

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

Lee Suryani

Director

Lee@PacificCoastCommercial.com

Lic. 013848473

Bo Gibbons

Senior Director

Bo@PacificCoastCommercial.com

Lic. 01367936

Office (619) 469-3600

10721 Trenea St., Suite 200,

San Diego, CA 92131

www.PacificCoastCommercial.com

Lic. 01209930



The information in this brochure is provided for general marketing purposes only and is believed to be reliable but not guaranteed. Interested parties should verify all details independently, including zoning, measurements, and property condition. The property owner and agents make no warranties or representations and reserve the right to change or withdraw the property or terms at any time without notice. This is not an offer or contract.

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

BALBOA AVENUE | 42,198 Vehicles Per Day

MEMORIES SPA

FRED LOYA INSURANCE

AVAILABLE

BEARD PAPAS

HELLO 82

KAWAII HOUSE

R & B TEA

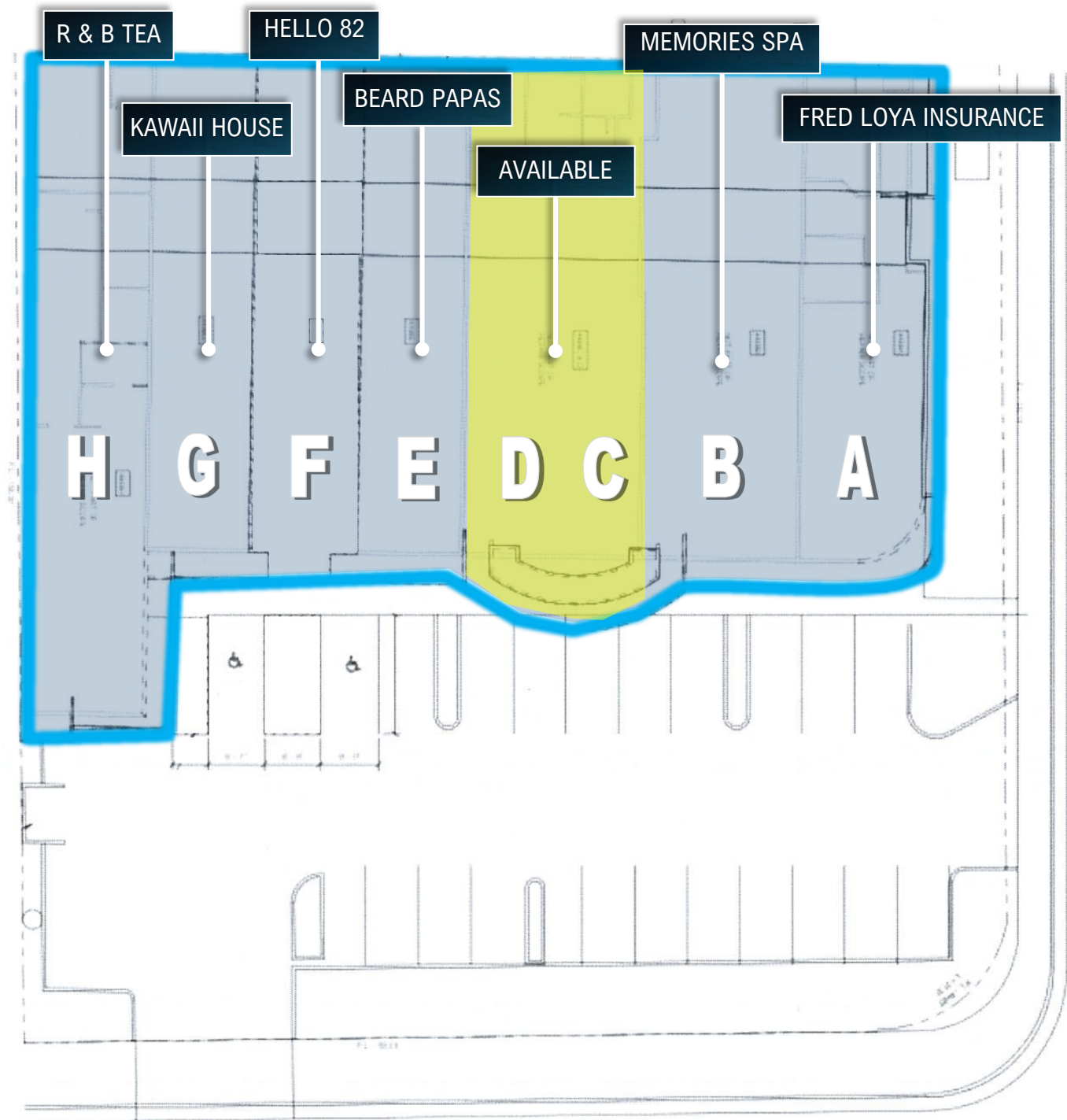
2,050 SF

H G F E D C B A

CONVOY STREET | 27,612 Vehicles Per Day

Site Plan

Site Plan

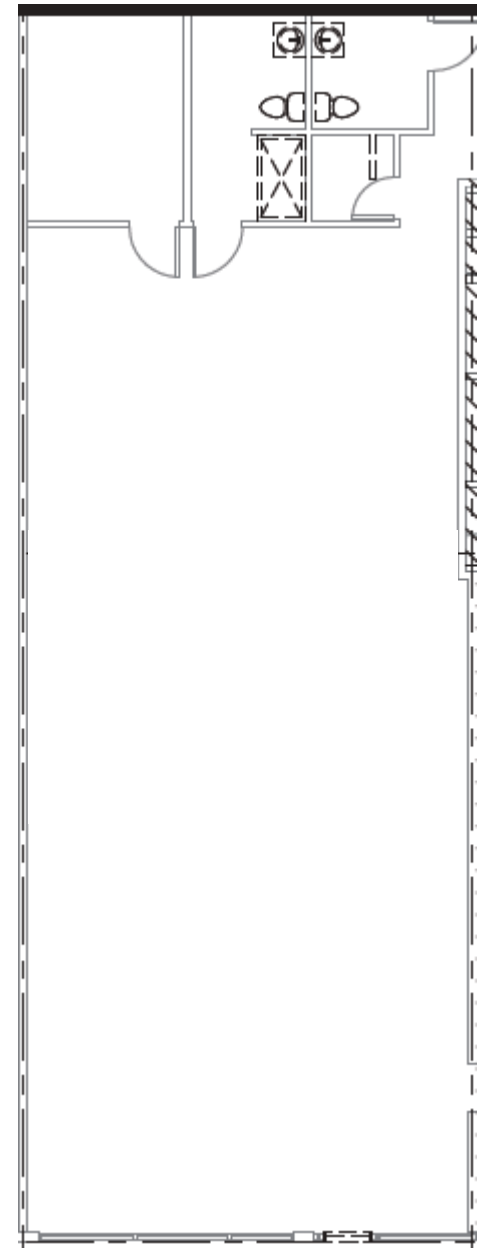


Site plan not fit to scale, for reference purposes only.

Suite C & D



RETAIL/FITNESS LAYOUT

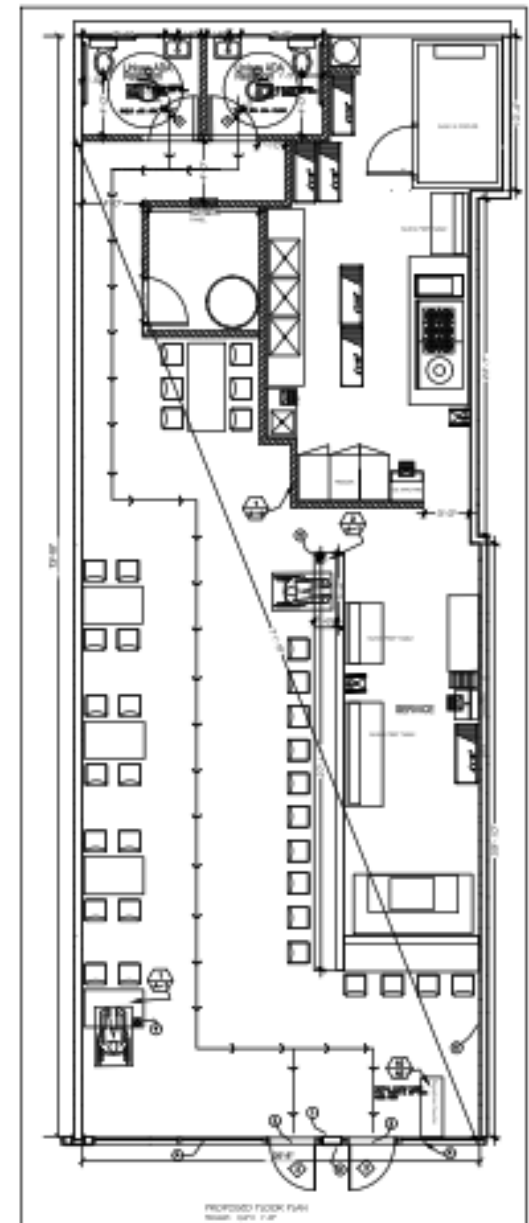


Floor plan not fit to scale, for reference purposes only.

Suite C & D



RESTAURANT LAYOUT



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



Clairemont Mesa Blvd

Ruffin Street

Convoy Street

4488
Convoy
Street

Balboa Avenue



60,456 Vehicles Per Day



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

