

FOR LEASE

RETAIL SUITE | KEARNY MESA | ±1,059 SF

CONVOY VILLAGE

±1,059 SF
(Approved restaurant permit)



Pat Geary

Managing Principal

Lic. 01703782

858.737.9837

pgeary@cegadvisors.com

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

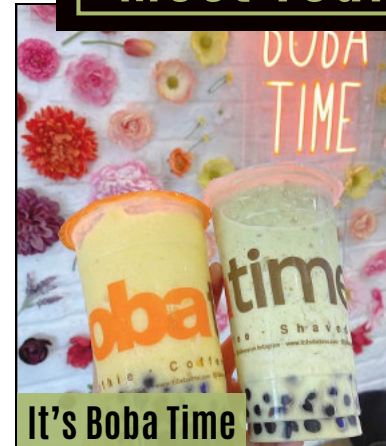
Flexible Buildout
Considered

Excellent Central
Location

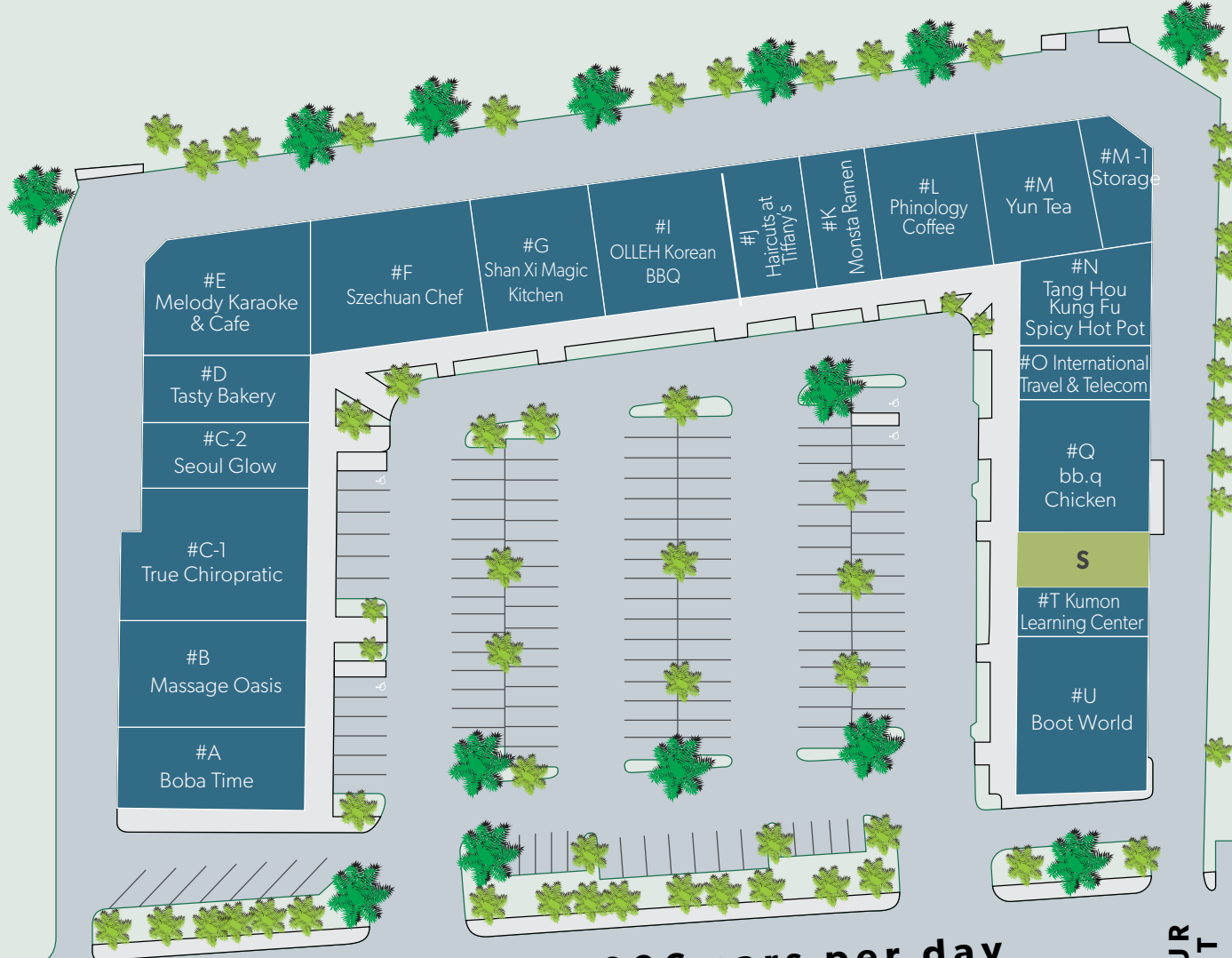
- » ±1,059 SF Retail suite in the heart of the heavily trafficked Convoy District, one of San Diego's most rapidly growing and desirable submarkets
- » Access to I-805, Hwy 163 and Hwy 52 just minutes away
- » Located within the new Community Plan Update for Kearny Mesa which allows an additional 18,000 new residential units [\[city website link\]](#)
- » Locally owned and managed
- » Monument signage potentially available
- » Tenant improvements considered
- » Available in 30 days
- » Lease Rate: Call Broker for more details



Meet Your Neighbors



SITE PLAN

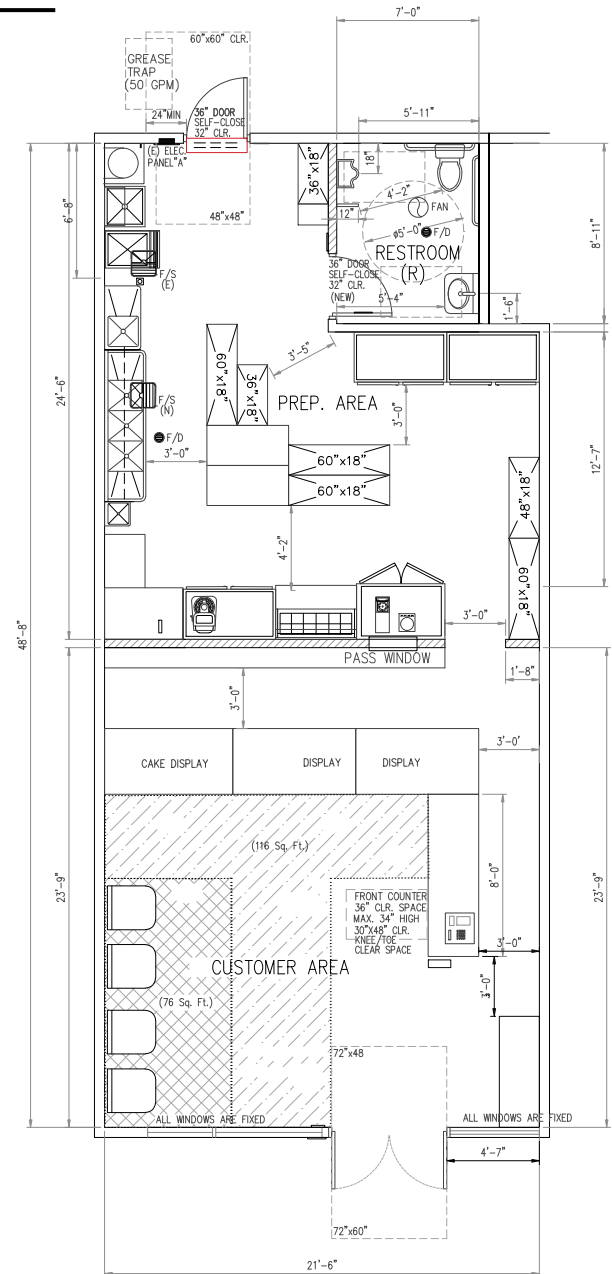


CONVOY STREET - ±28,006 cars per day

ARMOUR STREET

SUITE	TENANT NAME	SQUARE FEET
A	Boba Time	2,214
B	Massage Oasis	2,900
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

CONVOY VILLAGE



CEG | Pat Geary pgeary@cegadvisors.com 858.737.9837

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

