

## AMLI Project's Phase 1 Completed

*REAL ESTATE: Kearny Mesa Apts a First for Chicago Developer*

BY **RAY HUARD** - SEPTEMBER 15, 2025



*A Kearny Mesa apartment complex is the first San Diego project by Chicago-based AMLI Residential. Photo courtesy of AMLI Residential*

SAN DIEGO – A Chicago-based developer, AMLI Residential, has finished the first phase of a Kearny Mesa apartment that will ultimately have 442 luxury apartments.

AMLI Aero at 3585 Aero Court at the corner of Aero Drive and Aero Court marks the company's entry into the San Diego County market.

"We were looking to do our first project in San Diego. We hadn't been able to do that yet, so, when the opportunity came along, we were excited to do it," said John Readey, AMLI vice president of development.

"It's a great place to go. We were already in Los Angeles," Readey said.

AMLI Residential liked the Kearny Mesa site because "It's just a great central location. People can choose to live here and go anywhere in San Diego," Readey said. "One of the ideas here is, we wanted to provide the level of living that's available downtown in a not-downtown location."

Based in Chicago, AMLI has Southern California offices in Costa Mesa.

Designed by Architects Orange, headquartered in Orange County, the seven-story building stands out architecturally with its monochromatic black-and-white exterior, rounded corners and 5,032-square-foot ground-level courtyard at the corner of Aero Drive and Aero Court that helps break up the scale of the building, which steps back from the street.

"We tried to do it in a fairly simple color palette to not make it too busy and make it attractive to the skyline," Readey said.

AMLI Residential is building the project in five stages, with the first phase of 97 apartments finished and the total project scheduled for completion in spring 2026.

Averaging 955 square feet, AMLI Aero will have 12 studio apartments, 265 one-bedroom apartments, 44 of which are two stories with a second story bonus room, 136 two-bedroom apartments, 24 of which will have a second story bonus room, 21 three-bedroom apartments, three of which have a second-floor bonus room, and eight two-story live/work apartments on the ground floor that have commercial space on the first level.

Monthly rents range from \$3,560 to \$6,638, according to the AMLI Aero website.

The complex will also have six one-bedroom apartments and three two-bedroom apartments designated as affordable for low-income households, with annual incomes of 60% of the Area Median Income.

"There's a long waiting list, at last count, over 200 for the nine units," Readey said.



*AMLI Residential is making its local debut in Kearny Mesa. Photo courtesy AMLI Residential*

## Project is a ‘Mini Campus’

AMLI Residential is known for building high-end multifamily projects.

“We put all of the amenities in that fits with that,” Readey said.

Among the highlights of AMLI Aero are 3,508 square feet of coworking space on level one, 1,174 square feet of coworking space on a second-level mezzanine and 614 square feet of reservable office space.

“It’s meant to make it unnecessary to go to a coworking place outside the community,” Readey said.

Other indoor amenities include a pet spa, a 2,152-square-foot clubhouse and 2,948-square-foot fitness center, the 1,220-square-foot Fireside Landing lounge, and the 895-square-foot Sunset Lounge.

Taking its name from a large fireplace that’s in it, the Fireside Landing on the second level is meant to have “a more cozy environment,” Readey said.

“It’s got a bar top. You bring your own beverage of choice,” Readey said. “It can be for working in there or having a coffee or having friends in the evening.”

The rooftop fitness center faces west so, “You’re doing your cardio watching the sunset,” Readey said. “It’s pretty spectacular.”

Exterior amenities include a 10,554-square-foot pool deck, a 3,782-square-foot deck on level 7, and three outdoor courtyards, including the one on the front corner of the building.

With interior designs by Parisi Portfolio of San Clemente, the apartments have hardwood-style vinyl plank flooring, quartz countertops, French doors, smart thermostats, and keyless entry.

About half the apartments have a black-and-white color palette, similar to the exterior of the building, with white cabinetry accented by black fixtures.

Other apartments have more of an earth-tone palette.

Likely tenants are “couples of all kinds,” Readey said, drawn by the “mini campus” feel of the project.

“We’re seeing couples with young kids, we’re seeing retired couples who sold their homes, we’re seeing couples who are just getting started,” Readey said. “They’re choosing to rent because they like the amenity package, they like the convenience of having a staff they can call if something goes wrong.”

AMLI Aero at 3585 Aero Court is part of Kearny Mesa’s community plan that was adopted in 2020 to encourage construction of more housing.

“It’s a pretty dense, complex project but it certainly fits in with what the city had in mind for that area,” Readey said.

### **AMLI Residential**

FOUNDED: 1980

HEADQUARTERS: Chicago

CEO: Gregory Mutz, Chairman & CEO

BUSINESS: Real Estate Development

EMPLOYEES: 885

WEBSITE: [www.amli.com](http://www.amli.com)

CONTACT: (949) 200-5000

NOTABLE: Founded by Chicago lawyers Greg Mutz and John Allen, AMLI Residential is owned by PRIME Property Fund and is a leader in multifamily sustainability with 49 communities that are LEED-certified, and 44 communities that are ENERGY STAR-certified.

---

## Ray Huard



[+ posts](#)

A native of New England, Ray Huard has been a reporter at newspapers in California, Florida and New England, including The (Jacksonville) Florida Times-Union, the Miami Herald, the Palm Beach Post in West Palm Beach, the San Diego Union-Tribune, the North County Times, and the San Diego Business Journal. He has covered a wide variety of beats including real estate, politics, science, the environment, state and city government and courts.

---

---

---

### **Ray Huard**

A native of New England, Ray Huard has been a reporter at newspapers in California, Florida and New England, including The (Jacksonville) Florida Times-Union, the Miami Herald, the Palm Beach Post in West Palm Beach, the San Diego Union-Tribune, the North County Times, and the San Diego Business Journal. He has covered a wide variety of beats including real estate, politics, science, the environment, state and city government and courts.