

OFFICE SUITE FOR LEASE

Mercury Professional Center

4858 Mercury Street, San Diego, CA 92111



2026 LEASING PROMO \$1.00/SF FOR THE FIRST 6 MONTHS

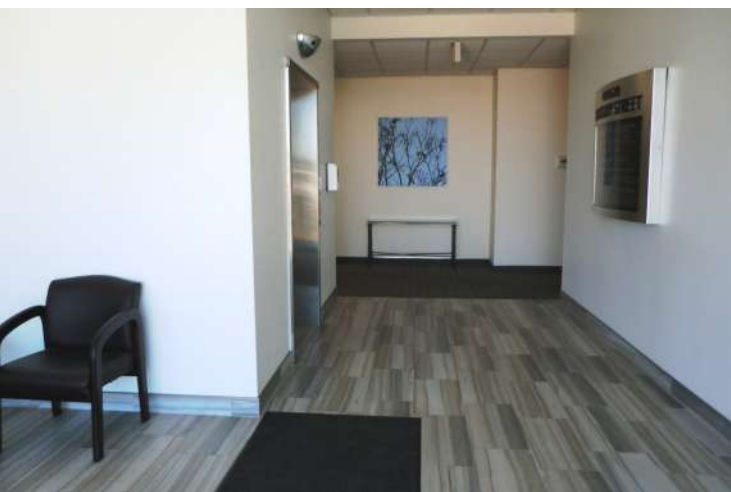
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PROPERTY FEATURES

Address:	4858 Mercury Street, San Diego, CA 92111
Availability:	Suite 105: ± 1,077 RSF Office Suite Suite 110: ± 1,309 RSF Office Suite
Building:	± 21,622 Sq. Ft. 2-Story Office Building
Features:	Upgrades to Building Exterior and Common Areas, Shower Facilities
Fiber Connectivity:	Wired for Fiber-Optic Internet Connection
Location:	Kearny Mesa - Central San Diego
Amenities:	Walking Distance to Multiple Restaurants with Close Proximity to an Abundance of Amenities such as the Famous Convoy District, Walmart, Target, 24 Hour Fitness, and Much More
Parking:	Onsite Gated and Covered Parking
Accessibility:	Easy Access to I-805, I-15, Hwy 163 & Hwy 52
Lease Rates:	\$1.85/RSF + Electric and Janitorial 2026 Promo: \$1.00/RSF rate for the first 6 months, 3 year minimum lease term



STRONG DEMOGRAPHICS

120,492 Households
25,530 Businesses
269,445 Employees



CONVOY DISTRICT

Famous Pan-Asian Community
Known for Popular Restaurant Row,
Dessert Shops, Shopping, Karaoke



RECOGNIZABLE COMPANIES

Close Proximity to San Diego's
Fastest Growing Companies:
Google, Intel, Qualcomm, Sony,
AT&T, Northrup Grumman



GROWING AREA

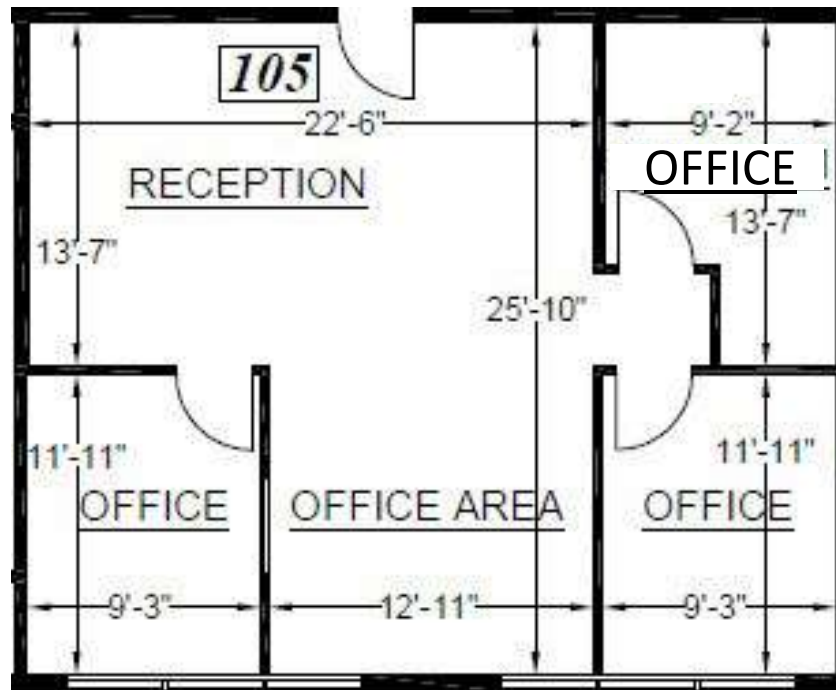
Kearny Mesa's Community Plan -
To Guide Future Development By
Increasing Housing, Population,
Mixed-Use Villages & More



AVAILABILITY

SUITE 105: ± 1,077 RSF OFFICE SPACE

- > 3 Private Offices
- > Reception / Open Office
- > \$1.85/RSF + Electric and Janitorial
- > Available Now



LOCATION KEY

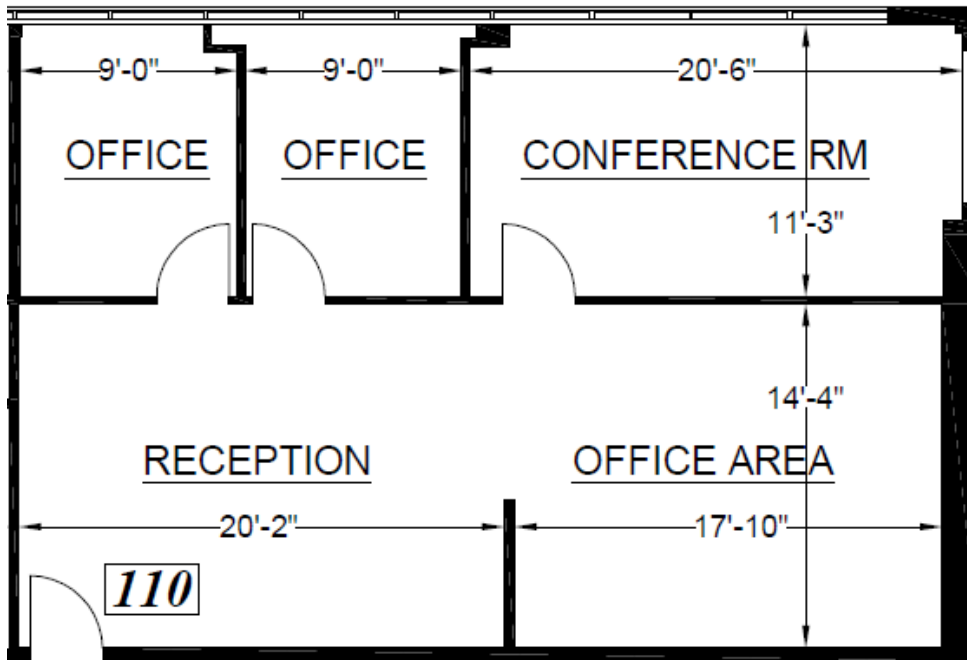


Floor plans and location key are not to scale; for reference purposes only.

AVAILABILITY

SUITE 110: ± 1,309 RSF OFFICE SPACE

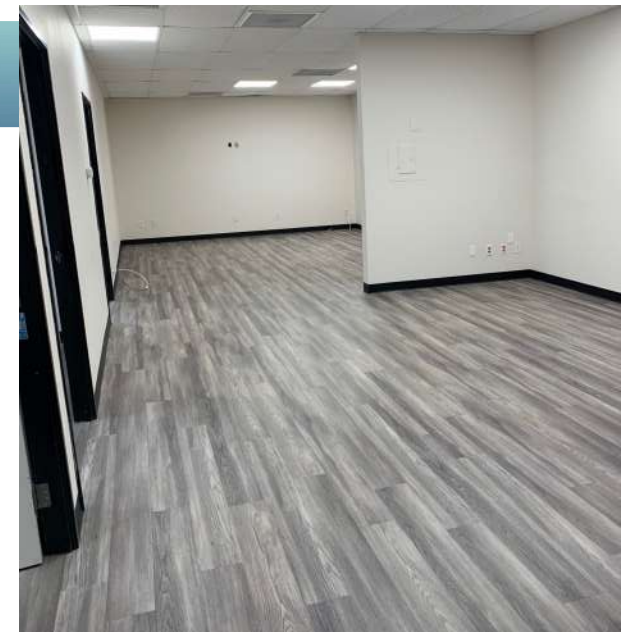
- > 2 Private Offices
- > Reception / Open Office
- > Conference Room
- > \$1.85/RSF + Electric and Janitorial
- > Available Now



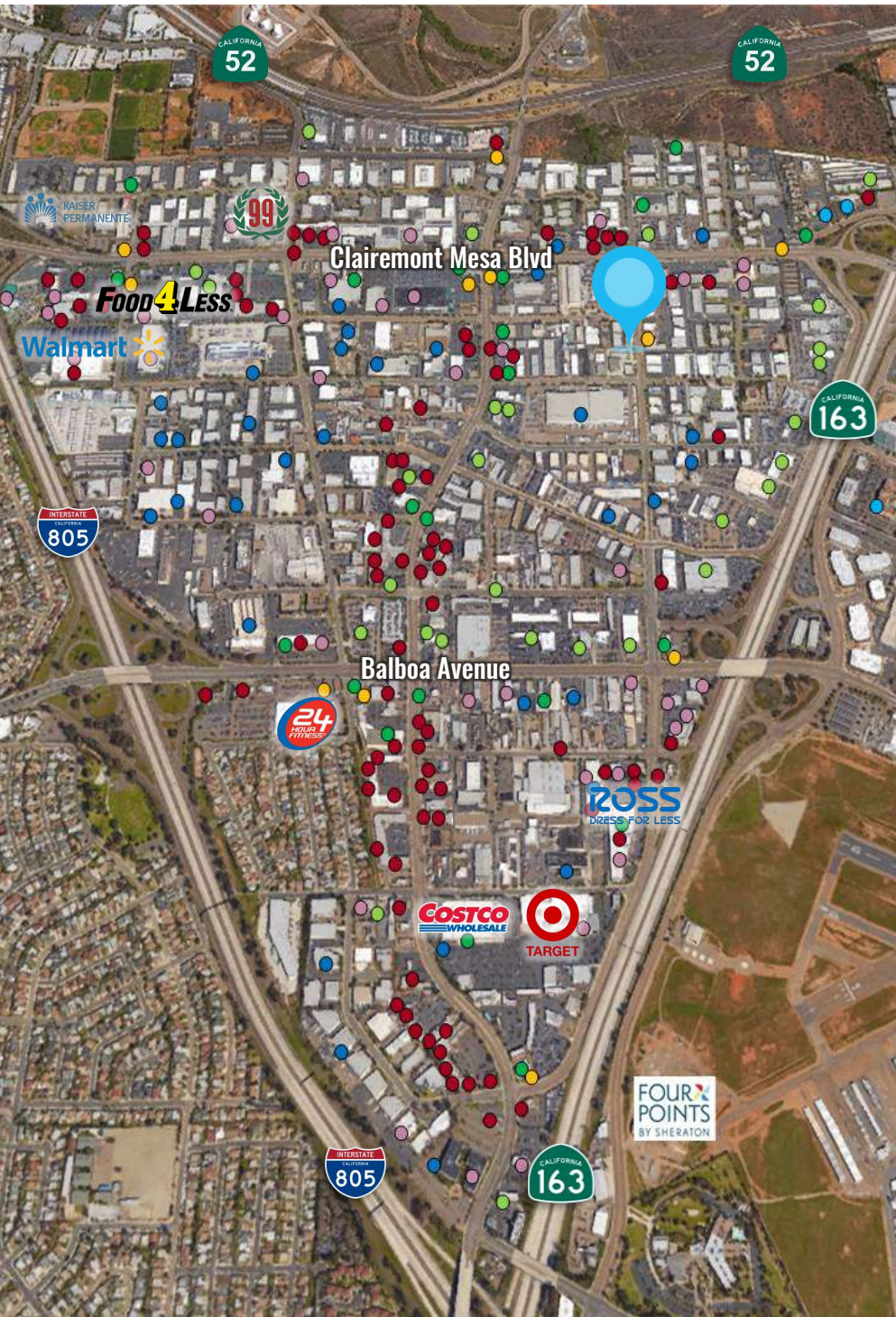
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NEARBY AMENITIES



RESTAURANTS

Applebee's, Arby's, Subway, Baguette Bros., Burger King, Blush Desserts, The God Father, Carl's Jr., Chaba Thai, Chipotle, Elijah's, Cotija's, Pho Fusion, Gualbertos, Café Hielo, Dumpling Hut, FuAn Garden, Crab Town, Buga Korean, Cali Baguette Express, Chef Chin, China Max, Chopstix, Chopstix Too, Club Legend, Crab Hut, Dae Jancg Keum, Dumpling Inn & Shanghai Saloon, Taegukgi, Emerald Chinese, Grab & Go, Friends House, Hinotenz, Ichiro's Happy Restaurant, Imperial Mandarin, Infinita, Izakaya, Island Restaurant, It's Boba Time, Sakura, Jasmine, Jersey Mike, Korea House, Kula Revolving Sushi Bar, K Pub, Katsu Café, Karrie's Coffee, Kabaya, Koon Thai Kitchen, Korean Express, Liang's Kitchen, Nolbu, LilFarmer's, Lolita's, McDonald's, Manna BBQ, Mignon Pho Grill, Moby Dick Fish Market & Grill, Mon & Dom's Pizza, Mr. Dumpling, Nishiki Ramen, Niba, Nijiya Market, Noodle Town, O'Brien's, Old Village, Pho Convoy Noodle House, Pho Fusion, Phuong Trang Restaurant, Proud Mary's Southern Bar & Grill, Raki Raki, Red Moon Noodle House, Rosa's Pizza, Rolando's Taco Shop, Shabu Shabu House, Surf N Sub Deli, Sage French Cake, Sakura I, Sam Woo, San Diego, MinSok Chon, San Tong Palace, Souplantation, Starbucks, Santouka Ramen, Sieu Sieu BBQ, Spicy House, Sichuan Garden, Spicy House, Sushi Deli 3, Sushi Dokoro Shirahama, Sushi Yaro, Tajima, Tajima Izakaya, Tasty Bakery, Tea & More, Tea Station, Tofu House Thai House Cuisine, Thang Thang, The Original Pancake House, Tsuruhashi, Vibe Fusion, Viet Bakery & Pho, Wa Dining Okan, Yakitori, Yes Pingo, Yokohama Yakitori Koubou, Yoshinoya, Up2You Café, Wendy's, Wings-n-Things, Xian Kitchen

PERSONAL SERVICE / SHOPPING

Boomers, Game Empire, LA Fitness, Food 4 Less, Walmart, 99 Ranch Market, Napa Auto Parts, Barbeques Galore, Discount Hobby Warehouse, Zion Market, Kearny Mesa Bowl, Big 5 Sporting Goods, SD Vape Shop, Fan Diego, Turner's Outdoorsman, Goodyear Tire, Fred Astaire Dance Studio, Posh Paperie, Cycle Gear, BOOKOFF, Dollar Tree, Target, Muse Beauty Salon, Anywhere Bicycle Repair, Victory Gymnastics Academy, Evans Tire & Service Center, Mitsuwa Marketplace, San Diego Mattress Man, Balboa Veterinary Hospital, The Gun Range San Diego, CrossFit SoCal, George's Camera, The Camp Kearny Mesa, Today's Patio, Kearny Mesa Dental, BootBarn, Marukai, Sanrio, Salon Reiki, Silverado Hospice, Fresenius Medical Care, Bumper2Bumper

BUSINESS SERVICES

Custom Logos, San Diego Marble & Tile, AAA Alliance Self Storage, Dixieline, UPS Customer Center, Costco Business Center, Public Storage, CLARK Security Products, WSA Distributing, PWS Laundry, Scantech Graphics, Pirate Staffing, San Diego Fabrics, Bonded Flooring & Carpet, Hawthorne Power Systems, Hertz Rent A Car, Enterprise Rent A Car, T&L Foods, A.O. Reed & Co., California Implant Institution, San Diego Flower Patch, Mission Carpet Distributors, Da-Tile Tile & Stone, Sedona Staffing, Chandler Packing, Industrial Metal Supply, Orange Restoration, Nonprofit Management Solutions, Ferguson Plumbing Supplies, Platinum Event Rentals, Staples, M E Engineers, Pool Water Products, AAA Radiator Warehouse

AUTOMOBILE DEALERSHIPS

Ashton Martin San Diego, CarMax, Jaguar San Diego, Jimmy Johnson Kearny Mesa Chevrolet, Rancho Chrysler Jeep Dodge Ram, Volkswagen Kearny Mesa, Mercedes Benz of San Diego, Smart Car San Diego, Cyrus Auto Sales, San Diego Auto Finder, Kearny Mesa Infinity, Pacific Honda, Lexus San Diego, Kearny Mesa Toyota, BMW of San Diego, Kearny Mesa Acura, Kearny Mesa Subaru, Kearny Mesa Hyundai, Kearny Pearson Ford, Volvo San Diego, Siri Auto Group, Mossy Nissan Kearny Mesa, Kearny Pearson Kia, San Diego Automotive, JJ& O Auto Sales, La Mesa RV Center San Diego, San Diego Import Center, Ivan Stewart Motorsport Polaris Dealership, Pacific Auto Sales, Minsky Mercedes & BMW

GASOLINE / FUEL

7-Eleven Gasoline, 76 Gas Station, ARCO, Chevron, Mega Fuel, Mobil, Shell, Osco Petroleum

BANKS & ATM'S

San Diego County Credit Union, Bank of America, Chase Bank, California Bank & Trust, Wells Fargo Bank, East West Bank, Cathay Bank, Hani Bank, Lincoln Financial Group, Citibank ATM, Cardtronics ATM, ecoATM, Eazy Cash

HOTELS / LODGING

Courtyard by Marriott, Residence Inn, Ramada San Diego Hotel & Conference Center, Four Points by Sheraton



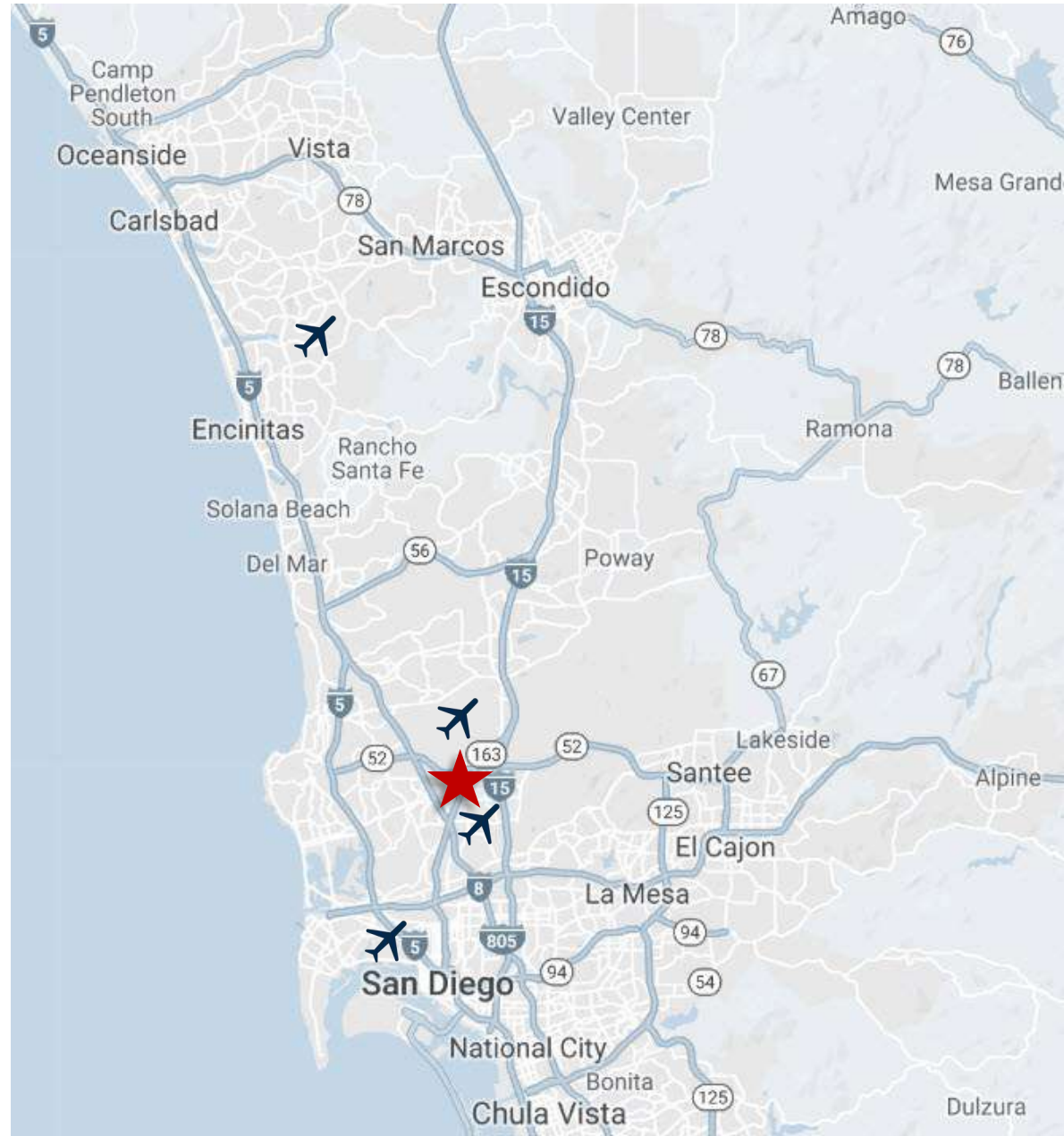
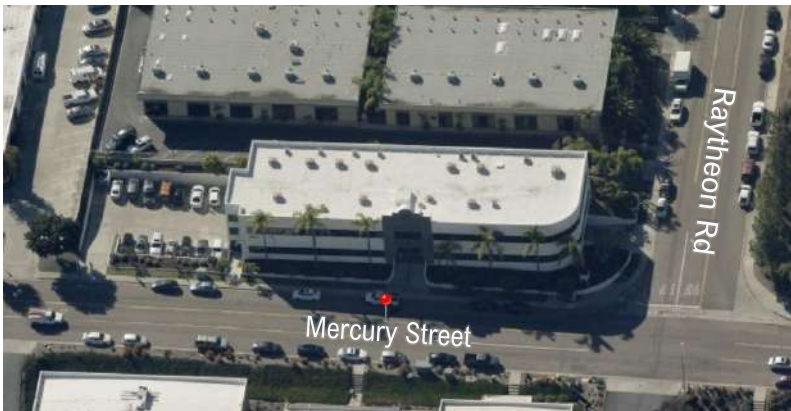
AREA OVERVIEW

DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
Population	35,907	283,617	1,226,516
Population (2028)	36,041	281,119	1,211,795
Avg. Household Income	\$106,797	\$113,879	\$115,289
Annual Consumer Spending	\$498.5M	\$4.2B	\$17.5B
Total Households	14,010	114,145	474,690
Total Businesses	8,224	28,097	87,039
Total Daytime Employees	89,813	274,909	833,605

DRIVE TIMES

Mission Valley	7 Minutes
La Jolla	12 Minutes
San Diego International Airport	15 Minutes
Encinitas	22 Minutes
San Diego - Mexico Border	30 Minutes
Los Angeles	1 Hour 50 Minutes



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