

8840 | COMPLEX DRIVE

CBRE



Project Features

- Approximately 34,672 RSF building
- Building top signage available
- Located in the main fiber loop for San Diego
- Outside seating area
- Banking, retail and food services within walking distance
- Direct access to the Interstate 15 and regional access via Highways 52 and 163
- Total Available Parking - 4.0/1,000
- Fiber: AT&T and Cox
- Owner occupied and on-site management

Availabilities:

Suite 100	4,338 - 10,830	\$1.45/SF + NNN
Suite 200	11,935	\$1.45/SF + NNN
Suite 300	11,907	\$1.45/SF + NNN

**NNN's are estimated to be \$1.00/SF and are inclusive of electricity and janitorial





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MESA BLVD

OVERLAND AVE

COMPLEX DRIVE

LIGHTWAVE AVE

Proposed Improvements



FIRST FLOOR AS-BUILT

Square Feet: 4,338 - 10,830

Lease Rate: Negotiable

Available: Now

**can be combined with 2nd and 3rd floor for 34,672 RSF



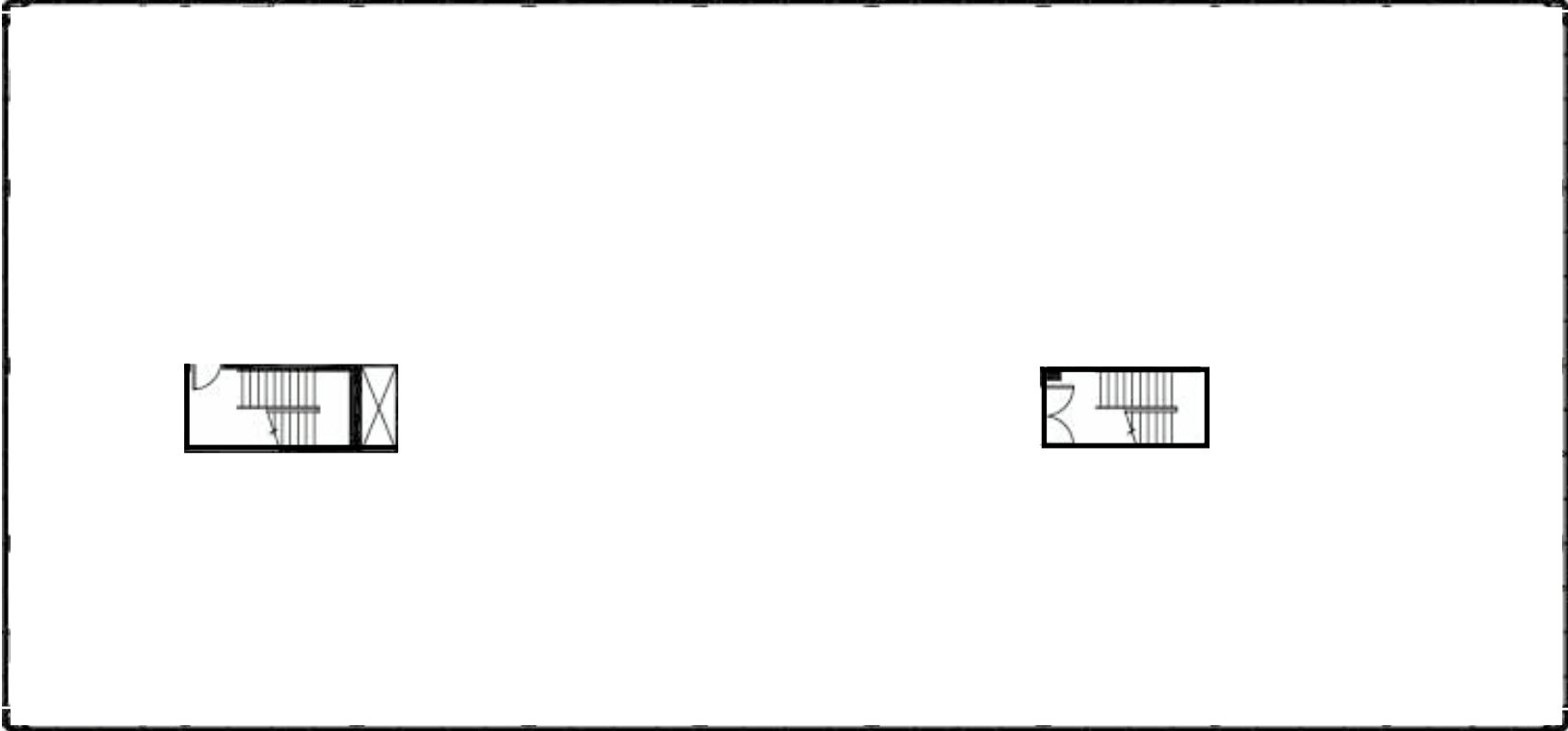
SECOND FLOOR AS-BUILT

Square Feet: 11,935

Lease Rate: Negotiable

Available: Now

**can be combined with 1st and 3rd floor for 34,672 RSF



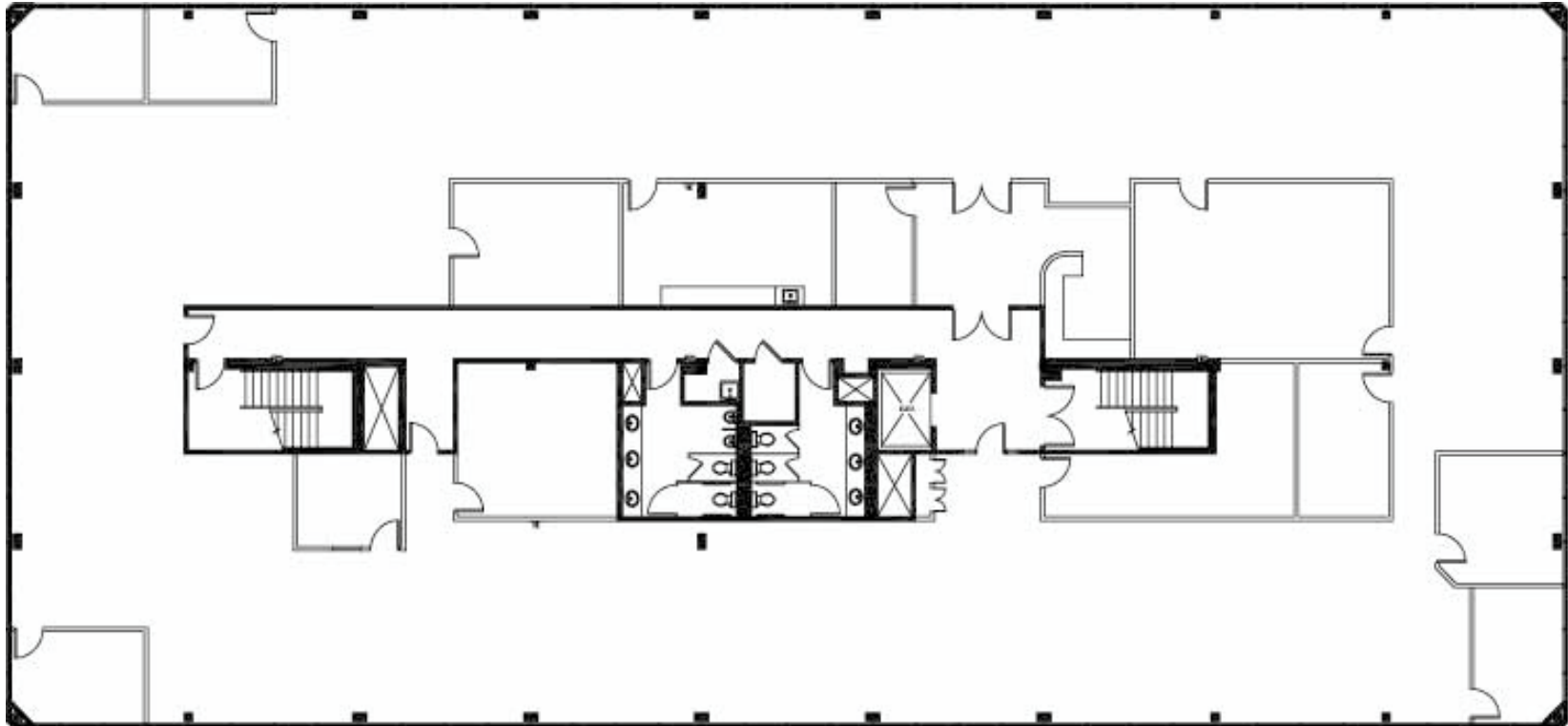
THIRD FLOOR AS-BUILT

Square Feet: 11,907

Lease Rate: Negotiable

Available: Now

**can be combined with 1st and 2nd floor for 34,672 RSF





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CLAIREMONT MESA

SPECTRUM CENTER

52

163

Q

O

A

B

C

L

H

M

G

D

E

I

U

T

V

V

T

S

R



- A** Elbow Room Restaurant
Sonic Burgers
Butcher Shop
- B** Filippi's Pizza
Subway
Anny's Burgers
- C** Greek Palace
Denny's
McDonald's
- D** Village Indian Cuisine
Rubio's Fresh Mexican Grill
Bangkok West Thai Café
- E** Starbucks
Los Primos Mexican Food
Panda Express
Jack in the Box
- F** The Coffee Bean & Tea Leaf
Palomino's Mexican Seafood
Carl's Junior
Giovanni's Italian Restaurant
Domo Kitchen
Abbey's Real Bar-B-Q
- G** The Spice Cafe
- H** Lil' Pepper Gourmet
- I** Boll Weevil Restaurant
- J** Studio Diner



- K** California Coast Credit Union
- L** Regional Transit Center
- M** Bank of America
US Bank
- N** Wells Fargo
- O** Marriott



- P** YMCA (Toby Wells)
- Q** Art of Light Fitness & Training
- R** Spectrum Perimeter Jogging Trail
- S** ACE Fitness



- T** Existing Rental Units (1,080)
- U** Under Construction Rental Units (540)
Planned Rental Units (248)
- V** Existing Condominiums (500+ Units)



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