

# AVAILABLE FOR LEASE

7670 Opportunity Road, San Diego, CA 92111

± 755 RSF - 1,218 RSF Office Suites



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to transaction.

# highlights & amenities



## subject property

7670 Opportunity Road, San Diego, CA 92111



## availability

- ⇒ Suite 150: ± 995 RSF Office
- ⇒ Suite 230: ± 755 RSF Office
- ⇒ Suite 255: ± 1,218 RSF Office



## zoning

IL-2-1, San Diego



## accessibility

Excellent Access to the I-15, I-805 and Highways 163 & 52



## location

Centrally Located in the Heart of San Diego County, Minutes from the Convoy District



## parking

64 Parking Spaces (3.2/1,000SF)



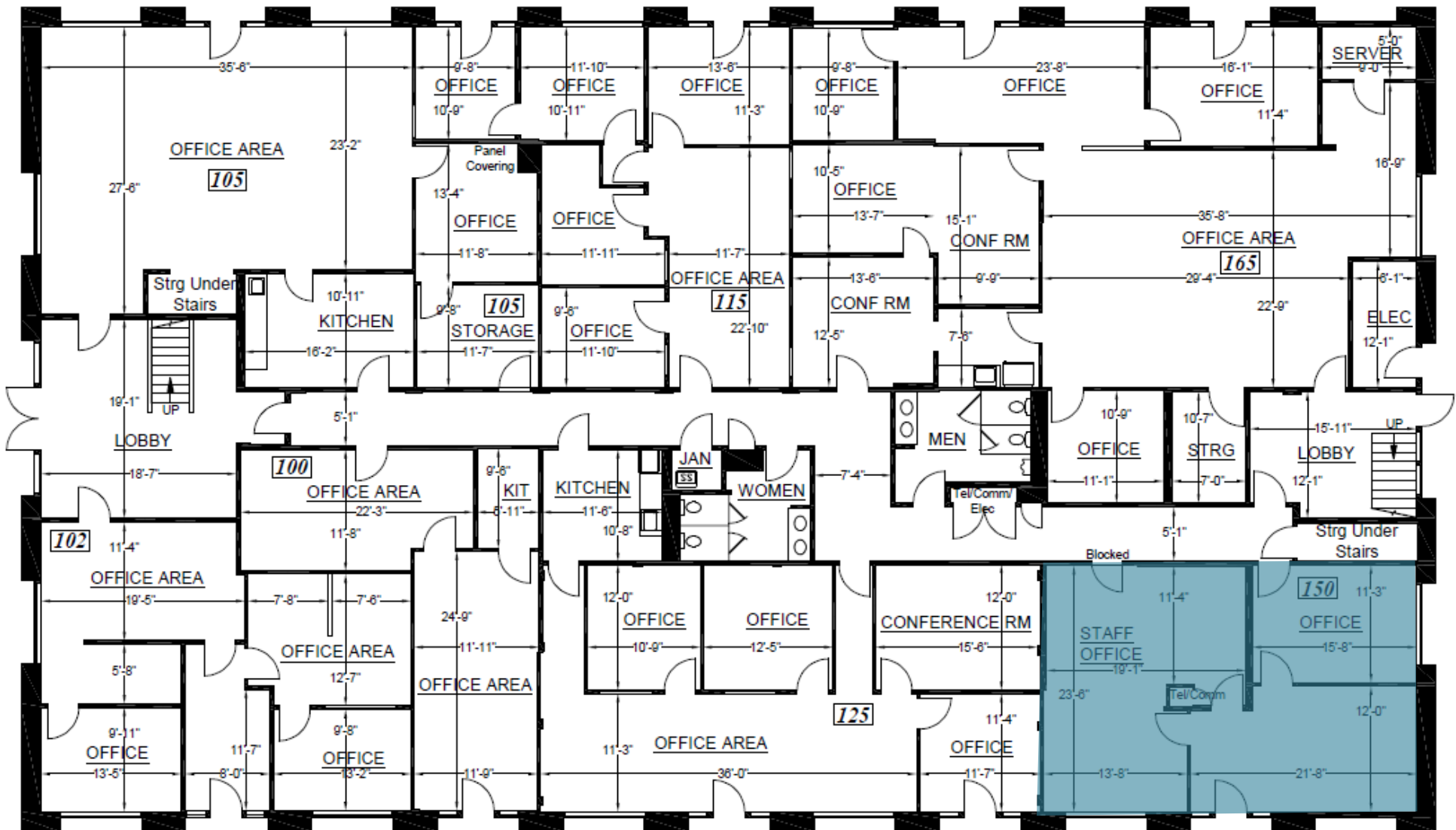
## lease rate

\$1.75/SF & \$2.25/SF + Utilities & Janitorial



# floor plan

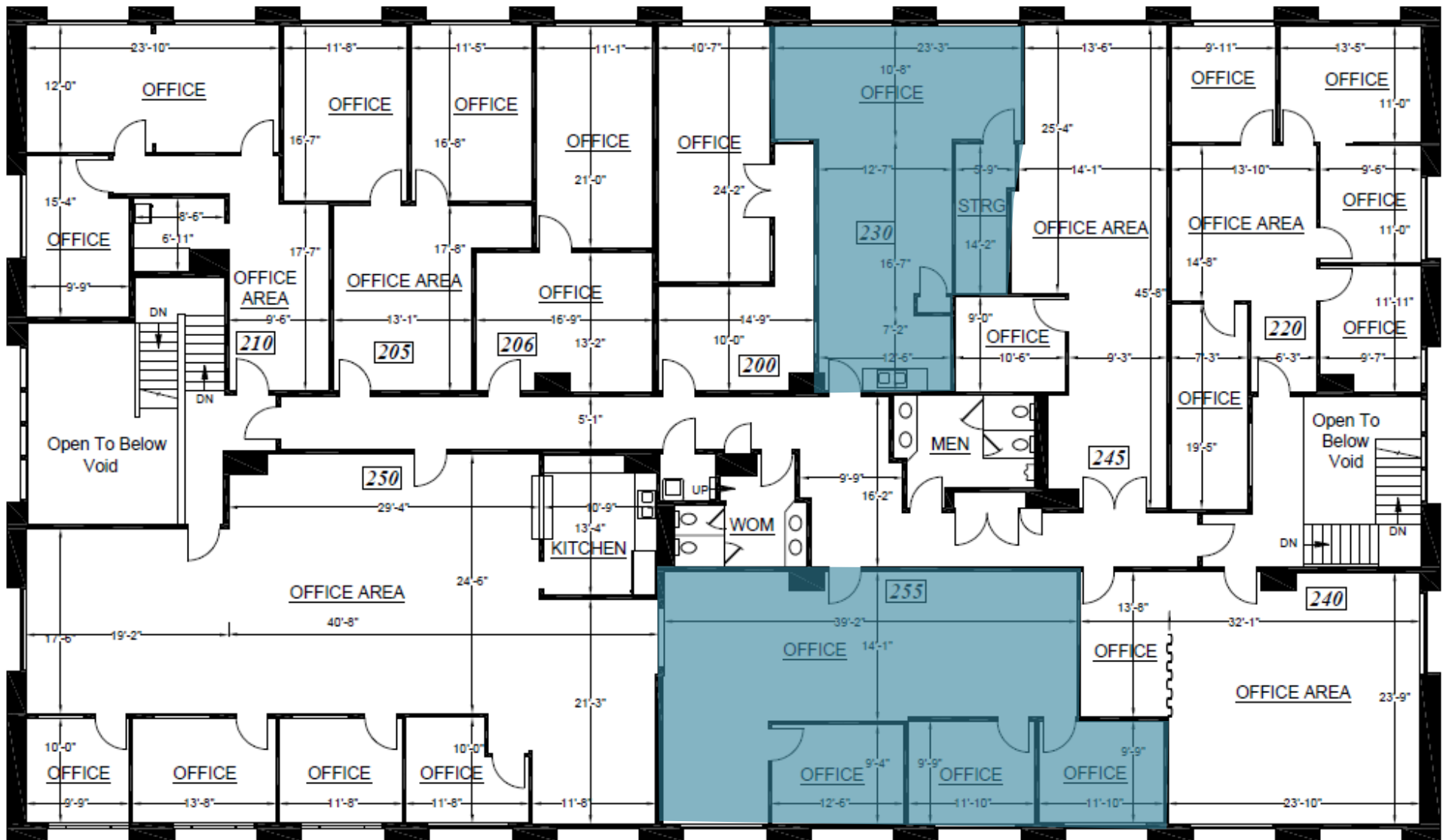
- ⇒ Suite 150: ± 995 RSF Office
- ⇒ Lease Rate: \$1.75/SF + Utilities & Janitorial
- ⇒ Available September 1, 2024



# floor plan

- ⇒ Suite 230: ± 755 RSF Office
- ⇒ Lease Rate: \$1.75/SF + Utilities & Janitorial
- ⇒ Available Now

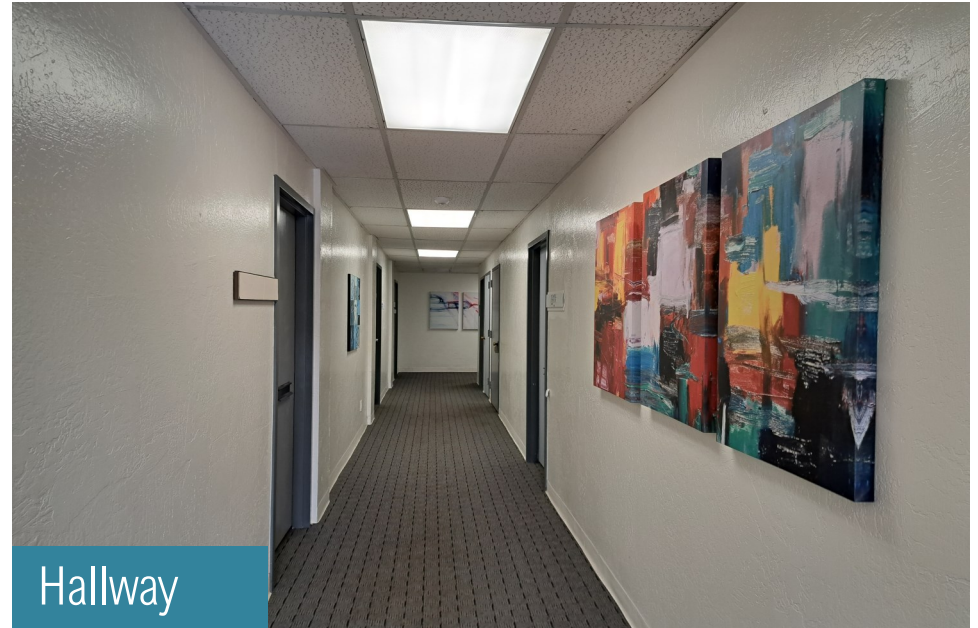
- ⇒ Suite 255: ± 1,218 RSF Office
- ⇒ Lease Rate: \$2.25/SF + Utilities & Janitorial
- ⇒ Available Now



# interior photos



Lobby



Hallway



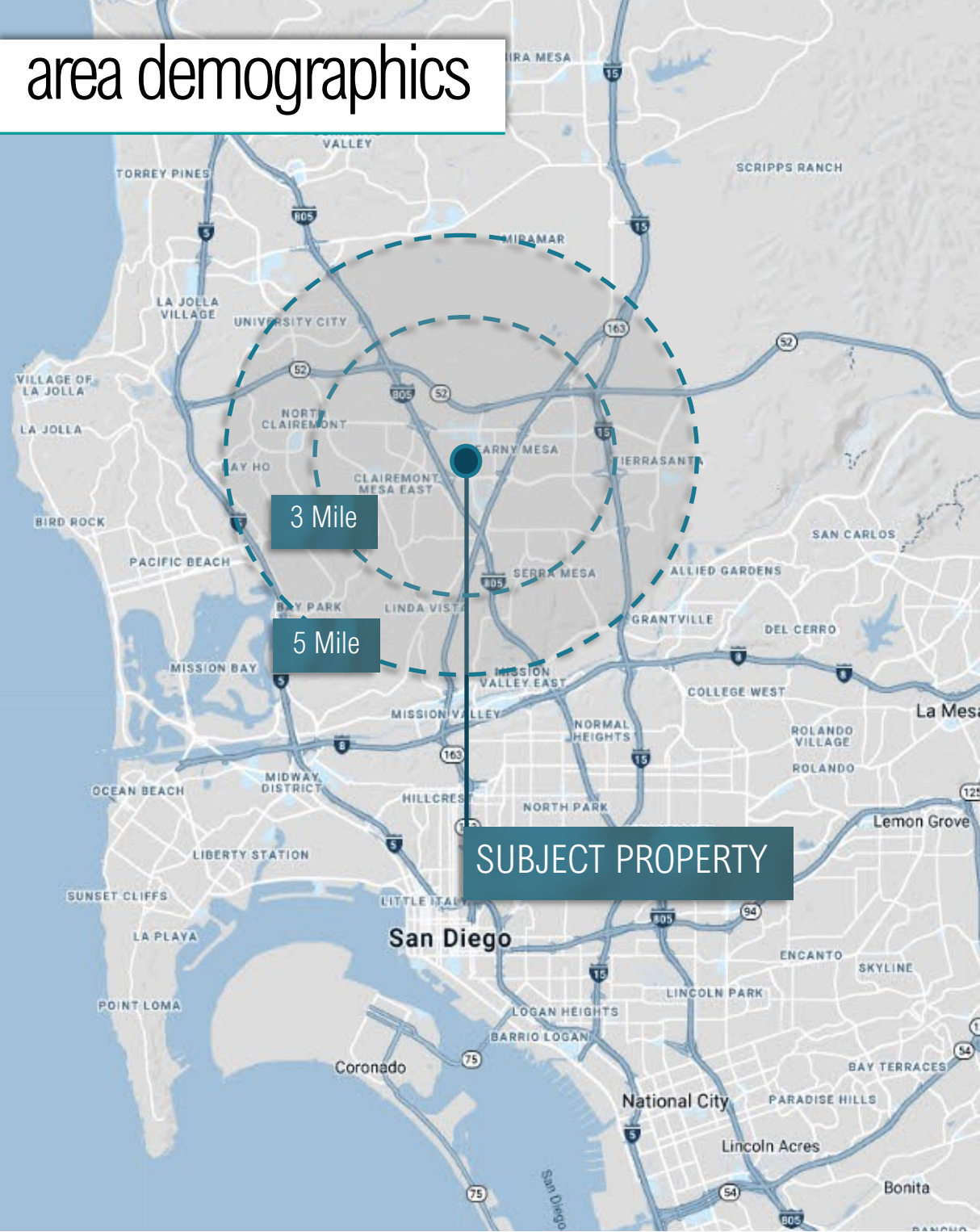
Suite 255



Suite 255



# area demographics



The Convoy District and the surrounding areas serve as the economic and cultural center of the Asian & Pacific American communities in San Diego. This bustling 2-sq. mile area – conveniently located in the Pacific Triangle bounded by the 805, 52, and 163 freeways – consists of hundreds of shops specializing in Asian products and services, including supermarkets, tea houses, cafes, karaoke bars, entertainment venues, community centers, worship halls, as well as an abundant of day-to day professional & service-related shops.



  
**329,049**  
 full time population

  
**277,071**  
 daytime population

  
**20,530**  
 traffic counts

  
**\$102,033**  
 avg. household income

  
**\$3,907,195**  
 consumer spending

  
**10.3 Miles**  
 from san diego intl. airport