

# POINT LOMA BUSINESS CENTER

3405 Kenyon St, San Diego, CA 92110



## UNDER NEW OWNERSHIP! OFFICE & CAFÉ SPACE FOR LEASE



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## PROPERTY FEATURES



3405 Kenyon Street, San Diego, CA 92110



Approx. 46,000 SF Multi-Tenant Professional Office Building



Approx. 384 SF - 4,992 SF



New Xeriscape Landscaping



Centrally Located with Close Proximity to Coastal Amenities



Abundance of Surface Parking Spaces



Recent Renovations - Remodeled Elevators, Common Area Carpet & Paint, Electric Directory



Close Proximity to Retail Amenities, Liberty Station, Old Town, Mission Bay, Ocean Beach, & More



Private and Shared Restrooms Available Including Shared Laundry Room





# PHOTOS



## AVAILABILITY

Suite 105:  
**± 657 SF**

Suite 107: Retail/Café Space  
**± 1,570 SF**

Former Sandwich Shop & Café with Floor Drains & Grease Trap. Direct Access to Outside & Private Exterior Deck Included. Immediately Next to International Language Campus San Diego which Serves Hundreds of Students Per Day.

**Lease Rate: \$2.25/SF, FSG\***

\*Fully Serviced Gross: Landlord Pays Electricity, Tenant Pays Janitorial

**1**  
Floor



Floor Plan Not Fit to Scale; for Reference Purposes Only.

## AVAILABILITY

Suite 301:

± **2,862 SF**

Private In Suite Restroom

Suite 302:

± **2,160 SF**

Private In Suite Restroom

Suite 305:

± **2,130 SF**

Suite 301 & 305:

± **4,992 SF**

**Lease Rate: \$2.25/SF, FSG\***

\*Fully Serviced Gross: Landlord Pays Electricity, Tenant Pays Janitorial

**3**  
Floor



Floor Plan Not Fit to Scale; for Reference Purposes Only.

## AVAILABILITY

Suite 504:  
**± 384 SF**

**Lease Rate: \$2.50/SF, FSG\***

\*Fully Serviced Gross: Landlord Pays Electricity, Tenant Pays Janitorial

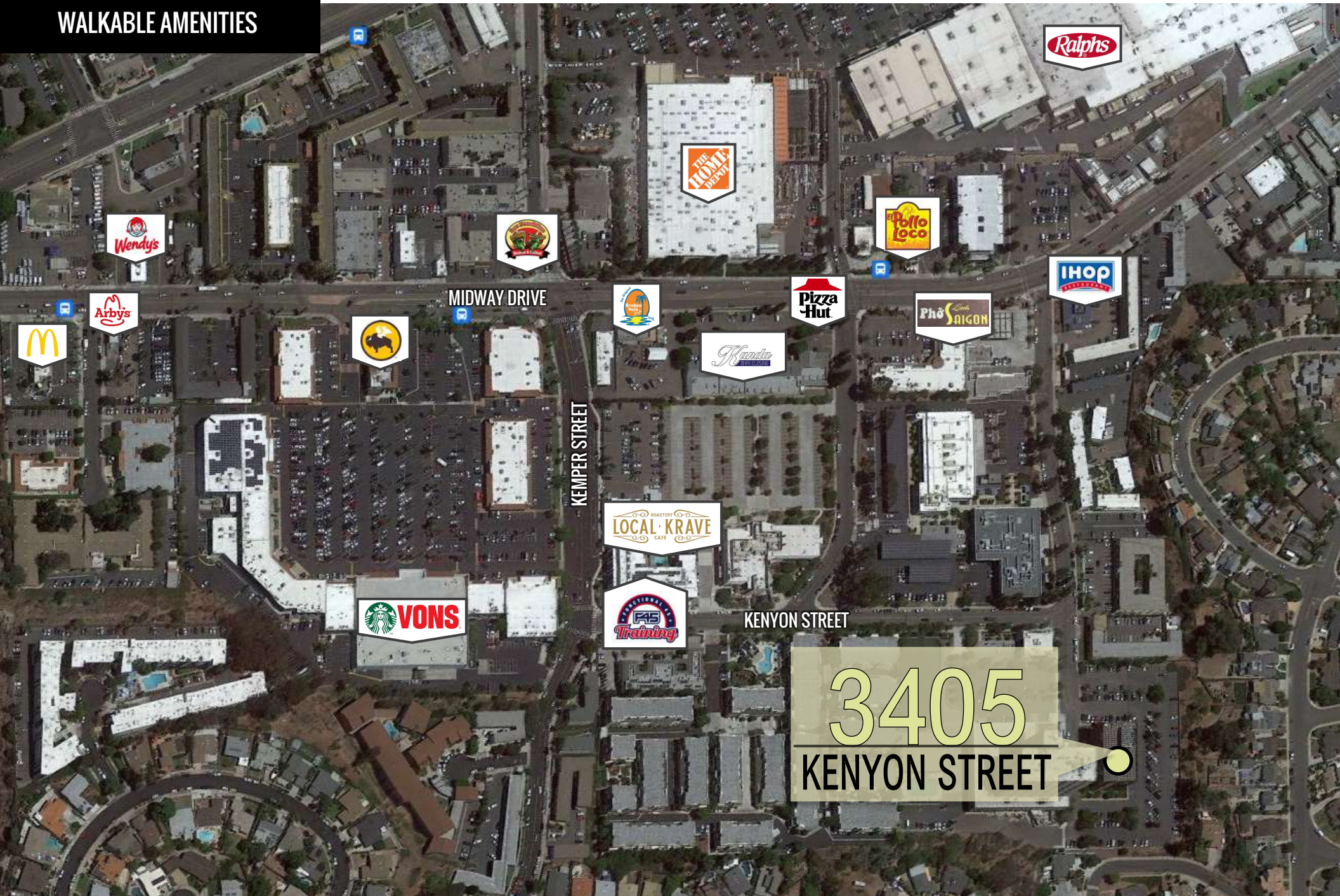
**5**  
Floor



Floor Plan Not Fit to Scale; for Reference Purposes Only.



## WALKABLE AMENITIES





## NEARBY AMENITIES

SAN DIEGO BAY

3405  
KENYON STREET



SPORTS ARENA BLVD



ROSECRANS ST





## NEARBY AMENITIES

3405  
KENYON STREET

MISSION BAY

LIBERTY STATION  
SAN DIEGO, CALIFORNIA

VONS

ihop

THE HOME DEPOT

OLD NAVY

Ralphs

ROSS  
DRESS FOR LESS

TARGET

TACO BELL

petco

CHIPOTLE

Georgia's  
GREEK  
CUISINE

rubio's  
COASTAL GRILL

corepower  
YOGA

Walgreens

crumbl  
COOKIES

ROSECRANS ST

MIDWAY DR

WING STOP

NATIVE FOODS

Carl's Jr.

Smart  
& Final

ULTA  
BEAUTY

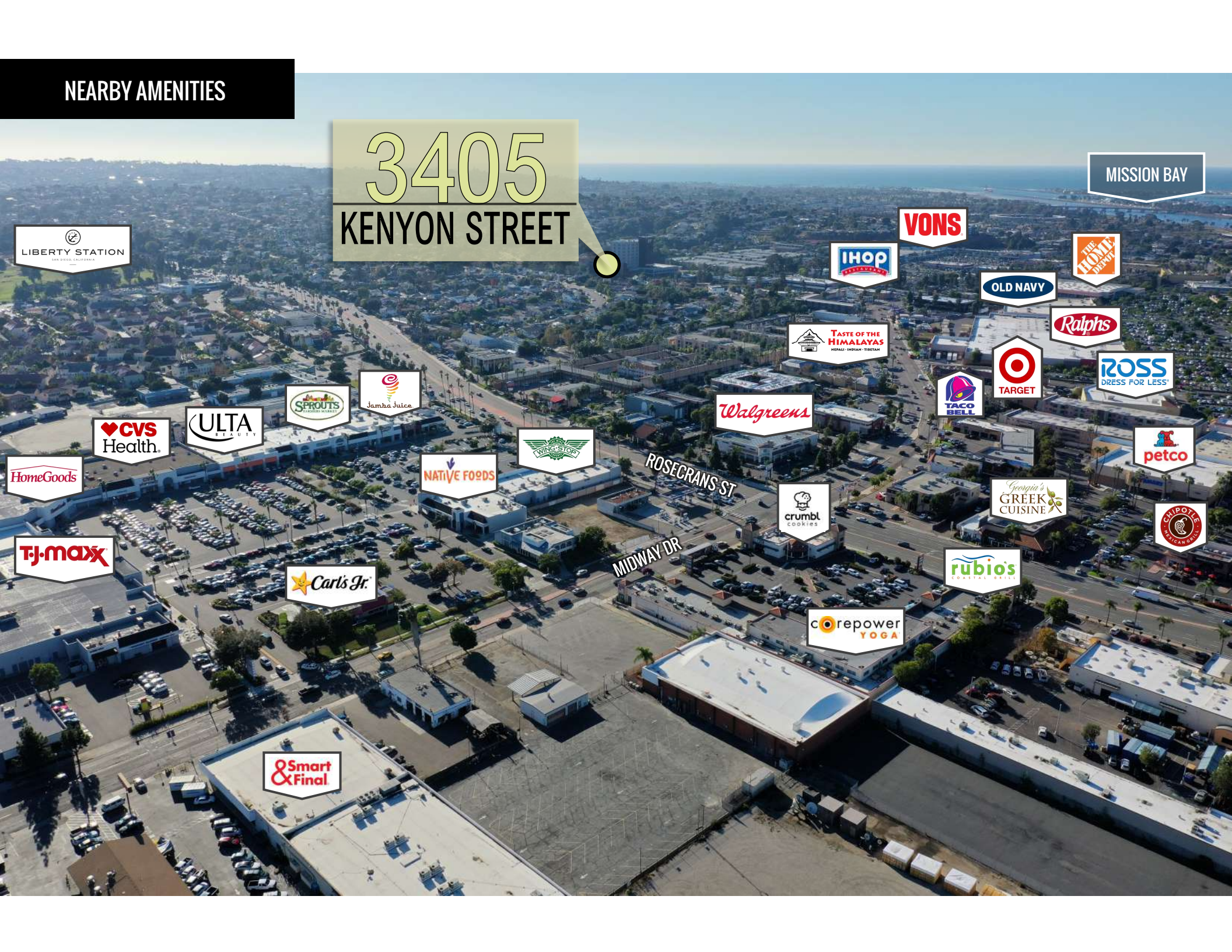
SPROUTS  
FRESH MARKET

Jamba Juice

CVS  
Health

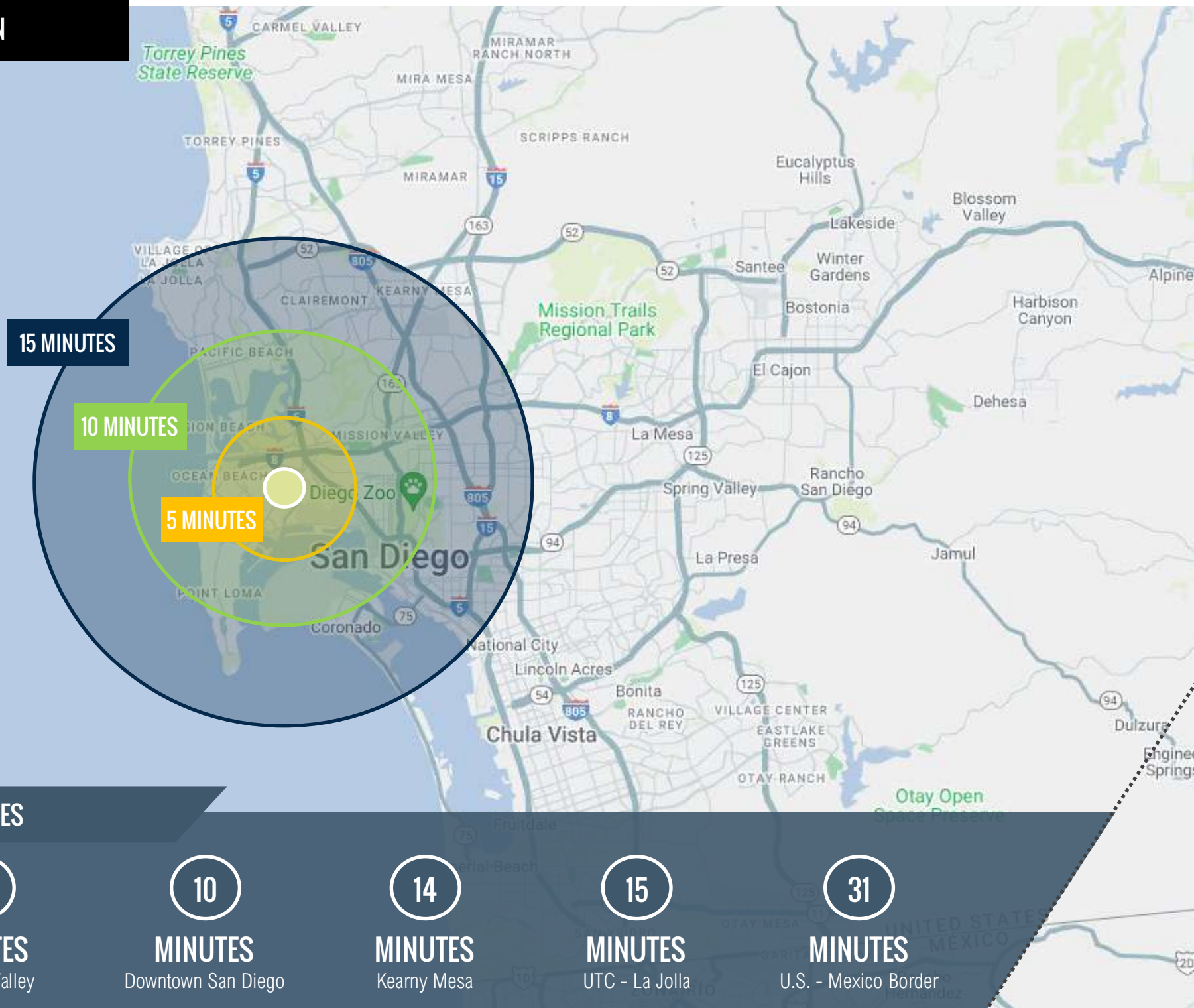
HomeGoods

TJ-maxx





## LOCATION



## DRIVE TIMES

7

MINUTES

Mission Valley

10

MINUTES

Downtown San Diego

14

MINUTES

Kearny Mesa

15

MINUTES

UTC - La Jolla

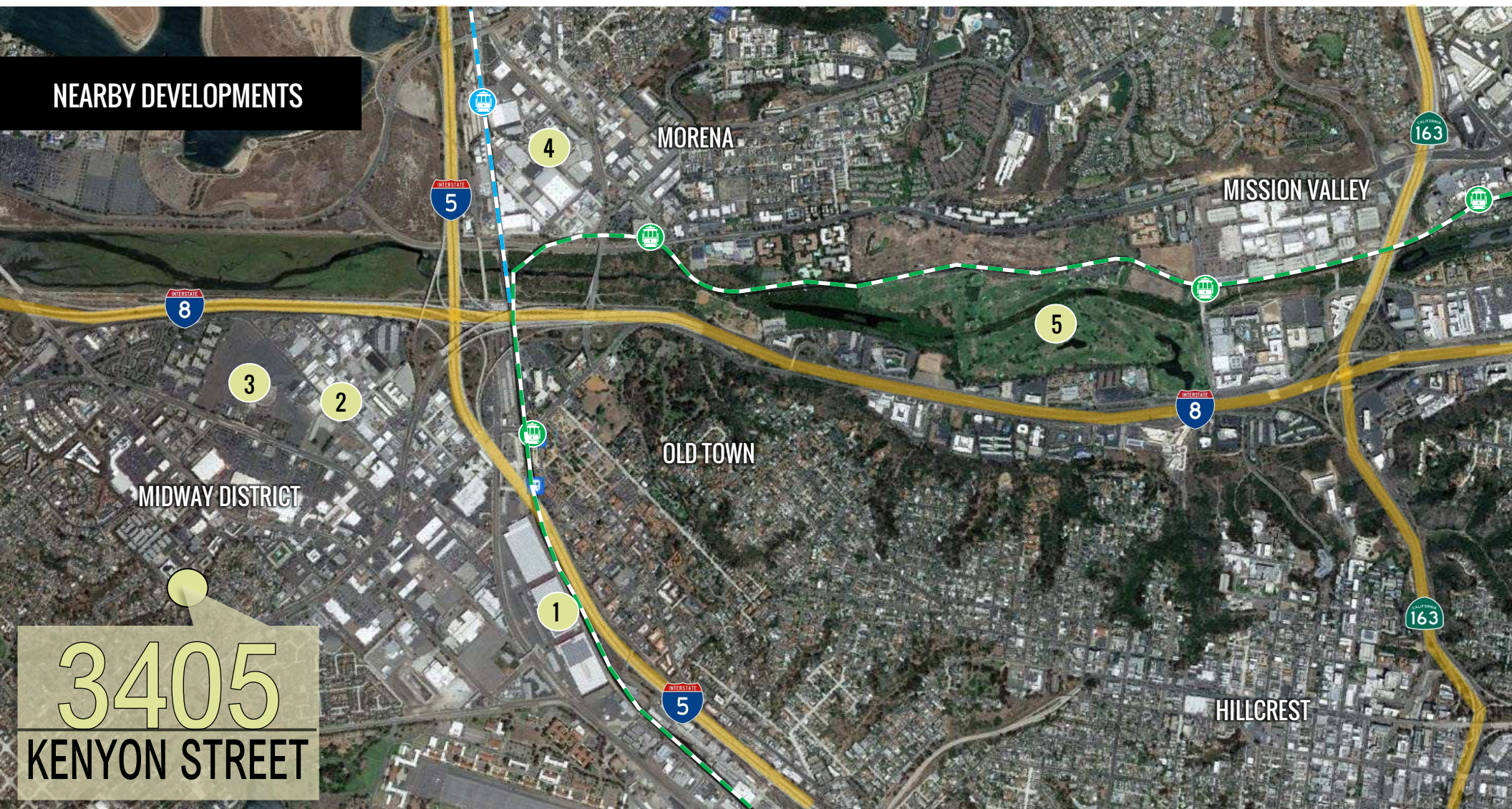
31

MINUTES

U.S. - Mexico Border



## NEARBY DEVELOPMENTS



**3405**  
**KENYON STREET**



### NAVWAR REDEVELOPMENT

70-Acre  
Navy Facilities, Housing  
Retail and Private-Sector Office Space



### MIDWAY COMMUNITY PLAN UPDATE

Approved by City Council September 2018  
Extensive Mobility & Infrastructure Updates  
Only 300K of Commercial Development Planned  
Proposed Density Inc. of 10,155 Residential Units



### SPORTS ARENA REDEVELOPMENT

48-Acre SF Development  
Entertainment Venue  
Public Parks & Commercial Space  
2,000 Residential Units



### MORENA SPECIFIC PLAN

280-Acre Mixed-Use Village Enhancement  
Pedestrian, Retail & Residential Oriented  
Future Tecolote Trolley Station  
Proposed Density Increase of 6,050 Residential Units



### RIVERWALK MISSION VALLEY

200-Acre Development Project  
4,300 Apartments and Condos  
152,000 SF Retail, 1 Million SF Office Space  
New Transit Station, 97-Acre Parks



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