

# STAR CENTER

4403-4425  
CONVOY STREET  
SAN DIEGO, CA 92111

Owned and Managed By:



## Retail / Office Space for Lease in the Heart of Kearny Mesa

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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



Star Center  
4403-4425 Convoy Street, San Diego, CA 92111



Suites 101-106: Approx. 8,532 SF (Divisible)



Centrally Located in the Heart of Kearny Mesa



Signage Opportunities on High Traffic Street



Easy Access to I-805 & Hwy 52 & 163



Highest & Best Uses: Retail, Automotive,  
Cannabis, Biotech, Office



Onsite Parking



Lease Rate Negotiable - Contact Agent

Convoy Street | 26,552 Cars Per Day

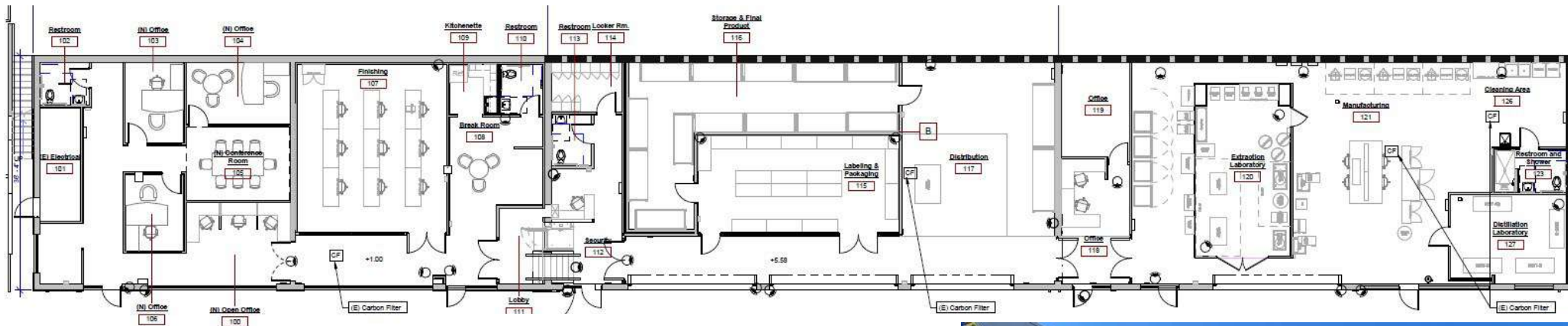




# FLOOR PLAN



Suite 101-106: Approx. 8,532 SF Space (Divisible)



## Suite Features:

- Former Cannabis Manufacturing Facility with Potential for the CUP to be Extended
- Heavy HVAC & Power
- Roll-Up Doors
- Paint Booth
- Private Offices
- Private Restrooms
- Gated Parking in Rear
- Building & Monument Signage Available
- Highest & Best Uses: Retail, Automotive, Cannabis, Biotech, Office
- Available Now
- Lease Rate Negotiable - Contact Agent



\*Floor plans are not to scale; for reference purposes only.

# CONCEPTUAL FLOOR PLAN

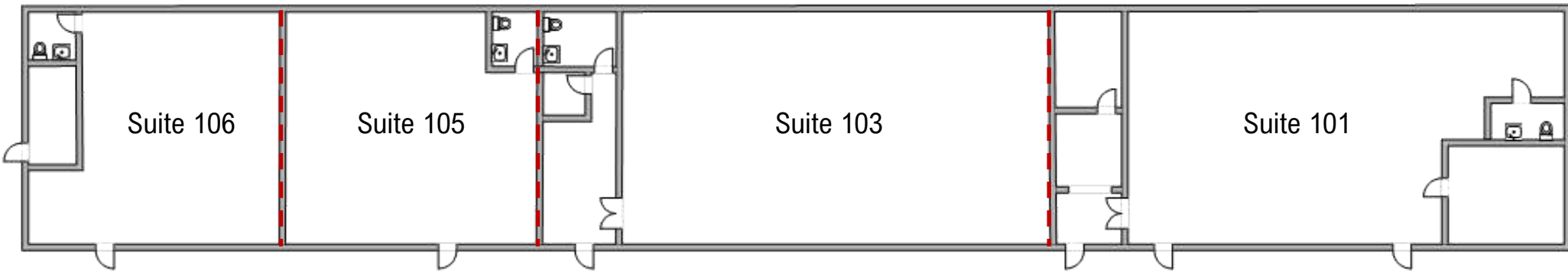


Suite 101: Approx. 2,832 SF

Suite 103: Approx. 2,900 SF

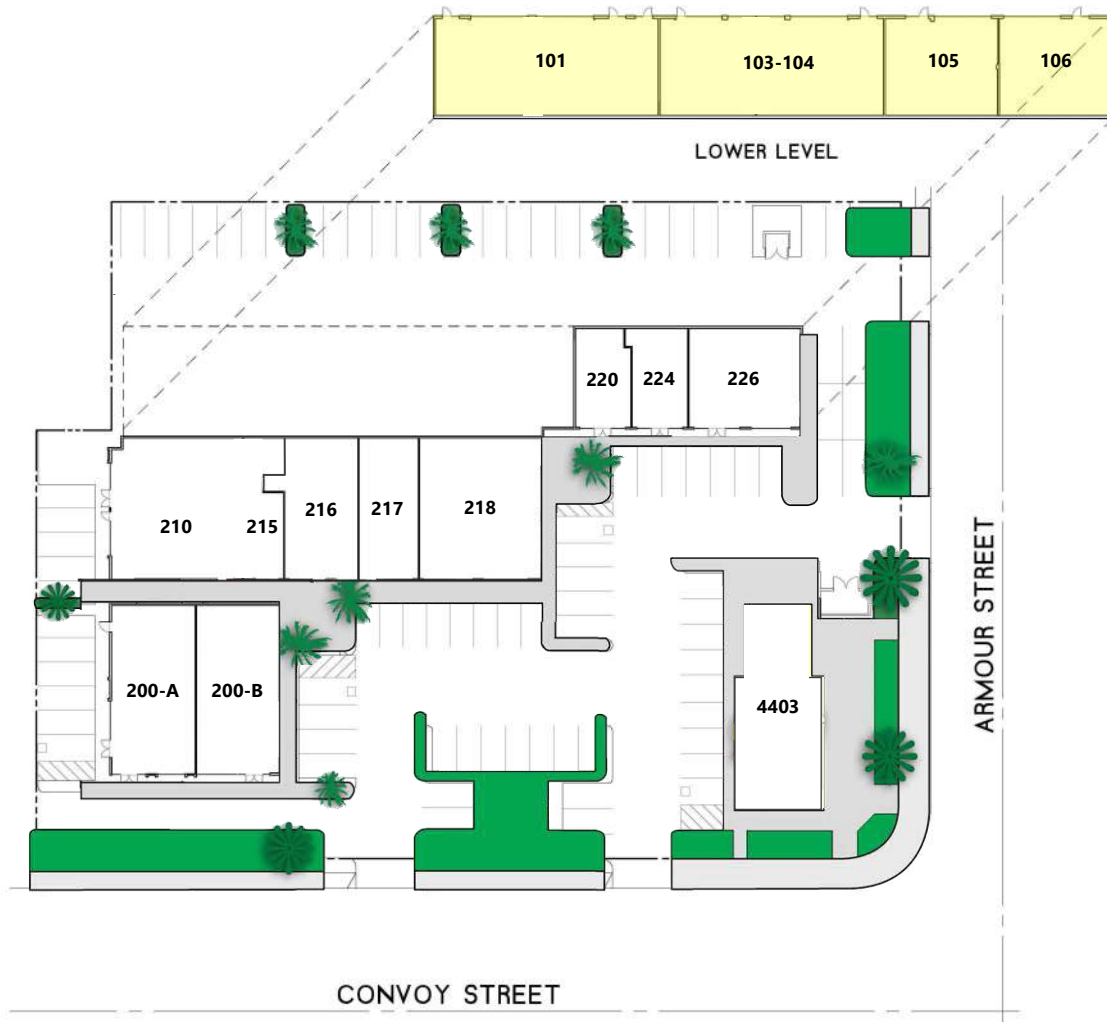
Suite 105: Approx. 1,450 SF

Suite 106: Approx. 1,650 SF



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# SITE PLAN



Suite	Tenant	Square Feet
101-106	AVAILABLE (DIVISIBLE)	8,532 SF
200-A	Cali Bahn Mi	1,760 SF
200-B	FedEx Office	1,860 SF
210-215	99 Jiu-Jitsu	3,005 SF
216	Bing Haus	1,393 SF
217	Dduri Ba Restaurant	1,360 SF
218	Grandma Tofu & BBQ	2,000 SF
220	Vapor Times	720 SF
224	Color & Craft Salon	720 SF
226	Massage & Body Care	1,440 SF
4403	Cross Street Chicken & Beer	1,500 SF

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## AREA 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 abundant of day-to day professional & service-related shops.

What makes the area stand out is that this is where San Diegans & 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 you would 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.


## DRIVE TIMES

**5**   
Minutes

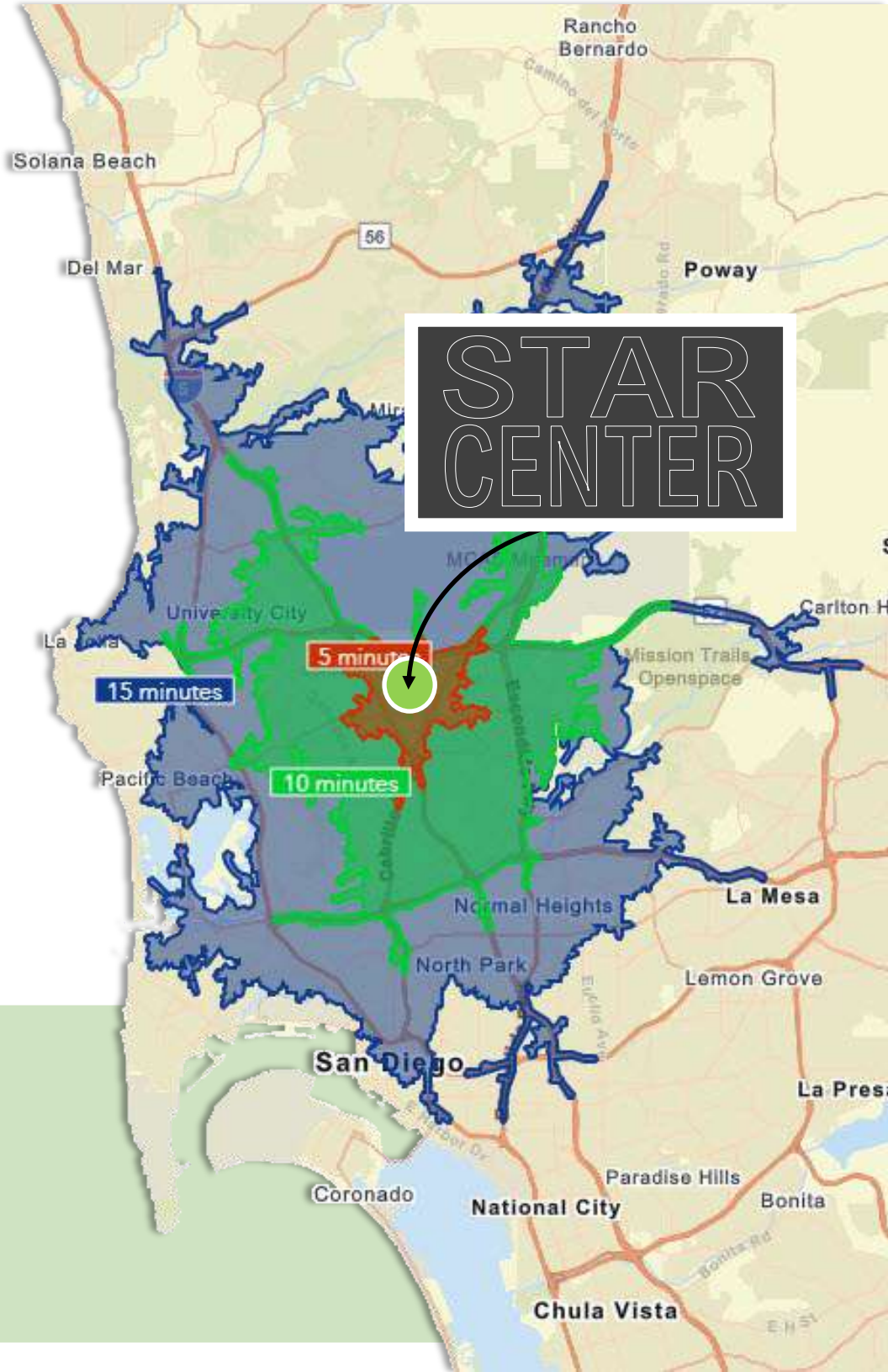
MISSION VALLEY

**12** 

DOWNTOWN

**25** 

NORTH COUNTY





## NEARBY AMENITIES

