

# KEARNY GATEWAY PLAZA

# FOR LEASE

## 2<sup>nd</sup> GENERATION RESTAURANT SUITES

Under New Ownership  
Exterior Remodel Underway

±2,970 SF

±1,877 SF

±5,903 SF



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ON-RAMP

CLAIREMONT MESA BLVD.

# THE PROPERTY

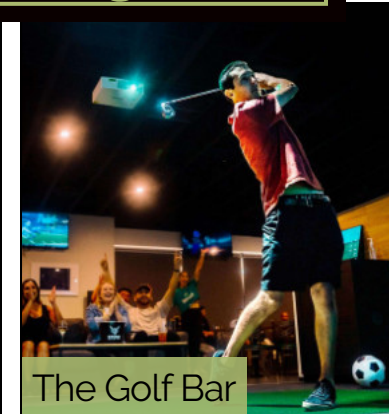
2<sup>nd</sup> Generation  
Restaurants with Equipment

Excellent Central  
Location

KEARNY  
GATEWAY  
PLAZA

- » ±5,903 SF End-cap and smaller inline restaurant suites at the border of Kearny Mesa and Clairemont
- » Immediate access to I-805, with Hwy 163 and Hwy 52 just minutes away
- » Located near the Community Plan Update for Kearny Mesa which allows an additional 18,000 new residential units, many currently under construction [[city website link](#)]

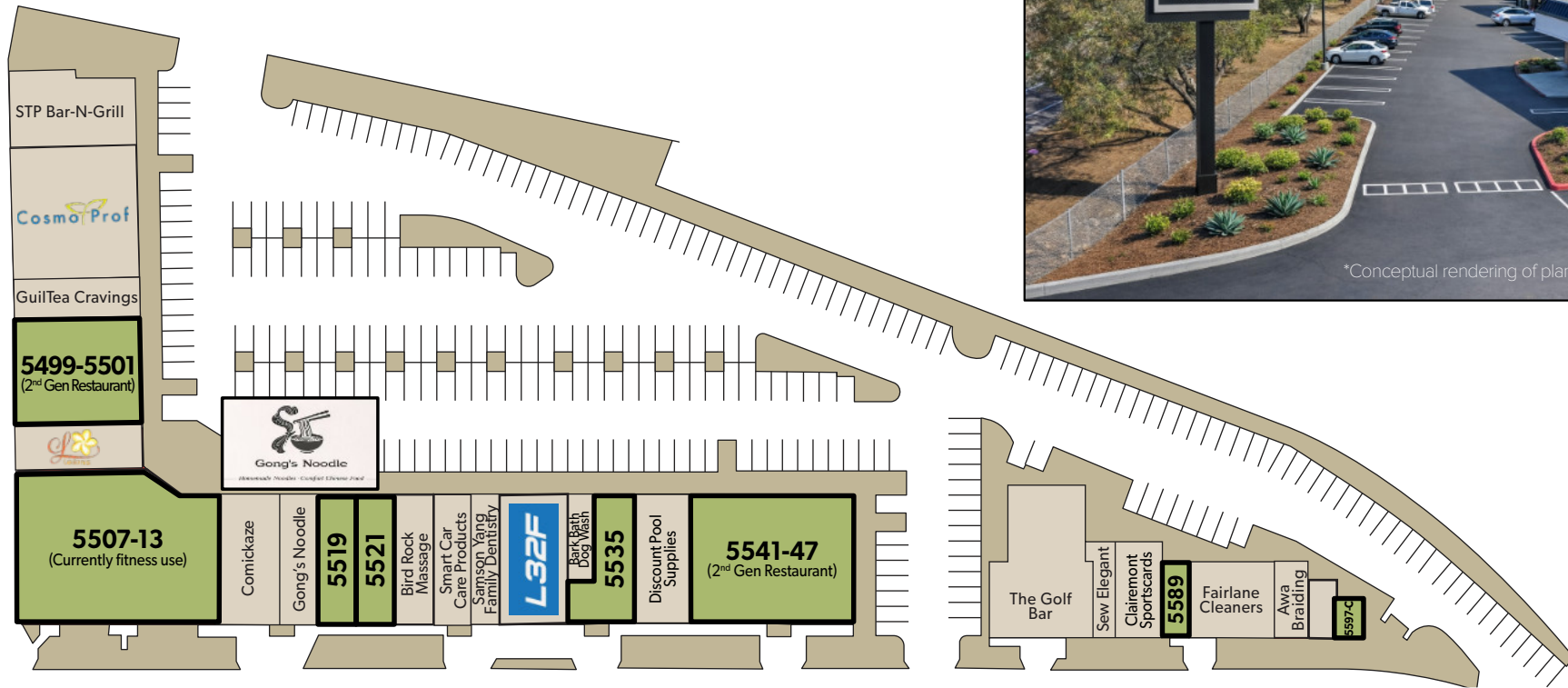
## Meet Your Neighbors



- » Locally owned and managed
- » Monument signage available
- » Parking ratio: ±5.14/1,000 SF
- » Center currently being remodeled
- » Existing restaurant build-outs
- » Lease Rate: Call Broker for more details

*\*Please do not disturb Tenants, contact Broker to arrange tour*

# SITE PLAN



SUITE	TENANT NAME	SF
5487	STP Bar-N-Grill	2,000
5495	Cosmo Prof	4,097
5497	GuiTea Cravings	1,320
5499-5501	<b>Available in 90 days (2nd Gen Restaurant)</b>	2,970 *potential to split
5505	Leilani's Attic	1,586
5507-13	<b>Available Now (Currently fitness use)</b>	9,290 *potential to split
5517-A&B	Comickaze	2,312
5517-C	Gong's Noodle (Coming Soon)	1,360
5519	<b>Available June 2026</b>	1,360

SUITE	TENANT NAME	SF
5521	<b>Available in 60 days</b>	1,360
5523	Bird Rock Massage	1,360
5525	Smart Car Care Products	1,360
5527	Samson Yang Family Dentistry	1,020
5529	Latitude 32 Fitness	2,380
5533	Bark Bath Dog Wash (Coming Soon)	510
5535	<b>Available July 2026 (2nd Gen Restaurant)</b>	1,877
5537-39	Discount Pool Supplies (Coming Soon)	1,917
5541-47	<b>Available Now (2nd Gen Restaurant)</b>	5,903

SUITE	TENANT NAME	SF
5581-83	The Golf Bar	3,643
5585	Sew Elegant	800
5587	Clairemont Sportscards (Coming Soon)	1,200
5589	<b>Available Fall 2026</b>	600
5592	Fairlane Cleaners	1,800
5597-A	Braiding by Beju	600
5597-B	Binh Barber Shop	450
5597-C	<b>Available Now</b>	300

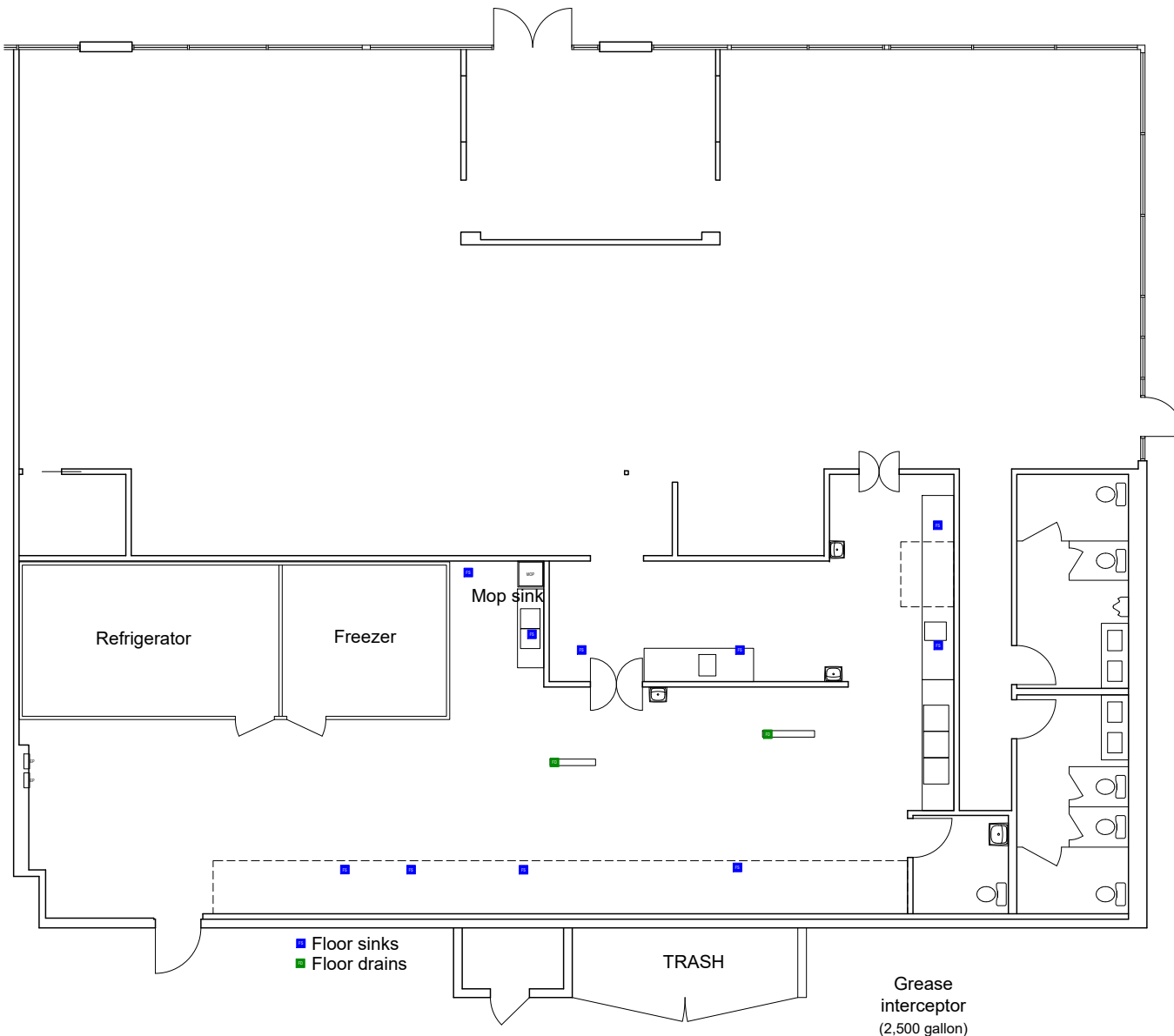
# LOCATION

KEARNY  
GATEWAY  
PLAZA



- » More than 324,000 people within a 5-mile radius, with an Average Household Income over \$120,000
- » Traffic Counts:
  - Clairemont Mesa Blvd. - 34,737 VPD
  - Interstate 805 - 196,000 VPD
- » Zoning - CN-1-2

# Available Suites



## SUITE 5541-47 - Information

Area ±5,903 SF

### Utilities

Electric two 3-Phase 200 amp panels  
one 3-Phase 225 amp panel  
(total 1,000 amp potential)

HVAC RTU: four 5 ton units

Gas Service to Property (not Suite)

Fire Sprinklers No

Restroom Two (2) multi-stall

Ceiling ±9' drop ceiling

Misc 2<sup>nd</sup> Generation restaurant



# Available Suites

## SUITE 5499-5501 - Information

Area ±2,970 SF (potentially demisable)

### Utilities

Electric 3-Phase 200 amps total

HVAC RTU: one 5 ton unit  
one 4 ton unit

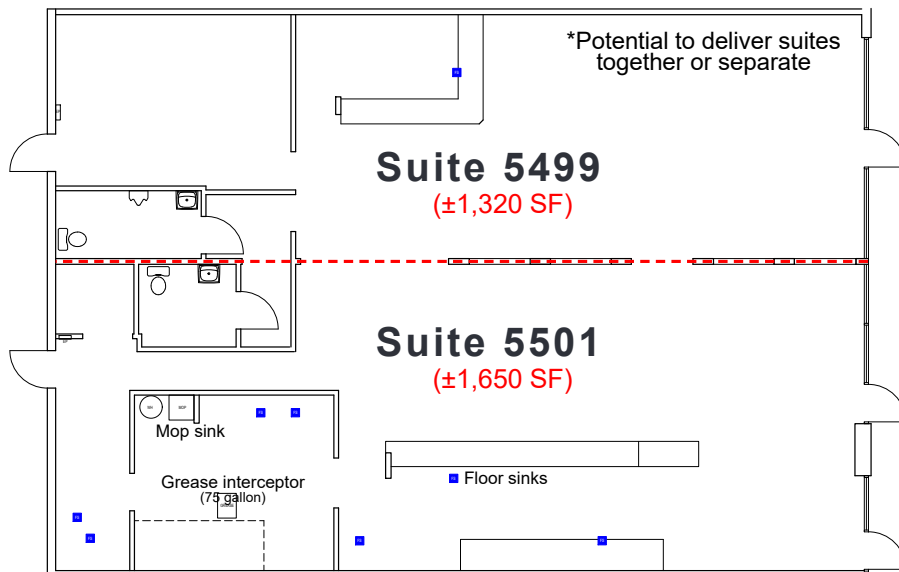
Gas Service to Property (not Suite)

Fire Sprinklers No

Restroom Two (2)

Ceiling ±9' drop ceiling

Misc 2<sup>nd</sup> Generation restaurant



## SUITE 5535 - Information

Area ±1,877 SF

### Utilities

Electric 3-Phase 100 amp panel

HVAC RTU: 3 ton unit

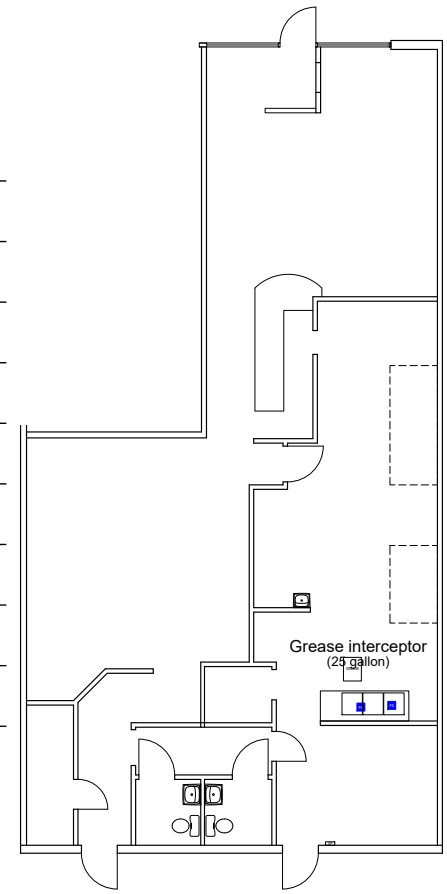
Gas Service to Property (not Suite)

Fire Sprinklers No

Restroom One (1)

Ceiling ±9' drop ceiling

Misc 2<sup>nd</sup> Generation Restaurant



■ Floor sinks

# AREA RETAIL & DEVELOPMENT

## KEARNY GATEWAY PLAZA



MULTI-FAMILY RESIDENTIAL	
PROJECT	UNITS
1 former Gateway at Kearny Mesa	1,000 - 1,300 (Proposed)
2 Alexan Camellia	531 (Under Construction)
3 Convoy Gateway	1,625+ (Proposed)
4 Ion CMB	251 (Under Construction)
5 Prose (Alliance)	437 (Under Construction)
6 Vive and Ariva	1,000+ (Completed)
7 AMLI Aero	434 (Near Completion)
8 Ion Aero	305 (Under Construction)

# DEMOGRAPHICS

# KEARNY GATEWAY PLAZA

**324,319**

2024 POPULATION  
(5-Mile)

**\$96,983**

MEDIAN HH INCOME

**\$811,619**

MEDIAN HOME VALUE

	1-Mile	3-Mile	5-Mile
<b>POPULATION</b>			
2024 Population	15,778	103,838	324,319
2029 Population Projection	15,617	103,299	324,614
Median Age	39.3	38.8	34.8
<b>HOUSEHOLDS</b>			
2024 Households	5,970	41,101	127,964
2029 Household Projection	5,899	40,853	128,187
Owner Occupied Households	3,110	20,494	51,864
Renter Occupied Households	2,789	20,359	76,323
Avg Household Size	2.5	2.4	2.3
Avg Household Vehicles	2	2	2
<b>INCOME</b>			
Avg Household Income	\$117,592	\$121,267	\$120,624
Median Household Income	\$92,678	\$99,065	\$96,983
<b>HOUSING</b>			
Median Home Value	\$745,203	\$783,589	\$811,619
Median Year Built	1967	1970	1977

Source: CoStar

