

±4,032 SF Space Available

3820 Convoy St.
San Diego, CA 92111



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SAN DIEGO, CA 92111

Leasing Team

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PROPERTY HIGHLIGHTS

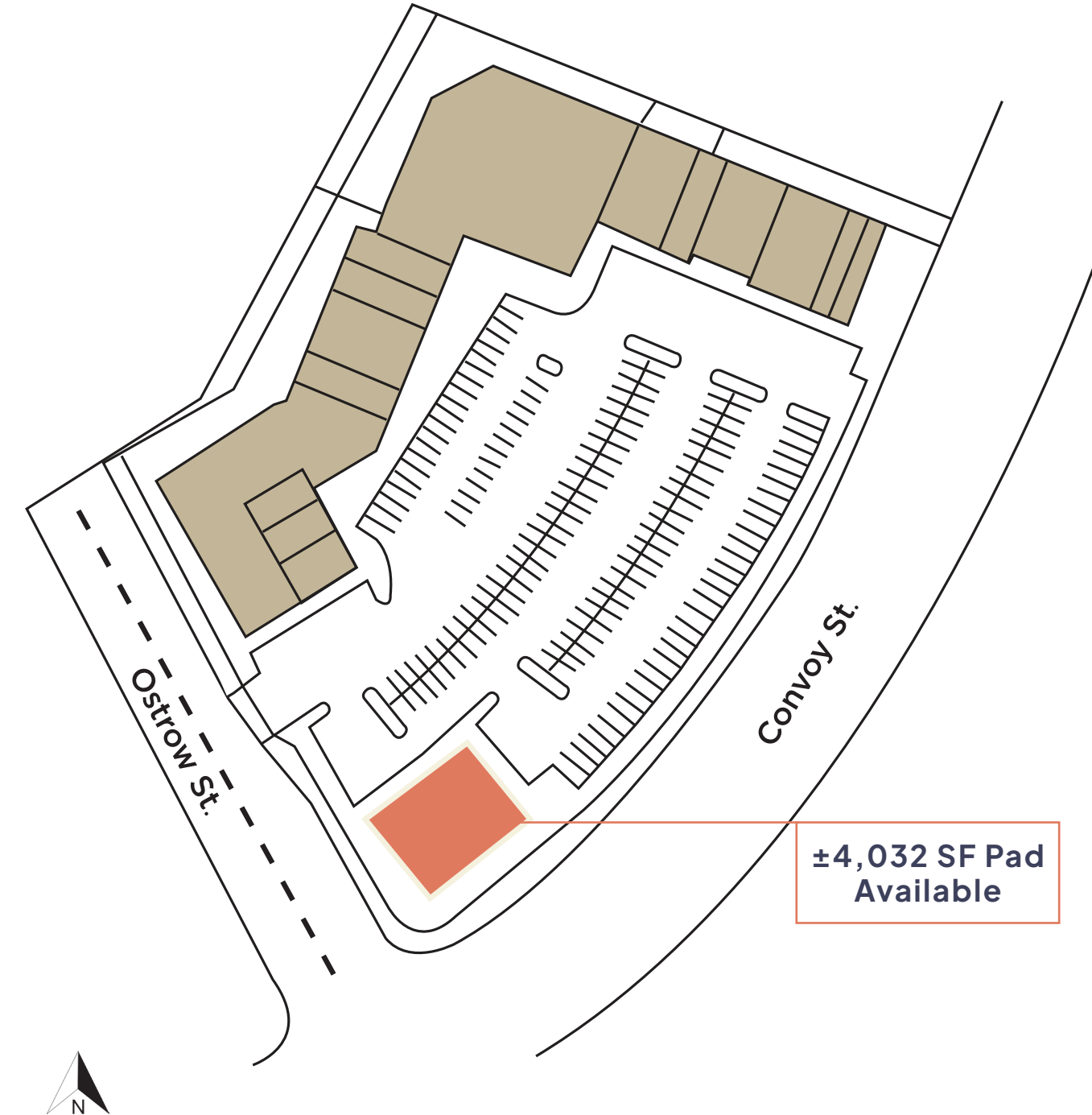


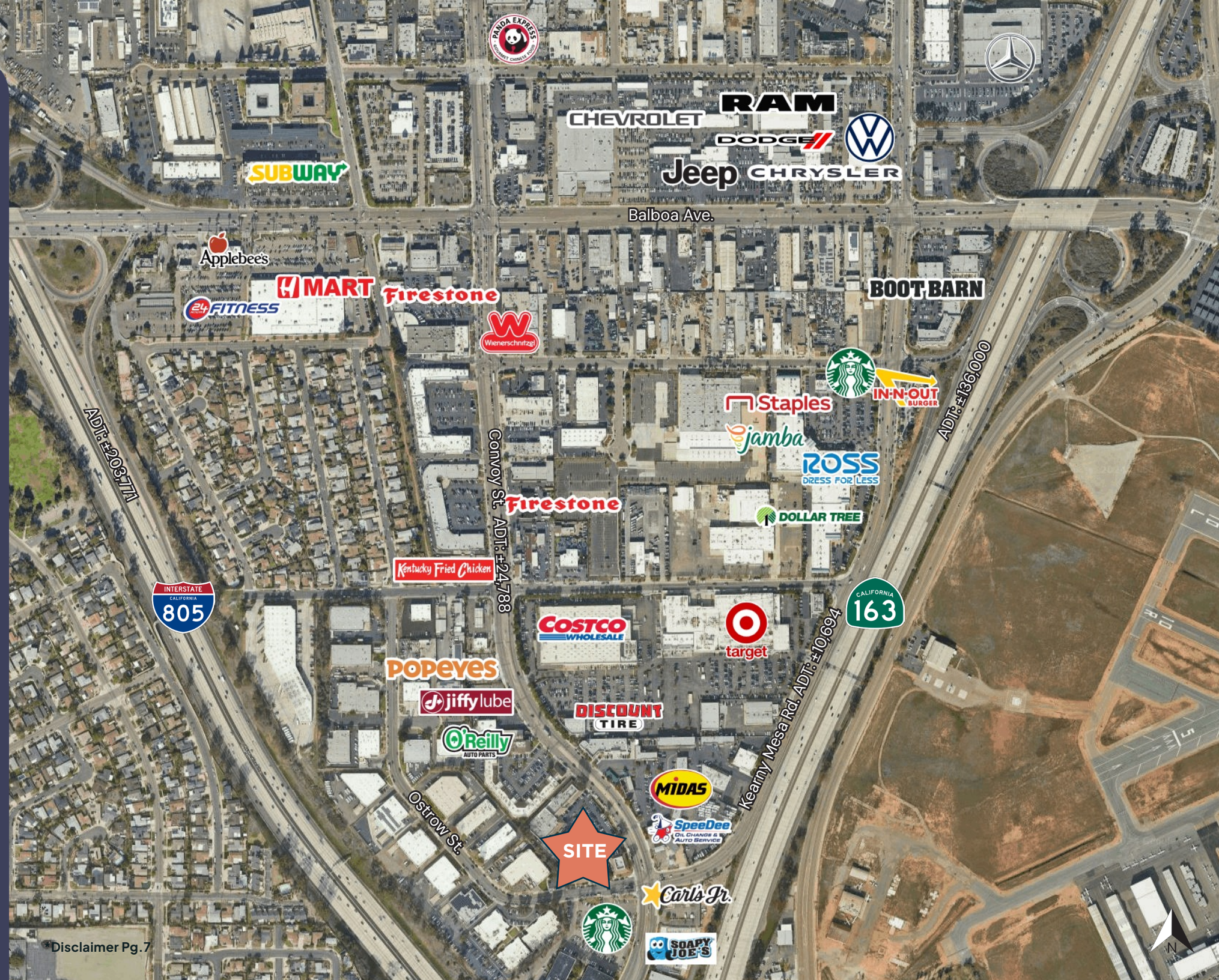
Flocke & Avoyer is proud to present a $\pm 4,032$ SF pad located in Sunrise Town Center $\pm 42,565$ SF shopping center located at 3820–3860 Convoy St. This opportunity benefits from the high car per day intersection of Convoy St. (27,243 ADT) and Kearny Mesa Rd. (18,192 ADT).

AVAILABLE: $\pm 4,032$ SF

- Monument sign exposure
- Benefits from a high car per day intersection of Convoy St. 27,243 ADT) & Kearny Mesa Rd. (18,192 ADT)
- Easy access to the I-805 (203,771 ADT) and SR-163 (136,000 ADT)
- Strong daytime demographics
- Impressive household incomes

SITE PLAN





DEMOGRAPHICS



Population

1 Mile	17,187
3 Miles	135,322
5 Miles	361,441



Average Daily Traffic

Convoy St.	24,788
Kearny Mesa Rd.	10,694



Daytime Population

1 Mile	20,869
3 Miles	146,726
5 Miles	320,797



Average HH Income

1 Mile	\$107,223
3 Miles	\$130,613
5 Miles	\$138,788



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*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.

*Demographics contained herein are produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

*Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.

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*Any site plans and maps contained herein is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

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