

TIERRASANTA RESEARCH PARK

9755 - 9775 Clairemont Mesa Blvd
San Diego, CA 92124

FOR LEASE

**9765 CLAIREMONT MESA BLVD.
SUITE A
9,030 SF AVAILABLE**



Jones Lang LaSalle Brokerage, Inc. RE license #01856260



» **Excellent Location**

Most immediate freeway access of any project in Kearny Mesa. No stop lights between the property and freeway.

» **Ideal Corporate Setting**

Prime location in a peaceful setting on bluff overlooking surrounding canyons.

» **Flexible Building Design**

Building sets up well to accommodate 100% office Tenants, or Flex R&D Tenants in need of ground floor manufacturing/warehouse space.

» **Good Parking Ratio**

3.5/1,000 SF with historic underutilization

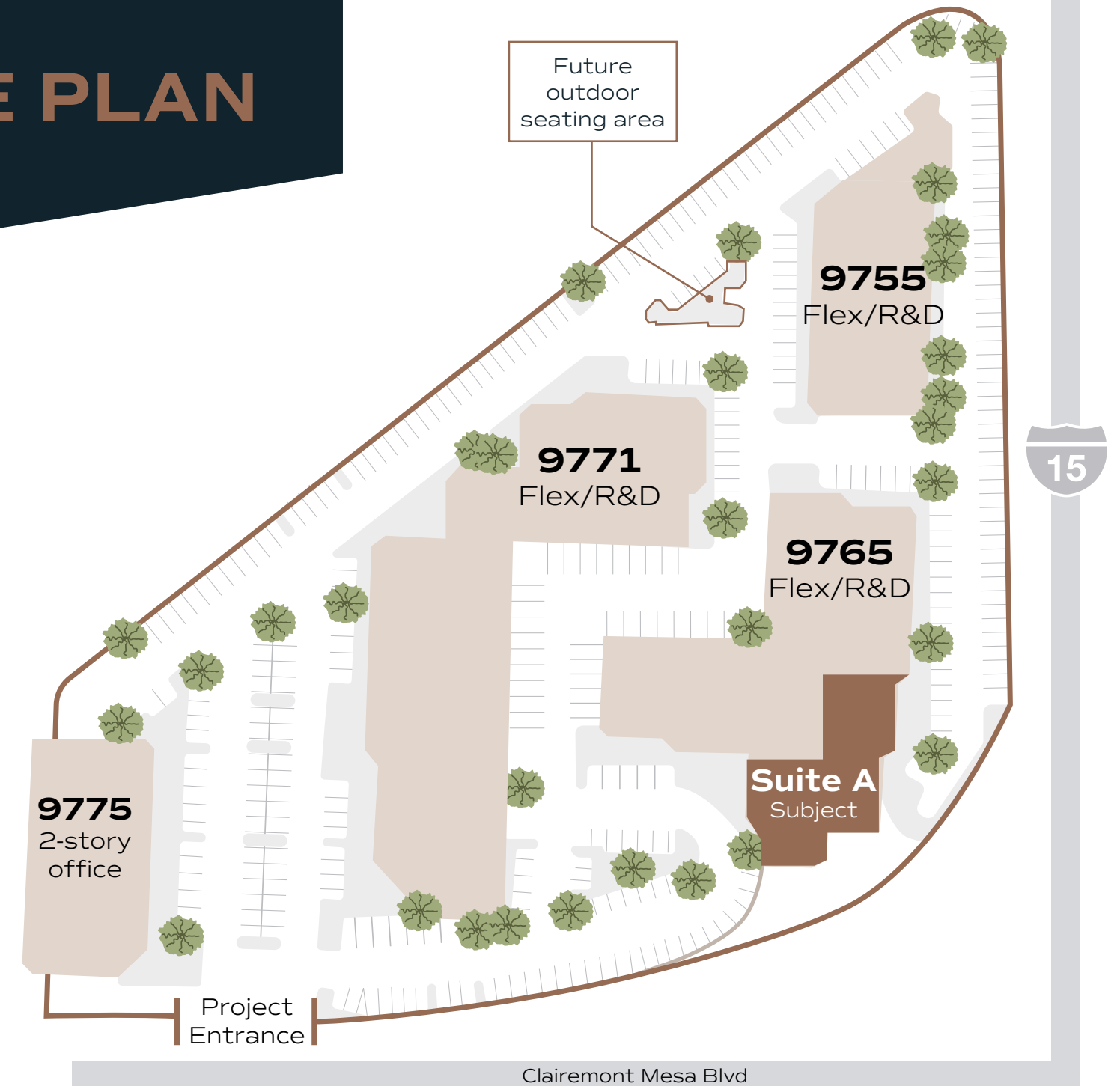
» **Access to Kearny Mesa Amenities**

Great access to numerous restaurant and retail options in vibrant Kearny Mesa

» **Local, Responsive Ownership**

Professionally owned and managed by Monro Capital, Inc.

THE
SITE PLAN



IT'S ABOUT THE
LOCATION



RESTAURANTS

- 1 Good On Ya Diner
- 2 Sky Park Cafe
- 3 Bud's Louisiana Cafe
- 4 Corner Deli and Cafe
- 5 Deli Mart
- 6 Studio Diner
- 7 94th Aero Squadron Restaurant
- 8 Shogun Kobe Restaurant
- 9 Butcher Shop Restaurant
- 10 Pampa's Argentine Grill
- 11 Emerald Restaurant
- 12 Original Pancake House
- 13 Jasmine Seafood Restaurant
- 14 The Godfather Restaurant

15 Daley Square

- FedEx Kinko's
- Jack in the Box
- Sizzler
- Submarina
- Roberto's Taco Shop
- Joe's Pizza
- Baskin Robbins

16 Stonecrest Plaza

- Vons
- Baja Fresh
- Walmart
- Chevron
- Fry's
- Quiznos
- Starbucks
- Panda Express
- Verizon
- Petsmart
- Einstein Bros.
- Payless ShoeSource
- McDonalds
- Taco Bell
- Papa John's Pizza

- 17 Rubios
- 18 Panda Express
- 19 Starbucks
- 20 Quiznos

- 21 LaSalsa
- 22 Togos
- 23 Sprint
- 24 The Coffee Bean
- 25 FedEx
- 26 Subway
- 27 Carl's Jr.
- 28 Costco
- 29 Target
- 30 24 Hour Fitness

HOTELS

- 1 Holiday Inn
- 2 Extended Stay America
- 3 Four Points Sheraton
- 4 Courtyard Marriott
- 5 Hampton Inn
- 6 Residence Inn Marriott
- 7 Ramada Inn

Drive Times



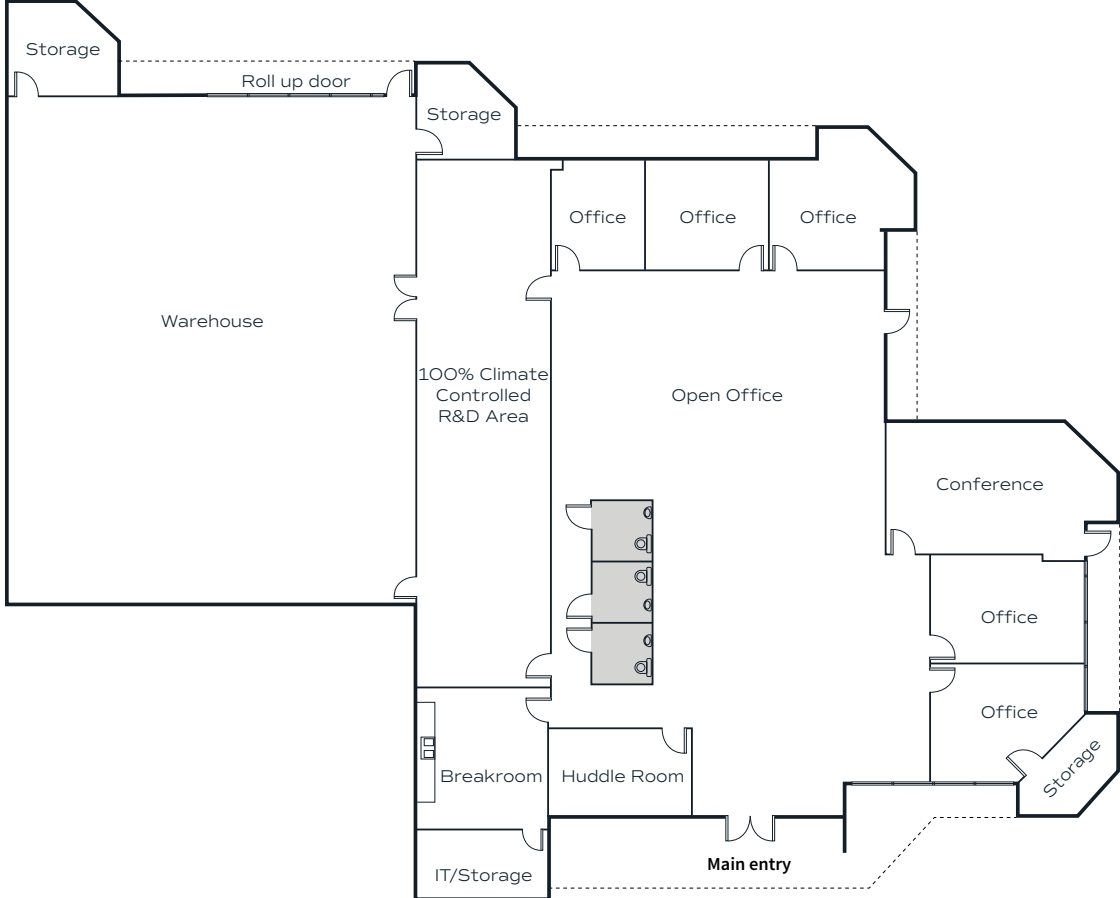
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9765 Clairemont Mesa Blvd.
Total building RSF: **29,220 SF**

Suite A | 9,030 SF

\$2.25 NNN - OpEx at ± \$0.62/sf/mo.

- **Available March 1, 2027**
- 5 Private Offices
- 1 Conference Room
- 1 Huddle Room
- 3 Storage Rooms
- 1 IT Room
- Open Office Area
- ~10% Climate Controlled R&D Area
- ~14' Clear Height in Warehouse
- ~35% Warehouse
- ~55% Office
- 1 Grade Level Door
- 400 amps of power (tenant to verify)
- Restrooms in suite (minimal to no core factor)
- Great Window-Line



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