

Auto Space Available For Lease

4191 CONVOY ST, SAN DIEGO, CA 92111



SPIRE

William Clemeno | Senior Advisor
858.717.0172 | CA DRE #02060538
william.clemeno@spireassets.com

FOR LEASE

PROPERTY HIGHLIGHTS

- ▶▶ Auto Space – Repair, maintenance, and service
- ▶▶ Retail exposure on the busy road of Convoy Street.
- ▶▶ (3) Oversized grade level roll up door
- ▶▶ Central San Diego location
- ▶▶ Adjacent to shops, restaurants, and public amenities
- ▶▶ Transforming region of San Diego through nearby residential development
- ▶▶ Central freeway access
- ▶▶ Complementary Auto Co-Tenancy



AVAILABILITY

FOR LEASE

4191 CONVOY ST

Lease Type: Triple Net (NNN)

Suite Type: Auto Service

Suite Size*: ±3,135 SF
**A smaller suite of ±2,300 SF can be considered.*

Occupancy: Partially vacant - ±30 day occupancy

**PLEASE DO NOT DISTURB
THE SMOG TENANT**

Suite Features: (3) Oversized grade level doors (20'W x 12'H)

(2) lifts, (1) alignment lift, and (1) dyno

CONTACT BROKER FOR MORE INFORMATION



Exterior: 4191 Convoy St



Interior: Service Bay

INTERIOR PHOTOS



Interior: Service Bay



Interior: Office



Interior: Warehouse / Part Storage

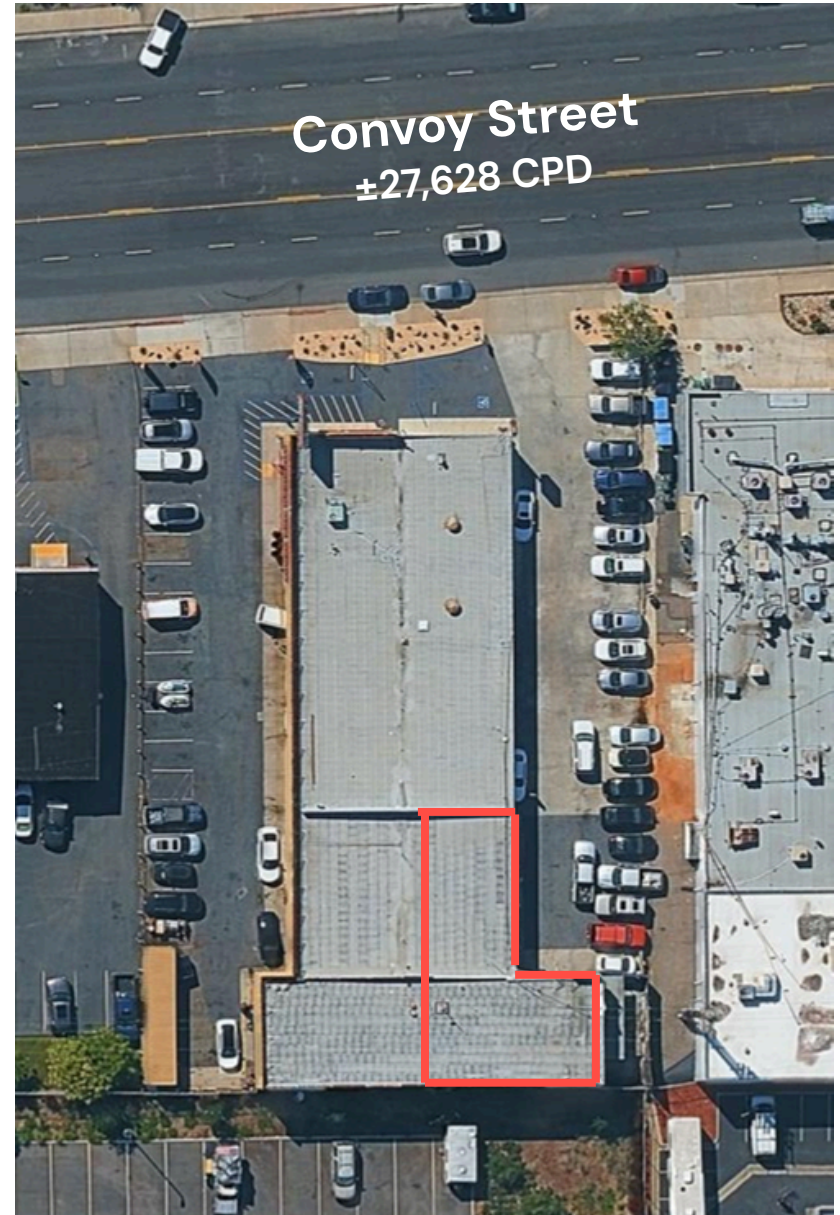


Interior: Reception and Administrative Office

FLOOR PLAN



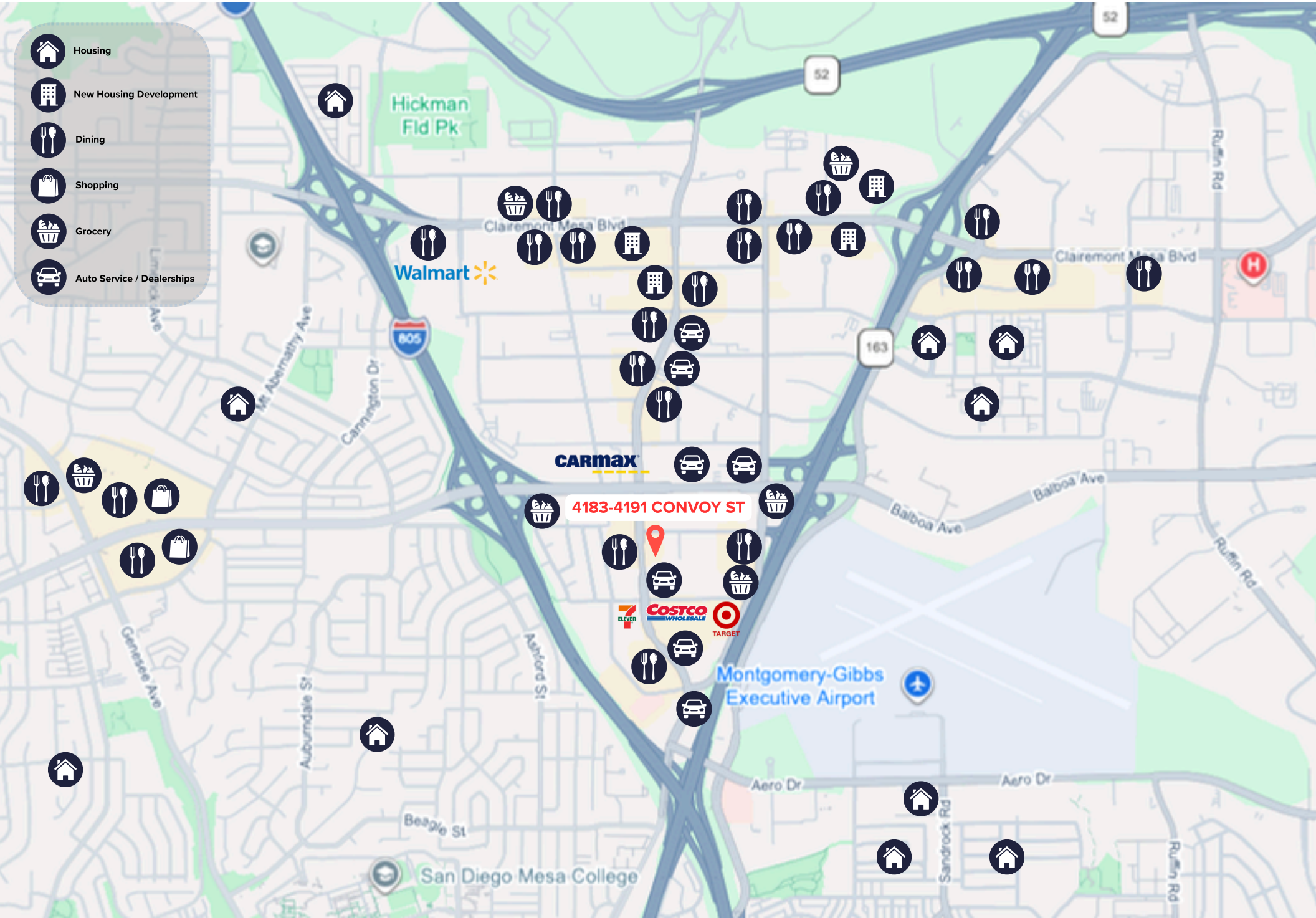
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Convoy Street



**Disclaimer: The diagram above is intended for reference purposes only.*

LOCATION

-  Housing
-  New Housing Development
-  Dining
-  Shopping
-  Grocery
-  Auto Service / Dealerships



DEMOGRAPHICS

Radius	2 Mile		3 Mile		5 Mile	
Population						
2029 Projection	56,670		124,477		341,057	
2024 Estimate	56,835		124,724		340,832	
2020 Census	56,055		122,388		329,954	
Growth 2024 - 2029	-0.29%		-0.20%		0.07%	
Growth 2020 - 2024	1.39%		1.91%		3.30%	
2024 Population by Hispanic Origin	13,842		32,366		80,845	
2024 Population	56,835		124,724		340,832	
White	26,718	47.01%	60,774	48.73%	187,092	54.89%
Black	3,751	6.60%	7,021	5.63%	16,504	4.84%
Am. Indian & Alaskan	458	0.81%	1,006	0.81%	2,480	0.73%
Asian	10,220	17.98%	20,315	16.29%	45,724	13.42%
Hawaiian & Pacific Island	363	0.64%	747	0.60%	1,475	0.43%
Other	15,325	26.96%	34,860	27.95%	87,557	25.69%
U.S. Armed Forces	1,507		4,290		7,690	
Households						
2029 Projection	21,925		47,597		147,127	
2024 Estimate	21,991		47,685		147,051	
2020 Census	21,641		46,663		142,105	
Growth 2024 - 2029	-0.30%		-0.18%		0.05%	
Growth 2020 - 2024	1.62%		2.19%		3.48%	
Owner Occupied	9,710	44.15%	20,469	42.93%	58,084	39.50%
Renter Occupied	12,281	55.85%	27,216	57.07%	88,967	60.50%
2024 Households by HH Income	21,990		47,686		147,051	
Income: <\$25,000	3,137	14.27%	5,871	12.31%	17,195	11.69%
Income: \$25,000 - \$50,000	2,532	11.51%	6,165	12.93%	18,148	12.34%
Income: \$50,000 - \$75,000	3,674	16.71%	7,599	15.94%	23,887	16.24%
Income: \$75,000 - \$100,000	2,420	11.01%	5,695	11.94%	18,462	12.55%
Income: \$100,000 - \$125,000	3,008	13.68%	6,142	12.88%	17,720	12.05%
Income: \$125,000 - \$150,000	1,964	8.93%	4,650	9.75%	14,096	9.59%
Income: \$150,000 - \$200,000	2,843	12.93%	5,832	12.23%	17,028	11.58%
Income: \$200,000+	2,412	10.97%	5,732	12.02%	20,515	13.95%
2024 Avg Household Income	\$110,295		\$113,407		\$117,637	
2024 Med Household Income	\$92,065		\$93,472		\$94,357	

Source: Costar

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