

# AERO | KEARNY MESA

9797 AERO DRIVE



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## PROPERTY OVERVIEW



## NOW LEASING

9797 AERO is perfect for companies and their employees seeking a progressive work environment in Central San Diego. Open and inviting, the building features overhead roll-up doors that welcome the outdoors into the ground floor tenant interiors and fitness center. There is a spacious outdoor gathering area, that works as open air collaborative space or a friendly place to relax. 9797 AERO is walking distance to numerous restaurants and retail shops and is conveniently located two minutes off of the I-15.

## PROPERTY HIGHLIGHTS

- Two-story atrium lobby with seating
- On-site security
- Outdoor area with seating
- Wi-Fi throughout
- Fitness Center with showers and lockers
- Walking distance to restaurants and retail
- 23,500 SF floor plates
- Covered parking
- Electric car charging stations
- Freeway visibility, prominent signage opportunity



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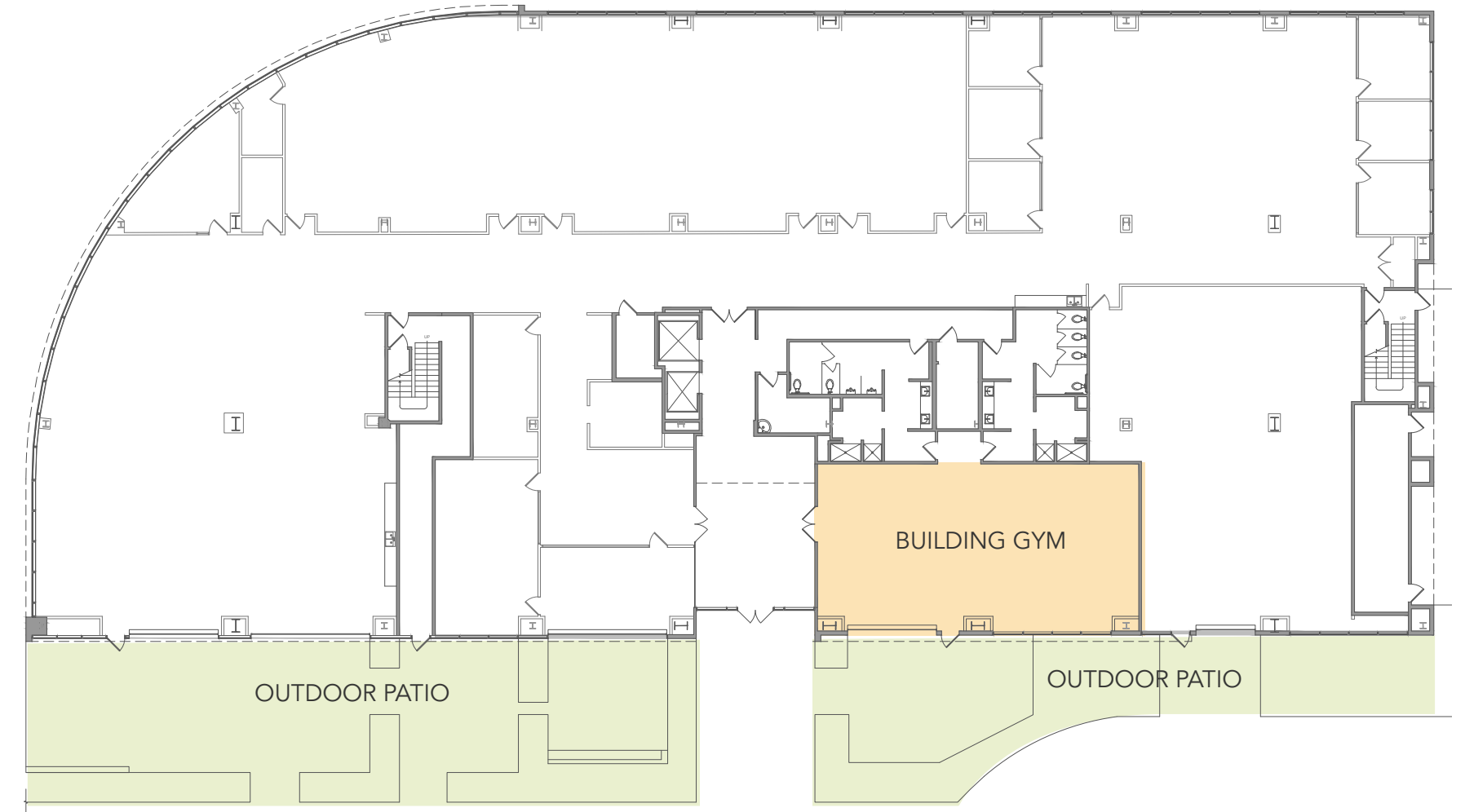
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## FIRST FLOOR

**20,960 SF TURNKEY FULL FLOOR OPPORTUNITY**

NEW AND MODERN FURNITURE, FIXTURES AND EQUIPMENT AVAILABLE



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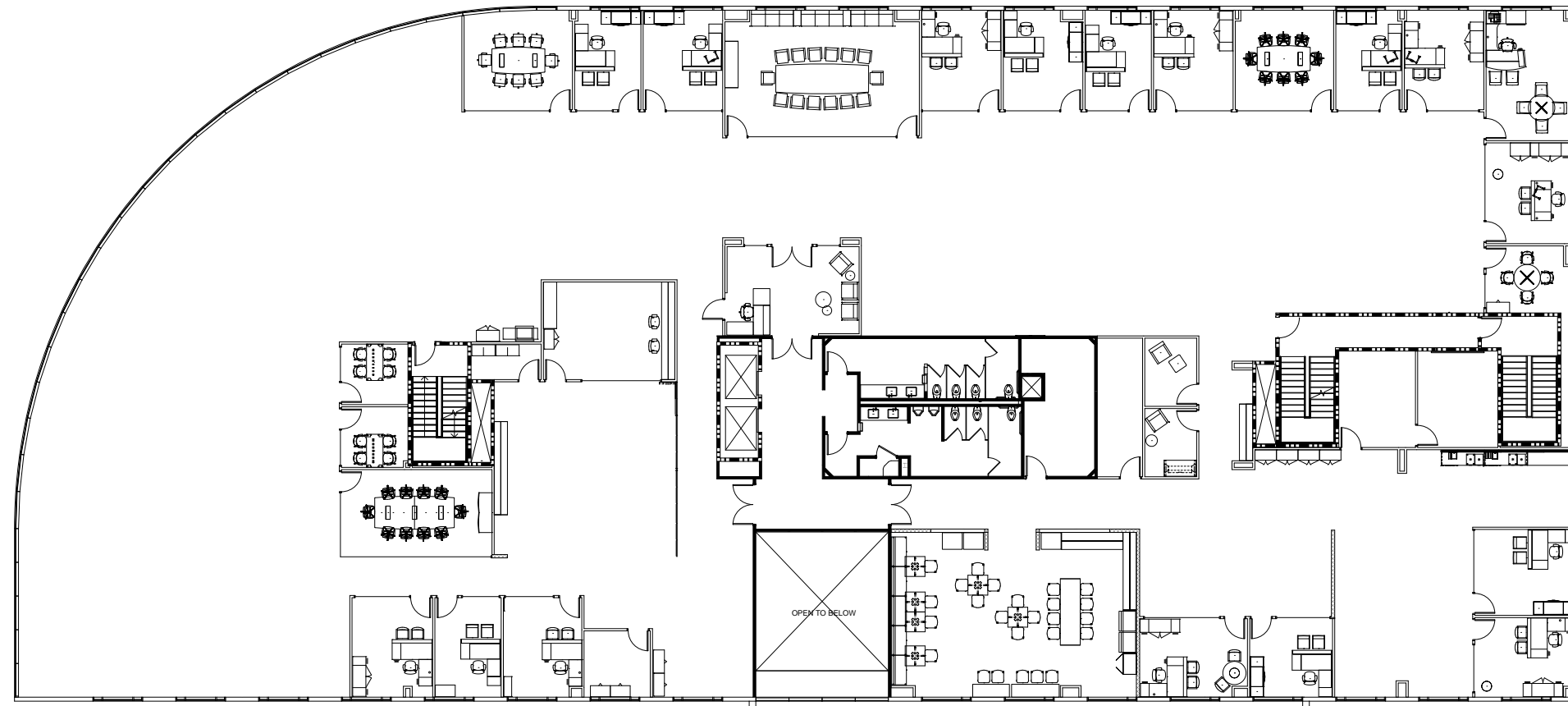
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## SECOND FLOOR

### 22,967 SF FULL FLOOR OPPORTUNITY - AVAILABLE APRIL 2025

RECEPTION AREA, 16 PRIVATE OFFICES, 1 LG CONFERENCE ROOM, 3 MEDIUM CONFERENCE ROOMS, 6 SMALL CONFERENCE ROOMS, COPY AREA, BREAK ROOM, QUIET ROOM, WORK ROOM, STORAGE & ABUNDANT OPEN OFFICE



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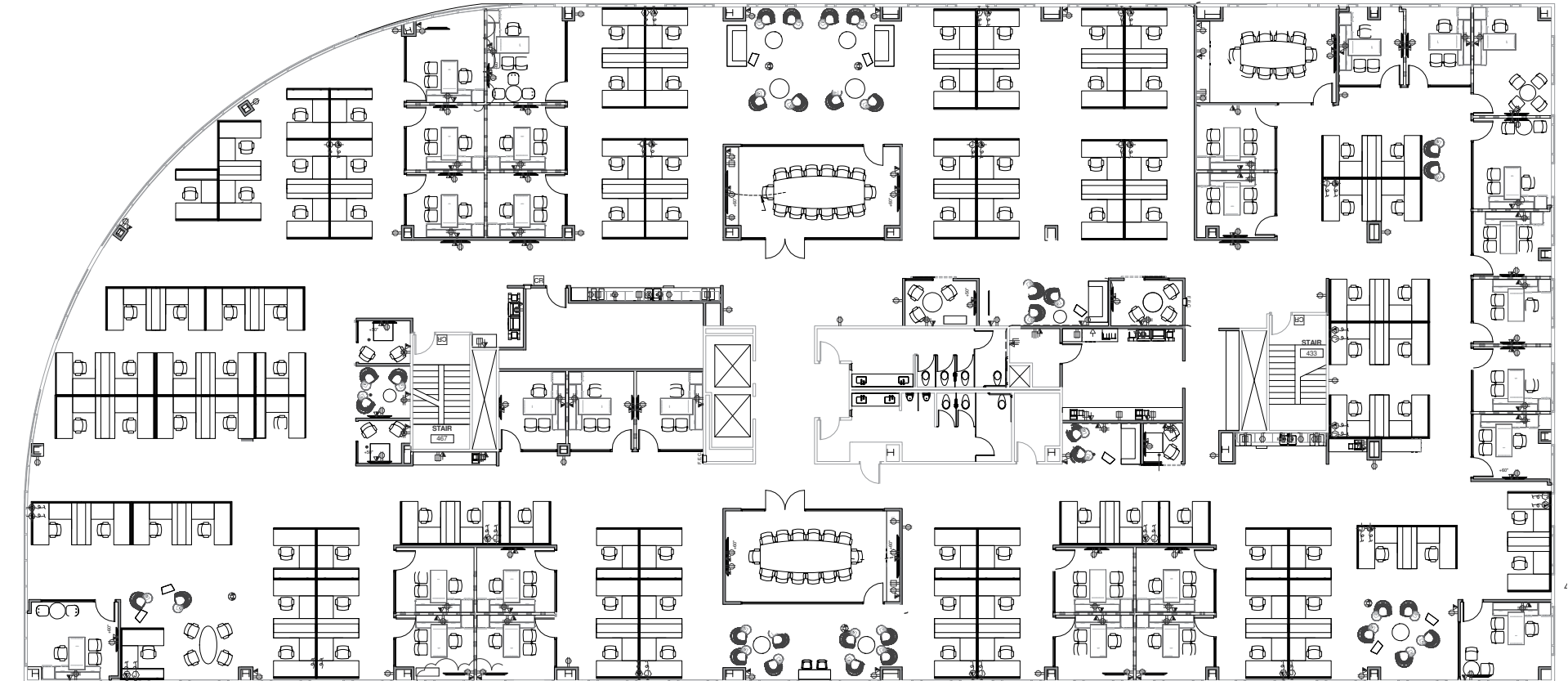
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## FOURTH FLOOR

### 24,289 SF TURNKEY FULL FLOOR OPPORTUNITY

NEW AND MODERN FURNITURE, FIXTURES AND EQUIPMENT AVAILABLE

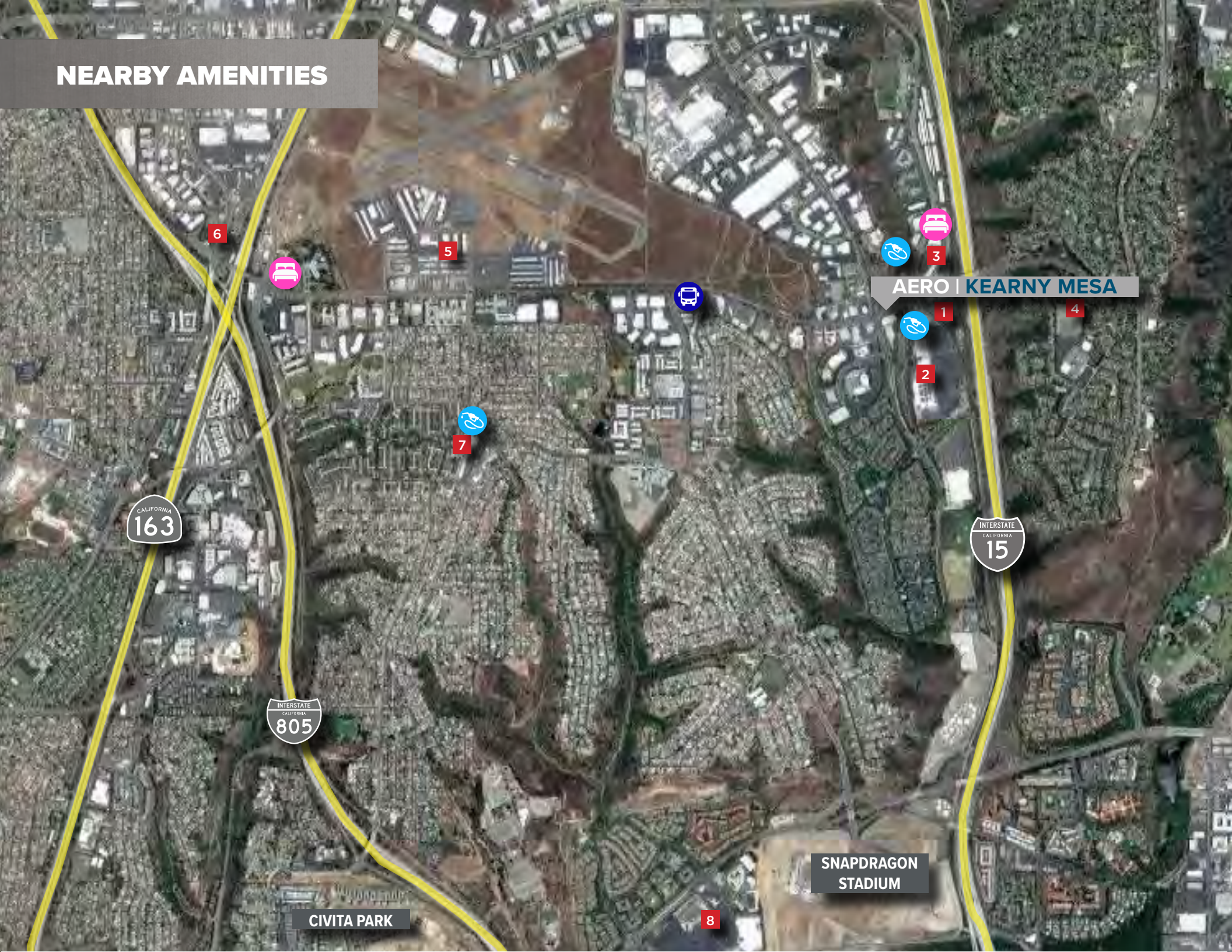



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## NEARBY AMENITIES



- 1** RANDYS DONUTS  
BANK OF AMERICA  
PICK UP STIX  
MCDONALDS  
PAPA JOHNS  
RUBIOS COASTAL GRILL  
EINSTEIN BROS. BAGELS  
STARBUCKS
  - 2** EL COSTENO MEXICAN FOOD  
VONS  
PETSMART  
WALMART
  - 3** OBI SUSHI  
LUXE BOBA  
JACK IN THE BOX
  - 4** ROUND TABLE PIZZA  
SUBWAY  
PINTO THAI BISTRO  
HOMESTYLE HAWAIIAN PUB  
FRESH GOLDEN DONUTS  
STARBUCKS  
GAETANO'S  
MCDONALDS  
COTIJAS MEXICAN FOOD  
MOM'S PHO & GRILL  
DOMINOS  
JACK IN THE BOX  
HEAVENLY YOGURT  
NAVY FEDERAL CREDIT UNION  
SMART & FINAL  
CIRCLE K
  - 5** CASA MACHADO RESTUARANT  
PEARS THAI CUISINE  
LA FUENTE MEXICAN FOOD  
SOUP DU JOUR
  - 6** EMERALD CHINESE CUISINE  
STARBUCKS  
CARLS JR  
SUNRISE BUFFET  
KETCH BREWING  
THE ORIGINAL PANCAKE HOUSE  
KOON THAI KITCHEN  
POPEYES LOUISIANA KITCHEN  
THE GREAT GREEK MEDITERRANEAN GRILL  
COSTCO  
TARGET
  - 7** SAN DIEGO SANDWICH CO  
THAI PEPPER CUISINE  
CALI CAFE  
CVS PHARMACY  
SUBWAY  
KOKORO  
YOGURT LOUNGE  
LITTLE SAM'S PIZZA  
COTIXAN MEXICAN FOOD  
MAGGIES CAFE  
BEAR BUNS BAKERY  
GOODY'S DONUTS AND COFFEE  
CHANNEL 2 SPORTS BAR
  - 8** COSTCO  
IKEA  
MCDONALDS  
SUSHI KUCHI  
LOWES  
STARBUCKS  
PHO CA DAO VIETNAMESE  
ISLANDS RESTAURANT  
COLD STONE CREAMERY  
LUNA GRILL  
OGGI'S SPORTS BREWHOUES  
IHOP  
DRAGON CHINESE CUISINE  
FEDEX  
SDCCU MISSION VALLEY  
COMERICA BANK
-  GAS STATION
  -  LODGING
  -  AERO DR/RUFFIN ROAD BUS STOP





**CUSHMAN &  
WAKEFIELD**

FOR MORE INFORMATION, PLEASE CONTACT

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