

2,706 SF RESTAURANT / RETAIL / CREATIVE OFFICE SPACE FOR LEASE

8583 Aero Drive, San Diego, California 92123



OLYMPUS CORSAIR

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**PACIFIC COAST  
COMMERCIAL**  
SALES - MANAGEMENT - LEASING  
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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 purchase or lease.



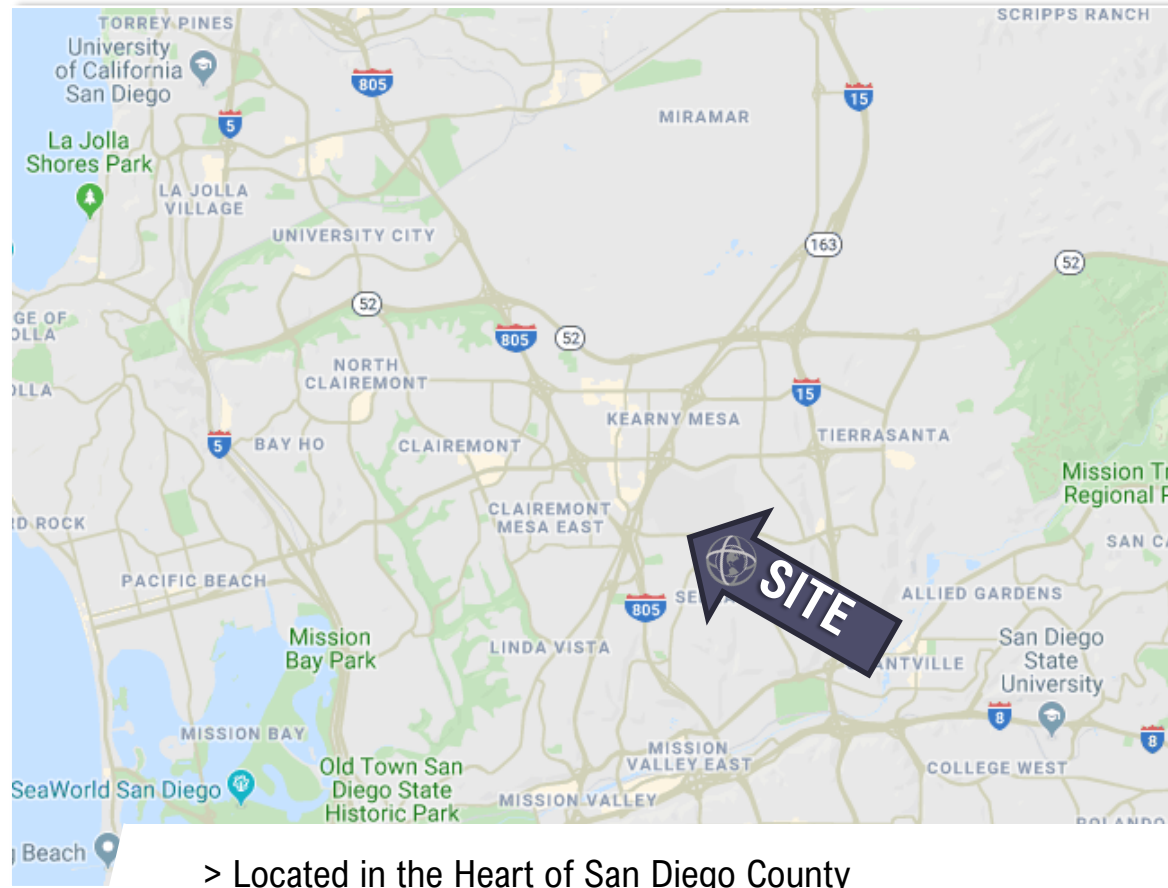
# PROPERTY FEATURES

- > ± 2,706 SF Street Level Restaurant / Retail / Creative Office Space Available Now
- > Located on the Ground Floor of the Olympus Corsair, a 360 Unit Luxury Apartment Project
- > 20'+ Ceiling Heights
- > 10+1,000 On-Site Customer Parking
- > Great Neighborhood with ±1,000 On-Site Residents & Strong Demographics in Close Proximity
- > **LEASE RATE: Negotiable**



Traffic Counts  
 Aero Drive: 24,900 VPD  
 Sandrock Rd: 11,438 VPD

Close Proximity to  
 Retail Amenities



- > Located in the Heart of San Diego County
- > Busy Aero Drive Near Sandrock Road & Across from Montgomery Field
- > Great Access to Hwy 163 with Close Proximity to I-15 & I-805
- > Near Balboa Blvd., and Convoy St., in Kearny Mesa Area



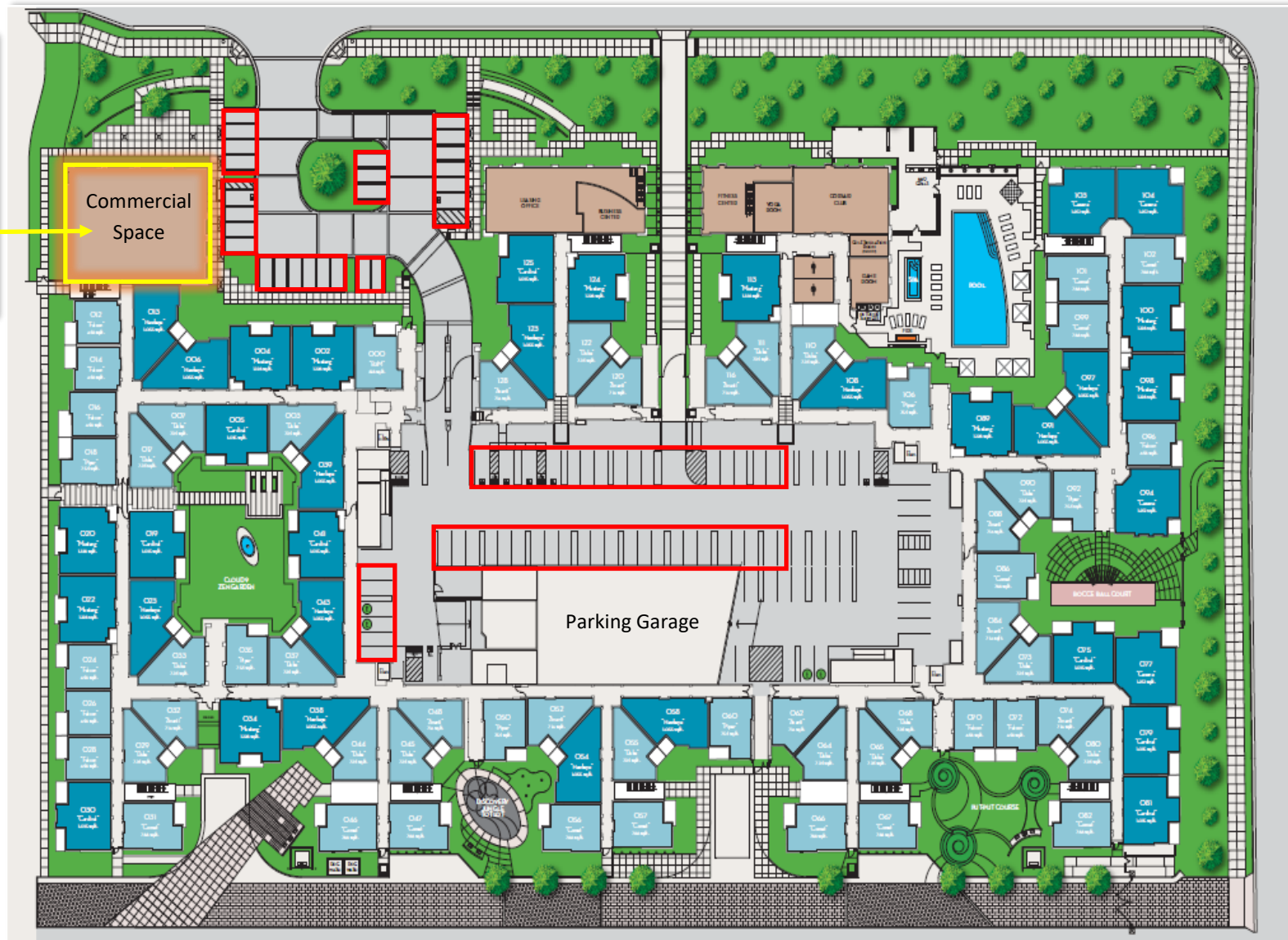
## DRIVE TIMES


Mission Valley	6 Minutes
Beaches	16 Minutes
San Diego International Airport	14 Minutes
San Diego-Tijuana Border	27 Minutes

8583 Aero Drive

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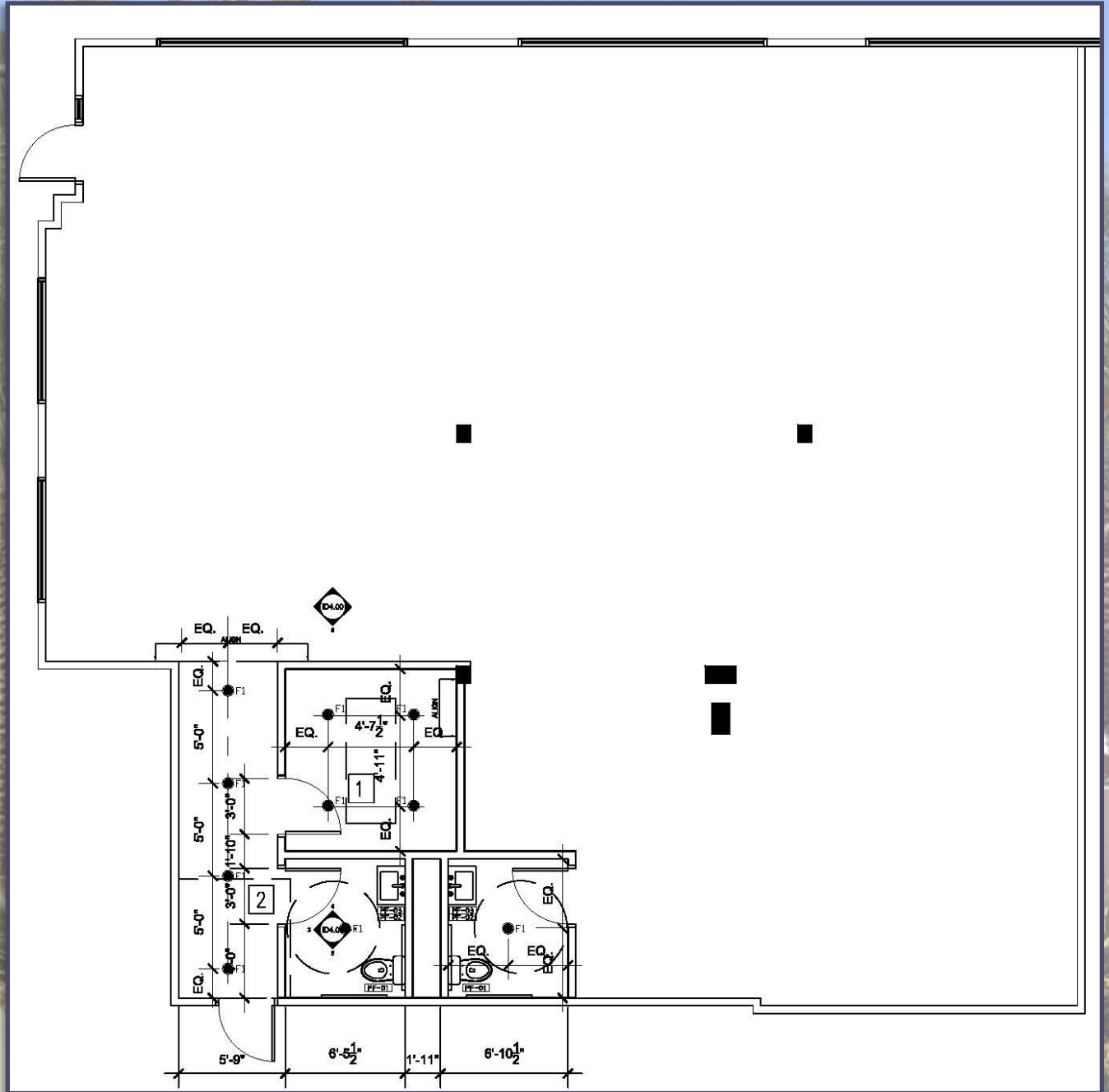
 = Available Parking for commercial space & visitors  
(10+/1,000 SF)

\*Site Plan is not fit to scale. The information contained herein has been given to us by other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it.



# VANILLA SHELL Conceptual Plan

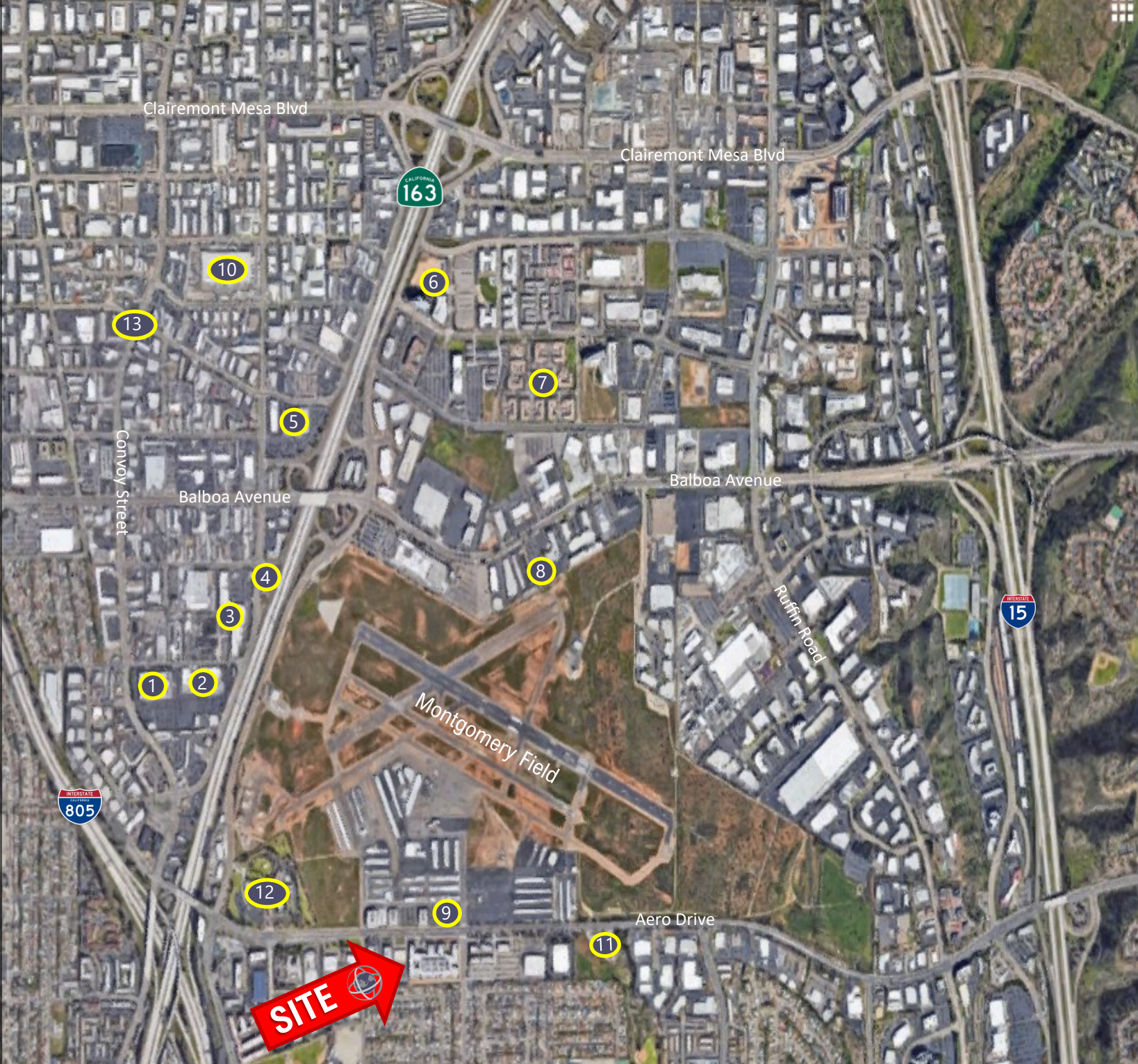
8583



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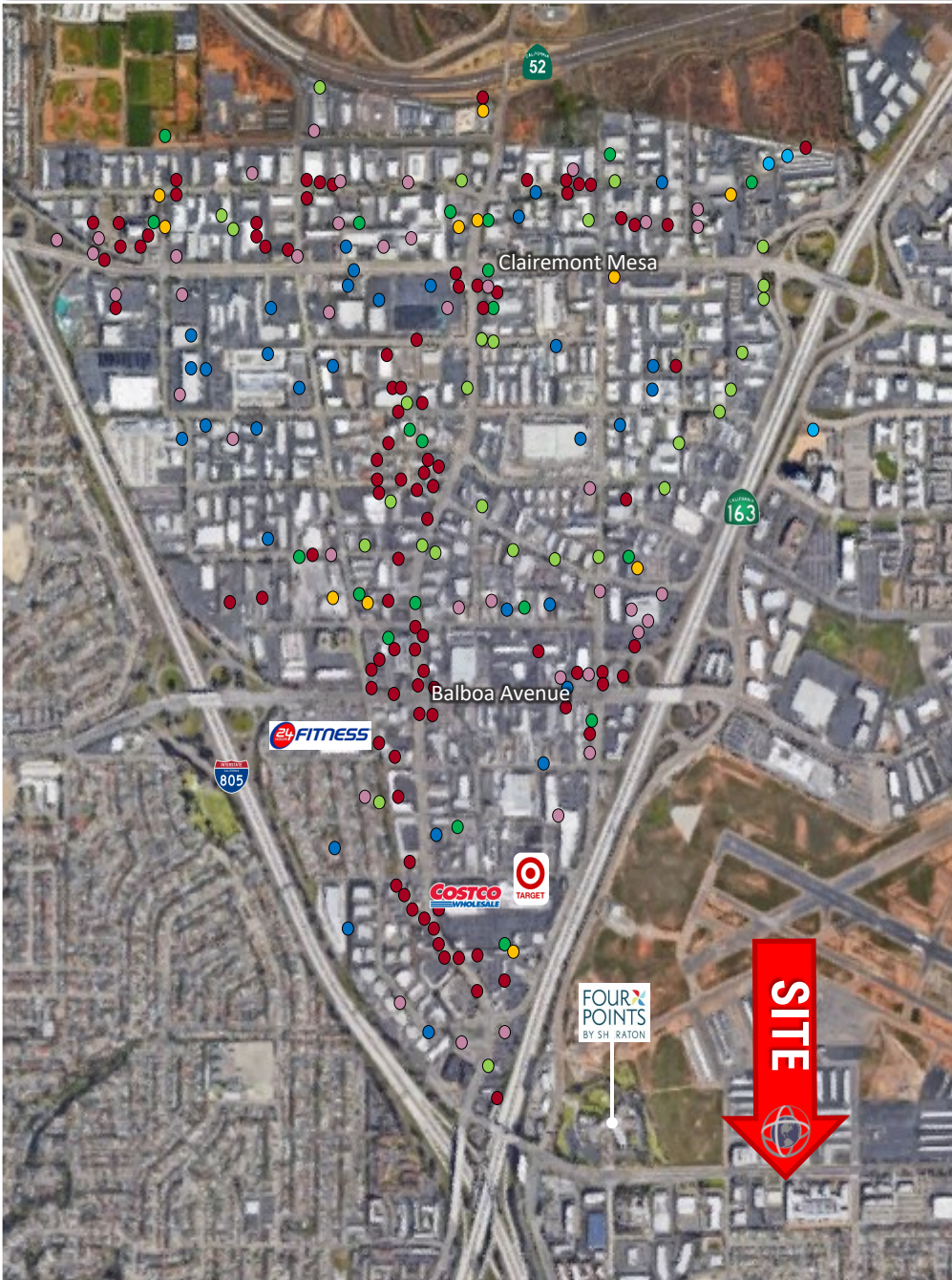
- ① **COSTCO**  
WHOLESALE
- ② **TARGET**
- ③ **ROSS**  
DRESS FOR LESS
- ④ **IN-N-OUT**  
BURGER
- ⑤ Mercedes-Benz
- ⑥ **Ashford**  
UNIVERSITY
- ⑦ Avion @ Spectrum
- ⑧ **94TH AERO**  
SQUADRON
- ⑨ Pampas Argentine Grill
- ⑩ **ups**
- ⑪ Serra Mesa Library
- ⑫ **FOUR POINTS**  
BY SHERATON
- ⑬ **Convoy District**



8583 Aero Drive



# CONVOY DISTRICT



## RESTAURANTS

Applebee's Arby's, Subway, Baguette Bros., Burger King, Blush Desserts, The God Father, Carl's Jr., Chaba Thai, Chipotle, Elijah's, Cotija's, Pho Fusion, Gualbertos, Café Hielo, Dumpling Hut, FuAn Garden, Crab Town, Buga Korean, Cali Baguette Express, Chef Chin, China Max, Chopstix, Chopstix Too, Club Legend, Crab Hut, Dae Jancg Keum, Dumpling Inn & Shanghai Saloon, Taegukgi, Emerald Chinese, Grab & Go, Friends House, Hinotenz, Ichiro's Happy Restaurant, Imperial Mandarin, Infinita, Izakaya, Island Restaurant, It's Boba Time, Sakura, Jasmine, Jersey Mike, Korea House, Kula Revolving Sushi Bar, K Pub, Katsu Café, Karrie's Coffee, Kabaya, Koon Thai Kitchen, Korean Express, Liang's Kitchen, Nambu, Lil Farmer's, Lolita's, McDonald's, Manna BBQ, Mignon Pho Grill, Moby Dick Fish Market & Grill, Mon & Dom's Pizza, Mr. Dumpling, Nishiki Ramen, Niba, Nijiya Market, Noodle Town, O'Brien's, Old Village, Pho ConvoY Noodle House, Pho Fusion, Phuong Trang Restaurant, Proud Mary's Southern Bar & Grill, Raki Raki, Red Moon Noodle House, Rosa's Pizza, Rolando's Taco Shop, Shabu Shabu House, Surf N Sub Deli, Sage French Cake, Sakura I, Sam Woo, San Diego, MinSok Chon, San Tong Palace, Souplantation, Starbucks, Santouka Ramen, Sieu Sieu BBQ, Spicy House, Sichuan Garden, Spicy House, Sushi Deli 3, Sushi Dokoro Shirahama, Sushi Yaro, Tajima, Tajima Izakaya, Tasty Bakery, Tea & More, Tea Station, Tofu House Thai House Cuisine, Thang Thang, The Original Pancake House, Tsuruhashi, Vibe Fusion, Viet Bakery & Pho, Wa Dining Okan, Yakitori, Yes Pingo, Yokohama Yakitori Koubou, Yoshinoya, Up2You Café, Wendy's, Wings-n-Things, Xian Kitchen

## BUSINESS SERVICES

Custom Logos, San Diego Marble & Tile, AAA Alliance Self Storage, Dixieline, UPS Customer Center, Costco Business Center, Public Storage, CLARK Security Products, WSA Distributing, PWS Laundry, Scantech Graphics, Pirate Staffing, San Diego Fabrics, Bonded Flooring & Carpet, Hawthorne Power Systems, Hertz Rent A Car, Enterprise Rent A Car, T&L Foods, A.O. Reed & Co., California Implant Institution, San Diego Flower Patch, Mission Carpet Distributors, Dal-Tile Tile & Stone, Sedona Staffing, Chandler Packing, Industrial Metal Supply, Orange Restoration, Nonprofit Management Solutions, Ferguson Plumbing Supplies, Platinum Event Rentals, Staples, M E Engineers, Pool Water Products, AAA Radiator Warehouse

## AUTOMOBILE DEALERSHIPS

Ashton Martin San Diego, CarMax, Jaguar San Diego, Jimmy Johnson Kearny Mesa Chevrolet, Rancho Chrysler Jeep Dodge Ram, Volkswagen Kearny Mesa, Mercedes Benz of San Diego, Smart Car San Diego, Cyrus Auto Sales, San Diego Auto Finder, Kearny mesa Infinity, Pacific Honda, Lexus San Diego, Kearny Mesa Toyota, BMW of San Diego, Kearny Mesa Acura, Kearny Mesa Subaru, Kearny Mesa Hyundai, Kearny Pearson Ford, Volvo San Diego, Siri Auto Group, Mossy Nissan Kearny Mesa, Kearny Pearson Kia, San Diego Automotive, JJ& O Auto Sales, La Mesa RV Center San Diego, San Diego Import Center, Ivan Stewart Motorsport Polaris Dealership, Pacific Auto Sales, Minsky Mercedes & BMW

## PERSONAL SERVICE / SHOPPING

Boomers, Game Empire, LA Fitness, Food 4 Less, Walmart, 99 Ranch Market, Napa Auto Parts, Barbeques Galore, Discount Hobby Warehouse, Zion Market, Kearny Mesa Bowl, Big 5 Sporting Goods, SD Vape Shop, Fan Diego, Turner's Outdoorsman, Goodyear Tire, Fred Astaire Dance Studio, Posh Paperie, Cycle Gear, BOOKOFF, Dollar Tree, Target, Muse Beauty Salon, Anywhere Bicycle Repair, Victory Gymnastics Academy, Evans Tire & Service Center, Mitsuwa Marketplace, San Diego Mattress Man, Balboa Veterinary Hospital, The Gun Range San Diego, CrossFit SoCal, George's Camera, The Camp Kearny Mesa, Today's Patio, Kearny Mesa Dental, BootBarn, Marukai, Sanrio, Salon Reiki, Silverado Hospice, Fresenius Medical Care

## GASOLINE / FUEL

7-Eleven, 76 Gas Station, ARCO, Chevron, Mega Fuel, Mobil, Shell, Osco Petroleum

## BANKS & ATM's

San Diego County Credit Union, Bank of America, Chase Bank, California Bank & Trust, Wells Fargo Bank, East West Bank, Cathay Bank, Hani Bank, Lincoln Financial Group, Citibank ATM, Cardtronics ATM, ecoATM, Eazy Cash

## HOTELS / LODGING

Courtyard by Marriott, Residence Inn, Ramada San Diego Hotel & Conference Center, Four Points by Sheraton



# CONVOY DISTRICT RESTAURANT OVERVIEW

Convoy Street 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 abundance of day-to-day professional and service-related shops. What makes the area stand out is that this is where San Diegans and travelers come when craving for authentic Asian eats. Dedicated foodies, adventurous locals, hungry tourists, on-the-go professionals, budget-minded college students, and weekend families alike all converge here to find the region's best spots for Chinese Dim Sum, Vietnamese Pho, Korean BBQ, and Japanese Sushi. Its Chinatown, Thai Town, Koreatown... all rolled into one – SD style. Almost nowhere else in America would you find a such diverse collection of Pan-Asian shops & services, which adds to the unique experience. The goal is to create and capture the vibrancy found elsewhere in local destinations such as Gaslamp, Little Italy, North Park and Hillcrest – with a 21st century flair – focusing on neighborhood innovation, community investment, urban planning, global partnerships and a vision to transform the area into San Diego's next great neighborhood.



San Diego  
MAGAZINE



## PRIME CENTRAL LOCATION



8583 Aero Drive





# OLYMPUS

— CORSAIR —

Welcome to Olympus Corsair Apartments! San Diego is a gorgeous backdrop for this stunning apartment community, featuring a great location close to various entertainment and dining options. Whether you're looking to enjoy a day exploring the Mission Trails Regional Park or an evening out on the town, you'll never be too far from home.

Inside these San Diego apartments, residents will feel instantly at home. Each of the stylishly designed one and two-bedroom apartments features wood plank style flooring, large walk-in closets, and a full-sized washer and dryer. Find your passion for cooking in the chef-inspired kitchens showcasing stainless appliances and a 5-burner gas cooktop, or unwind on your private balcony. They have it all!

Within this beautiful community, residents enjoy various amenities including a resort-style swimming pool and hot tub with accompanying private cabanas with TVs. A state-of-the-art fitness club comes with weight training and cardio equipment along with a private dance/yoga studio featuring Fitness on Demand. The community is also pet-friendly with a beautifully landscaped dog walking path and a dog washing station. Living at Olympus Corsair means living the luxury lifestyle you deserve.

They offer some of the most unique, amenity-rich luxury apartments San Diego has to offer to enhance your lifestyle. Inside their thoughtfully designed apartments, you'll enjoy designer touches throughout including 9'-16' ceilings and elegant 8' high entry doors. The kitchens feature granite slab countertops, stainless steel appliances, and many apartments also come with an under-counter wine fridge. The bedrooms feature oversized walk-in closets and inside the bathrooms, you will find marble counters and a large soaking tub.

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# QUICK STATS KEARNY MESA

5 MILE RADIUS (2018)



## DEMOGRAPHICS



STATISTICS	1 Miles	3 Miles	5 Miles
Population (2018)	17,942	134,507	390,877
Population (2023)	18,994	141,324	407,710
Avg. Household Income	\$80,901	\$89,995	\$89,354
Avg. Age	34.40	36.20	37.70
Projected Households (2023)	6,984	54,969	170,643
Total Businesses	1,892	13,020	24,890
Total Employees	31,105	175,817	279,455
Total Consumer Spending	\$171,901	\$1,458,1446	\$4,438,187



TO SAN DIEGO STATE UNIVERSITY



**MISSION TRAILS**

REGIONAL PARK 11.7 MILES



TOTAL HOUSEHOLDS  
(2018)

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