

# KEARNY MESA RETAIL SITE FOR LEASE

## PRIME 1.19 ACRE RETAIL/COMMERCIAL CORNER PARCEL



7777 CONVOY COURT, SAN DIEGO, CA 92111

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REAL ESTATE SERVICES





# PRIME KEARNY MESA LONG TERM GROUND LEASE OPPORTUNITY

**1.19 ACRES**  
CORNER PARCEL

**CC-2-5**  
ZONING

**4-WAY SIGNALIZED**  
INTERSECTION

Voit Real Estate Services is pleased to present the opportunity to lease 7777 Convo Court, San Diego, CA 92111.

**7777 Convo Court** is a 51,836 square foot commercial land site, located on a prime Kearny Mesa signalized intersection. CC-2-5 zoning allows for a wide range of uses, including retail, fast food and other drive-in uses, office, all manner of commercial and medical uses. Due to the recently approved Community Plan Update for Kearny Mesa, dense new residential developments consisting of over 6,000 units are planned within several blocks of the Subject Location.



**IMPROVEMENTS:** Paved lot with mobile office trailer, fenced with pole lighting

**LOT SIZE:** 1.19 Acres (51,806 SF)

**ZONING:** CC-2-5 City of San Diego

**PARCEL NUMBER:** 356-040-05-00

**UTILITIES:** City - Water & Sewer  
SDG&E - Meter

**POWER:** 200 Amps- 3 Phase (Can be increased)

**SIGNAGE:** Existing 30' pole sign with up to 100 SF lighted box signage allowed

**ACCESS:** Existing curb cuts on Convoy Street and Convoy Court

**FRONTAGE:** 145' on Convoy Street  
335' on Convoy Court

**FREEWAY ACCESS:** Highway 52 - 2 blocks north  
163 Freeway - 4 blocks east  
805 Freeway - 4 blocks west



The existing pole sign, which can be enlarged, is visible from the heavily trafficked Clairemont Mesa Boulevard and Convoy Court intersections.

## PERMITTED USES UNDER CC-2-5 ZONE:



Eating & Drinking Establishment with Drive-in or Drive Thru Component



Medical, Business, and Professional Offices



Retail Sales (convenience sales, food, beverage, groceries, pet, etc.)



Personal Vehicle Repair & Maintenance (Self or Automatic Car Wash)



Eating & Drinking Establishments



Personal Vehicle Sales & Rentals



Financial Institutions (Banks, etc.)



Vehicle Equipment & Supplies Sales & Rentals



# 6,150 NEW APARTMENT UNITS PLANNED OR UNDER CONSTRUCTION WITHIN BLOCKS OF THE SITE



**SUBJECT PROPERTY**

**UP TO 2,500 UNITS PLANNED**

**13.64 ACRES  
SOLD 2/17/2022  
UP TO 2,500 UNITS**

**5.95 ACRES  
530 UNITS UNDER CONSTRUCTION**

**225 UNITS UNDER CONSTRUCTION**

**SOLD 2022  
ZONED FOR 400 UNITS**



# AREA DESCRIPTION

## KEARNY MESA

Kearny Mesa is beginning a transformation from one of the largest employment hubs in San Diego County to a mixed-use area with housing and commercial activity. On November 10, 2020, the San Diego City Council voted to approve a dramatic change to the Kearny Mesa Community Plan, allowing for dense new residential and mixed use residential development along several major commercial thoroughfares, including Clairemont Mesa Boulevard and Convoy Street. The Mixed Use Villages map and link to new Kearny Mesa Community Plan below, provide complete details on the scope of future development surrounding 7777 Convoy Court: [View Kearny Mesa Community Plan](#)

Kearny Mesa is a community where inventions and ideas take root, businesses grow, and San Diegans prosper. The market thrives as a diverse employment area with leading companies and quality jobs that connect the region to the global economy. Its central location and accessibility attracts industry and commerce, making it a desirable location for new investment. Kearny Mesa is evolving into an urban center where people work, live, shop, and eat while maintaining the area's deep ties to innovation

The distinctive restaurants and entrepreneurs along Convoy Street have expanded Kearny Mesa's reputation to include commerce, cuisine, and culture. As the community grows, Kearny Mesa has the capacity for new mixed-use villages with options for employees to live closer to work. A community reimagined with active community spaces and enabled for technological advances caters to productive and creative employees, residents, and visitors. The future of Kearny Mesa is a strong employment center with supportive residential uses and abundant outdoor spaces where people can connect and share ideas. This growth is taking place in an era of sustainable and healthy communities. Like much of its history – one rooted in innovation, collaboration, and investment – Kearny Mesa is well positioned to be a model for achieving a vibrant employment community.



## CONVOY DISTRICT

Convoy Square is situated in the heart of the Convoy District. The Convoy District is distinguished by the number of diverse businesses owned and representative of different Asian cultures such as Chinese, Korean, Japanese, Vietnamese, and Thai shopping and eating establishments. Some of these extend to the east/central areas (near Balboa Avenue, along State Route 163), or the Emerald Chinese restaurant on the south end (just before it crosses the I-805 overpass past Aero Drive).

The presence of Asian businesses in the Convoy District area is said to have started with the establishment of a Woo Chee Chong grocery store on Convoy Street in 1979. The Korean market chain Zion opened its first store in the Convoy District, also in 1979. A few years later, in 1986, Nijiya Market (a Japanese market located in the southwestern portion of the Convoy District), opened its very first store; it later expanded to more than ten locations in California and Hawaii. These early establishments served as small anchors, and additional Asian shops and restaurants opened nearby. As the area's reputation for its Asian cuisine and merchandise grew, more widely established Asian chain stores such as 99 Ranch Market, Mitsuwa, and H Mart also began setting up sites in the Convoy District.

On October 20, 2020 Convoy District was designated as the Convoy Pan Asian Cultural & Business Innovation District after local businesses, tenants, store owners, and non profit organizations pushed for the name change. Their efforts were brought to San Diego City Council Member, Chris Cate, and Assembly member Todd Gloria, whom they worked with to put the name change into effect.

# DEMOGRAPHICS



POPULATION



# OF HOUSES



HOUSEHOLD INCOME



HOME VALUE



# OF EMPLOYEES



# OF BUSINESSES

	POPULATION	# OF HOUSES	HOUSEHOLD INCOME	HOME VALUE	# OF EMPLOYEES	# OF BUSINESSES
1 MILE	4,892	2,189	\$106,751	\$487,795	29,875	3,072
3 MILE	84,571	32,006	\$93,180	\$687,262	123,716	11,956
5 MILE	284,102	114,363	\$92,058	\$693,894	285,564	28,692

## COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE >>>



50,000  
CARS PER DAY



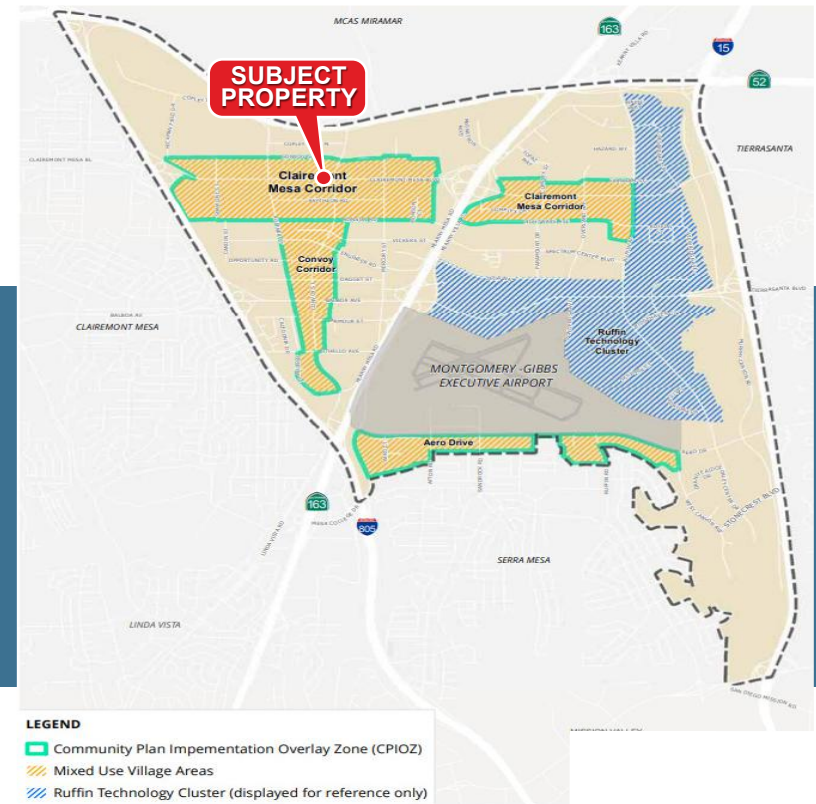
4,500  
BUSINESSES



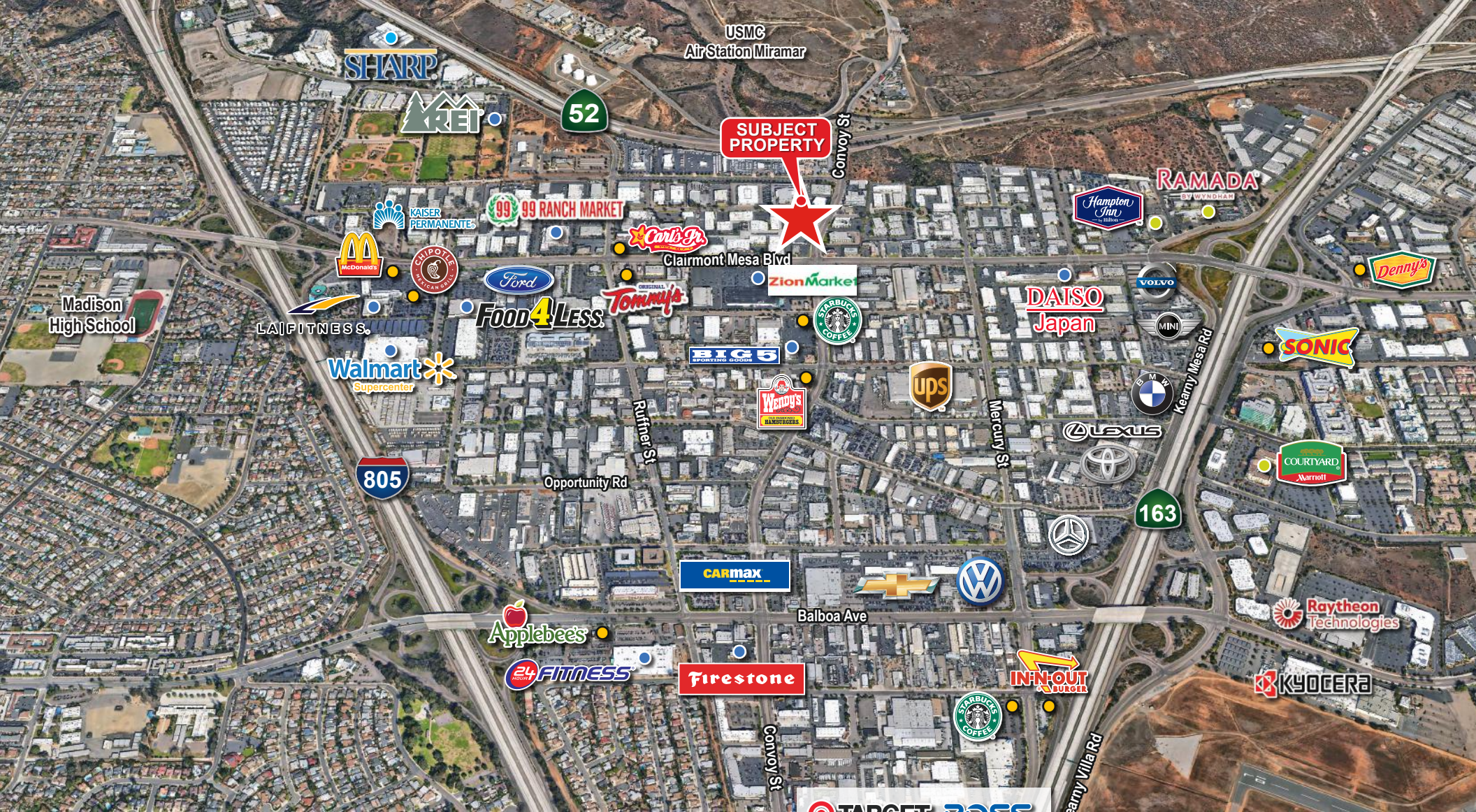
100+  
RESTAURANTS



7  
HOTELS







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