



Colliers

Marc Posthumus

First Vice President

+1 858 401 3898

CA Lic. 01440118

marc.posthumus@colliers.com

Kurtis Blanchard

Associate

+1 760 670 8367

CA Lic. 02114080

kurtis.blanchard@colliers.com

**Office Building
Available for Sale or Lease**

±10,655 SF

Kearny Mesa

9373

Hazard Way

Property Description

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Sale Price

\$2,950,000

Available
for Lease to a
Single Tenant

- ± 10,655 SF, Office Space: ±10,155 SF
- Extensive Window Lines
- Approved Condo Map for 5 Units
- 35 Controlled - Dedicated Parking Spaces
- Easy Access to Major Freeways 163- 52 -15
- Adjacent to County Operations Center
- New Mechanical Equipment - Warm Shell Office Space
- Plumbed for Additional Rest Rooms or Break Services
- New Renovation
- Ideal Location for Service or Consulting Businesses
- SBA Programs include TI costs and 10% Down
- User Occupancy costs Estimated at 75% of Market Rent

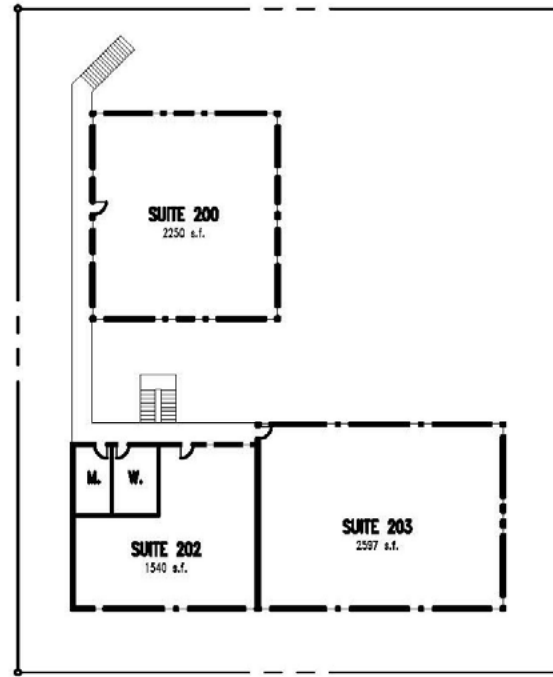


RBA:	± 10,655 SF
Land Area:	± 20,803 SF
Year Built:	1980
Zoning:	IS-1-1
# of Stories:	2

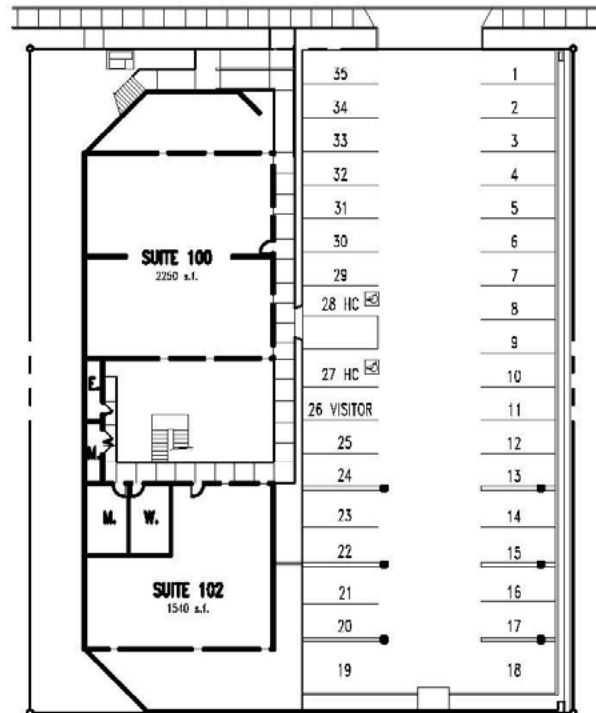
Floor Plans



Upper Level
6,397 SF



Main Level
3,790 SF



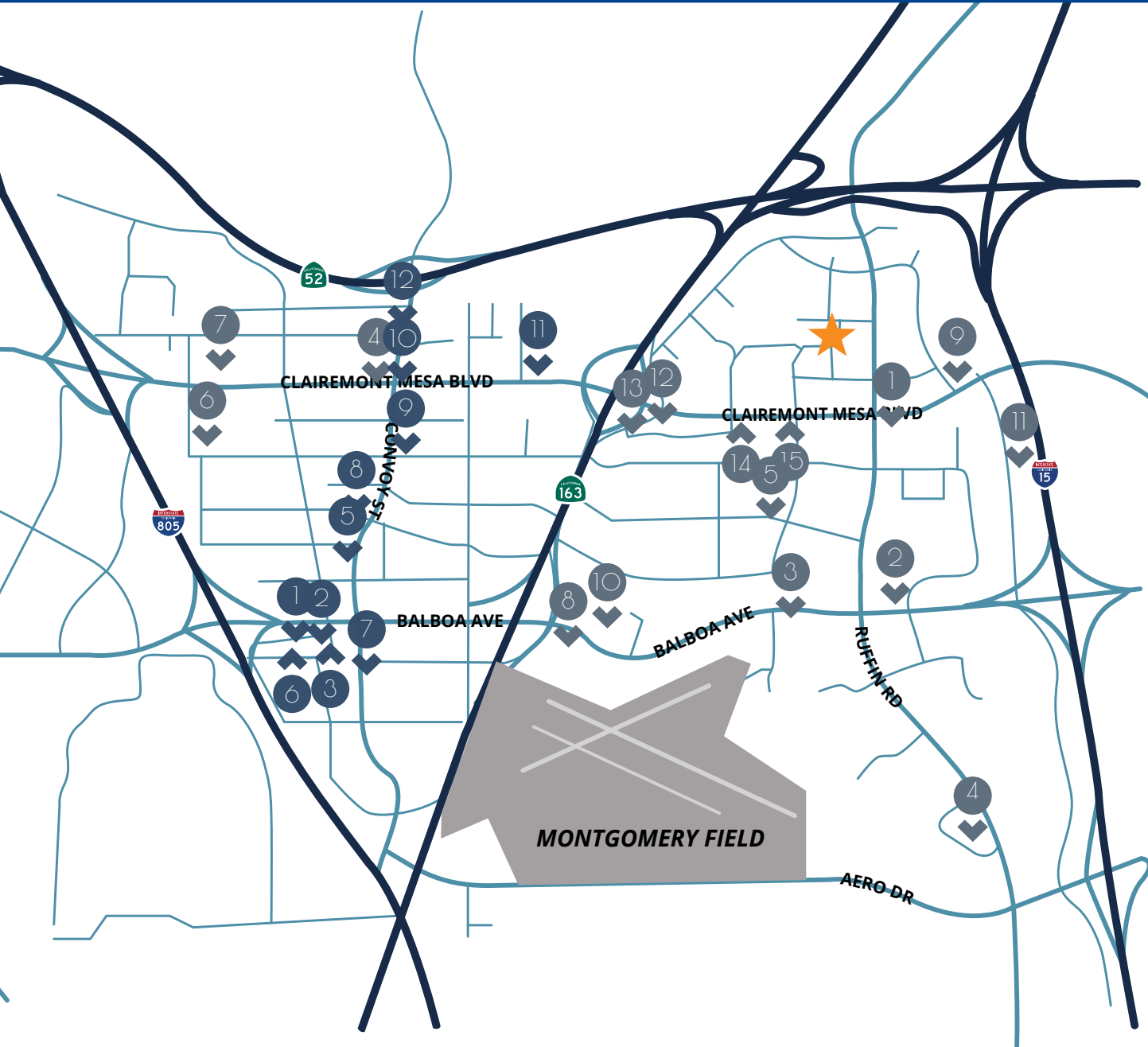
Property Photos

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Corporate Neighbors & Amenities

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CORPORATE

1. Kaiser Permanente San Diego Mesa Medical Center
2. Kaiser Permanente Kearny Mesa Rehab Center
3. Cubic
4. Lockheed Martin
5. Northrop Grumman
6. Fuse Integration
7. Elor Energy
8. Kyocera International
9. Bae Systems
10. Raytheon
11. Mitsubishi Electric
12. Pacific Steel Group

FOOD & DRINKS

1. H Mart's Food Hall
2. Kangnam Chef
3. Bann Cuisine
4. Sinjeon Food Sys
5. Somi Somi
6. Katzya
7. Shancheng Lameizi
8. O'Brien's Pub
9. Realm of 52 Remedies
10. Killowatt Brewing
11. Hopnonyous Brewing
12. Quantum Brewing, Filippi's Pizza Grotto, Anny's Fine Burgers
13. The Butcher Shop
14. Starbucks, Jersey Mike's Subs, Panda, Jack in the Box, Robek's
15. The Coffee Bean & Tea Leaf, WaBa Grill, Carl's Jr.

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Hazard Way



4350 La Jolla Village Dr.
Suite 500
San Diego, CA 92122
colliers.com



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