

FOR LEASE

RETAIL SUITE | KEARNY MESA | ±1,059 SF

CONVOY VILLAGE

Suite S



COMMERCIAL | EQUITY | GROWTH

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All information contained herein has been obtained from sources that we deem reliable, however, no representation or warranty is made the accuracy thereof.

THE PROPERTY

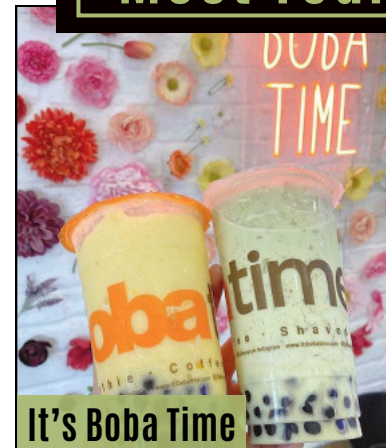
Flexible Buildout
Considered

Excellent Central
Location

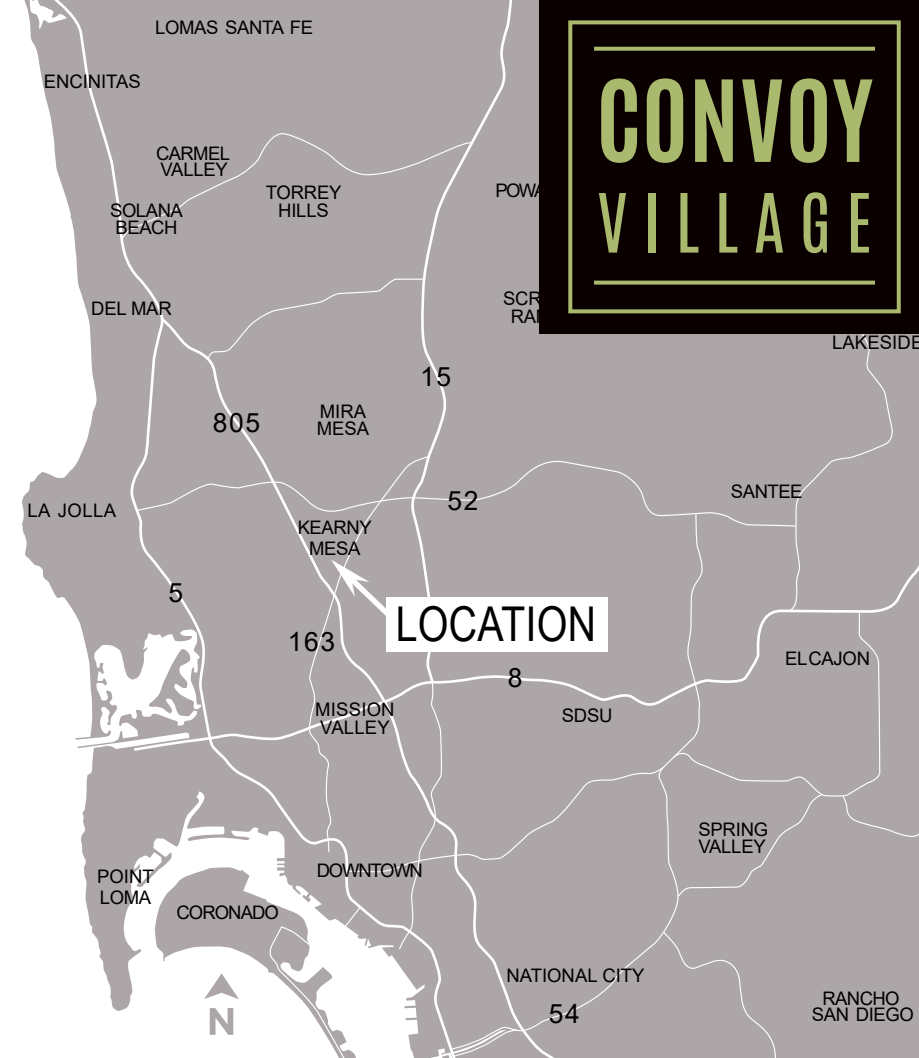
- » Highly visible ±1,059 SF retail suite in the heart of the heavily trafficked Convoy District, one of San Diego's most rapidly growing and desirable submarkets
- » Access to I-805, Hwy 163 and Hwy 52 just minutes away
- » Located within the new Community Plan Update for Kearny Mesa which allows an additional 18,000 new residential units [\[city website link\]](#)
- » Locally owned and managed
- » Monument signage potentially available
- » Tenant improvements considered
- » Available now
- » Lease Rate: Call Broker for more details



Meet Your Neighbors



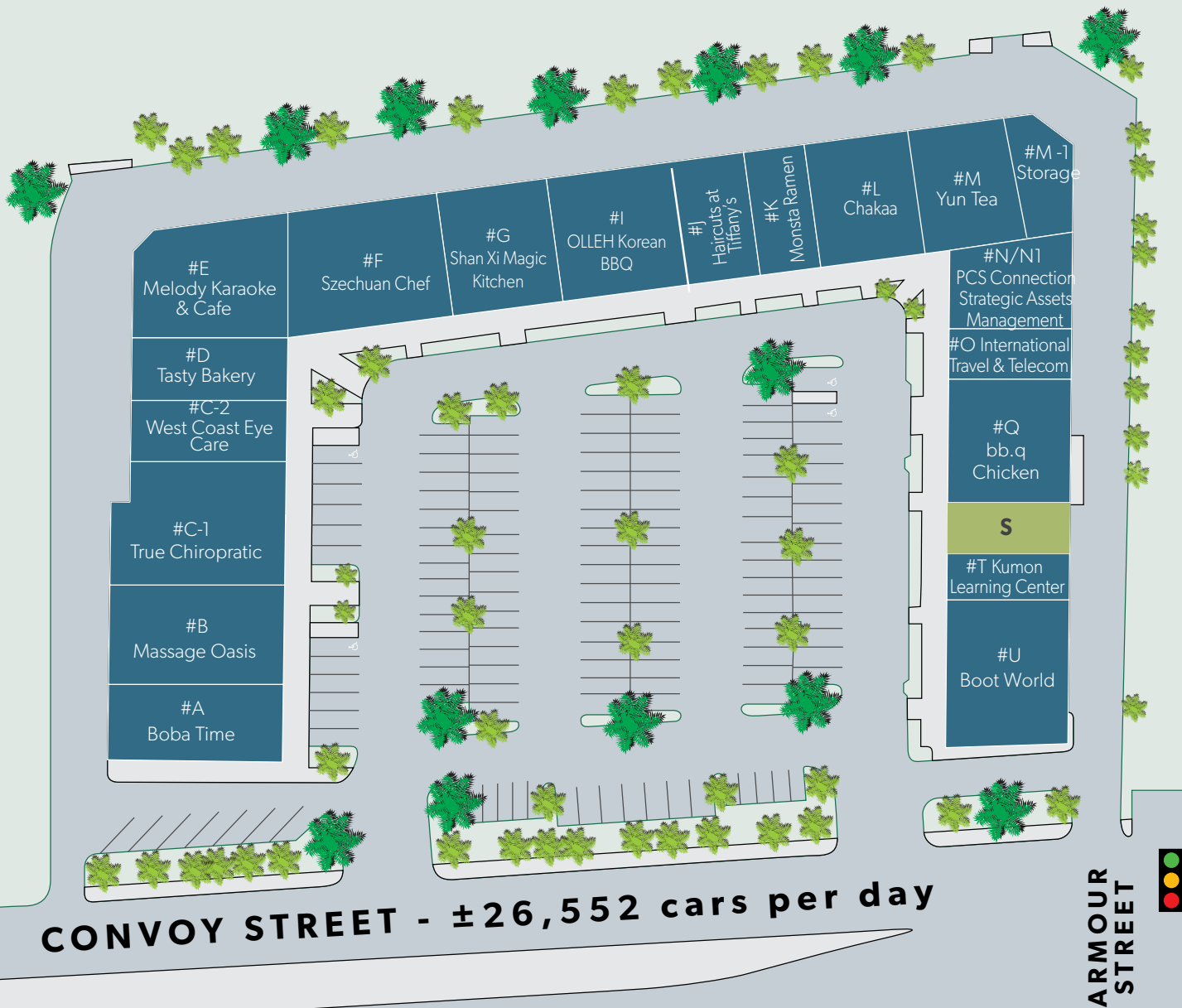
LOCATION



- » More than 329,779 people within a 5-mile radius, with an Average Household Income over \$112,000
- » Traffic Counts:
 - Convoy Street - 27,634 VPD
 - Balboa Avenue - 49,068 VPD
- » Zoning - CC-4-5 (updating from IL-3-1)



SITE PLAN



SUITE	TENANT NAME	SQUARE FEET
A	Boba Time	2,214
B	Massage Oasis	2,900
C-1	True Chiropractic	2,604
C-2	West Coast Eye Care	1,408
D	Tasty Bakery	1,600
E	Melody Karaoke & Cafe	4,818
F	Szechuan Chef	2,690
G	Shan Xi Magic Kitchen	2,240
I	OLLEH Korean BBQ	4,104
J	Haircuts at Tiffany's	1,220
K	Monsta Ramen	1,296
L	Chakaa	1,374
M	Yun Tea	2,552
M-1	Storage	1,351
N	PCS Connection	800
N-1	Strategic Assets Management	700
O	International Travel & Telecom	985
Q	bb.q Chicken	2,500
S	AVAILABLE NOW	1,059
T	Kumon Learning Center	951
U	Boot World	2,972

LOCATION

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