

**FOR LEASE**  
MEDICAL/OFFICE SPACE | KEARNY MESA  
RETAIL VISIBILITY

**CONVOY  
GATEWAY  
PLAZA**



Aero Drive

Convoy Street



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# THE PROPERTY

3709 Convoy Street, San Diego, CA 92111

Flexible Size Configurations | Excellent Central Location | Near Numerous Retail & Restaurants

- » 2<sup>nd</sup> Floor office suites from ±997 RSF up to ±4,907 RSF
- » Central location with immediate access to I-805 and Hwy 163
- » Excellent window lines with incredible views
- » Elevator served
- » Monument signage available (facing Convoy Street)
- » Numerous cosmetic upgrades recently completed
- » Tenant improvements offered
- » ±4/1,000 RSF parking (parking garage below 3709 building)
- » Medical and traditional office uses allowed
- » Lease Rate: \$2.50/SF - \$2.75/SF + Elec.\*

## Call for more details!

\*Dependent upon square footage taken

CONVOY  
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# LOCATION



- » High visibility corner along southern gateway to the heavily trafficked Convoy District
- » Traffic Counts:
  - Highway 163 - 163,100 VPD
  - Convoy Street - 30,000 VPD
- » Zoning - CC-2-5



**CONVOY  
GATEWAY  
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# AVAILABILITIES

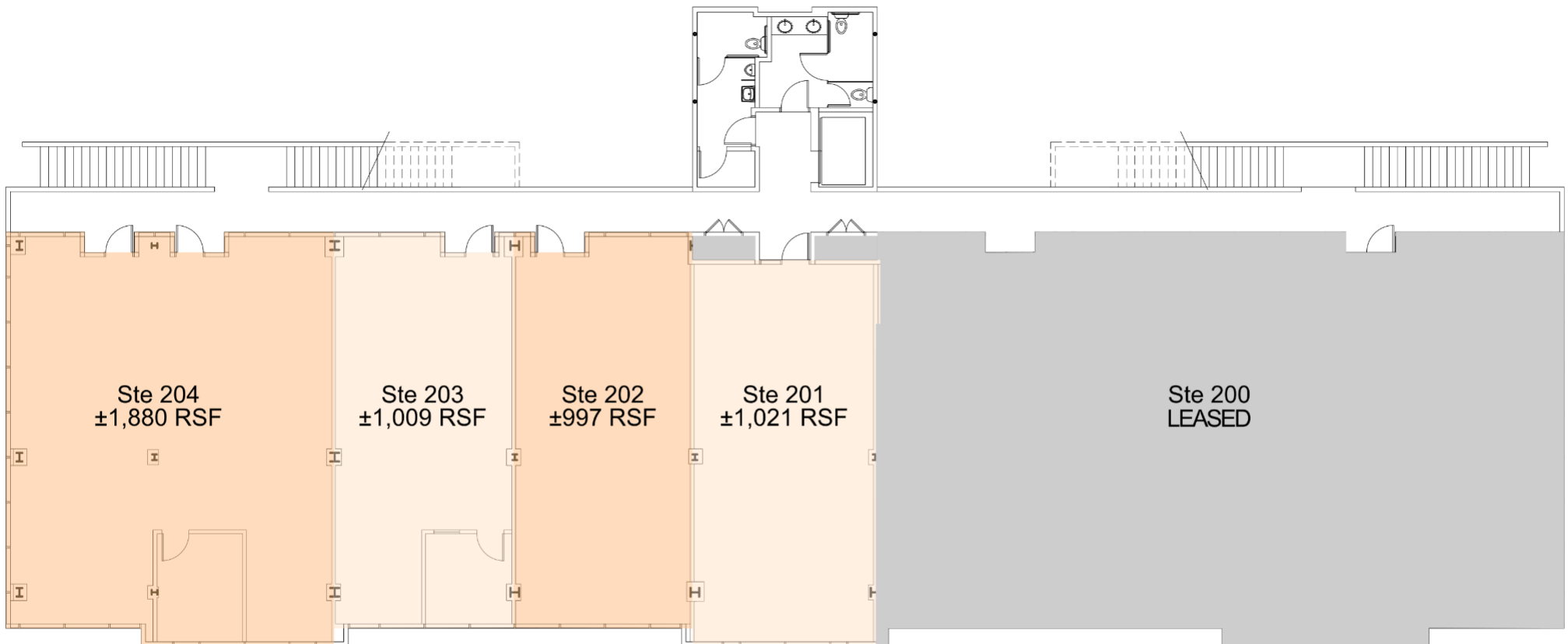
# CONVOY GATEWAY PLAZA



# AVAILABILITIES

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3709 - 2<sup>nd</sup> FLOOR



**\*Stes 201-204 potentially  
contiguous to ±4,907 RSF**

**\*\*Ste 201 ideal for medical or dental use,  
ask Broker for potential floor plan**