

# KEARNY GATEWAY PLAZA

## FOR LEASE

RETAIL SUITES | ±300-9,290 SF

Under New Ownership  
Exterior Remodel Nearly Completed

2<sup>nd</sup> GENERATION  
RESTAURANT SUITE

±2,725 SF

±500 SF  
Patio



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ON-RAMP

CLAIREMONT MESA BLVD.

# THE PROPERTY

Flexible Buildouts  
Considered

Excellent Central  
Location

- » ±300 SF up to ±9,290 SF Retail suites at the border of Kearny Mesa and Clairemont
- » Corner suite demisable to ±3,300 SF or ±6,610 SF
- » ±2,725 SF End-cap 2<sup>nd</sup> generation restaurant with equipment and ±500 SF outdoor patio
- » 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](#)]

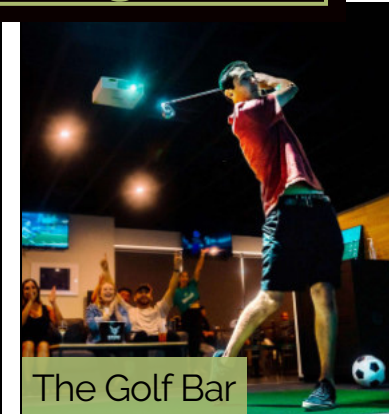


KEARNY  
GATEWAY  
PLAZA

## Meet Your Neighbors



STP Bar-n-Grill



The Golf Bar

- » Immediate access to I-805, with Hwy 163 & Hwy 52 just minutes away
- » Locally owned and managed
- » Monument signage potentially available
- » Parking ratio: ±5.14/1,000 SF
- » Tenant improvements considered
- » Lease Rate: Call Broker for more details

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

# SITE PLAN



New pylon signage w/ freeway visibility

SUITE	TENANT NAME	SF
5487	STP Bar-N-Grill	2,000
5491	<b>Available August 1</b>	1,510
5495	Cosmo Prof	2,720
5497	GuiTea Cravings	1,320
5499	<b>Available Now (Restaurant use preferred)</b>	1,320
5501	Sipz Vegetarian Cafe	1,650
5505	Leilani's Attic	1,586
5507-13	<b>Available Now (Divisible into smaller suites)</b>	9,290 <small>*potential to split</small>
5517-A&B	Comickkaze	2,312
5517-C	Gong's Noodle (Coming Soon)	1,360

SUITE	TENANT NAME	SF
5519	<b>Available Now</b>	1,360
5521	Comfort Wide Shoes	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	510
5535	Thai Restaurant (Coming Soon)	1,877
5537-39	Discount Pool Supplies	1,917

SUITE	TENANT NAME	SF
5541-43	Gao's Crab & Kabob (Coming Soon)	3,200
5545-47	<b>Available Now (2nd Gen Restaurant) with Outdoor Patio</b>	2,725
5581-83	The Golf Bar	3,643
5585	Sew Elegant	800
5587	Clairemont Sportscards	1,200
5589	<b>Available Now</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

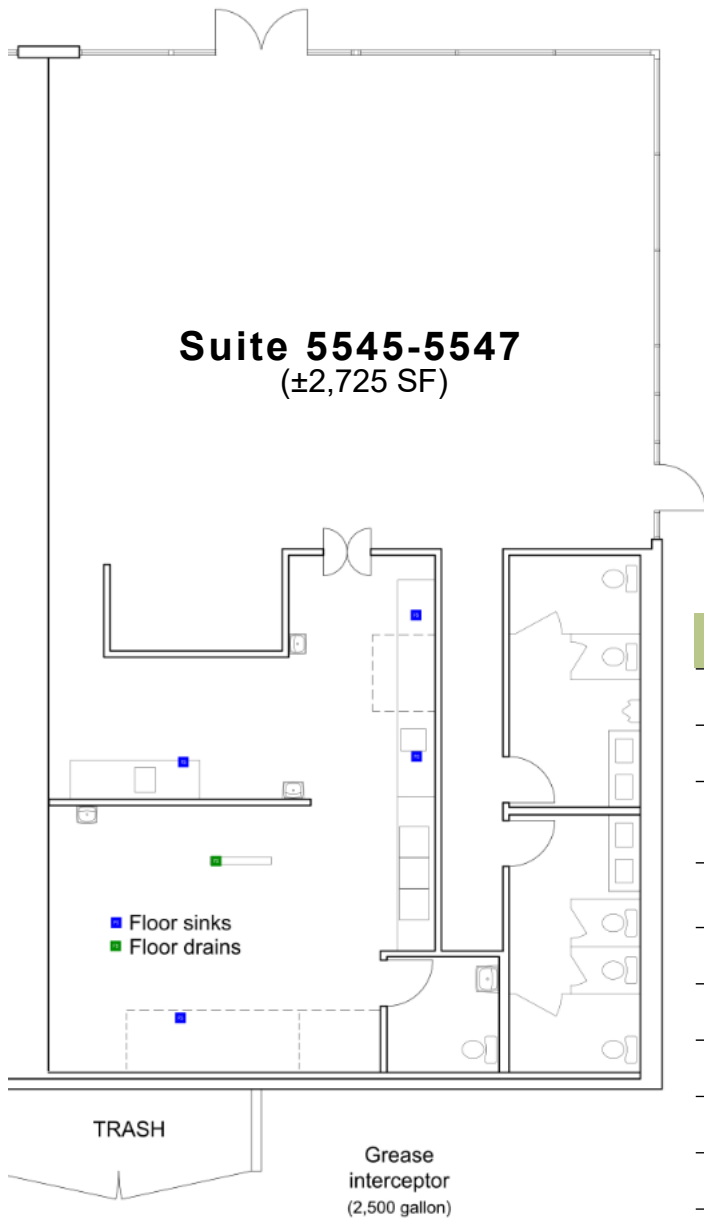
# LOCATION

## 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



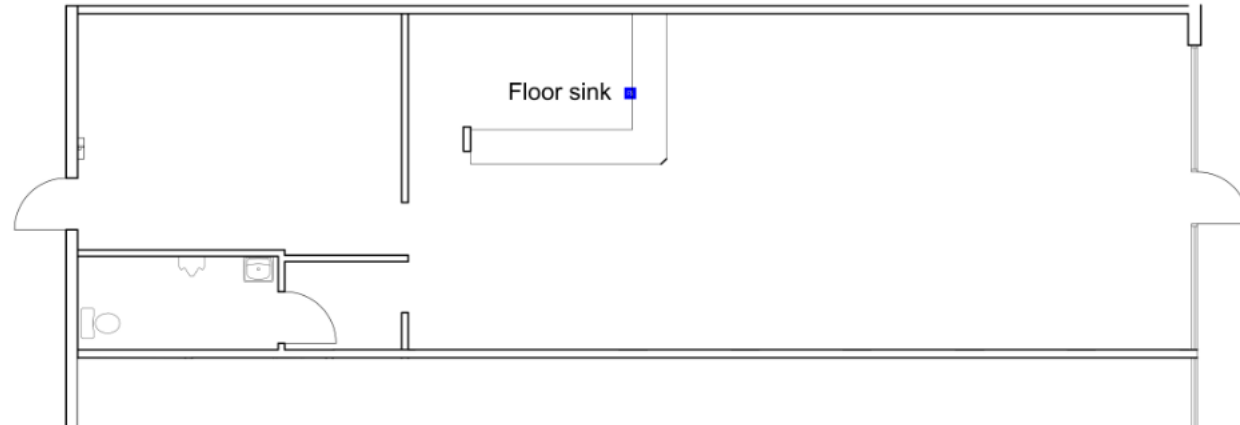
SUITE 5545-47 - Information	
Area	±2,725 SF
Utilities	
Electric	3-Phase 400 amps
HVAC	RTU: two 5 ton units
Gas Service	to Property (not Suite)
Fire Sprinklers	No
Restroom	Two (2) multi-stall
Ceiling	±9' drop ceiling
Misc	2 <sup>nd</sup> Generation restaurant



\*Renderings of potential interior and patio



# Available Suites

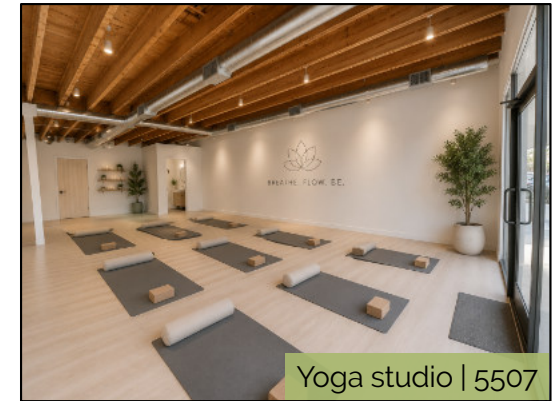


## SUITE 5499 - Information

Area	±1,320 SF
Utilities	
Electric	3-Phase 200 amp panel
HVAC	RTU: one 4 ton unit
Gas Service	to Property (not Suite)
Fire Sprinklers	No
Restroom	One (1)
Ceiling	±9' drop ceiling
Misc	Restaurant use preferred



# Available Suites



\*Renderings of potential build-out options

## SUITE 5507-5513 - Information

Area	±9,290 SF (divisible)
Utilities	
Electric	3-Phase 400 amps total *200 amps each to 5507 & 5513
HVAC	RTU: five 4 ton units
Gas Service	to Property (not Suite)
Fire Sprinklers	No
Restroom	Two (2)
Ceiling	±12'
Misc	Currently shell condition

# Available Suites



## SUITE 5589 - Information

Area	±600 SF
Utilities	
Electric	3-Phase 100 amp panel
HVAC	RTU: 2 ton unit
Gas Service	to Property (not Suite)
Fire Sprinklers	No
Restroom	One (1)
Ceiling	±9' drop ceiling



Salon | 5597-C



Florist | 5597-C

\*Renderings of potential build-out options

## SUITE 5491 - Information

Area	±1,510 SF
Utilities	*To be confirmed
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

## SUITE 5519 - Information

Area	±1,360 SF
Utilities	
Electric	3-Phase 100 amp panel
HVAC	RTU: 4 ton unit
Gas Service	to Property (not Suite)
Fire Sprinklers	No
Restroom	One (1)
Ceiling	±9' drop ceiling

## SUITE 5597-C - Information

Area	±300 SF
Utilities	
Electric	3-Phase 100 amp panel
HVAC	RTU: 2 ton unit
Gas Service	to Property (not Suite)
Fire Sprinklers	No
Restroom	One (1)
Ceiling	±9' drop ceiling

# 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)

Mesa College  
29,000 students

# 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

