

OFFICE & MEDICAL SUITES  
FOR LEASE

Colliers

# Convoy Business Center

7071 CONVOY COURT  
SAN DIEGO, CA 92111  
KEARNY MESA



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**COLLIERS**

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# Hello from Kearny Mesa



# The Property

CONVOY BUSINESS CENTER



## Accessible and Functional Workspaces

Convoy Business Center offers attractive, modern office space with extensive recent renovations, mature landscaping, and light, bright, stylistic choices.

Take advantage of this fantastic opportunity to work in Kearny Mesa, San Diego's most centrally located neighborhood.

## HIGHLIGHTS

- ±28,704 SF office project
- Lot Size: 0.94 Acres - 40,946 SF
- Freestanding, three-story, elevator-served multi-tenant building
- Abundant parking on corner lot
- Project renovated in 2020
- Within walking distance to numerous retail amenities
- Zoning: IL-2-1
- Excellent access to I-805, I-15, Hwy-163 and Hwy-52

## Discover Kearny Mesa



### Lease Rate

Office: \$1.95/SF + Utilities  
Medical: \$2.50/SF + Utilities



### Availability

1,170 - 9,822 SF



### Convoy District

Situated alongside the Convoy District— a vibrant, booming business community





CONVOY COURT

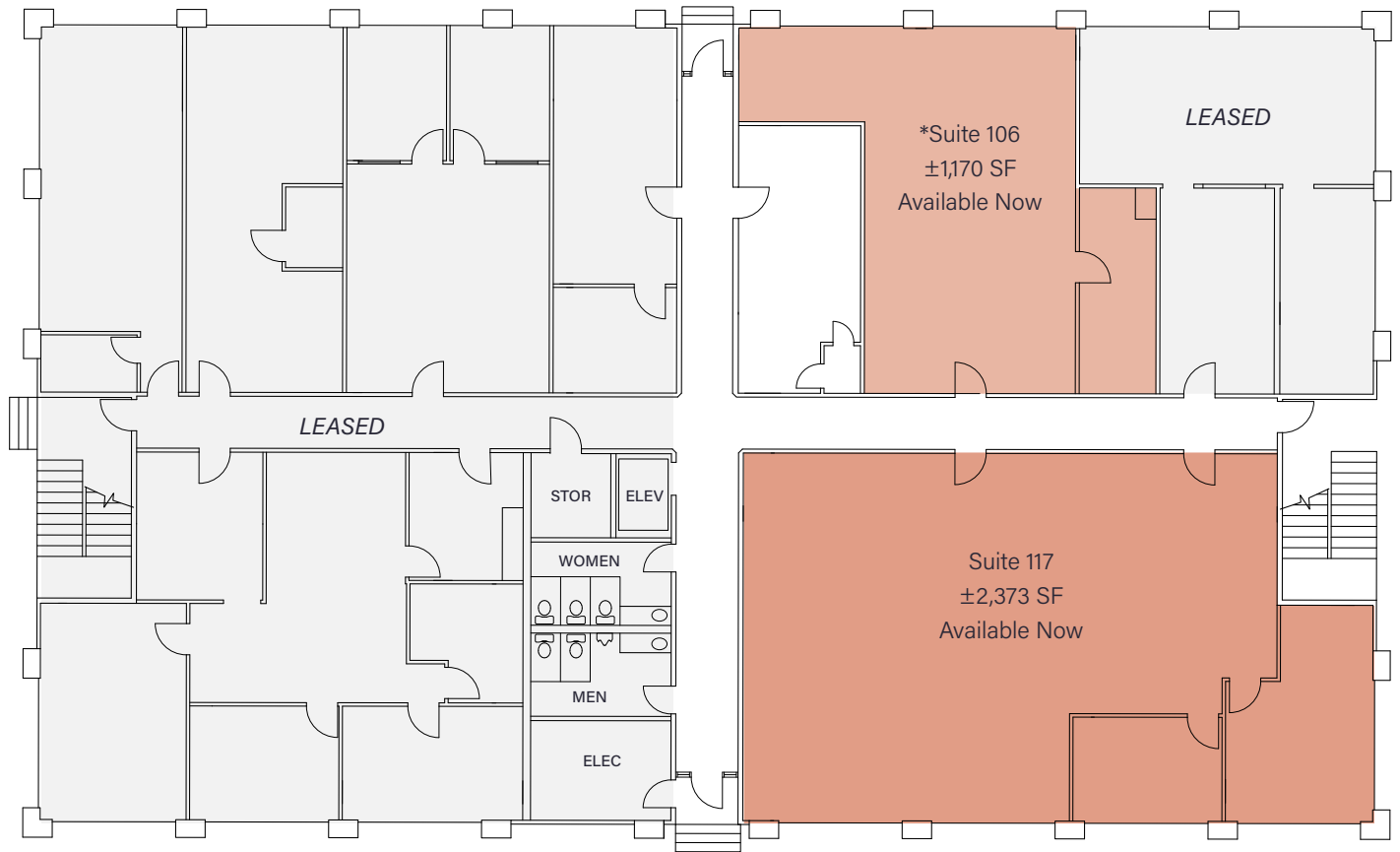




# Floorplans

FIRST FLOOR

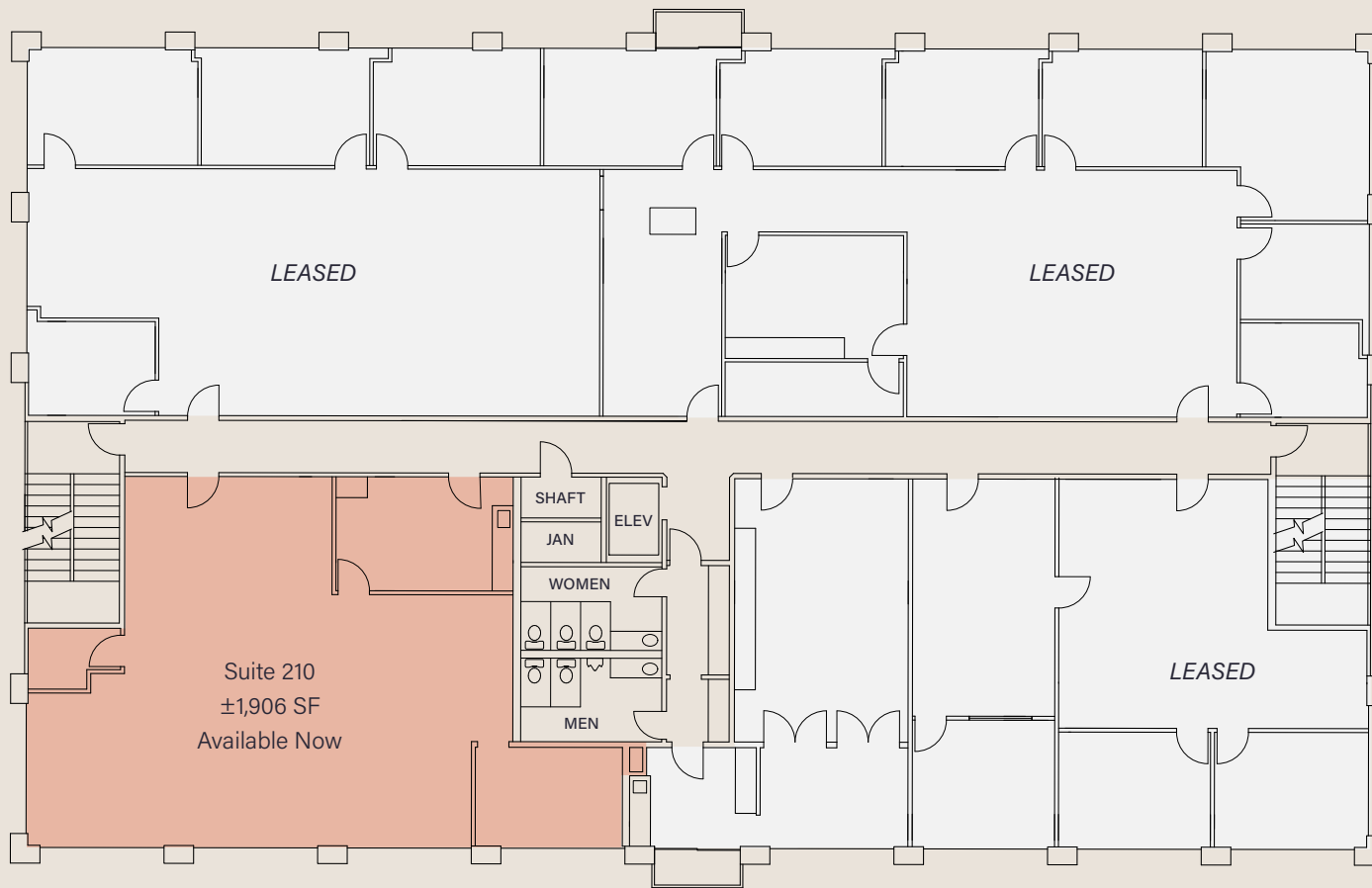
±1,170 - ±3,543 SF AVAILABLE





SECOND FLOOR

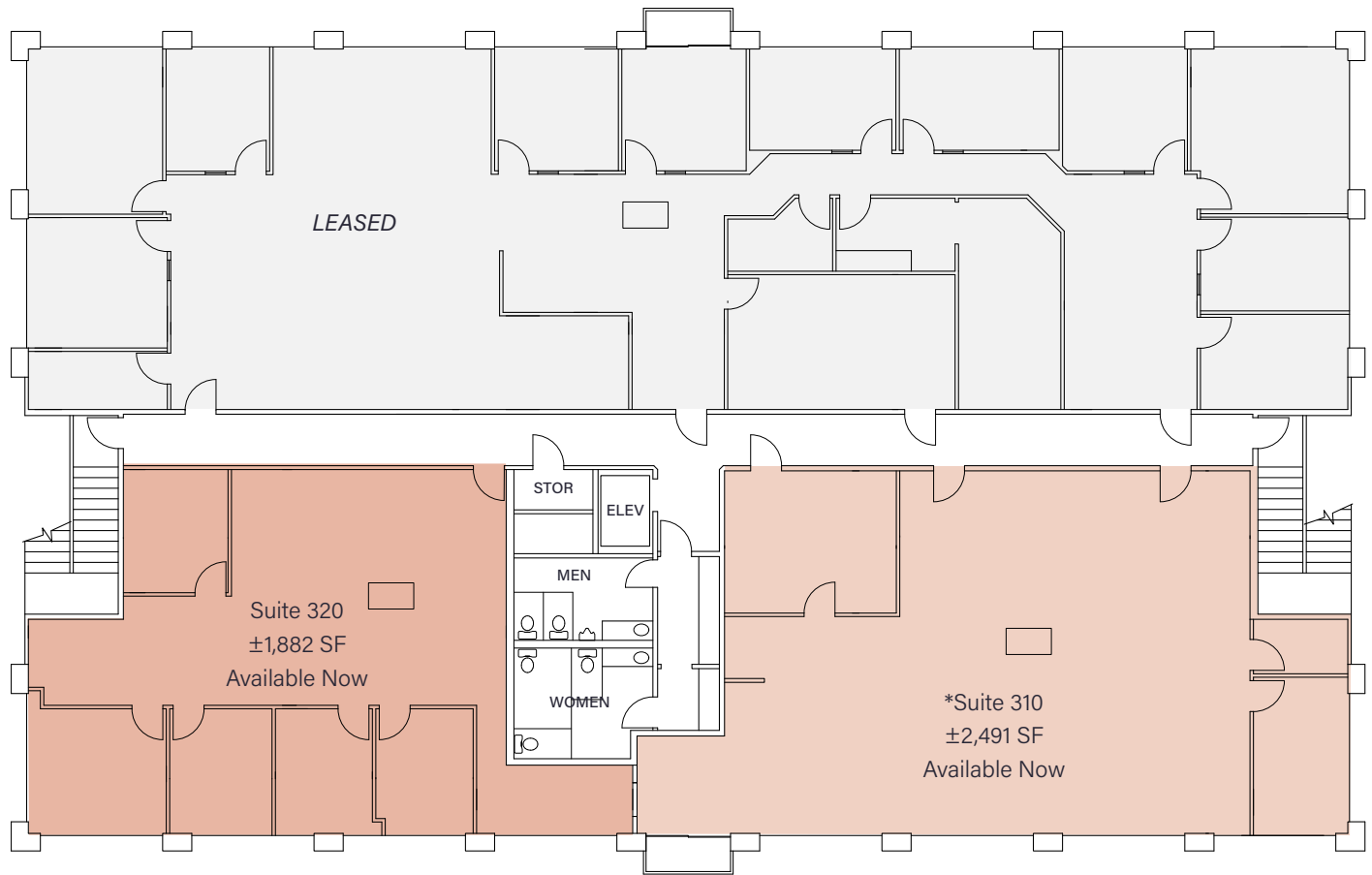
±1,906 SF AVAILABLE



# Floorplans

THIRD FLOOR

±1,882 - ±4,373 SF AVAILABLE









# The Location

Convoy Business Center is situated alongside The Convoy Pan-Asian and Cultural Business Innovation District. These are exciting times for Kearny Mesa.

Located in Kearny Mesa, The Convoy Pan Asian and Cultural Business Innovation District encompasses the Convoy Street area, known for its vibrant Asian culture and cuisine. The district is focused on fostering innovation and creativity. It aims to attract startups, tech companies, and creative professionals by providing a conducive environment for collaboration and growth. By leveraging the diverse talents and perspectives within the Pan-Asian community, the district seeks to drive innovation across a variety of industries.

CONVOY  
PAN-ASIAN  
CULTURAL  
AND  
BUSINESS  
INNOVATION  
DISTRICT

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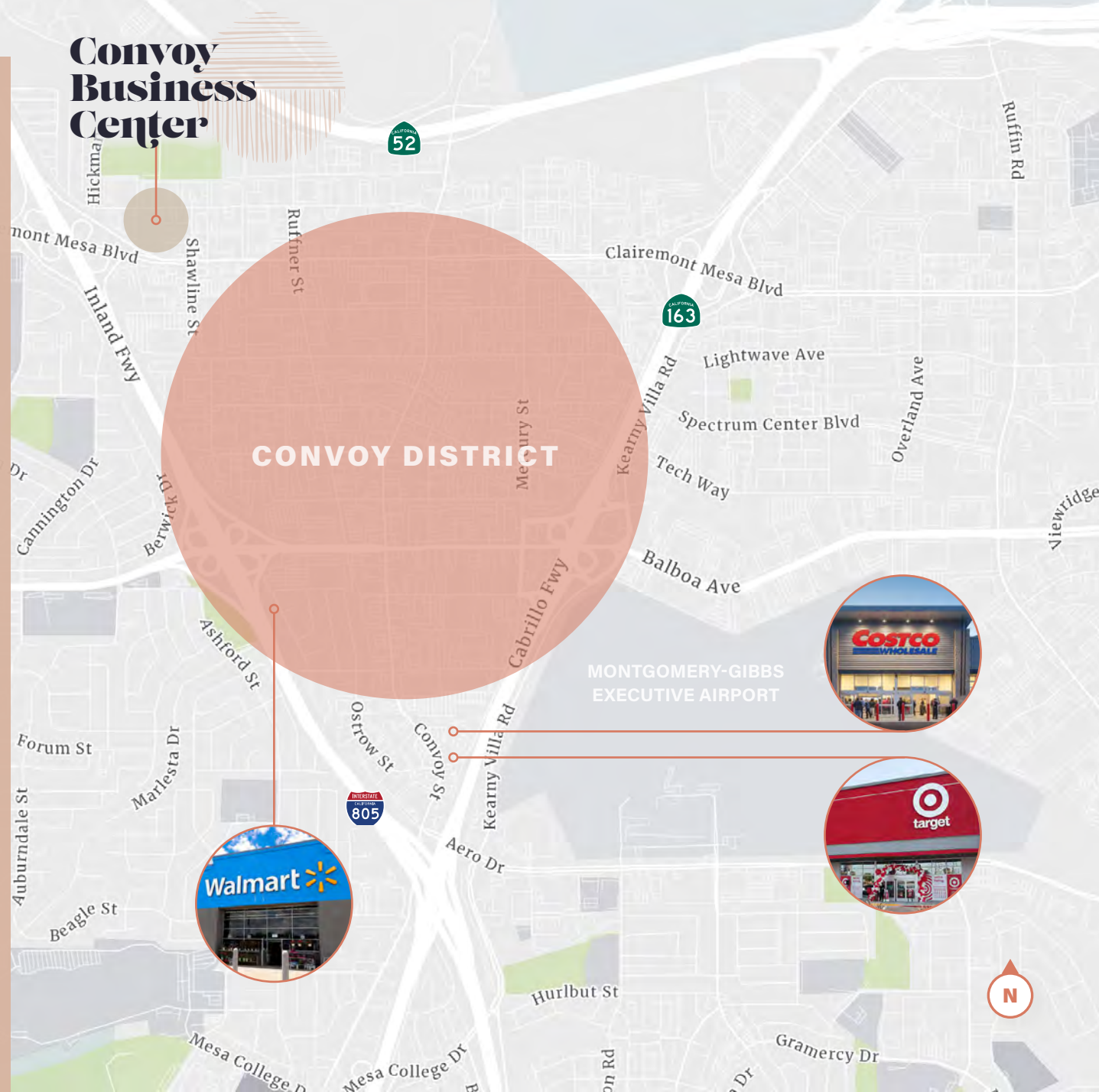


## AMENITIES

- 99 Ranch Market
- Ajisen Ramen
- Common Theory
- LA Fitness
- Societe Brewing Co.
- Kung Fu Tea
- Hopnonyous Brewing Co.
- Yakyudori
- Kilowatt Brewing
- Sharetea
- Zion Market
- The Keep Coffee
- Mikami Bar & Revolving Sushi
- Wushiland Boba
- Sizzling Pot King
- Eastern Dynasty
- Song Hak Korean BBQ
- Rakiraki Ramen
- Tasty Noodle House
- SomiSomi
- Grandma Tofu & BBQ
- Shan Xi Magic Kitchen
- DaYung's Tea
- Tan-Cha
- Submarine Crab
- Chopstix
- Dumpling Inn
- Manna BBQ
- CoCo Ichibanya
- Melody Karaoke & Cafe
- Phuong Trang
- Koon Thai Kitchen
- Carriage House Cocktails & Karaoke
- Friend's House Korean
- Happy Lemon Convoy
- Min Sok Chon
- H Mart Balboa
- Cross Street Chicken & Beer
- It's Boba Time San Diego
- Spicy House

# Convoy Business Center

## CONVOY DISTRICT







CONVOY CT

SHAWLINE ST



HICKMAN FIELD  
PARK



# Convoy Business Center



- ### CROSSROADS CENTER
- 99 Ranch Market
  - Sunny Dumpling
  - Sam Woo BBQ
  - Kilowatt Brewing
  - U.S. Bank
  - Twinkle Boba
  - Rubio's
  - Carl's Jr
  - The Godfather
  - Yiko Yiko
  - Yakitori Hino
  - Sieu Sieu BBQ
  - Ajisen Ramen

CONVOY CT



SHAWLINE ST

- ### GATEWAY AT KEARNY MESA
- Starbucks
  - McDonald's
  - Chipotle
  - Elijah's Deli
  - Angel Nails
  - Bei Yuan Tea
  - Wal Mart
  - LA Fitness
  - Food 4 Less
  - Mega Fuel
  - Lolita's Mexican
  - The Curry Club
  - Niban Japanese

CLAIREMONT MESA BLVD





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