

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

**CONVOY  
GATEWAY  
PLAZA**



Signage Here

Aero Drive

Convoy Street



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



# THE PROPERTY

3709 Convoy Street, San Diego, CA 92111

|                              |                               |                                       |
|------------------------------|-------------------------------|---------------------------------------|
| Ideal Size<br>Configurations | Excellent<br>Central Location | Near Numerous<br>Retail & Restaurants |
|------------------------------|-------------------------------|---------------------------------------|

- » 2<sup>nd</sup> Floor office suites  $\pm 997$  RSF and  $\pm 1,880$  RSF  
- Spec upgrades nearly completed!
- » 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
- »  $\pm 4/1,000$  RSF parking (parking garage below 3709 building)
- » Medical and traditional office uses allowed
- » Lease Rate: \$2.35/SF + Elec.

**Call for more details!**

CONVOY  
GATEWAY  
PLAZA



# 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





# AVAILABILITIES

## CONVOY GATEWAY PLAZA



# AVAILABILITIES

## CONVOY GATEWAY PLAZA

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



**\*Example finishes of  
spec suite interiors**