

RENOVATIONS COMPLETED  
NEW LANDSCAPE | NEW PAINT | NEW INTERIORS

4488

CONVOY STREET  
SAN DIEGO, CA 92111



2,050 SF RETAIL/RESTAURANT SPACE FOR LEASE  
PRIME RETAIL CENTER WITH EXCELLENT EXPOSURE

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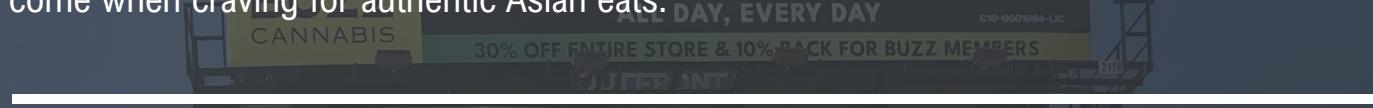
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PACIFIC COAST  
COMMERCIAL  
SALES - MANAGEMENT - LEASING

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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. 2,050 SF  
Retail/Restaurant Space



Surface Spaces  
In Front



Zoning:  
IL-3-1



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

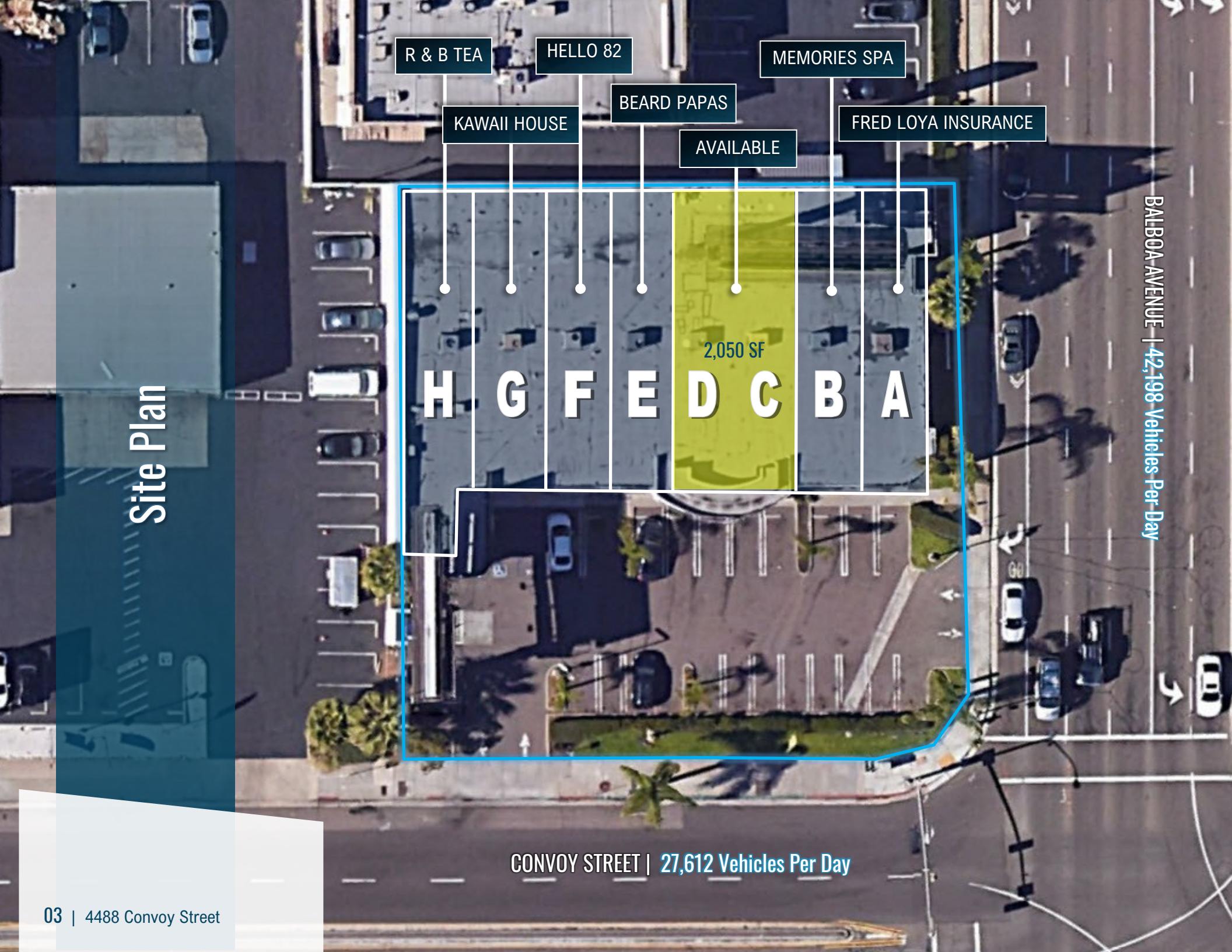


Easy Access to I-805 and  
Highway 163

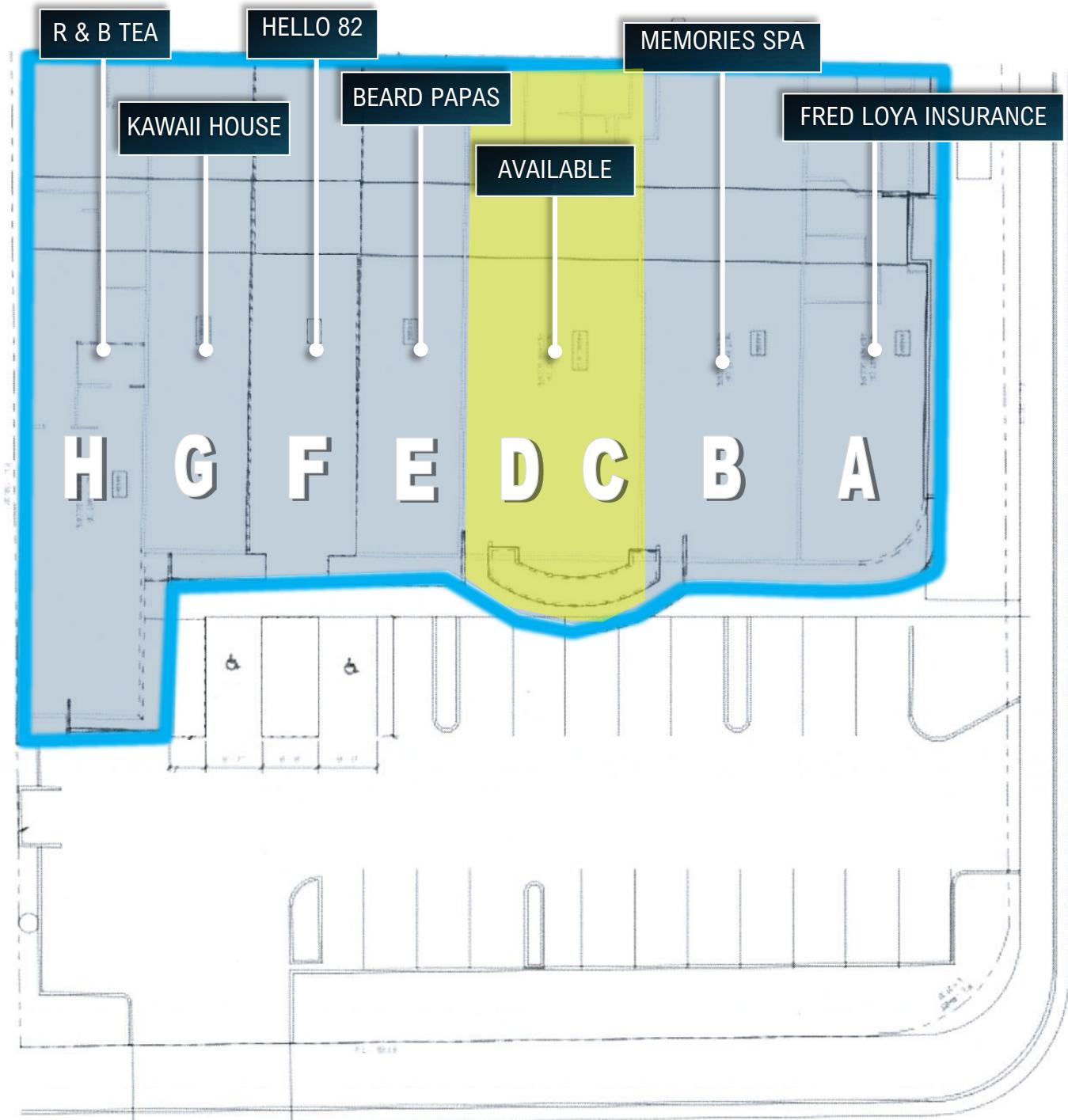
## LEASE RATE

Negotiable - Contact Agent for Details

## Site Plan



## Site Plan

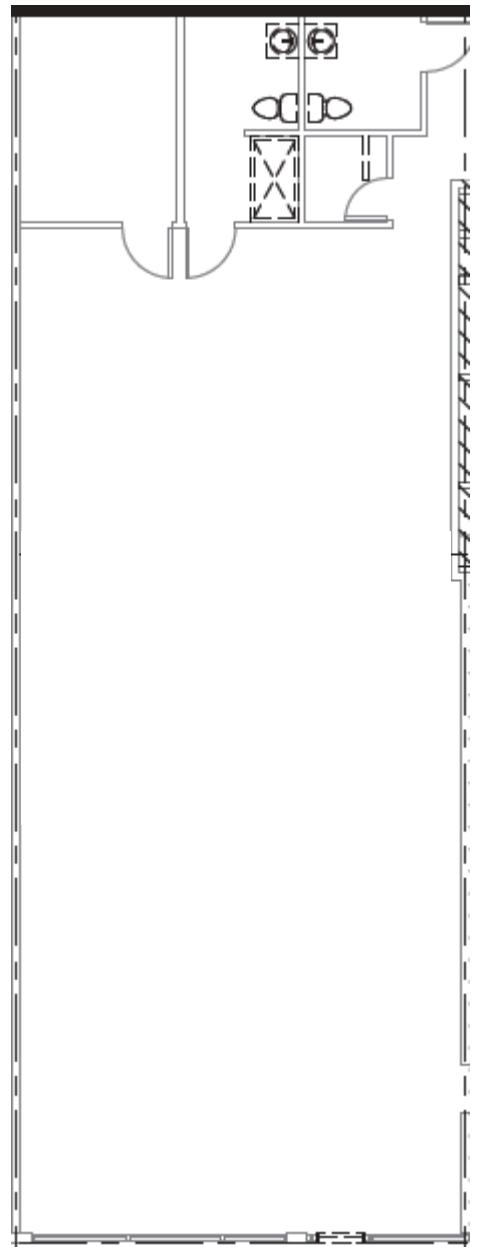


Site plan not fit to scale, for reference purposes only.

## Suite C & D



## RETAIL/FITNESS LAYOUT

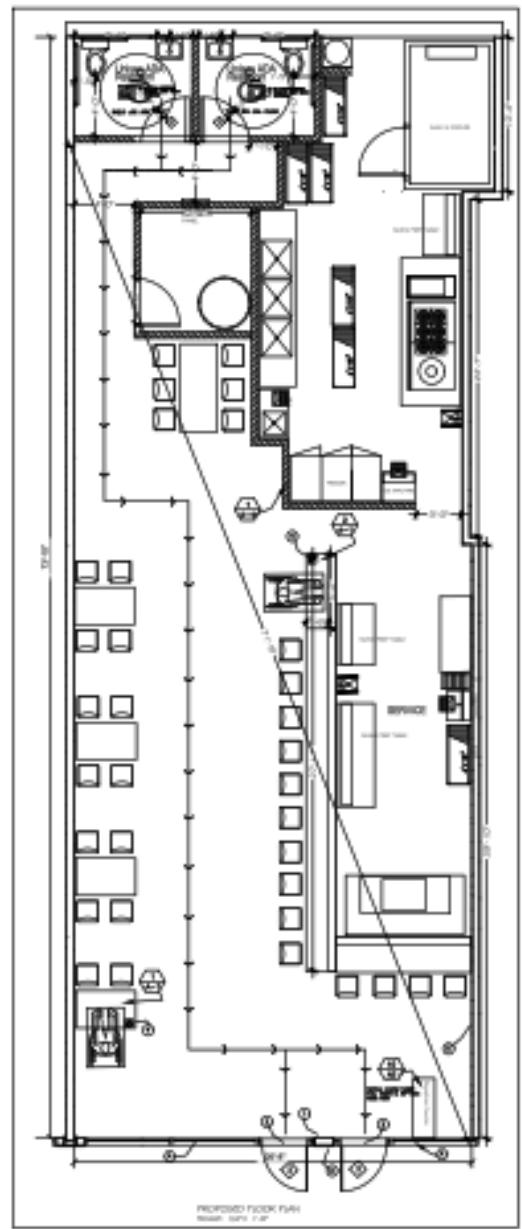


Floor plan not fit to scale, for reference purposes only.

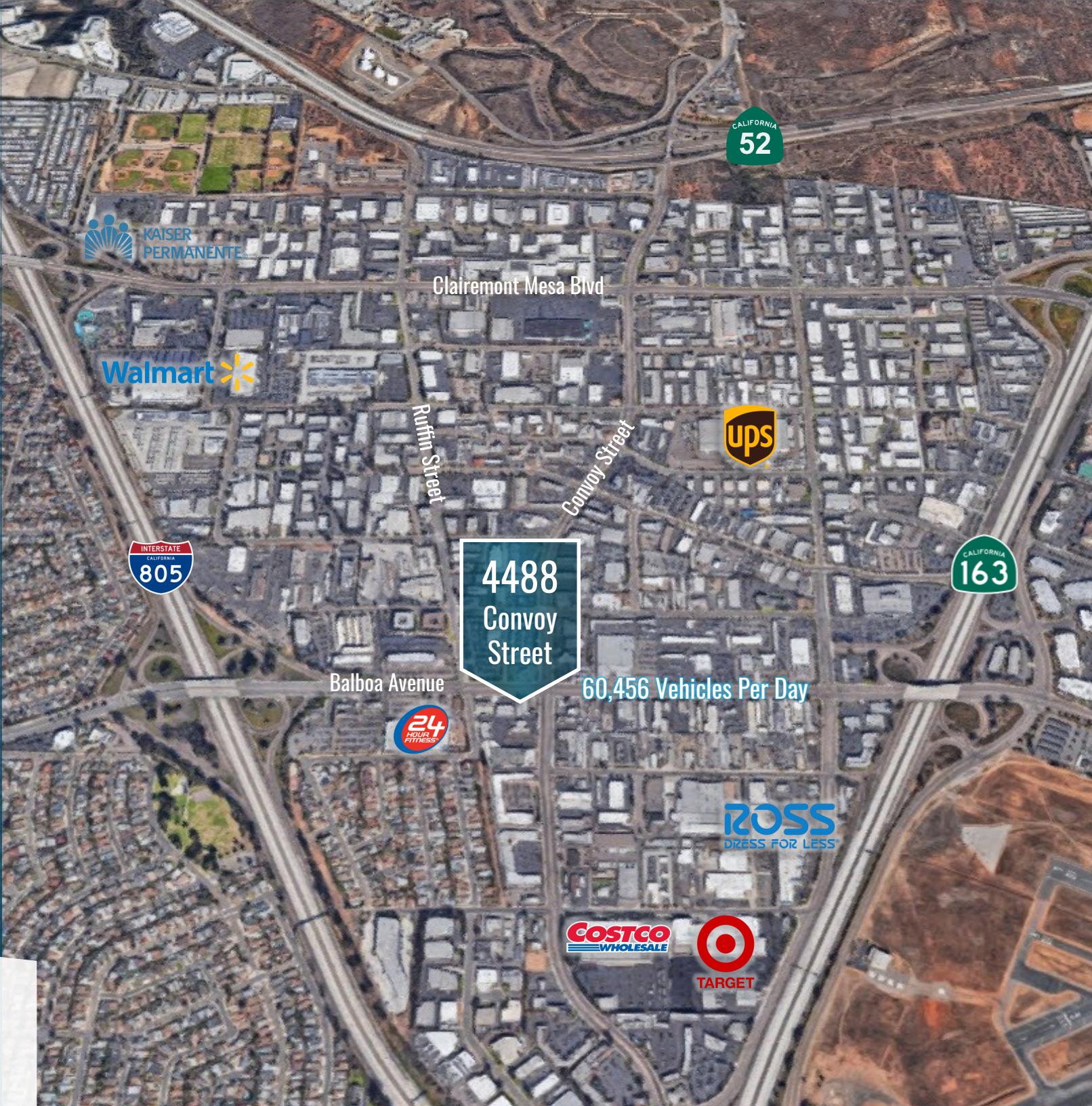
## Suite C & D



# RESTAURANT LAYOUT



Floor plan not fit to scale, for reference purposes only.



# DEMOGRAPHICS



Population

127,650



Businesses

28,143



Households

46,141



Employees

304,133



Consumer Spending

\$1,328,099

3 Mile Radius (CoStar)

07 | 4488 Convoy Street

