

RENOVATIONS COMPLETED
NEW LANDSCAPE | NEW PAINT | NEW INTERIORS

4488

CONVOY STREET
SAN DIEGO, CA 92111



1,734 SF RETAIL/OFFICE SPACE FOR LEASE
PRIME RETAIL CENTER WITH EXCELLENT EXPOSURE

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Property Overview

The property is located in Convoy District, serving as the economic and cultural center of the Asian and Pacific American community in San Diego. The center is on the corner of highly trafficked streets, Balboa Avenue and Convoy Street, bounded by the 805, 52, and 163 freeways. The area consists of hundreds of shops specializing in Asian products and services. What makes the area stand out is that this is where San Diegans and travelers come when craving for authentic Asian eats.



Located in Balboa & Convoy
Retail Center - 10,500 SF



Approx. 1,734 SF
Retail/Office Space



Surface Spaces
In Front



Zoning;
IL-3-1



Located on High Traffic Signal
Intersection (60,456 VPD)

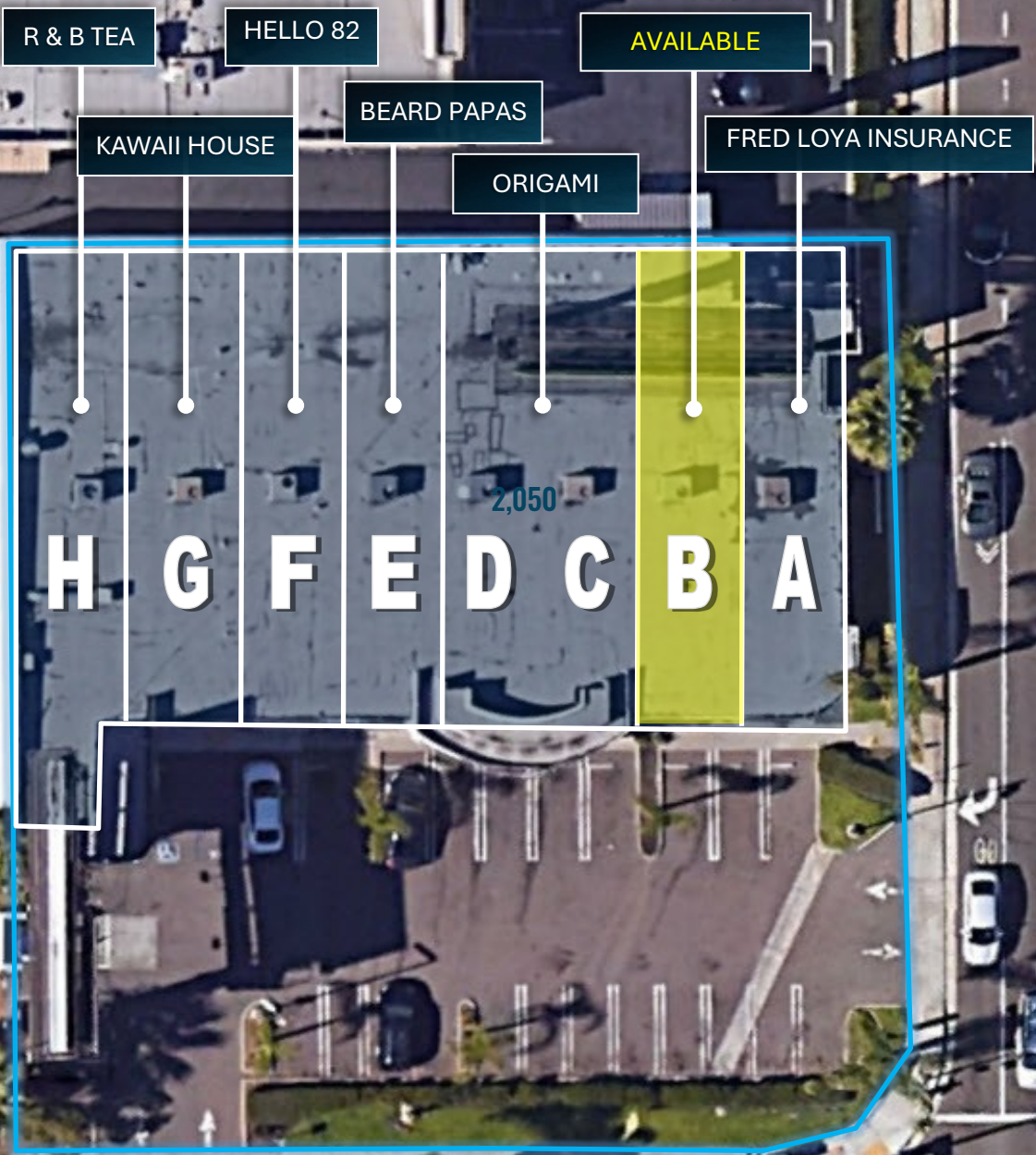


Easy Access to I-805 and
Highway 163

LEASE RATE

Negotiable - Contact Agent for Details

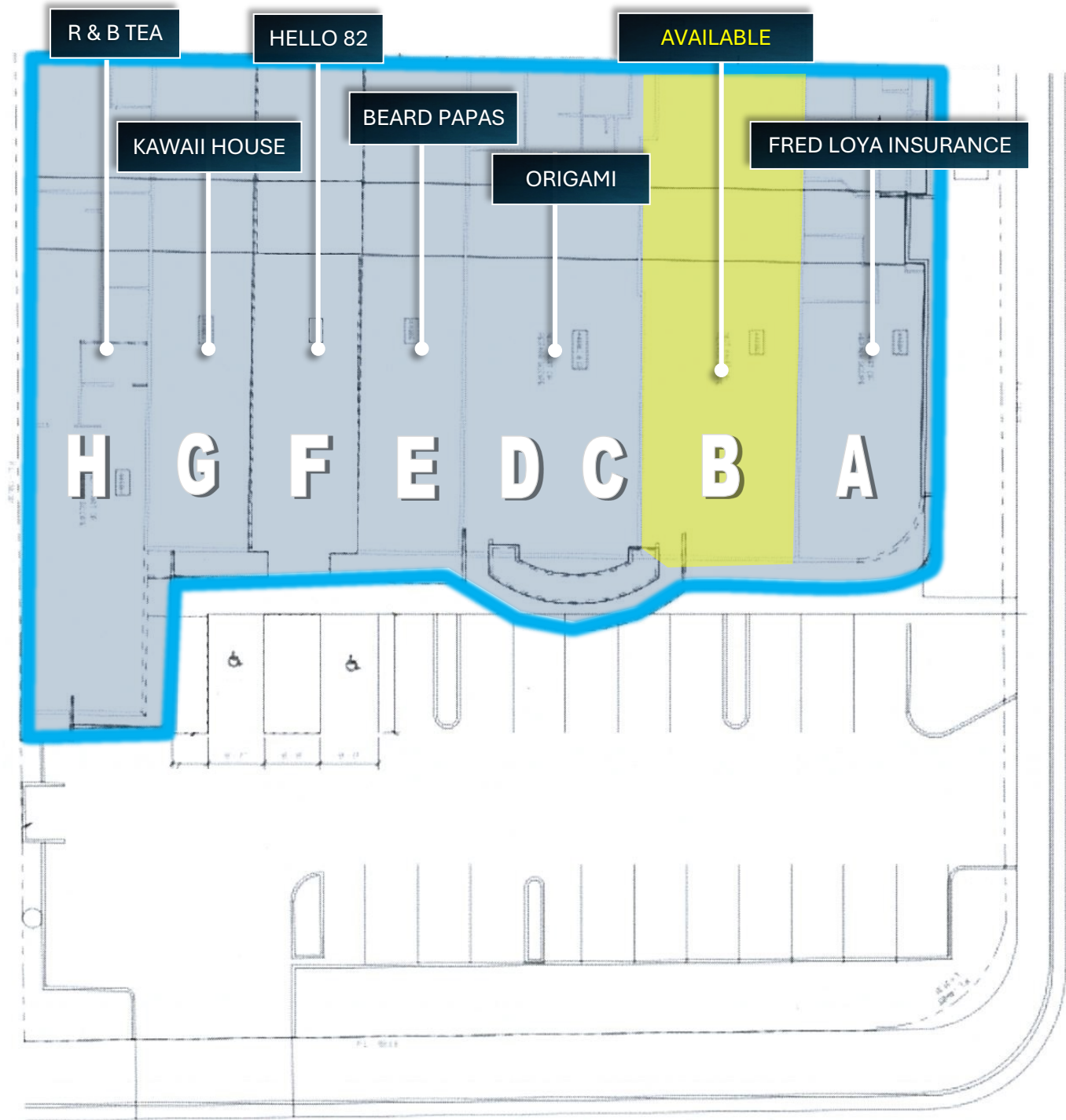
Site Plan



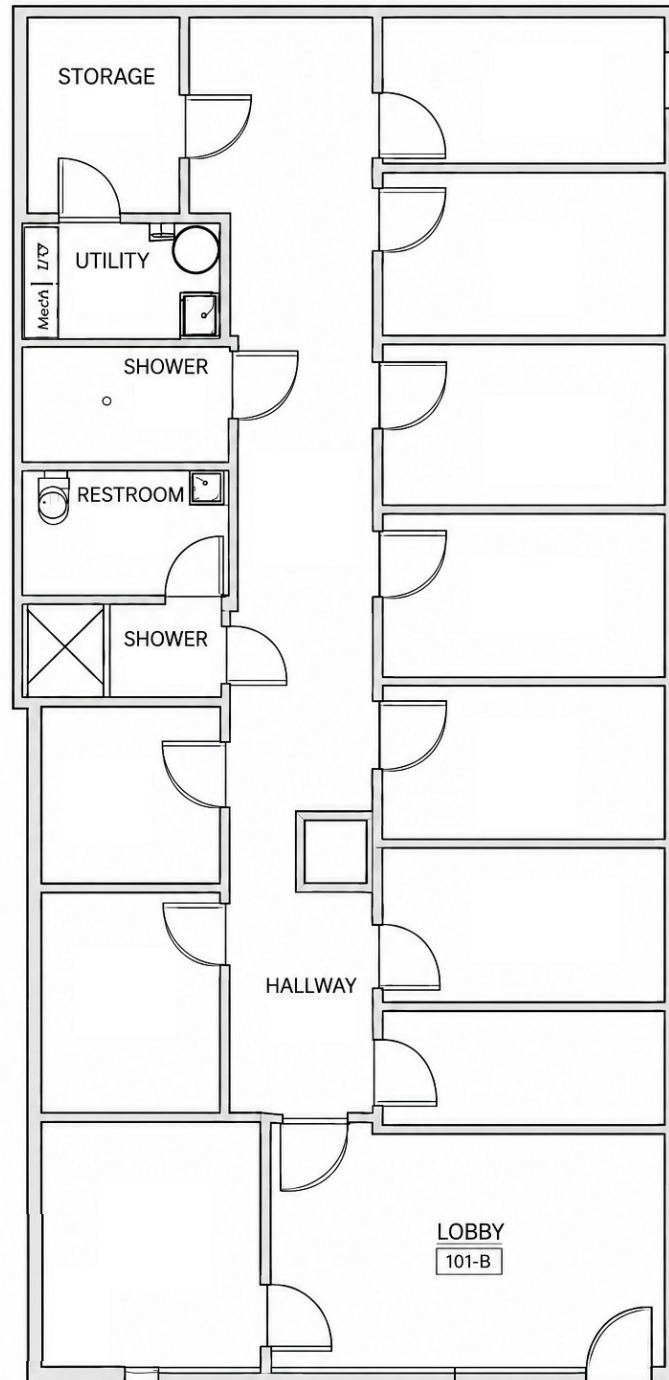
BALBOA AVENUE | 42,198 Vehicles Per Day

CONVOY STREET | 27,612 Vehicles Per Day

Site Plan



Suite B | Floor Plan



±1,734 Square Foot Retail Suite



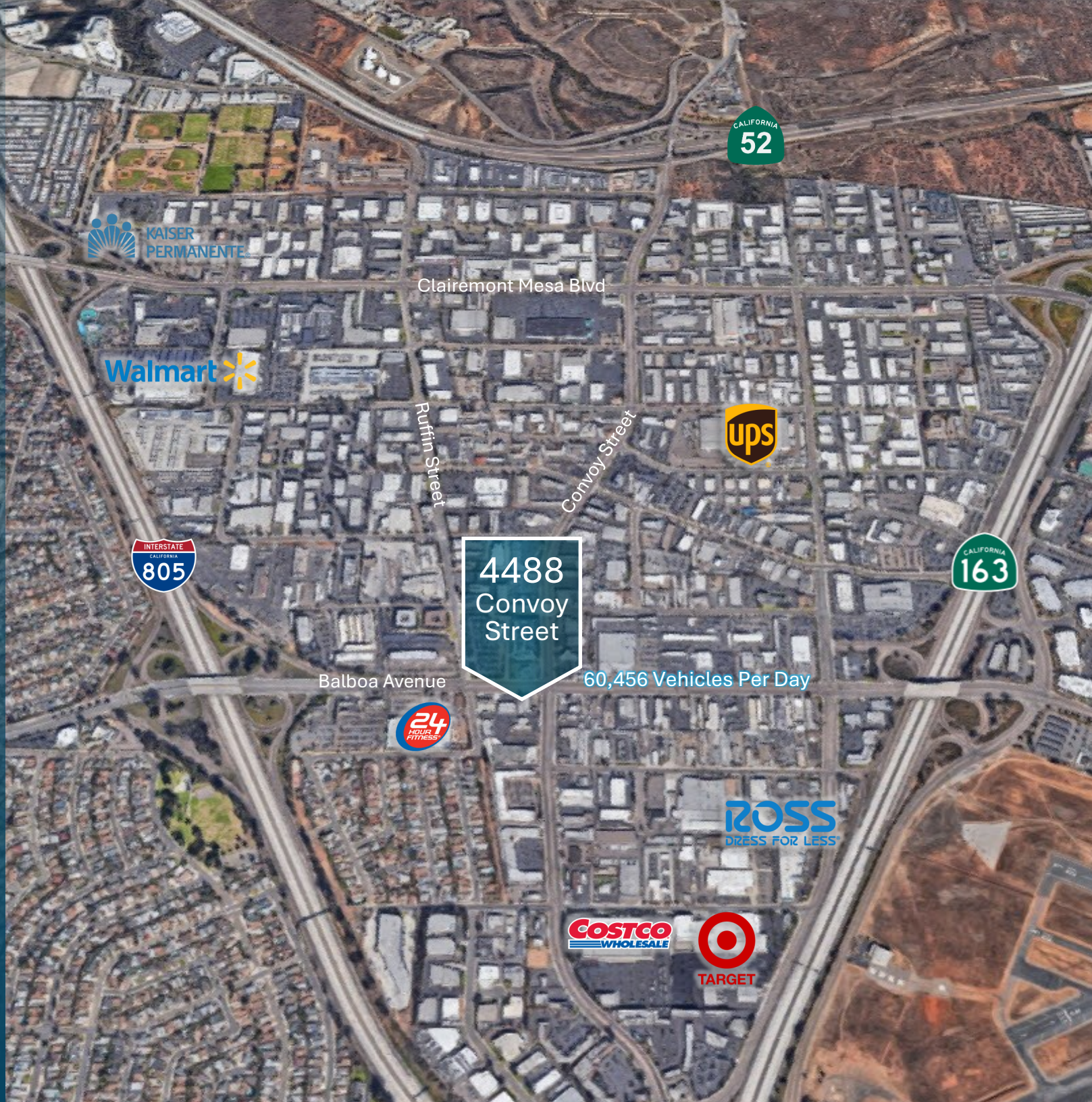
Day Spa, Esthetician, Relaxation Therapy



Newly built less than 2 years ago



On the corner of Convoy St and Balboa Ave
in the Heart of Kearny Mesa.



DEMOGRAPHICS



Population

127,650



Businesses

28,143



Households

46,141



Employees

304,133



Consumer Spending

\$1,328,099

3 Mile Radius (CoStar)

