

FOR LEASE

RETAIL SUITE | KEARNY MESA | ±1,408 SF

CONVOY VILLAGE

Suite C-2



COMMERCIAL | EQUITY | GROWTH

Pat Geary

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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

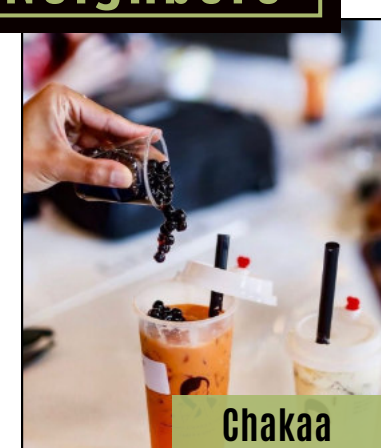
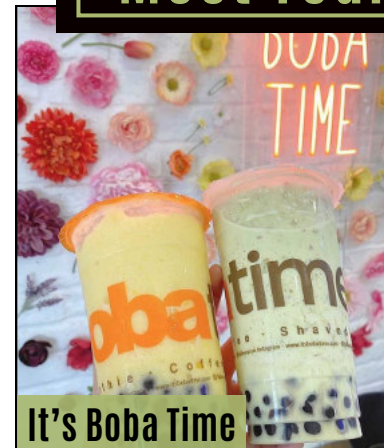
Flexible Buildout
Considered

Excellent Central
Location

- » ±1,408 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 2/1/2025 - Please do not disturb Tenants
- » Lease Rate: Call Broker for more details



Meet Your Neighbors



SITE PLAN



CONVOY STREET - ±27,634 cars per day

ARMOUR STREET

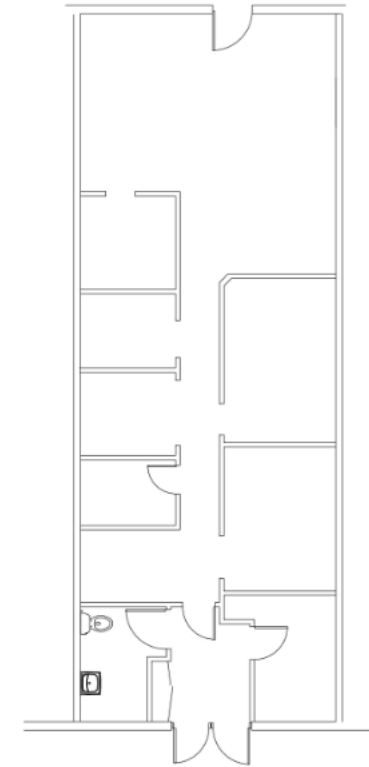
SUITE	TENANT NAME	SQUARE FEET
A	Boba Time	2,214
B	Massage Oasis	2,900
C-1	True Chiropractic	2,604
C-2	AVAILABLE 2/1/2025	1,408
D	Tasty Bakery	1,600
E	Melody Karaoke & Cafe	4,818
F	Szechuan Chef	2,690
G	Shan Xi Magic Kitchen	2,240
I	OLLEH Korean BBQ	4,104
J	Haircuts at Tiffany's	1,220
K	Monsta Ramen	1,296
L	Chakaa	1,374
M	Yun Tea	2,552
M-1	Storage	1,351
N	DAGU Rice Noodle	1,500
O	International Travel & Telecom	985
Q	bb.q Chicken	2,500
S	Yu Cake	1,059
T	Kumon Learning Center	951
U	Boot World	2,972

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)

FLOOR PLAN



LOCATION

CONVOY VILLAGE

