

KEARNY GATEWAY PLAZA

FOR LEASE

RETAIL SUITES | ±300-1,917 SF



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Exterior Remodel Underway

*Conceptual rendering of planned improvements

All information contained herein has been obtained from sources that we deem reliable, however, no representation or warranty is made the accuracy thereof.

THE PROPERTY

Flexible Buildouts
Considered

Excellent Central
Location

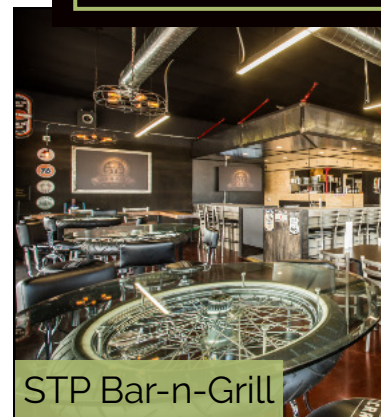
- » ±300 SF up to ±1,917 SF Retail suites at the border of Kearny Mesa and Clairemont
- » Immediate access to I-805, with Hwy 163 and Hwy 52 just minutes away
- » Located near the Community Plan Update for Kearny Mesa which allows an additional 18,000 new residential units, many currently under construction [[city website link](#)]

5487 - 5597 Clairemont Mesa Boulevard

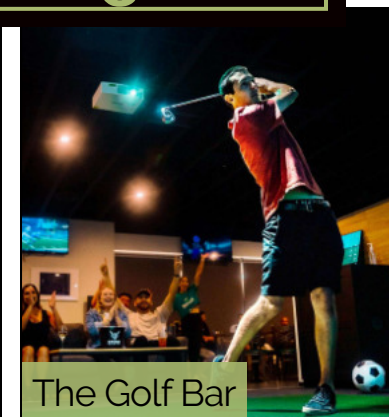


KEARNY
GATEWAY
PLAZA

Meet Your Neighbors



STP Bar-n-Grill



The Golf Bar

- » Locally owned and managed
- » Monument signage potentially available
- » Parking ratio: ±5.14/1,000 SF
- » Tenant improvements considered
- » Available now
- » Lease Rate: Call Broker for more details

SITE PLAN

***Larger suites also available**



SUITE	TENANT NAME	SF
5487	STP Bar-N-Grill	2,000
5495	Cosmo Prof	4,097
5497	GuilTea Cravings	1,320
5499	Sipz Vegetarian	2,970
5505	Leilani's Attic	1,586
5507-13	AVAILABLE EARLY 2026	9,290
5517-A&B	Comickaze	2,312
5517-C	AVAILABLE NOW	1,360
5519	The Mail Bank	1,360

SUITE	TENANT NAME	SF
5521	Comfort Wide Shoes	1,360
5523	Bird Rock Massage	1,360
5525	Smart Care Care Products	1,360
5527	Samson Yang Family Dentistry	1,020
5529	Latitude 32 Fitness	2,380
5533	AVAILABLE NOW	510
5535	Di-Chan Thai	1,790
5537-39	AVAILABLE NOW	1,917
5541-47	AVAILABLE EARLY 2026	5,903

SUITE	TENANT NAME	SF
5581-83	The Golf Bar	3,643
5585	Sew Elegant	800
5587	AVAILABLE NOW	1,200
5589	CDEK	600
5592	Fairlane Cleaners	1,800
5597-A	Awa Braiding	600
5597-B	Binh Barber Shop	450
5597-C	AVAILABLE 2/1/2026	300

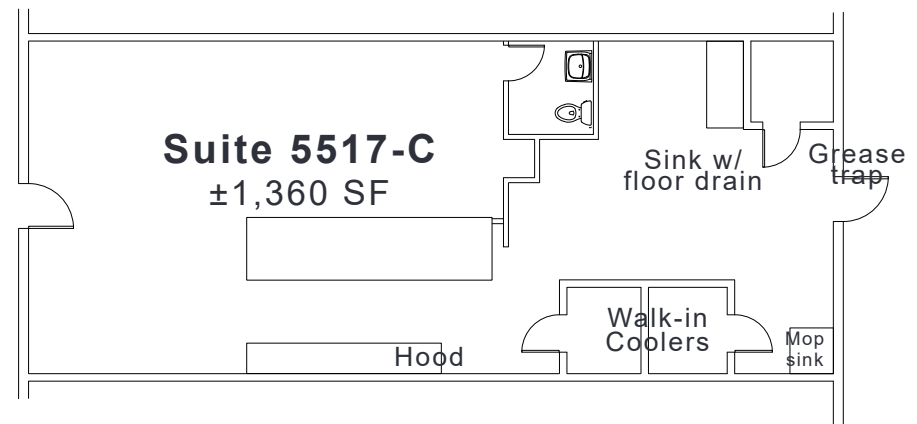
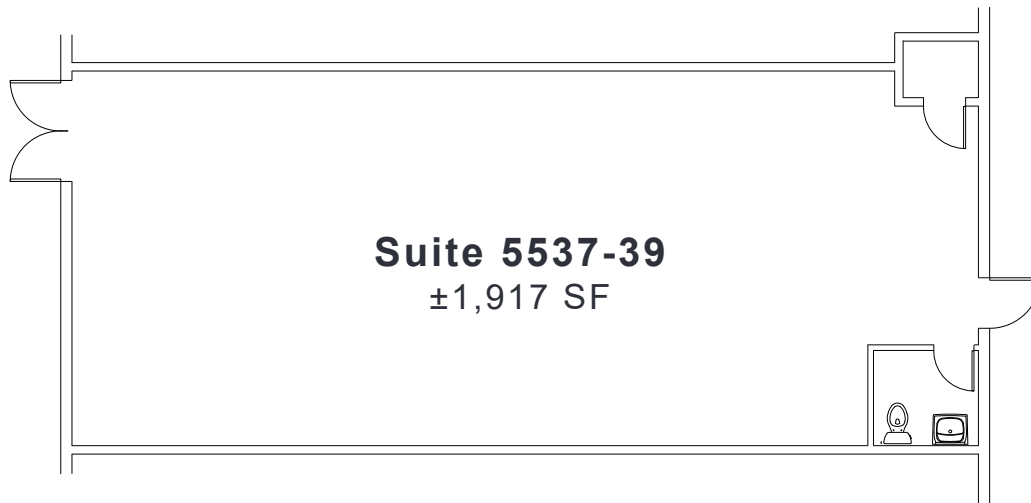
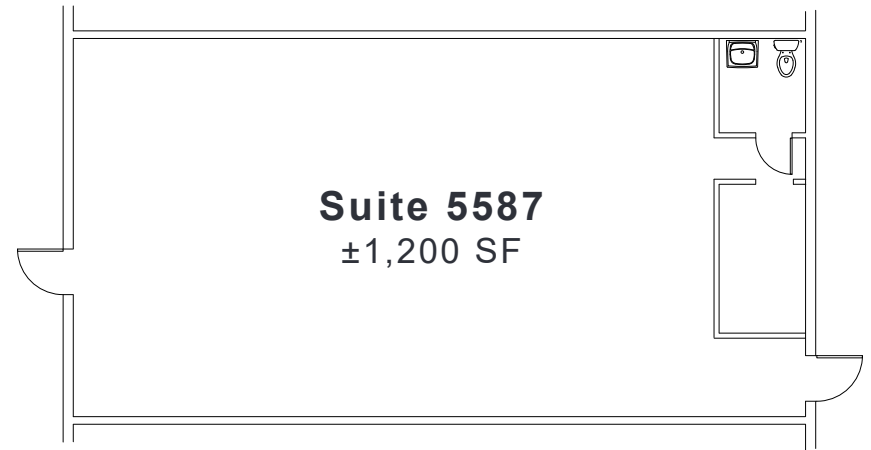
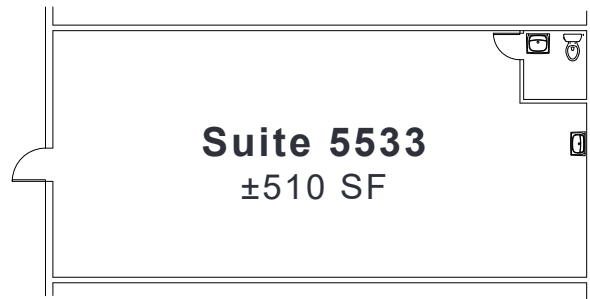
LOCATION

KEARNY GATEWAY PLAZA



- » More than 324,000 people within a 5-mile radius, with an Average Household Income over \$120,000
- » Traffic Counts:
 - Clairemont Mesa Blvd. - 34,737 VPD
 - Interstate 805 - 196,000 VPD
- » Zoning - CN-1-2

FLOOR PLANS



AREA RETAIL & DEVELOPMENT

KEARNY GATEWAY PLAZA



MULTI-FAMILY RESIDENTIAL PROJECT UNITS

PROJECT	UNITS
1 former Gateway at Kearny Mesa	1,000 - 1,300 (Proposed)
2 Alexan Camellia	531 (Under Construction)
3 Convoy Gateway	1,625+ (Proposed)
4 Ion CMB	251 (Under Construction)
5 Prose (Alliance)	437 (Under Construction)
6 Vive and Ariva	1,000+ (Completed)
7 AMLI Aero	434 (Near Completion)
8 Ion Aero	305 (Under Construction)