

FOR LEASE

2nd GEN RESTAURANT | KEARNY MESA | ±4,140 SF

THE CONVOY

4428 Convoy St.



 **C.E.G.**
COMMERCIAL | EQUITY | GROWTH

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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

Epicenter of Convoy
District Dining Scene

Excellent Central
Location

- » ±4,140 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
- » Zoning - CC-4-5
- » Restaurant improvements built-out in 2023
- » Available in 30 days
- » Lease Rate: Call Broker for more details



HIVE Bar & Karaoke



Hongdae Dakgalbi

Meet Your Neighbors



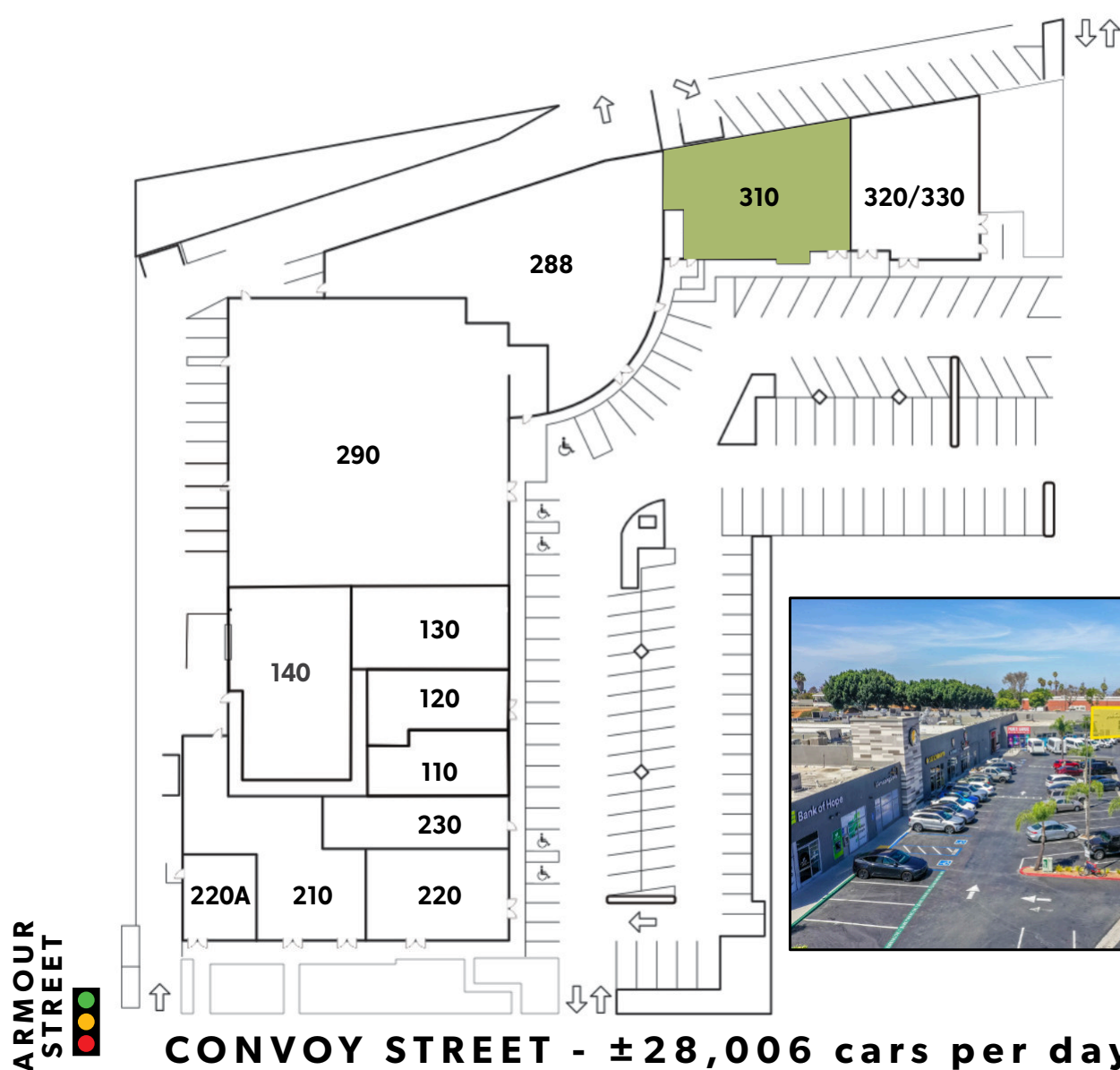
Manna BBQ



Coco Ichibanya

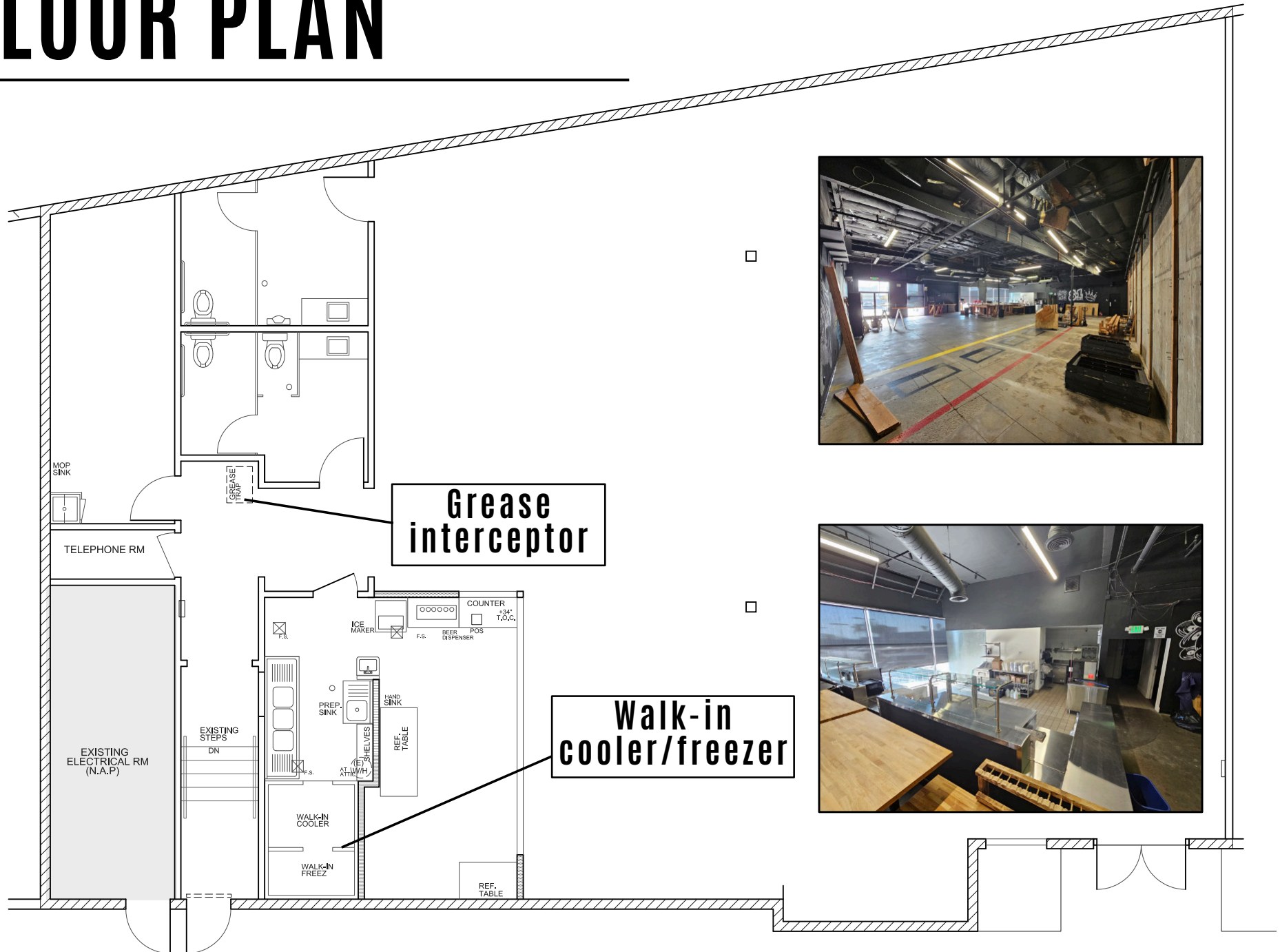
SITE PLAN

**THE
CONVOY**



SUITE	TENANT NAME	SQUARE FEET
110	Coco Ichibanya	2,607
120	Oi Shiba	2,054
130	Hongdae Dakgalbi	3,452
140	Convoy Strength	5,273
210	Manna Heaven BBQ	3,924
220	Bank of Hope	2,607
220A	American Real Estate	1,145
230	1AmazingSmile	1,629
288	Spectrum Adult Daycare	8,396
290	HIVE Bar & Karaoke	12,695
310	AVAILABLE IN 30 DAYS	4,140
320/330	Taste of Hong Kong	3,710

FLOOR PLAN



LOCATION



- » More than 337,000 people within a 5-mile radius, with an Average Household Income over \$133,000
- » Traffic Counts:
 - Convoy Street - 28,006 VPD
 - Balboa Avenue - 50,315 VPD

LOCATION

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