

FOR LEASE

RETAIL SUITES | KEARNY MESA | $\pm 1,059$ -3,000 SF

CONVOY VILLAGE

$\pm 3,000$ SF
(Potentially divisible
to 1,300 SF)

$\pm 1,059$ SF
(Approved restaurant
permit)



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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

Restaurant
Permit Approved

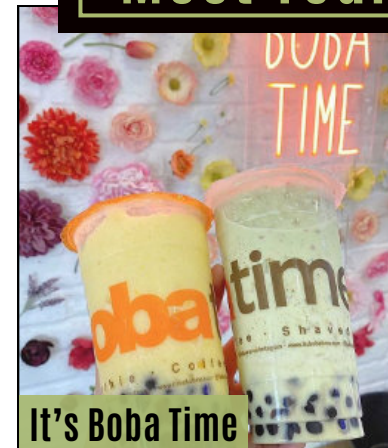
Flexible Buildout
Considered

Excellent Central
Location

- » ±1,059 SF & ±3,000 SF Retail suites 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
- » Suite S - Available in 30 days; Suite B - December 2026
- » Lease Rate: Call Broker for more details



Meet Your Neighbors



SITE PLAN



CONVOY STREET - ±28,006 cars per day

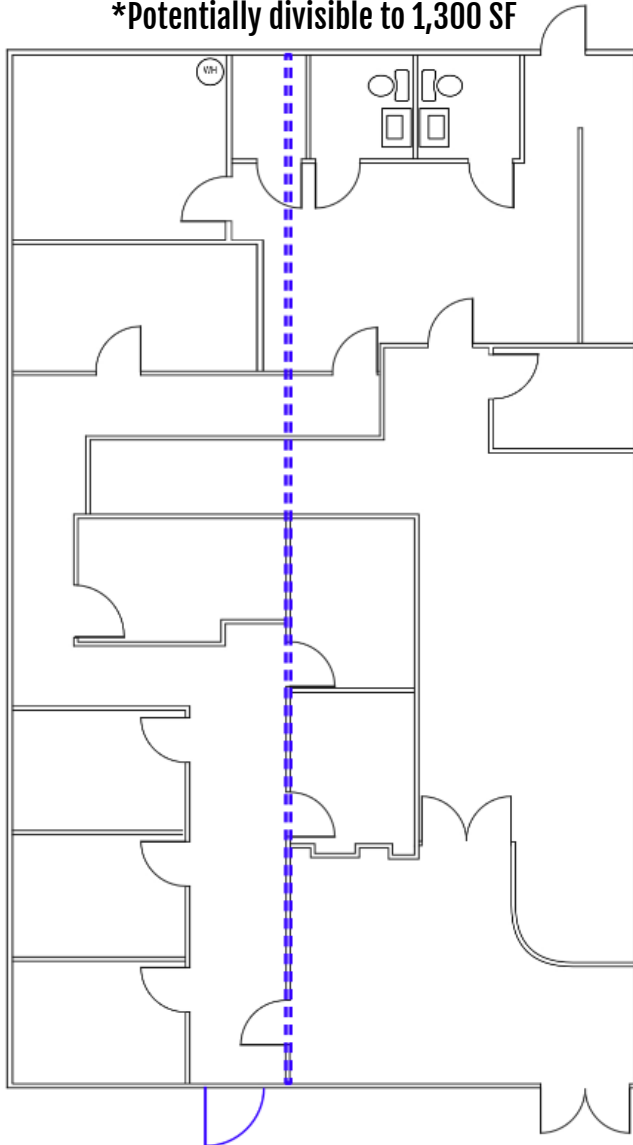
ARMOUR STREET

SUITE	TENANT NAME	SQUARE FEET
A	Boba Time	2,214
B	AVAILABLE DEC 2026 (Potentially divisible to 1,300 SF)	3,000
C-1	True Chiropractic	2,604
C-2	Seoul Glow	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	Phinology Coffee	1,374
M	Yun Tea	2,552
M-1	Storage	1,351
N	Tang Hou Kung Fu	1,500
O	International Travel & Telecom	985
Q	bb.q Chicken	2,500
S	AVAILABLE IN 30 DAYS	1,059
T	Kumon Learning Center	951
U	Boot World	2,972

FLOOR PLANS

Suite B ±3,000 SF

*Potentially divisible to 1,300 SF



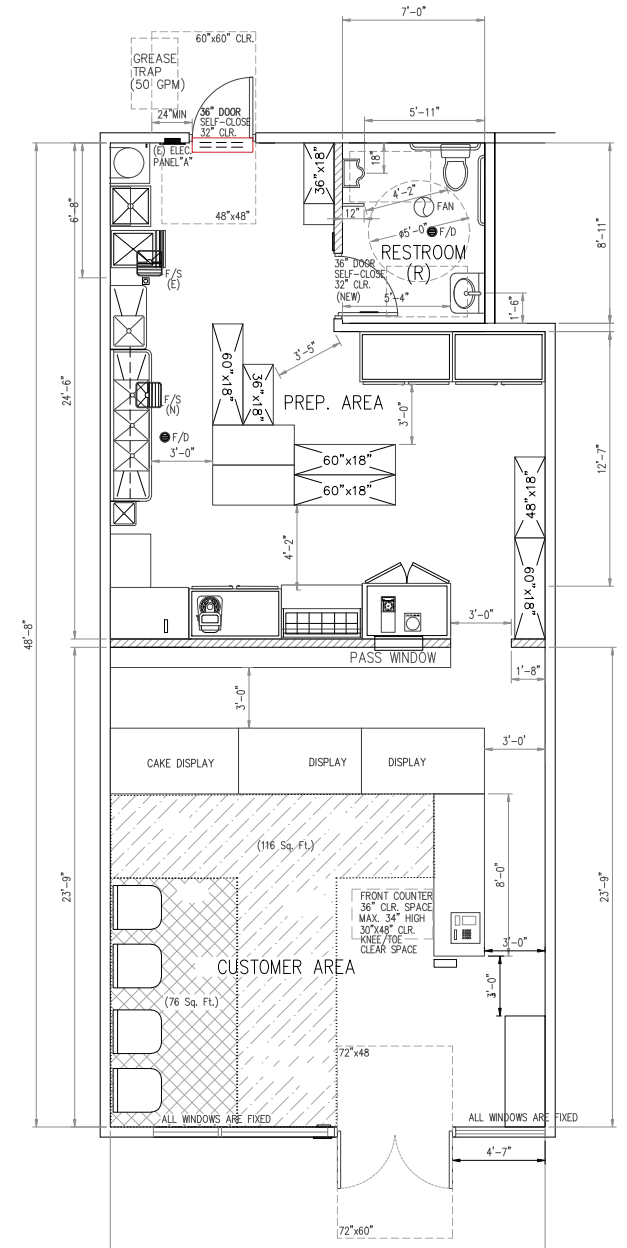
Suite S ±1,059 SF

*Approved permit for a new
restaurant build-out -
contact Broker for details

Existing



Potential
(designed as a dessert shop, but
can be modified for various uses)



LOCATION

CONVOY
VILLAGE



- » More than 337,000 people within a 5-mile radius, with an Average Household Income over \$133,000
- » Traffic Counts:
 - Convey Street - 28,006 VPD
 - Balboa Avenue - 50,315 VPD
- » Zoning - CC-4-5



LOCATION

CONVOY
VILLAGE

