

# KEARNY GATEWAY PLAZA

# FOR LEASE

## RETAIL SUITES | ±300-1,917 SF



COMMERCIAL | EQUITY | GROWTH

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

\*Conceptual rendering of planned improvements

# THE PROPERTY

Flexible Buildouts  
Considered

Excellent Central  
Location

KEARNY  
GATEWAY  
PLAZA

- »  $\pm 300$  SF up to  $\pm 1,917$  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 [\[city website link\]](#)



## Meet Your Neighbors



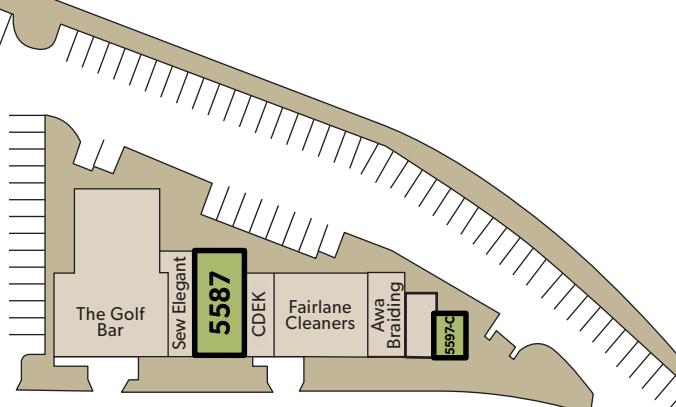
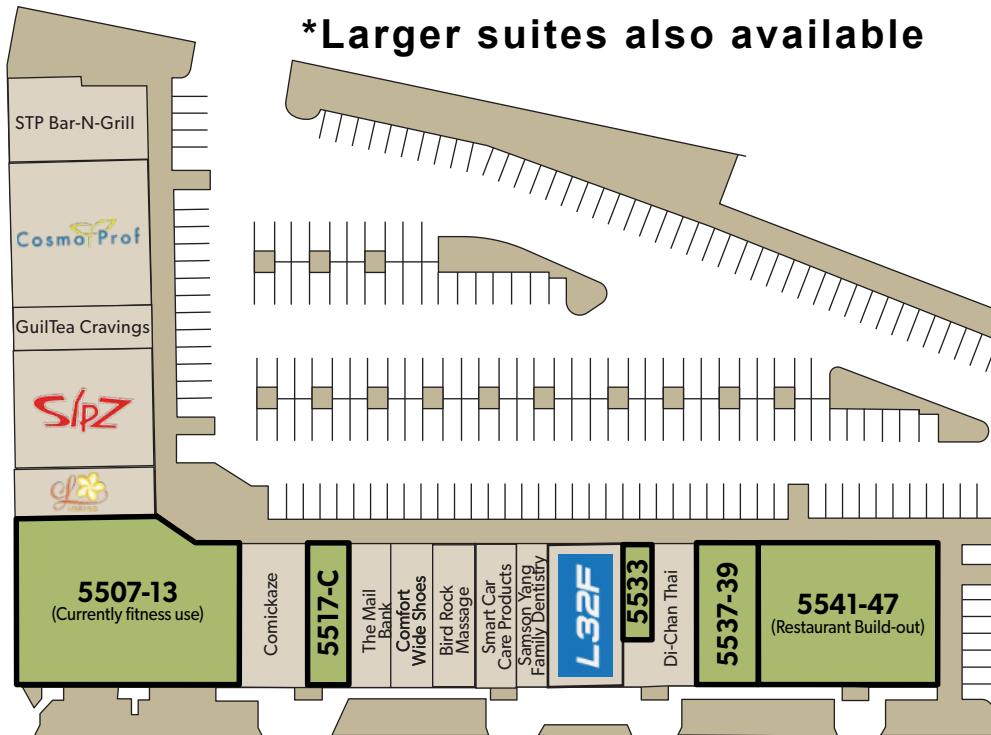
STP Bar-n-Grill



The Golf Bar

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

# SITE PLAN



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

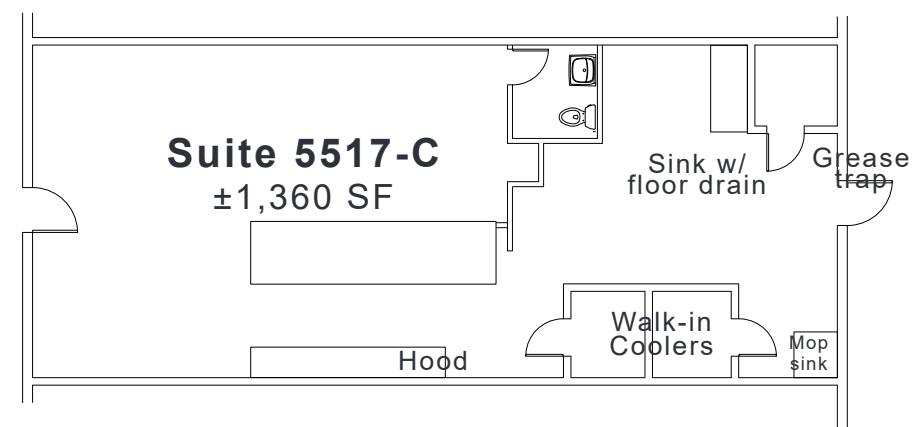
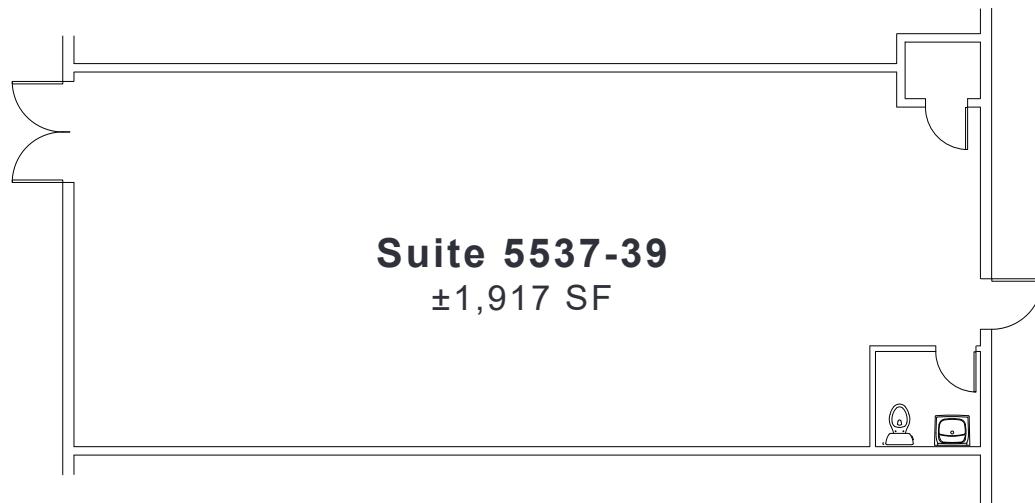
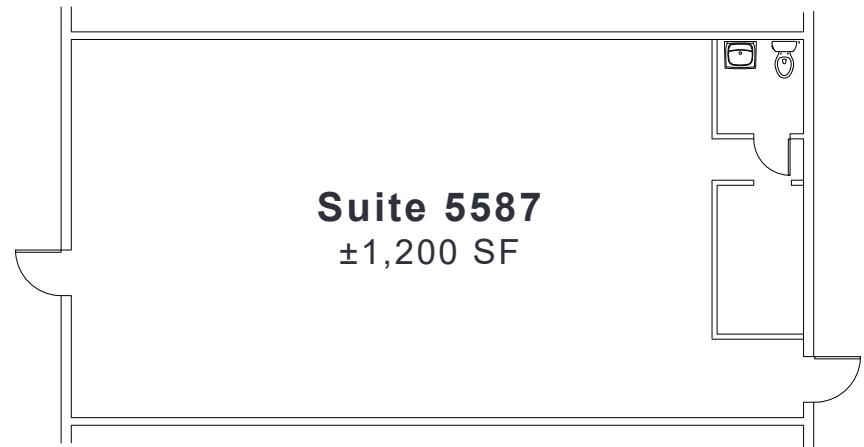
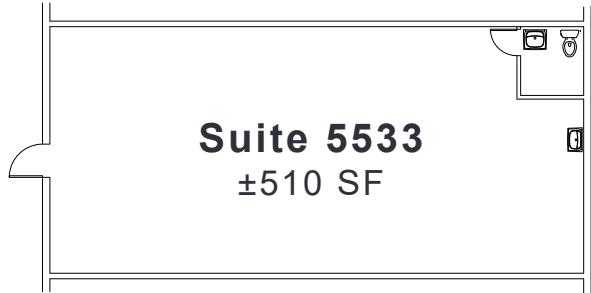
# LOCATION

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

