

BALBOA VILLAGE

4411 Mercury St, San Diego, CA 92111
Shopping Center in Kearny Mesa Adjacent to I-163 Freeway



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PROPERTY OVERVIEW

Property Highlights

4411 Mercury Street, located in the Kearny Mesa area, is a central community within the City of San Diego. The property enjoys convenient access to several major freeways, including the 15, 163, 805, 56, and 8, and is prominently visible from the busy I-163.

- Freeway visible shopping center
- Diverse collection of tenant within this shopping center
- Freeway accessibility
- High retail exposure
- Central location within City of San Diego
- New exterior paint

Tenant Mix and Amenities

The shopping center features a diverse range of tenants, encompassing various business types such as restaurants, cafés, services, specialty grocery, and general retail establishments.

Moreover, there are numerous public amenities and popular spots within walking distance or a short drive away. Notably, the renowned Convoy Street is nearby, home to many well-known bars and restaurants that attract both locals and visitors to the area.





Ground Floor Suites

Tokyo Central (Specialty Grocery)

Poshe' (Service - Beauty & Skincare)

Mercury SPA (Service - Massage)

Tajima Ramen (Restaurant)

StretchU (Service - Fitness Recovery)

LAX Ammo (Retail)

Da Boba (Beverage)

Vape Smoke Universe (Retail - Tobacco)

Anime Akiba (Retail - Specialty Merchandise)

Boot Barn (Retail)

Holy Haven Vintage (Retail - Clothing)

Beauty Breeze Nails & Spa (Service - Nail Salon)

Second Floor Suites

Haru (Service - Scalp Treatment)

Ants Tattoo (Service - Tattoo)

Premier 1 on 1 (Service - Hair Salon)

DMV Registration (Service - Auto)

Teknik (Office - Construction)

Farmers Insurance (Office - Insurance)

FOR LEASE:

4411 Mercury St Suite 207A

Approx. 950 SF

2nd Floor Office Suite

Floor Plan Overview:

- Reception area
- (1) Spacious private office
- Open workspace accommodating multiple workstations
- Large office or conference room with a separate entrance

Suite Features:

- Separately metered electricity
- Recently renovated including new flooring, paint, and other finishes.
- Available for immediate occupancy.
- Common Area restrooms

Signage Opportunities:

- High exposure building signage
- Monument signage slot (subject to availability)
- Suite directory signage
- Window signage

For further details, please contact the broker.

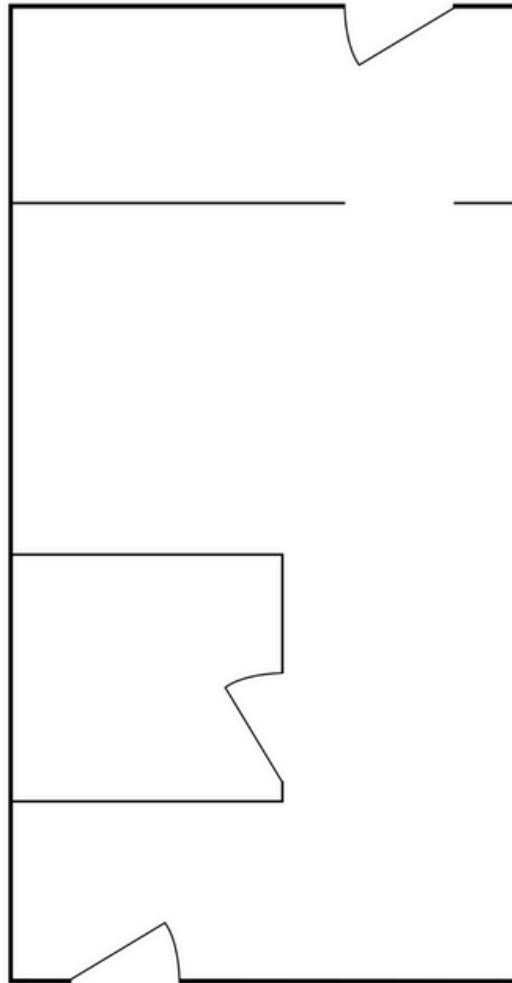


4411 Mercury St Suite 207A



FLOOR PLAN 4411 Mercury St Suite 207A - 950 SF

2nd Floor Office Suite





CONTACT INFORMATION

William Clemeno | Advisor
858.717.0172 | CA DRE #02060538
william.clemeno@spireassets.com

Frank Clark | Principal Broker
619.994.7136 | CA DRE #01919315
frank.clark@spireassets.com

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