CENTRAL LOCATION

Kearny Mesa's highly desirable central location is framed by several freeways, including the 805, 15 and 52, providing a convenient commute for San Diego's large and diverse labor force.

A relatively well-to-do population base and proximity to several universities feed a pipeline of employees.

STEADY SUBMARKET

Kearny Mesa is the second largest suburban office submarket in San Diego County with 8.2 million square feet of inventory. Fueled by strong tenant demand, Kearny Mesa continues to be the best performing submarket in San Diego County.



KEARNYMESA

1,003,000

Work force of residents over the age of 18 within a 10 mile radius



128,796

Expected population growth by 2026

\$105,066

Average Household Income



17,900

Businesses with 257,000+ employees within a 5 mile radius

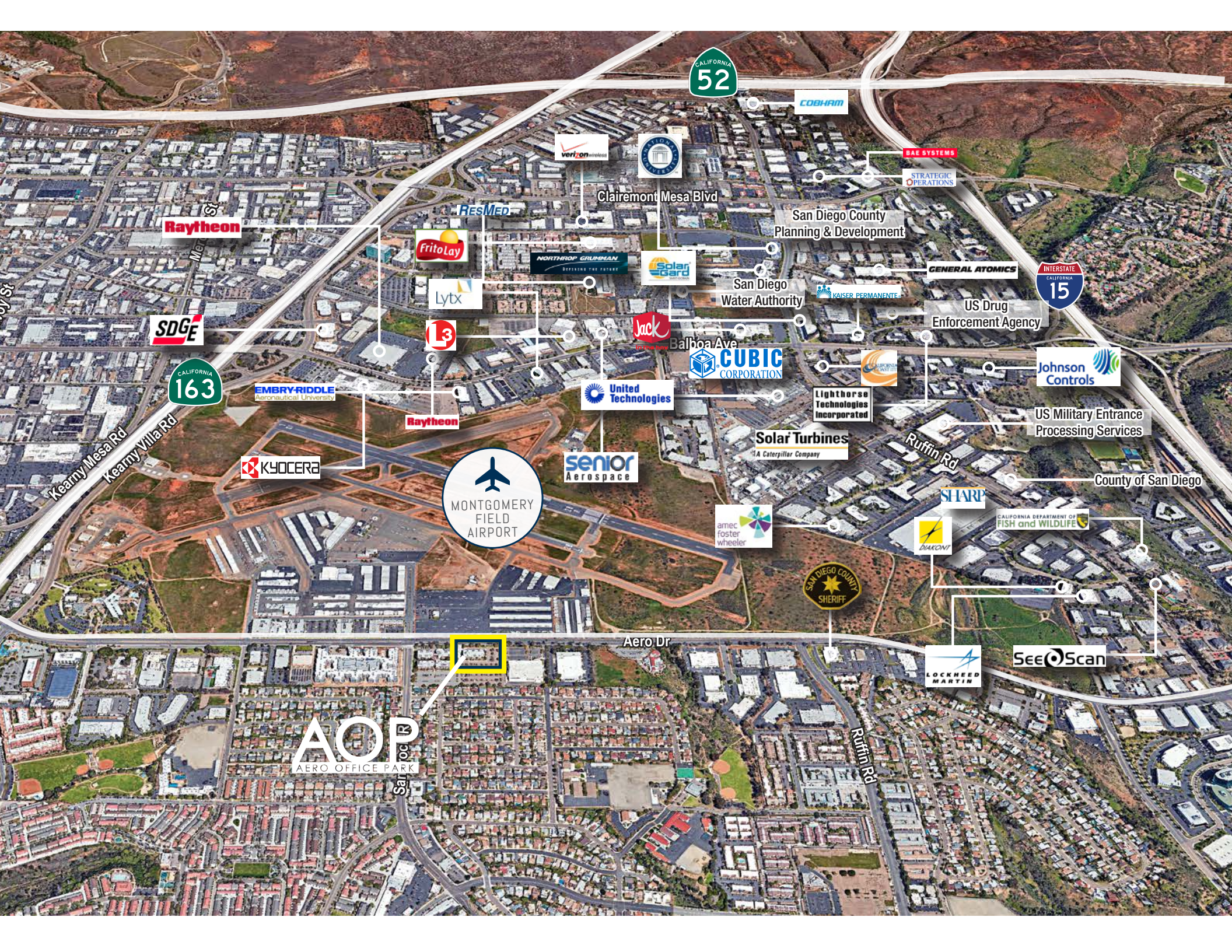


49,816

Total Households



*Census numbers are based on a 3 mile radius



COBHAM

BAE SYSTEMS
STRATEGIC OPERATIONS

verizon wireless



Clairemont Mesa Blvd

San Diego County
Planning & Development

Raytheon

RESMED



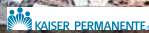
NORTHROP GRUMMAN
DEFENDING THE FUTURE



GENERAL ATOMICS



San Diego
Water Authority



US Drug
Enforcement Agency

SDGE



Balboa Ave
CUBIC
CORPORATION



Johnson
Controls

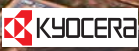
EMBRY-RIDDLE
Aeronautical University

United
Technologies

Lighthouse
Technologies
Incorporated

US Military Entrance
Processing Services

Kearny Mesa Rd
Kearny Villa Rd



senior
Aerospace

Solar Turbines
A Caterpillar Company

Ruffin Rd

County of San Diego



SHARP

CALIFORNIA DEPARTMENT OF
FISH and WILDLIFE



SeeoScan

LOCKHEED
MARTIN

Aero Dr

AOP
AERO OFFICE PARK

Satic Rd

Ruffin Rd



JON BOLAND, PARTNER

Senior Vice President | Lic #00999843
jboland@voitco.com | 858.458.3312

RYAN BRACKER, PARTNER

Vice President | Lic. #01353870
rbracker@voitco.com | 858.458.3355

Voit
REAL ESTATE SERVICES

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 Fax | Lic #01991785 | www.voitco.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.
©2022 Voit Real Estate Services. All Rights Reserved.